



Cleveland Board of Zoning Appeals

Monday August 8, 2022 at 9.30 am

**** PLEASE MUTE YOUR MICROPHONE ****

Kelley Britt, Board Chair

Elizabeth Kukla, Secretary

Cleveland Board of Zoning Appeals

August 8, 2022

Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF THE CITY'S OPEN MEETING LAW, AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

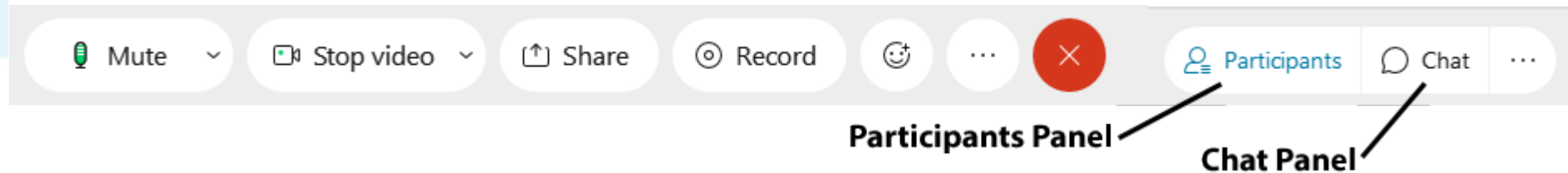
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.



CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland Board of Zoning Appeals

August 8, 2022

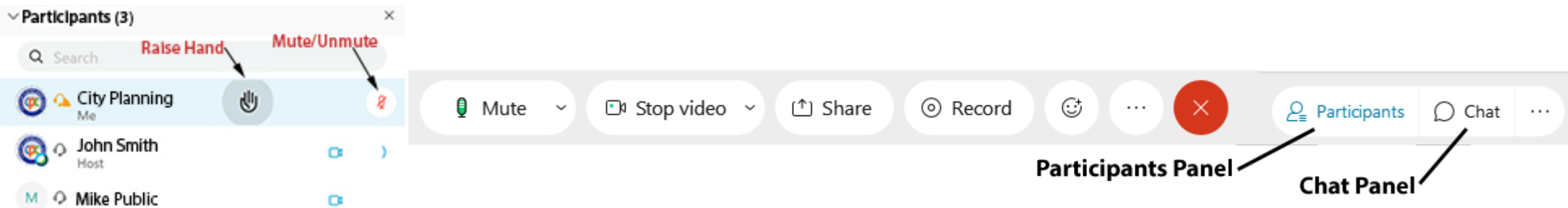
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE FOR PUBLIC VIEW.

WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER HAVE BEEN CONSIDERED.

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



Cleveland Board of Zoning Appeals

Call to Order & Roll Call



Cleveland Board of Zoning Appeals

Postponements/Withdrawals





NONE TODAY

Cleveland Board of Zoning Appeals

Public Hearing



Public Hearing

Calendar No. 22-124

7032 Hough Ave.

Ward 7



Sulieman Mumin, owner, proposes to establish use for outside storage of building materials in a D2 Multi Family Zoning District. The owner appeals for relief from the strict application of the following code sections:

1. Section 337.08 which states that outside storage of building material is not permitted Multi-Family Residential but is first permitted in Semi-Industry District 345.03(c) (33).
2. Section 345.03(c) (33) which states in a Semi-Industry District storage of roofing material is permitted, provided that any material stored in unenclosed premises to a height greater than four (4) feet above grade level shall be surrounded by a substantial seven (7) foot high wall or fence erected to observe all required building lines. Any lumber used for such wall or fence shall be new sound material surfaced and painted on the outside. There shall be no storage of salvaged lumber or other used building material.
3. Section 349.07(c)(2) which states No driveway shall be located less than fifteen (15) feet between the point of tangency of the driveway apron radius. Driveway is not properly identified.
4. Section 349.07(a) which states that accessory off street parking spaces, driveways and vehicle maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces. No drainage or specific paving detail shown. Driveway and aprons must also be shown on plan.



Public Hearing

Calendar No. 22-124

7032 Hough Ave.

Ward 7



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and area variances from the fencing, parking and driveway regulations of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

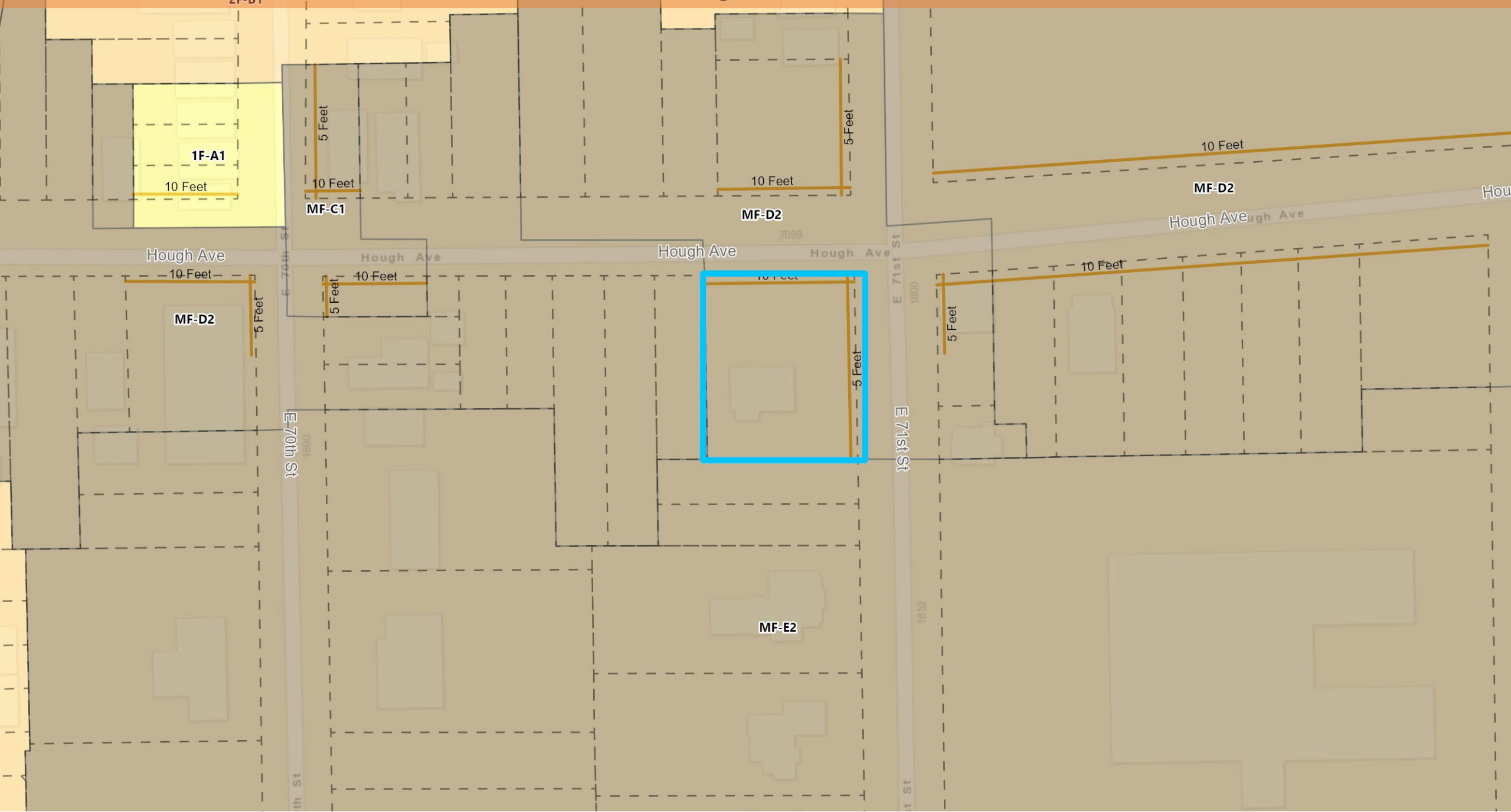
1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

