



ALAN STALDE
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**CITY OF CLEVELAND
DEPARTMENT OF BUILDING AND HOUSING
ZONING REVIEW
NOTICE OF NON-CONFORMANCE**

Examined By Richard M. Riccardi
November 19, 2014

Owner: Ali Faraj Address: 3900 Woodland Avenue

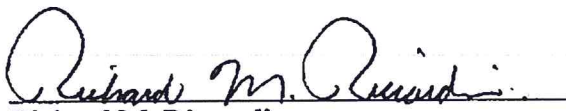
Location: 3179 West 25th Street

Zoning: Local Retail Business Area: C Height: 2

Application to establish use of 16,698 square foot building as banquet/assembly hall
denied due to the following:

<u>Zoning Code</u>	<u>Text</u>
343.01(b)	Banquet/assembly hall not permitted in Local Retail Business District. First permitted in General Retail Business District per Section 343.11(b)(2)(L), and only if 500 feet away from a residential district per Section 347.12(a)(1). Proposed use abuts a residential district.
349.04(e)	An accessory off-street parking area equal to three times the gross floor area is required; none provided.
359.02	A nonconforming use of a building or premises which has been discontinued shall not thereafter be returned to such nonconforming use. A nonconforming use shall be considered discontinued: (1) When the intent of the owner to discontinue the use is express; or (2) When the use is voluntarily discontinued for six months or more. The intent to voluntarily discontinue a use may be implied from acts or the failure to act, including, but not limited to, the removal of and failure to replace the characteristic equipment and furnishings; or (3) The cessation of business operations for two (2) years or more.
352.08-.12	A ten foot wide landscaped transition strip providing 75% year round opacity is required the rear of property where abutting a residence district.

An appeal of this Notice of Non-Conformance may be made to the Cleveland Board of Zoning Appeals, Room 516 Cleveland City Hall, 601 Lakeside Avenue, Cleveland, Ohio 44114 pursuant to Section 329.04(d) of the Cleveland Zoning Code.


Richard M. Riccardi
Zoning Administrator