

BOARD OF ZONING APPEALS
APRIL 2, 2007

9:30	Violation Notices	Ward 15
Calendar No. 07-30:	3968 Pearl Road / 3990 Pearl Road 3979 Pearl Road	Brian Cummins

Brookside Auto Parts, Inc. and Michael Blake appeal under the authority of Section 76-6 of the Cleveland City Charter and Section 329.02(d) of the Codified Ordinances from Notices of Violation issued by the Department of Building and Housing for failure to comply with the Zoning Regulations of Section 327.02(c) and Section 349.05 of the Codified Ordinances. (Filed 3-2-07)

9:30	4142 Ridgeview Road	Ward 16
Calendar No. 07-31:		Kevin Kelley
		6 Notices

Samuel Feliciano, owner, appeals to establish a day care in an existing single family dwelling, situated on a 67.50' x 109.21' parcel located in an A1 One-Family District on the north side of Ridgeview Road at 4142 Ridgeview Road; contrary to Section 337.02(f)(3)C the proposed day care is within 30' of an adjoining premises not used for a similar purpose and is subject to the review and approval of the Board of Zoning Appeals to determine if adequate yard spaces and safeguards to preserve the character of the neighborhood are provided, that the location is appropriately located and meets a community need without adversely affecting the neighborhood. (Filed 3-8-07)

9:30	3323 West 25th Street	Ward 14
Calendar No. 07-32:		Joseph Santiago
		38 Notices

South Pointe Commons, L.P., owner, appeal to construct a four-story, 57,000 square foot permanent, supportive housing facility consisting of 78 housing units targeted to long-term homeless, to individuals recovering from mental illness, to the chemically dependent, HIV/AIDS and the physically impaired, with 7,250 square feet of the overall space to be for office and social service use, and 2,000 square feet being identified as retail space, and all proposed to be situated on a 200' x 205.62' parcel, located in split zoning between a Multi-Family District and Semi-Industry District on the northeast corner of West 25th Street and Sackett Court at 3323 West 25th Street. The proposed retail space being subject to the limitations of Section 337.08, not permitted in a Multi-Family Residence District; and the provisions of Section 349.04 require parking to be provided at the rate of one space per dwelling unit, plus one space per 500 square feet of office and retail space, or a total of 94 spaces, and 11 legally authorized spaces are provided. Contrary to Section 355.04, a maximum building coverage of 57,000 square feet is proposed and 20,800 square feet is permitted, with a front yard depth of 10' where 30' is required under Section 357.04; with a 2' rear yard instead of 26', which equals one-half of the height of the building, as required in Section 357.08(b)(2), and a distance of 1' is provided where the required side yard abutting an alley requires 3' as stated in Section 357.09(b)(4) of the Codified Ordinances. (Filed 3-15-07)