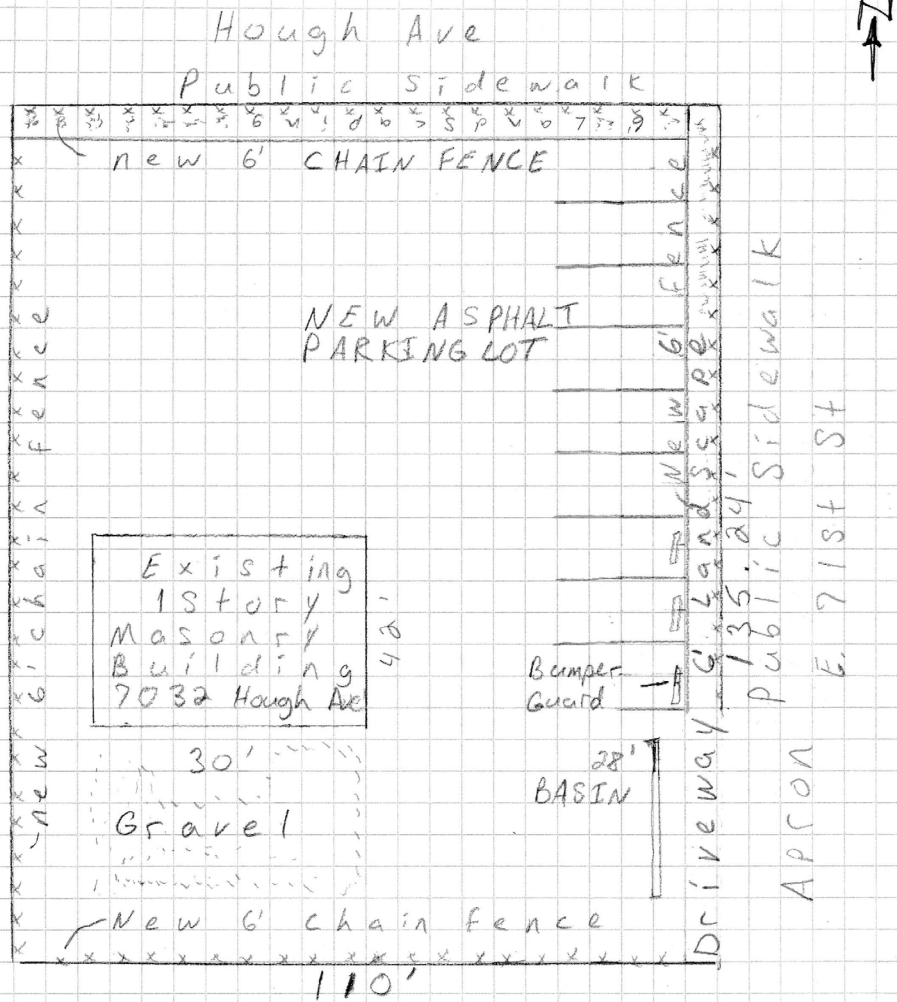




East 71st Street

Hough Avenue





7032 Hough Ave.
Cleveland, OH 44103
Overview



Site Plan 7032 Hough Ave
1 square = 5ft

7032 Hough Ave.
Cleveland, OH 44103
August 2009



7032 Hough Ave.
Cleveland, OH 44103
August, 2014



7032 Hough Ave.
Cleveland, OH 44103
August, 2017



7032 Hough Ave.
Cleveland, OH 44103
July, 2022



Public Hearing

Calendar No. 22-129:

515 E. 124th St.

Ward 8



Cherice Frazier, proposes to change the use from a two-family dwelling to a three-family dwelling in an A1 One-Family Residential district. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.02 which states that in a One Family District, a three-family dwelling is not permitted but is first permitted in a Multi-Family District.
2. Section 355.04 which states the minimum lot area for a three-family dwelling is 7,200 square feet. The lot area proposed is 5,000 square feet.



Public Hearing

Calendar No. 22-129:

515 E. 124th St.

Ward 8



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

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Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the minimum lot area regulations of the zoning code.

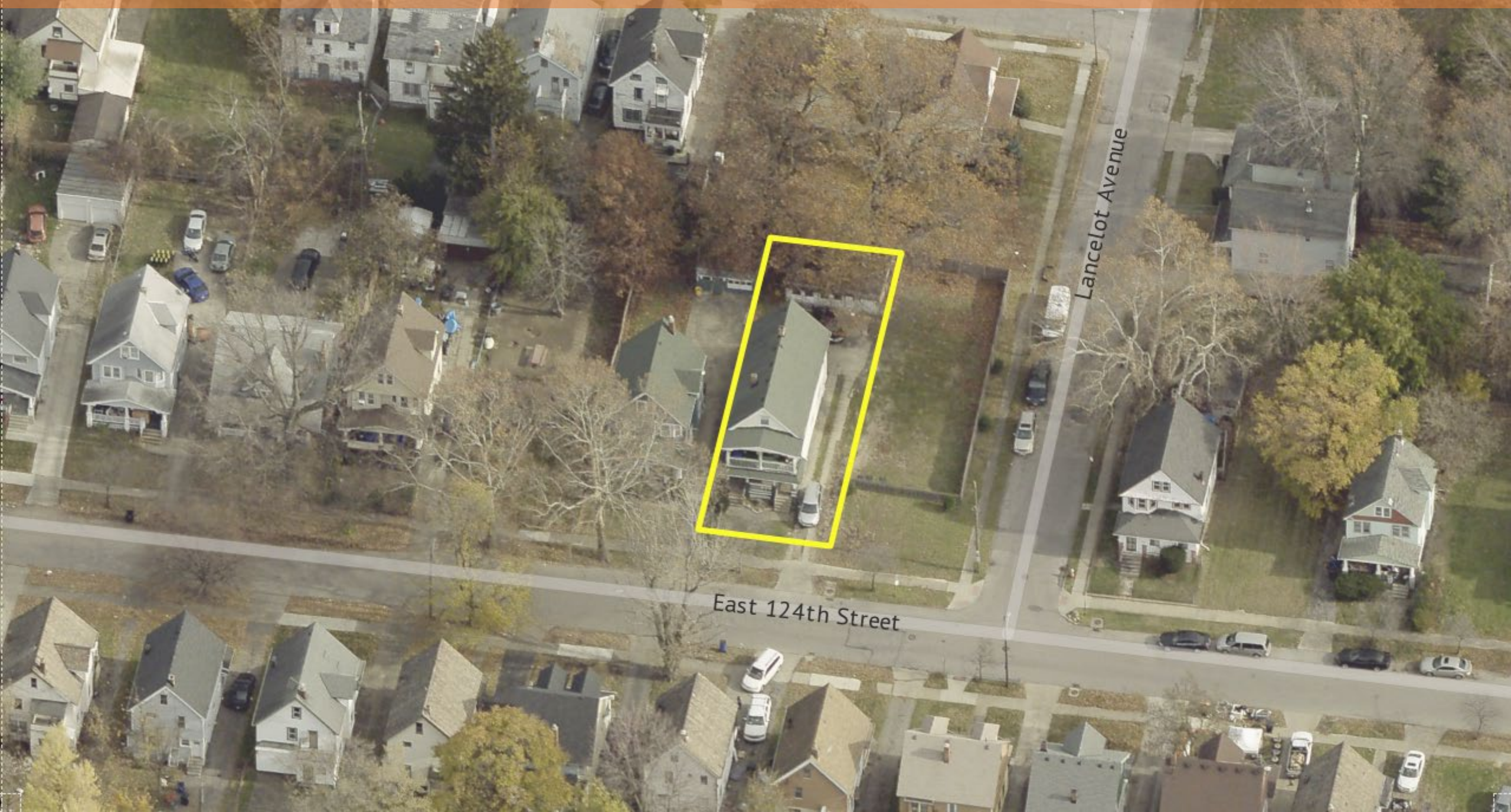
To obtain the use variance, Appellant must prove that denying the request:

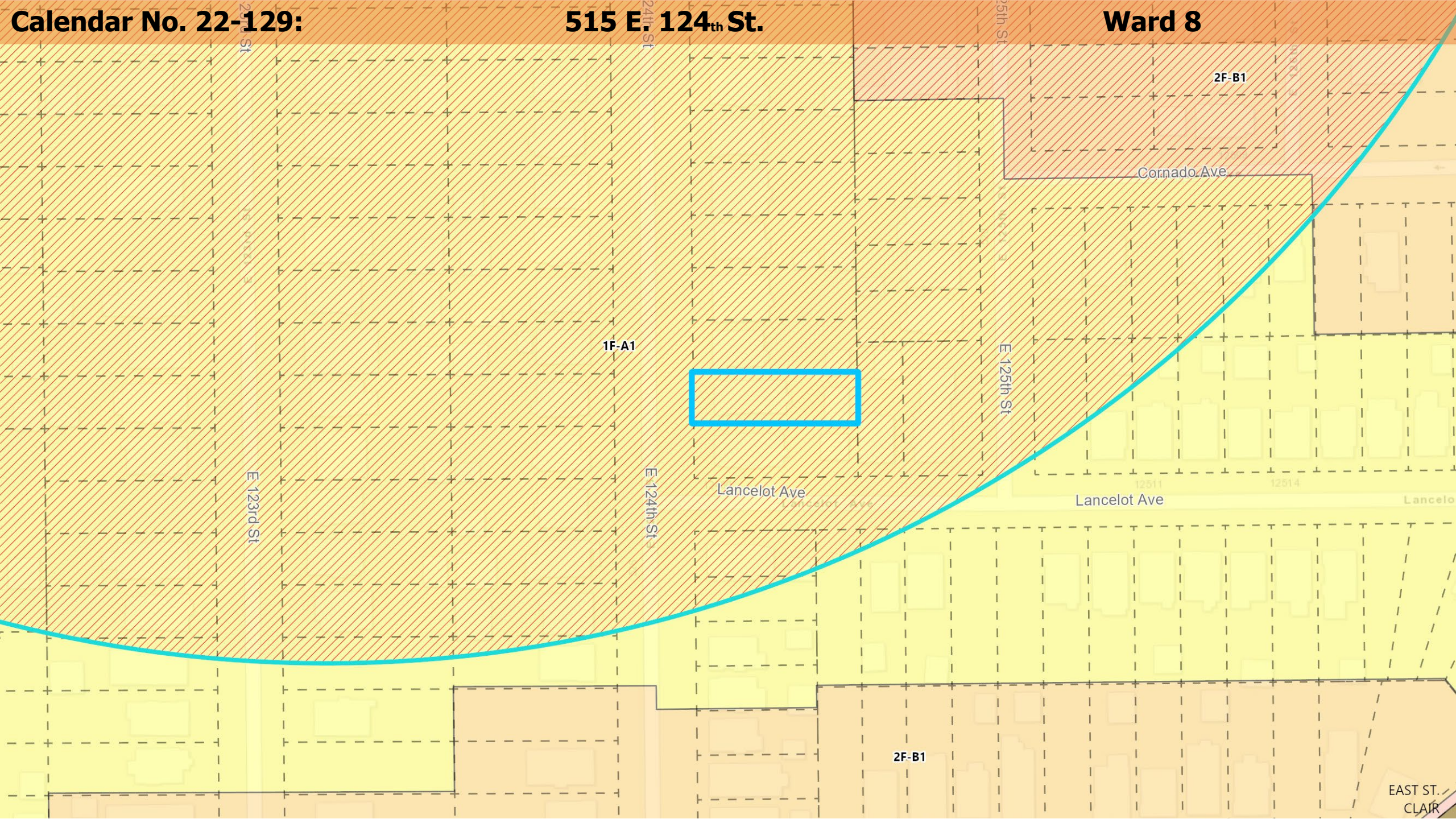
1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.









