

**BOARD OF ZONING APPEALS
FEBRUARY 5, 2007**

9:30

Calendar No. 07-5:

1600 Buhrer Avenue

Ward 14

Joseph Santiago

16 Notices

The Cleveland Municipal School District, owner, and Gary Goss, agent, appeal to construct a two-story, Kindergarten through Eighth Grade public school building, proposed to be situated on an acreage parcel in a Two-Family District on the north side of Buhrer Avenue between Buhrer and Rowley Avenues at 1600 Buhrer Avenue; the proposed public school in a Residence District being regulated according to Sections 337.02(f)(3)(A), that require the Board of Zoning Appeals approval after public notice and hearing to determine if there are adequate yard spaces and other safeguards to preserve the character of the neighborhood and whether such buildings and uses are appropriately located and designed to meet a community need without adversely affecting the neighborhood; and contrary to Sections 349.04(c)(e) there is a parking deficiency of 21 spaces, where the one space required for each staff person equals 33 spaces, and one space per six seats for the gymnasium bleachers equals 36 spaces, or a total of 69 spaces where 48 are provided; and parking is not a permitted encroachment in the front yard area of Buhrer Avenue according to Section 357.13 of the Codified Ordinances.

(Filed 1-9-07)

9:30

Calendar No. 07-6:

7201 Wade Park Avenue

Ward 7

Fannie Lewis

16 Notices

Eliza Bryant, owner, and Sandra Madison, agent, appeal to construct a three-story wood frame building with 45 suites, proposed to be situated on an acreage parcel located in split zoning between a Two-Family District and a Shopping Center District on the northeast corner of Wade Park Avenue and Addison Road at 7201 Wade Park Avenue; where a nursing home facility in a Residence District requires the Board of Zoning Appeals approval as regulated in Sections 337.02(f)(3)(A), to determine, after public notice and hearing, if there are adequate yard spaces and other safeguards to preserve the character of the neighborhood and whether such buildings are appropriately located and designed to meet a community need without adversely affecting the neighborhood; and in a "B" Area District, the maximum gross floor area shall not exceed one-half of the lot area and 41,926 square feet is proposed, where the maximum gross floor area may not exceed 31,533 square feet, according to the provisions of Section 355.04(b) of the Codified Ordinances. (Filed 1-10-07)

**BOARD OF ZONING APPEALS
FEBRUARY 5, 2007**

9:30

Calendar No. 07-7:

**Appeal of Flats Waterfront
Associates, et al**

Ward 13

Joe Cimperman

Flats Waterfront Associates, East Riverfront Properties Limited Partnership, Prime Properties Limited Partnership, 1124 Old River Road Limited Partnership, Cuyahoga Lakefront LLC, K&S Parking Co., Inc., George-Khoury Family Limited Partnership, #1 Media, Old River Road Cleveland LLC, HDV-Cleveland LLC, MSGG-Cleveland LLC, Droe Express System, Inc. and 1146 Old River Road, Inc., by and through their respective counsel, appeal under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the City of Cleveland Planning Commission to approve the Flats East Bank Redevelopment Demolition Request rendered on December 15, 2006. (Filed 1-17-07)
