

**BOARD OF ZONING APPEALS  
OCTOBER 2, 2006**

**9:30**

**Calendar No. 06-172:**

**15929 Saranac Road**

**Ward 11**

**Michael Polensek**

**Music Permit Appeal**

Sadie Blount dba Saranac Lounge, LLC, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland from the decision of the Public Safety Department to disapprove an application for a Music Permit for the premises at 15929 Saranac Road, as issued in the notice dated August 3, 2006 from the Commissioner of the Cleveland Division of Assessments and Licenses.

(Filed 8-10-06)

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**9:30**

**Calendar No. 06-174:**

**1255 East 58<sup>th</sup> Street**

**Ward 13**

**Joe Cimperman**

**4 Notices**

Chi Hang Chang, owner, appeals to enclose an existing 8' x 20' open front porch of one-family dwelling, situated on a 40' x 125' parcel located in a Two-Family District on the east side of East 58<sup>th</sup> Street at 1255 East 58<sup>th</sup> Street; contrary to the permitted yard encroachments, an 8' projection is proposed where an enclosed porch shall not project more than 4' as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 8-11-06)

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**9:30**

**Calendar No. 06-175:**

**1767 West 30<sup>th</sup> Street**

**Ward 13**

**Joe Cimperman**

**6 Notices**

George Rubic, owner appeals to install 142 lineal feet of 6' high wooden fence and gate and 62 lineal feet of 4' high wooden fence and gate at the perimeters of an irregular shaped corner parcel, located in a Two-Family District at the northeast corner of West 30<sup>th</sup> Street and Fulton Road at 1767 West 30<sup>th</sup> Street; contrary to the Fence Regulations, the proposed wooden fence is less than 50% open and the gate swings toward the sidewalk, where Section 358.03(a) requires that a fence located along and parallel to a driveway within 15' of a public sidewalk shall be at least 75% open; and contrary to Section 358.04(a), the proposed 6' high wooden fence in the actual interior side yard is less than a 6' distance from an adjoining residential building and no fence shall be higher than its distance from a residential building on an adjoining lot; and the finished side of a fence shall face toward the adjoining property and street as stated in Section 358.06(b) of the Codified Ordinances.

(Filed 8-17-06)

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**9:30**

**Calendar No. 06-176:**

**6524 St. Clair Avenue**

**Ward 13**

**Joe Cimperman**

**Music Permit Appeal**

Adrienne Goodson dba ARA Enterprises, Inc. appeals under the authority of Section 76-6 of the Charter of the City of Cleveland from the decision of the Public Safety Department to disapprove an application for a Music Permit for the premises at 6524 St. Clair Avenue, as issued in the notice dated August 3, 2006 from the Commissioner of the Cleveland Division of Assessments and Licenses.

(Filed 8-17-06)

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**BOARD OF ZONING APPEALS  
OCTOBER 2, 2006**

**9:30**

**Calendar No. 06-177:**

**11501 Avon Avenue**

**Ward 2**

**Robert White**

**6 Notices**

The Bethany Christian Church, owner, and Betty Harris, agent, appeal to change the use of a residential dwelling for a period of 18 months to a church office, situated on a 50' x 86' parcel located in a Two-Family District on the north side of Avon Avenue at 11501 Avon Avenue; the proposed temporary use not being permitted in a Two-Family District and subject to the limitations of Section 337.03 of the Codified Ordinances. (Filed 8-22-06) \_\_\_\_\_

**9:30**

**Calendar No. 06-178:**

**1356 East 85<sup>th</sup> Street**

**Ward 7**

**Fannie Lewis**

**10 Notices**

Nitaya McDonald, owner, appeals to change to a group home the use of an existing two-story, one dwelling unit, situated on a 40' x 102' parcel located in a Two-Family District on the west side of East 85<sup>th</sup> Street at 1356 East 85<sup>th</sup> Street; the proposed group home being first permitted in a Multi-Family District and not permitted in a Two-Family District under the provisions of Section 337.03 of the Codified Ordinances.(Filed 8-24-06) \_\_\_\_\_

**9:30**

**Calendar No. 06-180:**

**11003 Superior Avenue**

**Ward 9**

**Kevin Conwell**

**14 Notices**

Maher Suleiman, owner, appeals to add and expand an existing store to include a drive through beverage pick-up service, proposed to be situated on an 83.70' x 121.50' corner parcel, located in a Multi-Family District on the northwest corner of Superior Avenue and Parkwood Drive at 11003 Superior Avenue; contrary to Sections 347.16(d)(3) and (4), no markings are shown and all drive through and by pass lanes that require a minimum width of 10' shall be striped or marked, and pedestrian routes between the entrance to the principal structure and any parking areas or sidewalk, which require the crossing of a drive through lane, shall be clearly identified to pedestrians and motorists by pavement markings or signage; and contrary to Section 347.16(f), a minimum lot area of 10,180 square feet is proposed where a drive through establishment shall have a minimum lot area of not less than 12,000 square feet; and the addition and expansion of a nonconforming use require the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 8-25-06)

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**BOARD OF ZONING APPEALS  
OCTOBER 2, 2006**

**POSTPONED FROM SEPTEMBER 5, 2006**

**10:30**

**Calendar No. 06-150:**

**4505 West 130<sup>th</sup> Street**

**Ward 20**

**Martin Sweeney**

**11 Notices**

John Tillett, owner, appeals to change the use from three dwelling units to a store, restaurant and two dwelling units in an existing 2 ½-story frame building, situated on a 60' x 159.33' corner parcel, located in a General Retail business District on the southeast corner of West 130<sup>th</sup> Street and Longmead Avenue at 4505 West 130<sup>th</sup> Street; contrary to Section 349.04(f) there are four parking spaces provided for the proposed change of use and eight parking spaces are required; and no landscaping is provided at the rear of the property where the lot abuts a Single Family District and a 10' wide landscape transition strip with at least 75% year round opacity is required, according to the provisions in Sections 352.08 through 352.11 of the Codified Ordinances. (Filed 7-18-06; testimony taken.)

**First postponement granted for clarification on property ownership and documentation that shows recorded easement.**

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**POSTPONED FROM SEPTEMBER 18, 2006**

**10:30**

**Calendar No. 06-165:**

**6104 Carnegie Avenue**

**Ward 5**

**Phyllis Cleveland**

**5 Notices**

3320 Woodland Avenue Ltd., owner, and Deborah Thompson, agent, appeal to erect one 50' high billboard with two 14' x 48' sign faces to be situated on an approximate 157' x 154' triangular parcel, located in the Midtown Mixed Use District- 3 on the south side of Carnegie Avenue at 6104 Carnegie Avenue; the proposed billboard not being permitted in a Business Revitalization District and only permitted to be in General Industry and Unrestricted Industry zoning districts, as stated in Section 350.10(a) of the Codified Ordinances. (Filed 8-3-06; no testimony taken.)

**First postponement granted due to a scheduling conflict for the appellant.**

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