CITY OF CLEVELAND
Office of the Council

BZA 22-129
Opposition
www.clevelandcitycouncil.org

Michael D. Polensek COUNCIL MEMBER, WARD 8

COMMITTEES: Safety - Chair • Finance, Diversity, Equity & Inclusion • Utilities • Rules

July 29, 2022

Ms. Elizabeth Kukla
Secretary, Board of Zoning Appeals
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114

Dear Secretary and Board of Zoning Appeals:

As Councilman representing Cleveland's 8th Ward, I am writing the Board regarding Calendar No. 22-129 to be heard in front of the BZA on Monday, August 8, 2022 for the property at 515 East 124 Street to change the use of this property to a three family dwelling unit.

I MUST OBJECT to this change for the applicant had not contacted my office nor do I see the need to create a multi-family dwelling unit at this location. Second, the neighborhood is opposed to this as well and I have heard from several residents on that street who have called to voice their opposition to the change.

If there are any further questions or comments, pertaining to my objection of this BZA request, I may be reached through my office at (216) 664-4236 or via email at mpolensek@clevelandcitycouncil.org.

Sincerely yours,

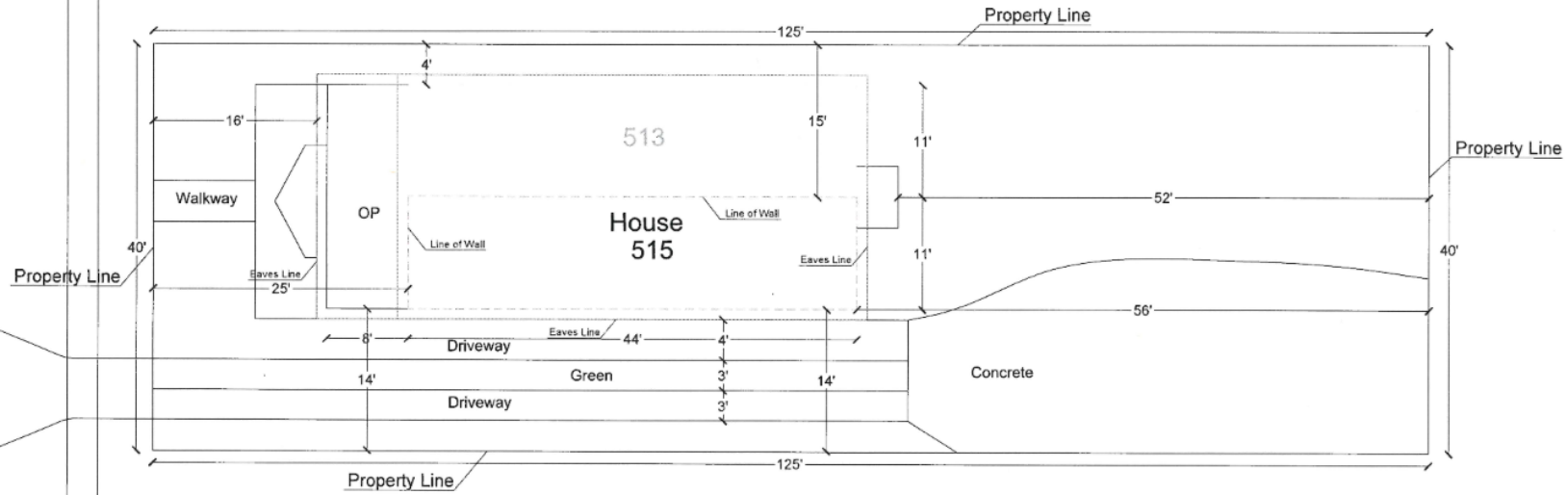
Michael D. Polensek

Michael D. Polensek
Councilman, Ward 8

B2A22-00129



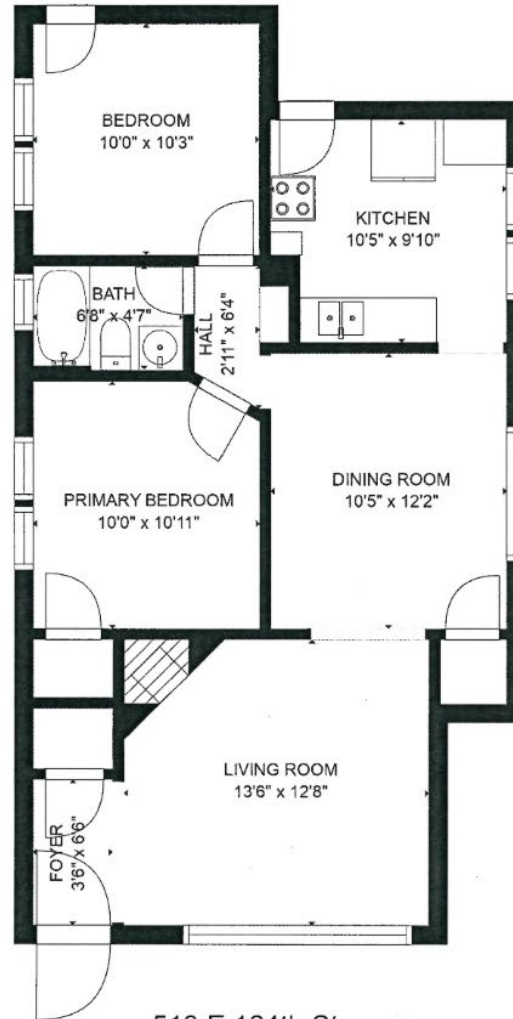
515 E 124th St



RECEIVED
JUL 12 2022
BOARD OF
ZONING APPEALS

Land: 5000 SF
House: 1614 SF
513-5 E 124th St
Cleveland, OH 44108 USA
scale: 1" = 10'

B2A22-00129



513 E 124th St

Estimated areas

GLA FLOOR 1: 863 sq. ft, excluded 0 sq. ft
Total GLA 863 sq. ft, total scanned area 863 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



B2A22-00127



Second Floor 515 E 124th

Estimated areas

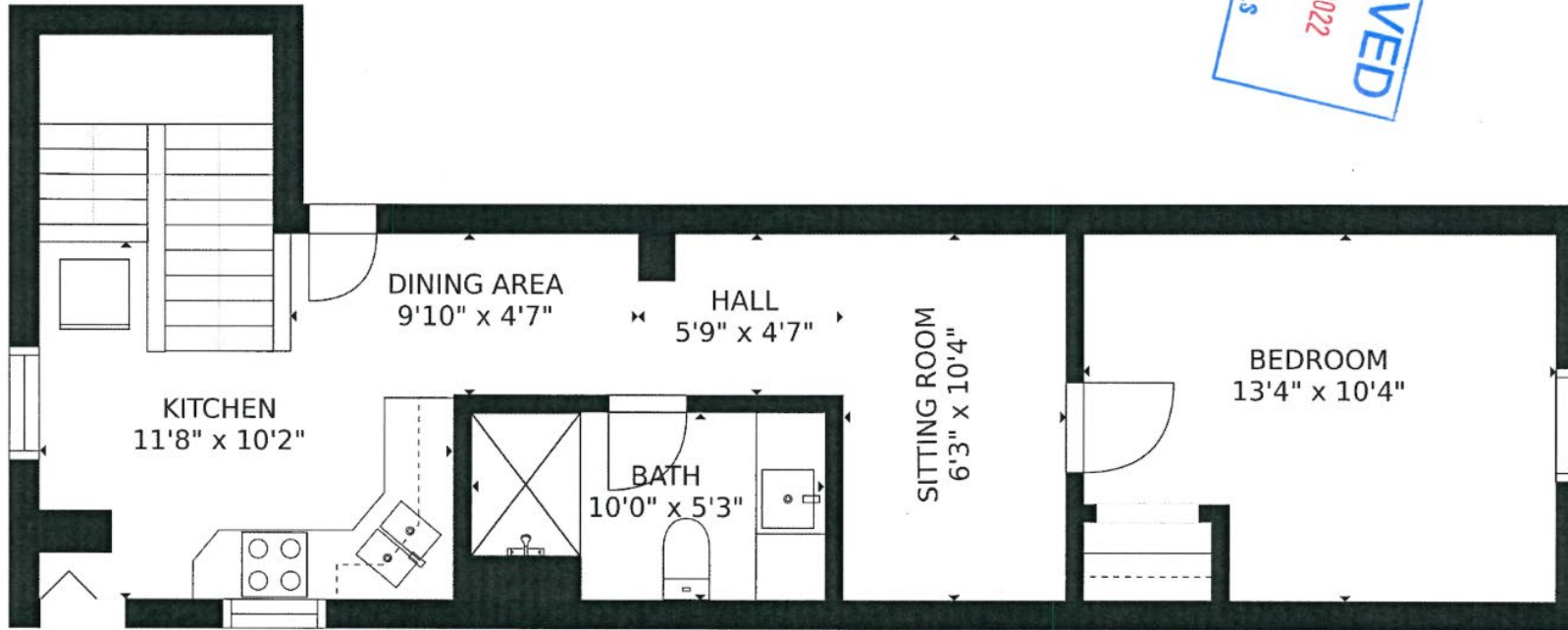
GLA FLOOR 2 863 sq. ft, excluded 0 sq. ft
Total GLA 863 sq. ft, total scanned area 863 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



