

**BOARD OF ZONING APPEALS
NOVEMBER 24, 2003**

9:30

Calendar No. 03-299:

2800 East 90th Street

Ward 4

Kenneth Johnson

9 Notices

Lomack Drum Company, owner, and Gray Barrel & Drum, tenant c/o Kenneth Gray, appeal to change the use of an existing approximate 55' x 96' factory building to a use for vehicle maintenance and the shredding of plastic drums, all situated on an approximate 337' x 448' irregular shaped parcel located in a General Industry District on the west side of East 90th Street at 2800 East 90th Street; the proposed change of use being contrary to the Industrial Districts Regulations where a chain link fence is proposed for open yard storage and it is required the open yard storage be enclosed within a minimum of 7' high solid masonry wall or a slightly solid, non-transparent, well-maintained substantial fence as stated in Section 345.04(A)(3).

(Filed 10-20-03)

9:30

Calendar No. 03-302:

15235 Lorain Avenue

Ward 21

Michael Dolan

10 Notices

Tomken Inc. c/o Tom Ganley, owner, appeals to erect a parking lot for new car sales on a 50' x 188' parcel located in a General Retail Business District on the south side of Lorain Avenue at 15235 Lorain Avenue; contrary to Sections 343.11(b)(2)(I)(4) where a 6' setback is proposed and all vehicles and advertising must be behind a 15' setback line on Lorain Avenue and a barrier must be erected at the required setback line; and contrary to the Yards and Courts Requirements where parking is not a permitted encroachment in the required 15' setback on Lorain Avenue as stated in Section 357.14 of the Codified Ordinances.(Filed 10-24-03)

9:30

Calendar No. 03-303:

15310 Lorain Avenue

Ward 21

Michael Dolan

10 Notices

Ganley Real Estate Company c/o Tom Ganley, owner, appeals to erect a parking lot for auto sales and parking on an approximate 213' x 172' irregular shaped parcel located on the north side of Lorain Avenue where it intersects with Triskett Road at 15310 Lorain Avenue; contrary Sections 343.11(b)(2)(I)(4) where a 4-5' setback line is proposed and all vehicles and advertising must be behind a 15' setback line on Lorain Avenue and a 10' setback line on Triskett Road and a barrier must be erected at the required setback lines; and contrary to the Yards and Courts Requirements, where parking is not a permitted encroachment in either the required 15' or the 10' setback lines on Lorain Avenue and Triskett Road as stated in Section 357.14 of the Codified Ordinances.(Filed 10-24-03)

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NOVEMBER 24, 2003**

9:30

Calendar No. 03-279: 13229 Enterprise Avenue

**Ward 20
Martin Sweeney
10 Notices**

James Illius dba Builder's Loft, owner, and Michael Hudak, agent, appeal to construct an approximate 22' x 83' accessory parking area at the front of a block and brick commercial building all situated on a 125' x 237' parcel located in a Semi-Industry District on the south side of Enterprise Avenue at 13229 Enterprise Avenue; subject to Section 325.03 where accessory off-street parking space is required to be at least 180 s/f and contrary to Section 349.07(c)(3) of the Off-Street Parking and Loading Requirements, where the maximum width of a driveway shall not exceed 30' and 60' is proposed and the provisions of the Landscaping and Screening Requirements in Section 352.10 that require a 6' wide landscaping strip be installed along Enterprise Avenue and none is proposed, and contrary to the Yards and Courts Regulations where the parking of motor vehicles along the established 15' front setback building line is prohibited as stated in Sections 357.14(a)(1) of the Codified Ordinances. (Motion for Rehearing Granted 11-10-03)

POSTPONED FROM OCTOBER 27, 2003

10:30

Calendar No. 03-223: 1900 Train Avenue

**Ward 14
Nelson Cintron
6 Notices**

Lesuer Enterprises Incorporated, owners, c/o Richard Lesuer, appeal to expand the use of an existing building to accommodate a private club and assembly all situated on an approximate 119' x 282' irregular shaped parcel located in a General Industry District on the north side of Train Avenue at 1900 Train Avenue; said use being contrary to the Off-Street Parking and Loading Requirements of Section 349.04(e) where 70 parking spaces are required and 24 are proposed and contrary to the Landscaping and Screening Requirements where a 6' wide landscaping strip is required in the front along Train Avenue between the parking lot and the street as stated in Section 352.10 of the Codified Ordinances. (Filed 7-29-03; testimony taken.)

Second postponement requested for additional time to provide documentation on existing easement and water/sewer timeline to resolve existing issues; to submit a landscaping plan and a parking lease agreement with the neighboring business owner.

**BOARD OF ZONING APPEALS
NOVEMBER 24, 2003**

POSTPONED FROM NOVEMBER 3, 2003

10:30

Calendar No. 03-256: 3965 Rocky River Drive

Ward 21

**Michael Dolan
11 Notices**

The Church of the Living God, owner, and A.S.A.P. Learning Center LLC c/o Clarence Bramley, tenant, appeal to establish a day care use at an existing church-school in a one-story brick building on an approximate 50' x 175' irregular shaped parcel in a Two-Family District on the east side of Rocky River Drive at 3965 Rocky River Drive; the proposed use being subject to the Residence District Regulations of Section 337.03 for a Two-Family District and regulated by reference to the requirements of Sections 337.02(f)(3)(C), where a day care and accessory uses, if located less than 30' from a residence district, are subject to the Board of Zoning Appeals approval as stated in the Codified Ordinances. (Filed 8-29-03; testimony taken.)

Second postponement requested by appellant Bramley due to a scheduling conflict. Appellants are requested to provide a revised plan showing the outdoor play area and the location for patron drop-off and pick-up.

POSTPONED FROM OCTOBER 27, 2003

10:30

Calendar No. 03-267: 3906 Clinton Avenue

Ward 13

**Joe Cimperman
4 Notices**

Scott Francis, owner, appeals to erect approximately 55'-9" of 5 ½' high wood privacy fence parallel to the neighboring residence at the east side of an approximate 66' x 129' irregular shaped parcel located in a Two-Family District on the north side of Clinton Avenue at 3906 Clinton Avenue; contrary to the Fence Regulations where no fence height may exceed its distance from a residence building on an adjoining lot and the proposed 5 ½' fence is a distance of 3'-10" from the neighboring house and that is the permitted height as stated in Section 358.04(A) of the Codified Ordinances. (Filed 9-22-03)

First postponement granted at request of appellant due to a scheduling conflict.
