

BOARD OF ZONING APPEALS
MAY 7, 2007

9:30

Calendar No. 07-45:

4315 West 140th Street

Ward 20

Martin Sweeney

25 Notices

The Cleveland Municipal School District, owner, and Jeffrey Henderson, agent, appeal to construct a two-story Kindergarten through Eighth Grade public school building, proposed to be situated on an acreage parcel located in split zoning between One and Two-Family Districts on the east side of West 140th Street between Sherry and Bellshire Avenues at 4315 West 140th Street; where the proposed building and uses are subject to the provisions of Sections 337.02(f)(3)(A) and required to be not less than 30' from any adjoining premises in a residence district not used for a similar purpose; and 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 50 parking spaces are proposed, where the required parking equals 84 spaces, one for each two staff members and one for each six school gymnasium seats, according to the provisions of Sections 349.04(c)(e) of the Codified Ordinances. (Filed 4-4-07)

9:30

Calendar No. 07-46:

4550 West 150th Street

Ward 20

Martin Sweeney

23 Notices

The Cleveland Municipal School District, owner, and Jeffrey Henderson, agent, appeal to construct a two-story Kindergarten through Eighth Grade public school building, proposed to be situated on a corner acreage parcel located in a Two-Family District on the west side of West 150th Street on the southwest corner of West 150th Street and Violet Avenue at 4550 West 150th Street; where the proposed building and uses are subject to the provisions of Sections 337.02(f)(3)(A) and required to be not less than 30' from any adjoining premises in a residence district not used for a similar purpose; and 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 49 parking spaces are proposed, where the required parking equals 80 spaces, one for each two staff members and one for each six school gymnasium seats according to the provisions of Sections 349.04(c)(e) of the Codified Ordinances. (Filed 4-4-07)

**BOARD OF ZONING APPEALS
MAY 7, 2007**

9:30

Calendar No. 07-47:

7600 Wade Park Avenue

Ward 7

**Fannie Lewis
22 Notices**

The Cleveland Municipal School District, owner, and Jeffrey Henderson, agent, appeal to construct a two-story Kindergarten through Eighth Grade public school building, proposed to be situated on a corner acreage parcel located in split zoning between a General Retail Business District and a Multi-Family District on the southeast corner of Wade Park Avenue and East 79th Street at 7600 Wade Park Avenue; where the proposed building and uses by reference are regulated in the provisions of Sections 337.02(f)(3)(A) and 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 56 parking spaces are proposed, where the required parking equals 88 spaces, one for each two staff members and one for each six school gymnasium seats according to the provisions of Sections 349.04(c)(e); and the proposed driveway along Everett Avenue exceeds a 30' maximum width, contrary to Section 349.07(c)(3) of the Codified Ordinances. (Filed 4-4-07) _____

9:30

Calendar No. 07-49:

9606 Empire Avenue

Ward 8

**Sabra Pierce Scott
5 Notices**

Clifton Dove, owner, appeals to enclose an existing 7'9" x 24'6" front porch of a one family dwelling, situated on a 35' x 94' parcel located in an A1 One-Family District at 9606 Empire Avenue; a 7'9" projection is provided where not more than a 4' projection is allowed, as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 4-9-07) _____

9:30

Calendar No. 07-56:

3800 West 140th Street

Ward 21

**Martin Keane
47 Notices**

The Cleveland Municipal School District, owner, and Paul Romanic, agent, appeal to construct a Kindergarten through Eighth Grade public school building on an acreage parcel located between West 140th and West 143rd Streets in an A1 One-Family District at 3800 West 140th Street; where the proposed building and uses are subject to the provisions of Sections 337.02(f)(3)(A) and required to be not less than 30' from any adjoining premises in a residence district not used for a similar purpose; and 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 52 parking spaces are proposed, where the required parking equals 75 spaces, one for each two staff members and one for each six school gymnasium seats according to the provisions of Sections 349.04(c)(e) of the Codified Ordinances. (Filed 4-19-07) _____

BOARD OF ZONING APPEALS
MAY 7, 2007
POSTPONED FROM APRIL 9, 2007

9:30

Calendar No. 07-35:

1370 West 89th Street

Ward 18

Jay Westbrook

9 Notices

Algart Realty, owner and Gary Kline, appeal to construct a parking lot, proposed to be situated on a 40' x 106' parcel located in a Multi-Family District on the west side of West 89th Street at 1370 West 89th Street; contrary to Section 325.03 the proposed parking spaces measure 138 square feet and 180 square feet is required; and by the provisions of Section 349.13, when in the opinion of the Board of Zoning Appeals the best interests of the community will be served, a temporary or permanent use of land in a Residence District may be permitted for a parking lot provided that:

- 1) it is used only for parking of passenger automobiles of employees, customers or guests of the person or firm controlling and operating the lot who shall be responsible for its maintenance;
- 2) no charge is to be made for parking on the lot;
- 3) the lot is not to be used for sales, repair work or servicing of any kind;
- 4) the entrance to and exit from the lot are located so as to do the least harm to the Residence District;
- 5) no advertising sign or material is to be located on the lot;
- 6) all parking is to be kept back of the setback building line by barrier unless specifically authorized otherwise by the Board;
- 7) the parking lot and that portion of the driveway back of the building line are to be adequately screened from the street and from adjoining property in a Residence District by a hedge, sightly fence or wall not less than 4' high and not more than 5' high located back of the setback building line, and all lighting is to be arranged so that there will be no glare that is annoying to occupants of adjoining residential property, and the surface of the parking lot is to be smoothly graded, hard surfaced and adequately drained;
- 8) the building permit under which the lot is established is to be posted;
- 9) such other and further conditions as may be imposed where the Board deems necessary in any specific case to reduce the adverse effect of the proximity of a parking lot upon the character, development and maintenance of the Residence District in which the parking lot is to be located.

No parking shall be located within 10' of any wall of a residential building or structure if such wall contains ground floor opening designed to provide light or ventilation for such building or structure as stated in Section 349.05(a) and no fence shall be higher than it distance from a residence building on an adjoining lot according to Section 358.04(a) of the Codified Ordinances. (Filed 3-16-07)

Postponed at appellant's request for additional review of the plan with the Councilman and neighboring property owners.