BZA 22-00 12-9

RECEIVED
JUL 19 2022
PLANNING DEPARTMENT
ZONING SERVICES



515 E 124th St Up

Estimated areas

GLA FLOOR 1: 541 sq. ft, excluded 42 sq. ft
Total GLA 541 sq. ft, total scanned area 583 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Public Hearing



Calendar No. 22-130:

2937 West 14 St.

Ward 3

Franklin Stump, proposes to change the use of single-family residence to office use for up to 30 persons in a D2 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.08 which states that office use is not permitted in Multi-Family Residential District.



Public Hearing

Calendar No. 22-130:

2937 West 14 St.

Ward 3



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.**



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance from the regulations of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variances;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

Calendar No. 22-130:

2937 West 14 St.

Ward 3





West 13th Street

West 14th Street

Castle Avenue



MF-C1

UGD

MF-D2

2F-B1

OSR-A3



2672

W 14th St

W 14th St

W 13th Pl

W 13th Pl

5997

W 12th St

W 11th St

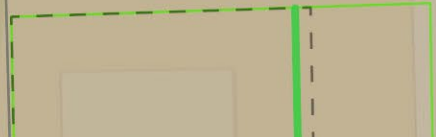
Castle Ave

Castle Ave

1300

1200

1100



From: Mary Benton <marybenton4435@gmail.com>
Sent: Tuesday, August 2, 2022 11:43 PM
To: Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Subject: Zoning appeal for 2937 West 14th St

Dear Secretary Elizabeth Kukla,

I will not be attending the public meeting of the Board of Zoning Appeals regarding the above-named property but would like to offer a comment.

I live at 2932 West 14th St, directly across the street from the property in question. I regret that I do not know the owner of the house or what the specific plans are, so I can make a general comment. I am concerned that the plan I received in the mail indicated that the owner wishes to change the use of the house from residential to office, **for up to 30 people**. I am concerned that this is a rather large number of people concentrating in one area and wonder what impact such a business use would have on parking and traffic flow. Though I am not familiar with the particulars of the property, it appears to have very limited off-street parking. At peak times of day, it is already difficult to get out of my driveway in a timely manner. But aside from any personal inconvenience, it seems potentially problematic for the commuters who use West 14th to travel in and out of downtown. In addition, if there would truly be that many people coming and going, it could easily increase the noise level endured by those of us residing nearby. Regretfully, what was once a quiet street has already become far noisier than some of us would like.

To clarify, while I am stating the above concerns as "objections", I do not generally oppose the use of the property as office space if these concerns are addressed or not as salient in the plan as the description suggests.

Thank you.

Sincerely,

Mary Benton
2932 W 14th St.



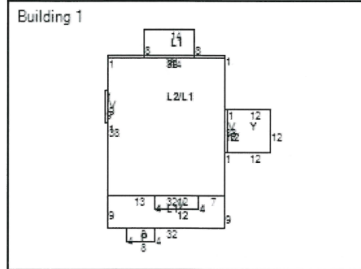
Cuyahoga County, Ohio - Property Summary Report
Parcel: 008-04-020



B2A22-00130

Owner Address STUMP, FRANKLIN A.
2937 W 14 ST
CLEVELAND, OH, 44113
Land Use (5100) R - 1-FAMILY PLATTED LOT
Legal Description 71 PERKINS 0105 ALL
Neighborhood Code 02165

SKETCH



MAP VIEW

Map Image

BUILDING INFORMATION

Building Record Number	1	Occupancy	1-FAMILY	Story Height	2
Style	COLONIAL	Year Built	1900	Exterior Walls	ALUM/VINYL
Condition	AVERAGE	Construction Quality	C / AVERAGE	Roof Type	GABLE
Roof Material	ASPH-SHINGLE	Heat Type	FORCED-AIR	Air Conditioning	NONE
Attic Type	FULL-FINISHD	Basement Type	BASEMENT	Basement Square Feet	1,216
Basement Finished	No	Rooms	11	Bedrooms	3
Bathrooms (Full/Half)	1/1	Garage Type	DETACHED	Garage Capacity	2
Year Garage Built	2021	Garage Size	576	Living Area Basement	
Living Area 1	1,678	Living Area 2	1,265	Living Area Upper	
Living Area Total	2,943	Floor Location	Partly Wall		

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	50	155	0.18	7,750

VALUATION

2021 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$27,300	\$0	\$0	\$9,560
Building Value	\$118,900	\$0	\$0	\$41,300
Total Value	\$146,200	\$0	\$0	\$50,860
Land Use	\$100			SINGLE FAMILY DWELLING

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2021	30 - New Construction	\$	\$	100%	No	DEMO GARAGE - NEW GARAGE 100% COMPLETE NO VALUE 1-1-2021

IMPROVEMENTS

Type	Description	Size	Height	Depth
190	CARPORT	1 NUMBER OF UNITS		

SALES

Date	Buyer	Seller	Price
12/15/2021	STUMP, FRANKLIN A.	DANIELS, STEVEN	\$225,000
1/1/1975	DANIELS, STEVEN		\$0

Taxes

2021 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$3,796.96	\$1,898.48	\$1,898.48

West 14th St

B2A22-00130

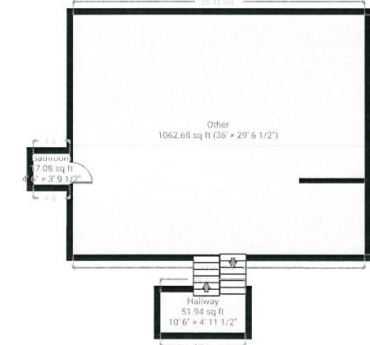


2937 w 14th street, 44113 Cleveland, Ohio, USA
TOTAL AREA: 5846.58 sq ft · LIVING AREA: 5648.73 sq ft · FLOORS: 4 · ROOMS: 10

SUBMITTED BY Frank
f.stump@gmail.com

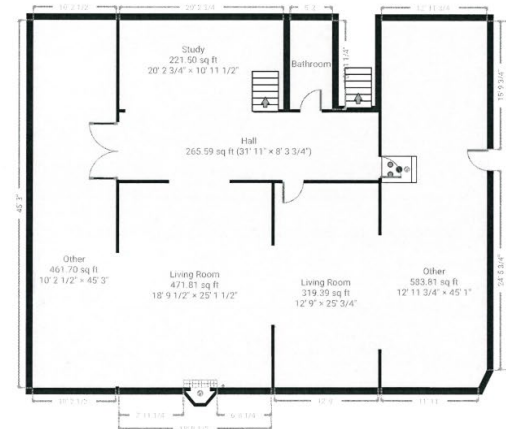
▼ Basement

TOTAL AREA: 1279.06 sq ft · LIVING AREA: 1279.06 sq ft · ROOMS: 0



▼ Ground Floor

TOTAL AREA: 2639.60 sq ft · LIVING AREA: 2639.60 sq ft · ROOMS: 3



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West 14th St

B2A 22-00130

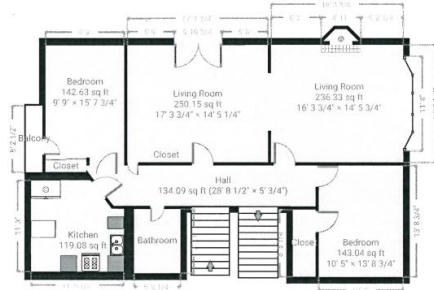


2937 w 14th street, 44113 Cleveland, Ohio, USA
TOTAL AREA: 5846.58 sq ft · LIVING AREA: 5648.73 sq ft · FLOORS: 4 · ROOMS: 10

