

**BOARD OF ZONING APPEALS**  
**AUGUST 14, 2006**

**9:30**

**Calendar No. 06-141:**

**7105 Bessemer Avenue**

**Ward 5**

**Phyllis Cleveland**

**6 Notices**

Don Diemer, owner, and Presrite Corporation, tenant, appeal to construct a parking lot on an acreage parcel located in a General Industry District and situated on the northwest corner of Bessemer Avenue and East 79<sup>th</sup> Street at 7105 Bessemer Avenue; subject to the provisions for Landscaping and Screening, a 6' wide frontage landscaped strip is required along Bessemer Avenue, determined according to the table describing screening intensity under Section 352.11 of the Codified Ordinances. (Filed 7-11-06)

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**9:30**

**Calendar No. 06-142:**

**15946 Whitcomb Road**

**Ward 11**

**Michael Polensek**

**19 Notices**

Holy Redeemer Catholic Church, owner, and Craig Dixon, agent, appeal to expand an accessory parking lot on a 40' x 138' parcel located in split zoning between a Local Retail Business District and a Two-Family District on the southwest corner of Whitcomb Road and St. Clair Avenue at 15946 Whitcomb Road; by reference and as regulated in a One Family District, Section 337.02(e)(1), a church and its uses, the parking lot, require the Board of Zoning Appeals approval, if it is located not less than 15' from a residential district; and where five or more accessory off-street parking spaces are provided and located on a lot adjacent to a Residence District or they adjoin a dwelling unit building, the parking spaces shall be screened from all such residential district lots and buildings by an opaque wall, a uniformly painted fence of fire resistant material or a strip of land that is at least 4' wide and densely planted with shrubs that form a dense screen year round, as stated in Section 349.08 of the Codified Ordinances. (Filed 7-12-06)

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**9:30**

**Calendar No. 06-143:**

**3200 West 33<sup>rd</sup> Street**

**Ward 14**

**Joseph Santiago**

**20 Notices**

The Diocese of Cleveland, owner, and Paul Foos, agent, appeal to construct a one-story early education center building, situated on an approximate 175' x 168' corner parcel, located in a B1 Two-Family District on the southwest corner of West 33<sup>rd</sup> Street and St. Rocco's Court at 3200 West 33<sup>rd</sup> Street; by reference and as regulated in a One-Family District, Section 337.02(f)(3)A-C, the proposed education center and its uses require the Board of Zoning Appeals review and approval if they are located within 30' of a residential district; and contrary to the Regulations for Yards and Courts, an approximate 5' front yard setback is proposed where 18' is required, under the provisions of Sections 357.04(a) and 357.06(a) of the Codified Ordinances. (Filed 7-12-06)

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**BOARD OF ZONING APPEALS**  
**AUGUST 14, 2006**

**9:30**

**Calendar No. 06-146:**

**10108 St. Clair Avenue**

**Ward 8**

**Sabra Pierce Scott**

**27 Notices**

Emerald Alliance LP II, owner, and Terry Grdina, agent, appeal to construct a parking lot for 27 spaces on an irregular shaped 158' x 103' parcel, located in on the south side of St. Clair Avenue at 10108 St. Clair Avenue; subject to the limitations of Section 349.13(c), a parking lot in a Local Retail Business District must be used only as an accessory and maintained by the principal user; no charge may be made for parking on the lot; the lot is not to be used for sales, repair work or servicing of any kind; no advertising sign or material is to be located on the lot and all parking is to be kept back of a 15' setback line and as proposed the parking is within a 6' setback line; and no landscape strip is proposed where a 6' wide landscape strip is required between the parking lot and St. Clair Avenue, as stated in Section 352.10 of the Codified Ordinances. (Filed 7-17-06)

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**9:30**

**Calendar No. 06-147:**

**10004 St. Clair Avenue**

**Ward 8**

Emerald Alliance LP II, owner, and Terry Gridna, agent, appeal to construct a four-story, 72 dwelling units building, to be situated on a 126.13' x 200.19' parcel located in a Local Retail Business District on the south side of St. Clair Avenue at 10004 St. Clair Avenue; contrary to Section 355.04, a maximum building coverage of 43,324 square feet is proposed and 8,395 square feet is permitted, and a front yard depth of 11' is proposed where 18' is required under Section 357.04; and a 19' rear yard depth is proposed instead of 21', which equals one-half of the height of the building, and is required in Section 357.08(b)(2) of the Codified Ordinances. (Filed 7-17-06)

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