SUBMITTED BY Frank
f.stump@gmail.com

▼ 2nd Floor

TOTAL AREA: 1288.94 sq ft · LIVING AREA: 1288.94 sq ft · ROOMS: 5



▼ 3rd Floor

TOTAL AREA: 638.98 sq ft · LIVING AREA: 441.12 sq ft · ROOMS: 2



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1:161
Page 2/3

West 14th St

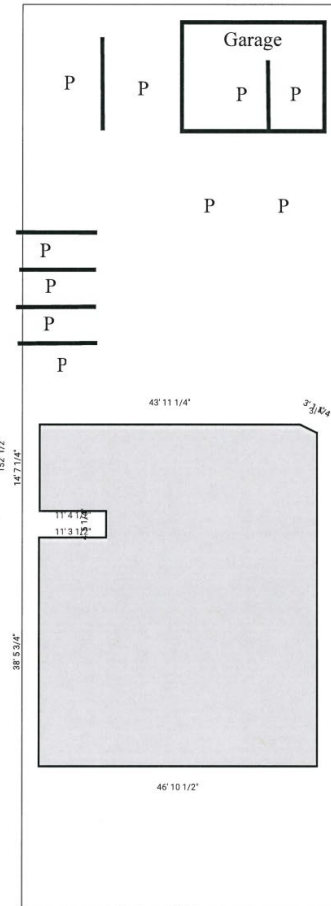
B2A 22-00130



2937 w 14th street, 44113 Cleveland, Ohio, USA
TOTAL AREA: 5846.58 sq ft · LIVING AREA: 5648.73 sq ft · FLOORS: 4 · ROOMS: 10

SUBMITTED BY Frank
f.stump@gmail.com

▼ Land survey



P = Parking spot

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1:220
Page 3/3

Public Hearing

Calendar No. 22-132

7407 Union Ave.

Ward 6



TMS Enterprises LTD, proposes to establish a used car lot in C2 Local Business District. The appellant appeals for relief from the strict application of the following sections of the codified ordinances:

1. Section 343.01 which states that used car lot is not permitted in Local Retail Business District; first permitted in General Retail Business District 343.11 (b) (2)(I) (4).
2. Section 352.08 through 352.12 which states 10' Wide transition strip of at least 75% year round opacity is required where property abuts residential district at rear.
3. Section 349.04(f) which states that Auto Sales lot must provide 25 percent of their gross lot area for customer parking.
4. Section 352.10 which states that a 4' frontage strip is required where the auto sales lot abuts street on Union Ave.



Public Hearing

Calendar No. 22-132

7407 Union Ave.

Ward 6



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**Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.**



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and area variances from the transition strip, parking, and frontage strip regulations of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
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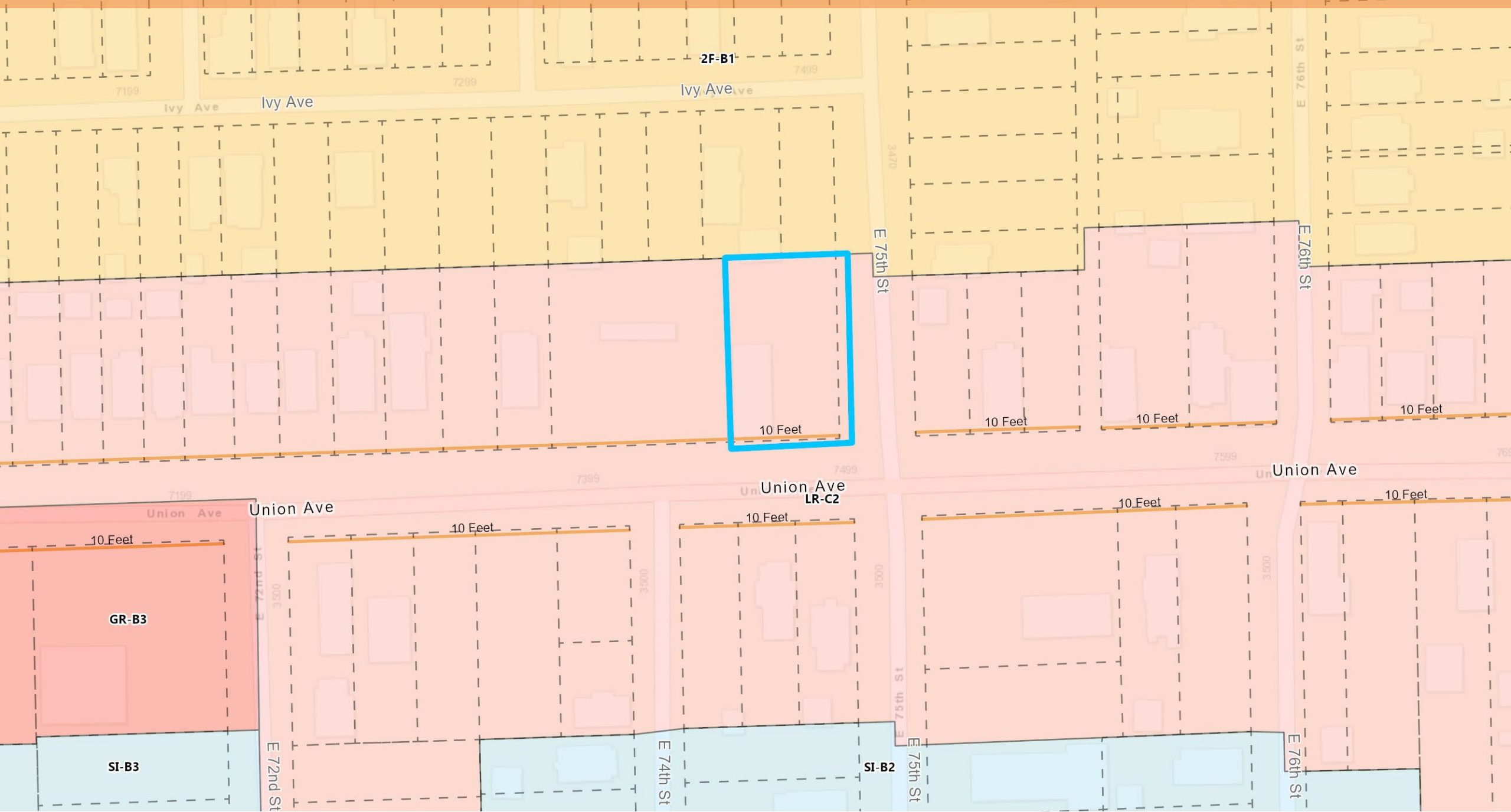




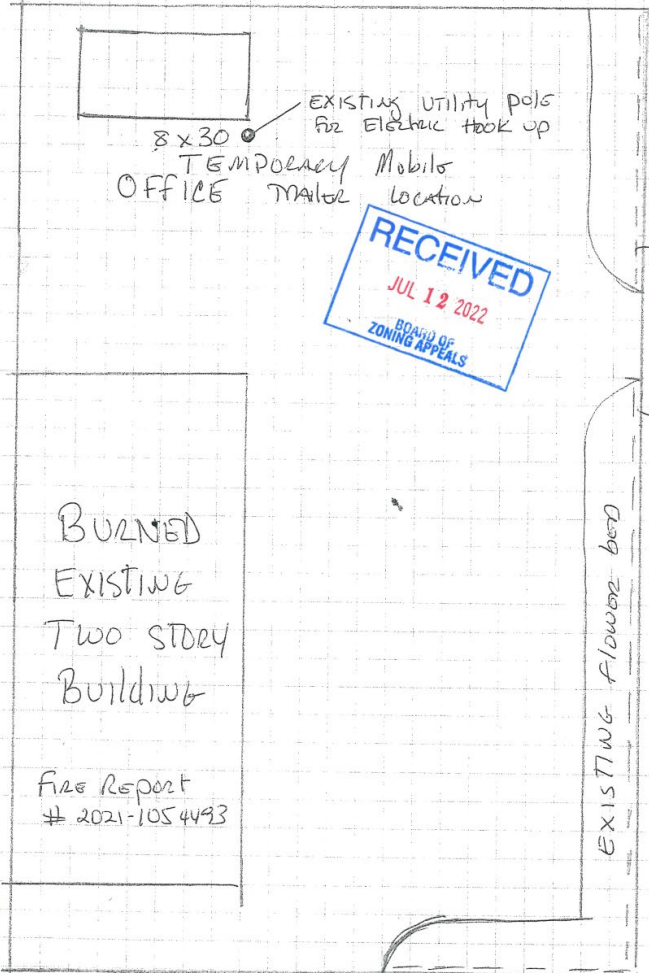
East 75th Street

Union Avenue

East 74th Street



B2A 22-00132



BURNED EXISTING Two story Building

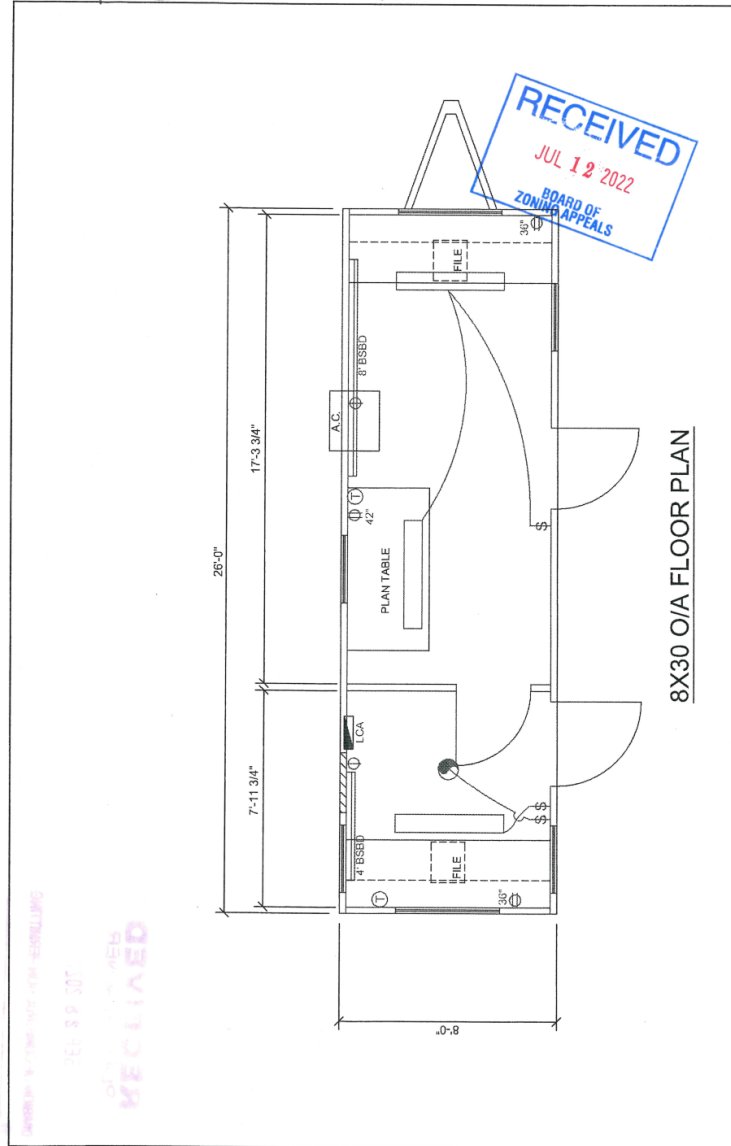
Fire Report # 2021-1054493

EXISTING flower bed

EXISTING OR ANNUAL FENCE

ETS to

FOR 7407 UNION AVE



8X30 O/A FLOOR PLAN

RECEIVED JUL 12 2022 BOARD OF ZONING APPEALS

Ivy St.



4' frontage stop

12'

Union

20'

10' wide transition strip in rear

25% Customer Parking

PARKING

Building

77'

RECEIVED JUL 12 2022 BOARD OF ZONING APPEALS

B2A 22-00132



SLAVIC VILLAGE

5620 Broadway Avenue
Suite 200
Cleveland, OH 44127

P 216 429 1182

F 216 429 2632

August 1, 2022

Ms. Elizabeth Kukla
City of Cleveland
Board of Zoning Appeals
601 Lakeside Avenue RM 516
Cleveland, OH 44114

RE: Calendar No. 22-132, 7407 Union Avenue

Dear Ms. Kukla:

I am writing this letter to oppose the proposed request for a variance for the used car lot at 7407 Union Avenue.

The appellant, TMS Enterprises LTD, has not met with us at Slavic Village Development nor with Councilman Blaine Griffin. We have not had a community meeting with the residents of this area to discuss his proposed plans nor have we seen what his proposed plans are for this

Public Hearing

Calendar No. 22-133:

4521 West 150th St.

Ward 16



Steven Neal, proposes to install approximately 24 linear feet of six-foot-high fence and gate in a B1 Two-Family residential district. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that no fence shall be higher than its distance from a residence building on an adjoining lot if such fence will be generally parallel to and adjacent to the closest wall of the residence. Proposed fence will be within six feet of wall of house on adjoining lot.



Public Hearing

Calendar No. 22-133:

4521 West 150th St.

Ward 16



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

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Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting an area variance from the fencing regulation of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

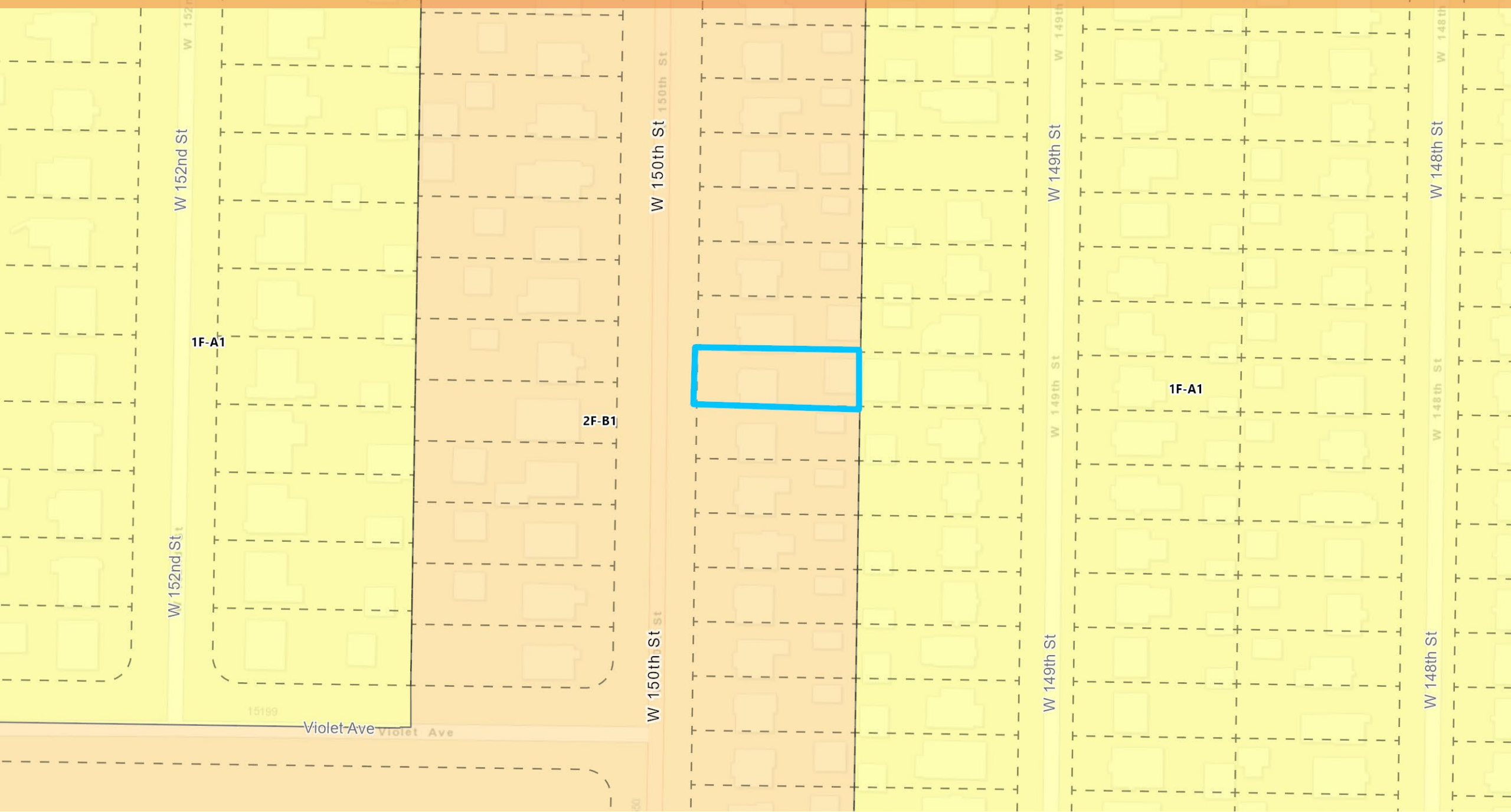
1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.





West 150th Street

Violet Avenue



W 152nd St

W 152nd St

1F-A1

15189

Violet Ave

Violet Ave

2F-B1

W 150th St

W 150th St



W 149th St

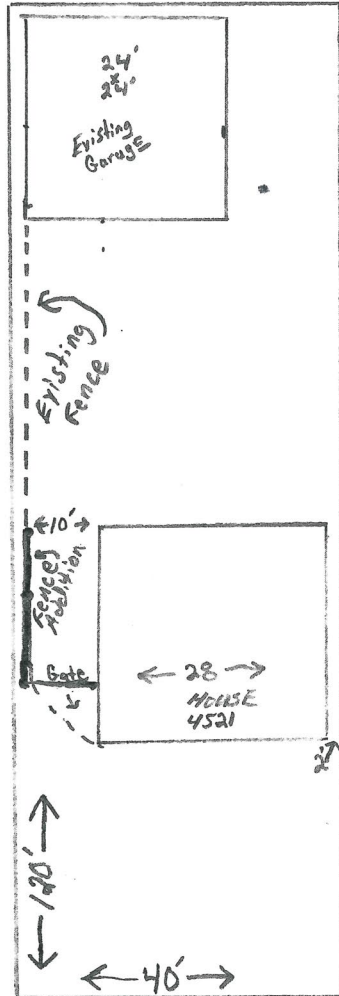
W 149th St

1F-A1

W 148th St

W 148th St

BZA 22-00133



- 5- 60" Bags Concrete
- 5- 4x8' Post
- 2- 6x8' Fence Section
- 1- 2x8' fence section
- 2- 5x6' Gate section

RECEIVED
JUL 12 2022
BOARD OF
ZONING APPEALS

ADD
Fence and
gate
HERE

SCALE
1/16

Public Hearing



Calendar No.22-103

3623 East 103rd St.

Ward 6

Team Hustle Management, proposes to establish use as a residential facility for five occupants in a One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states a "residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care service to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments defined in the Ohio revised code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.03(h) which states a residential facility, as defined in chapter 325 of this zoning code, for one (1) to five (5) unrelated persons, is not permitted if located less than one thousand (1000) feet from another residential facility. Proposed Residential Facility use is within one thousand (1000) feet from another residential facility at 1002 Benham Avenue.



Public Hearing

Calendar No.22-103

3623 East 103rd St.

Ward 6



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the spacing/distance regulations of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

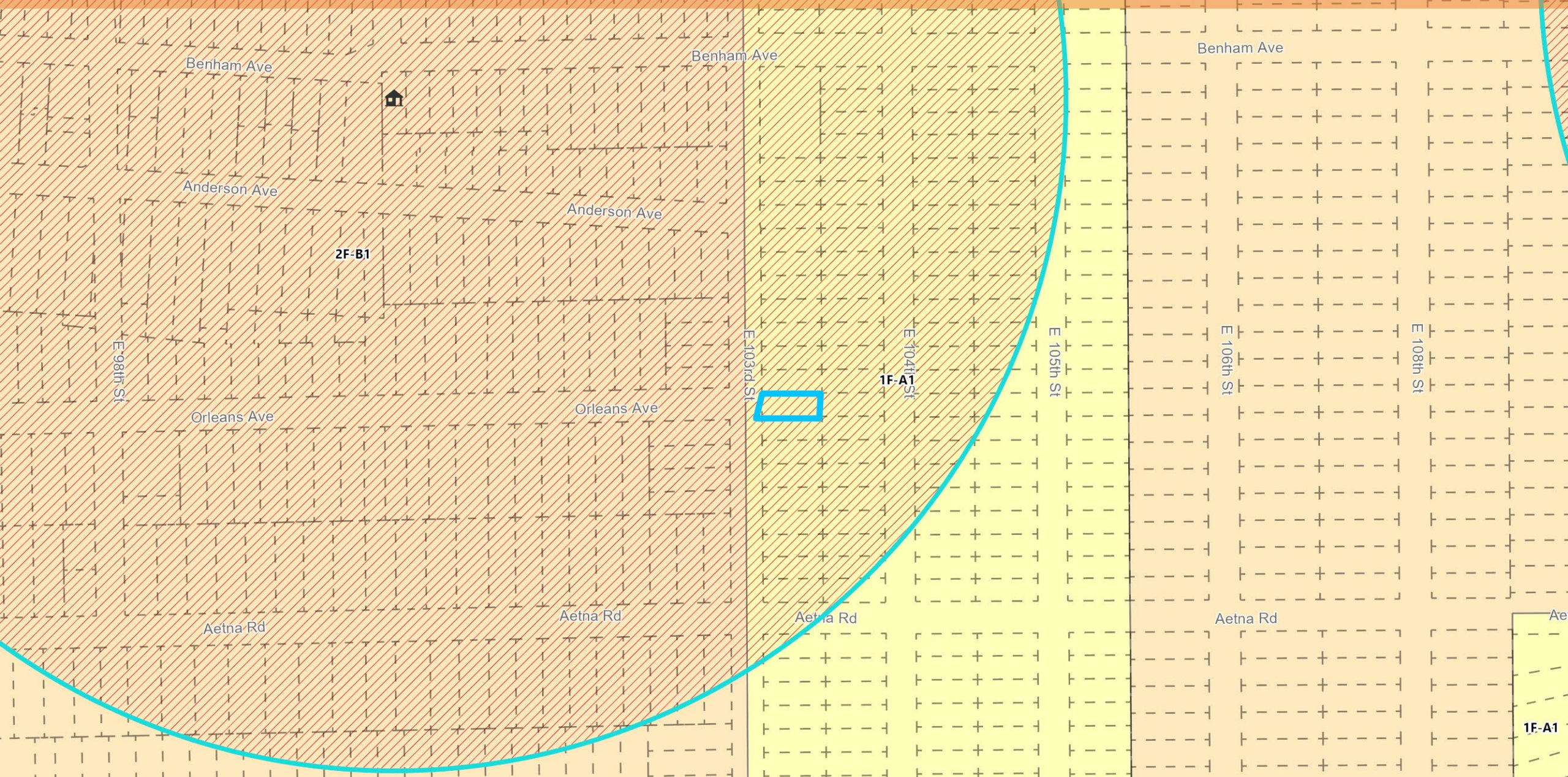
Calendar No.22-103

3623 East 103rd St.

Ward 6







BZA22-00103

May 10, 2022

To the City of Cleveland Department of Building and Housing

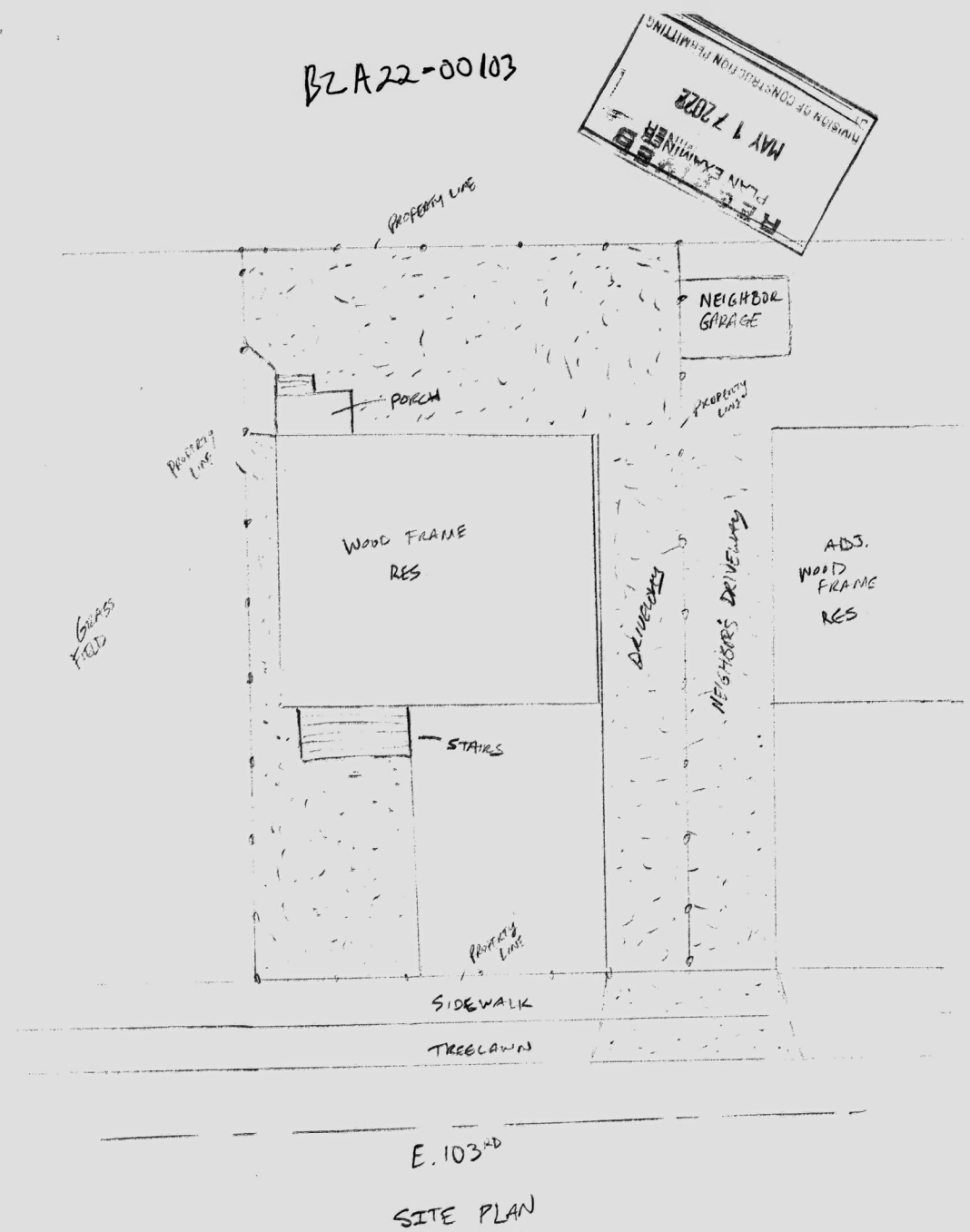
RE: Property City Ordinance

My name is Cathryn Smith the owner of GMAP INC (GRACE MERCY and PEACE). GMAP was established in 2019 to shed light on mental health awareness and to assist better housing options for individuals not able to live on their own. I currently have two licensures in the city of East Cleveland and is looking to expend into Cleveland.

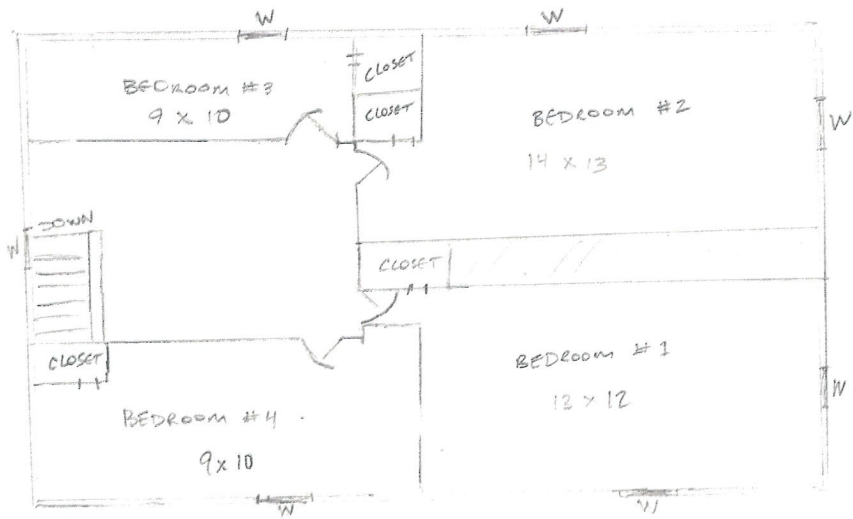
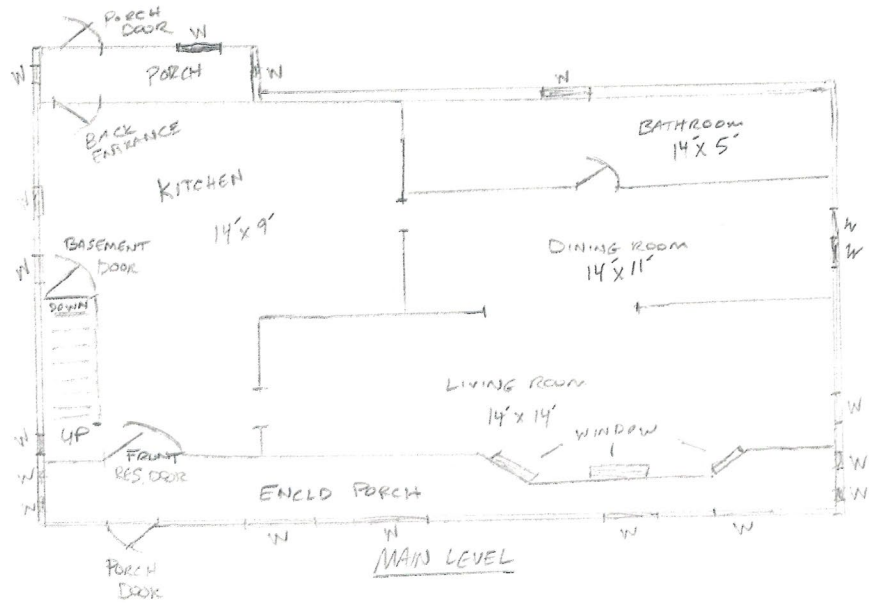
The property I am inquiring about is located 3623 E. 103rd Street Cleveland, Ohio 44105 and is adjusting 1,000 feet of another facility. Would there be any way the city would consider these two businesses being operated within the limits of the ordinance in place? I have great resources for residents once housing is accepted. I'm partnered with Jewish Family Services, The Life Exchange Center and Magnolia Clubhouse.

Thank you for taking the time to read and I look forward to hearing from you soon

Cathryn Smith-owner

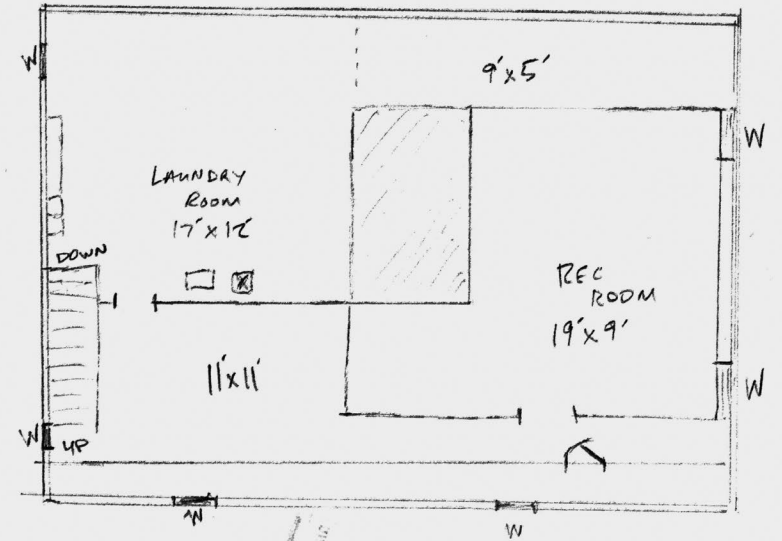


BZA 22-00103



UPPER LEVEL

BZA 22-00103



BASEMENT LEVEL

Public Hearing

Calendar No. 22-089:

1127 Parkwood Ave.

Ward 9



Jarain Jenkins, owner, wants to establish use as residential facility for five occupants in a B1 Two-Family Residential District. Owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 325.571 which states "residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio revised code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.03(h) which states a residential facility, as defined in Chapter 325 of zoning code, for one (1) to five (5) unrelated persons, is not permitted, if located less than one thousand (1,000) feet from another residential facility. Proposed residential facility use is within one thousand (1,000) feet from five other residential facilities, located at 1135 Parkwood Ave, 10932 Grantwood Ave, 10820 Drexel Ave, 1126 East 114 St, and 10804 Pasadena Ave.



Public Hearing

Calendar No. 22-089:

1127 Parkwood Ave.

Ward 9



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

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IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

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HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the spacing/distance regulations of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

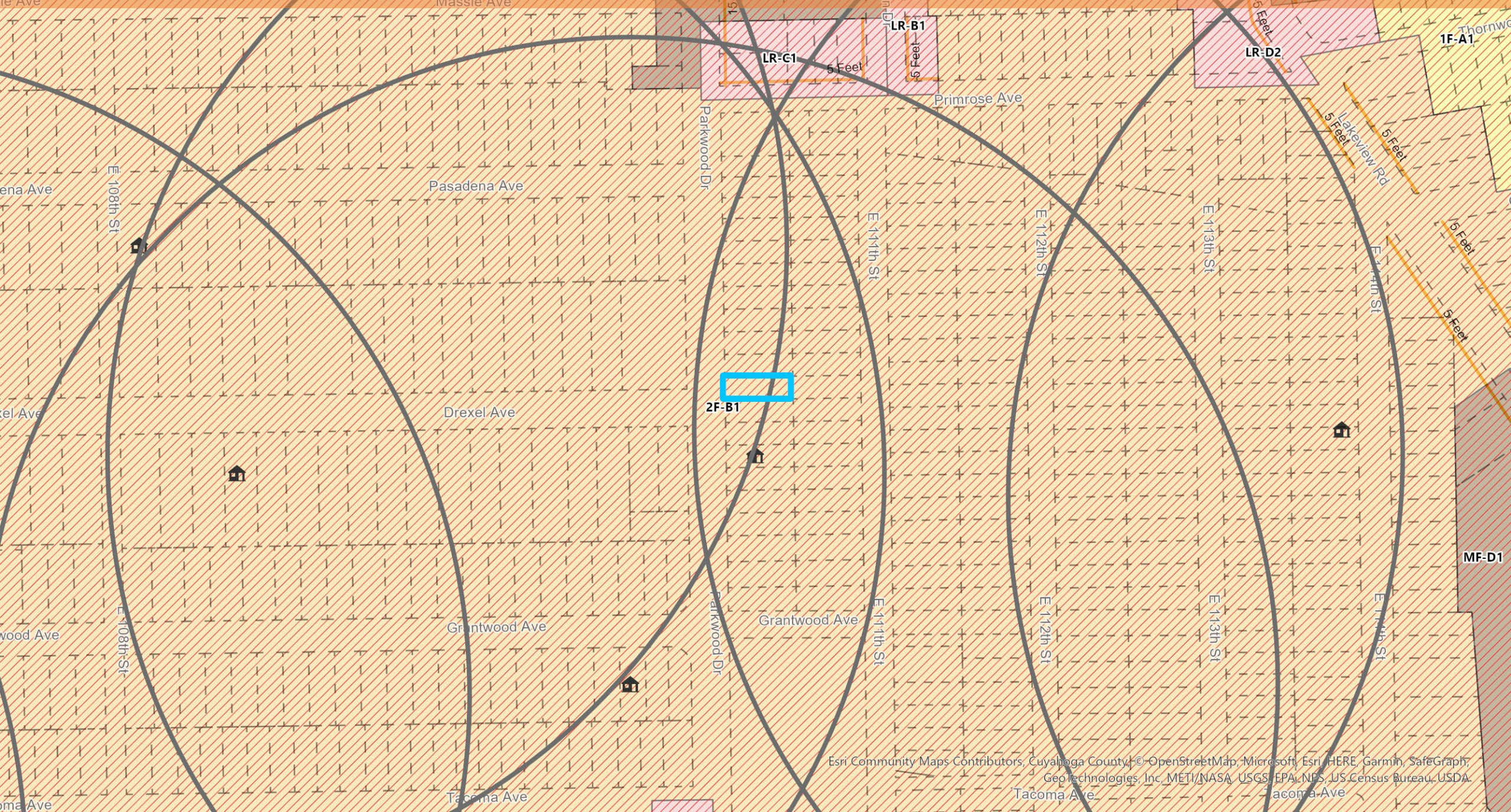




Calendar No. 22-089:

1127 Parkwood Ave.

Ward 9

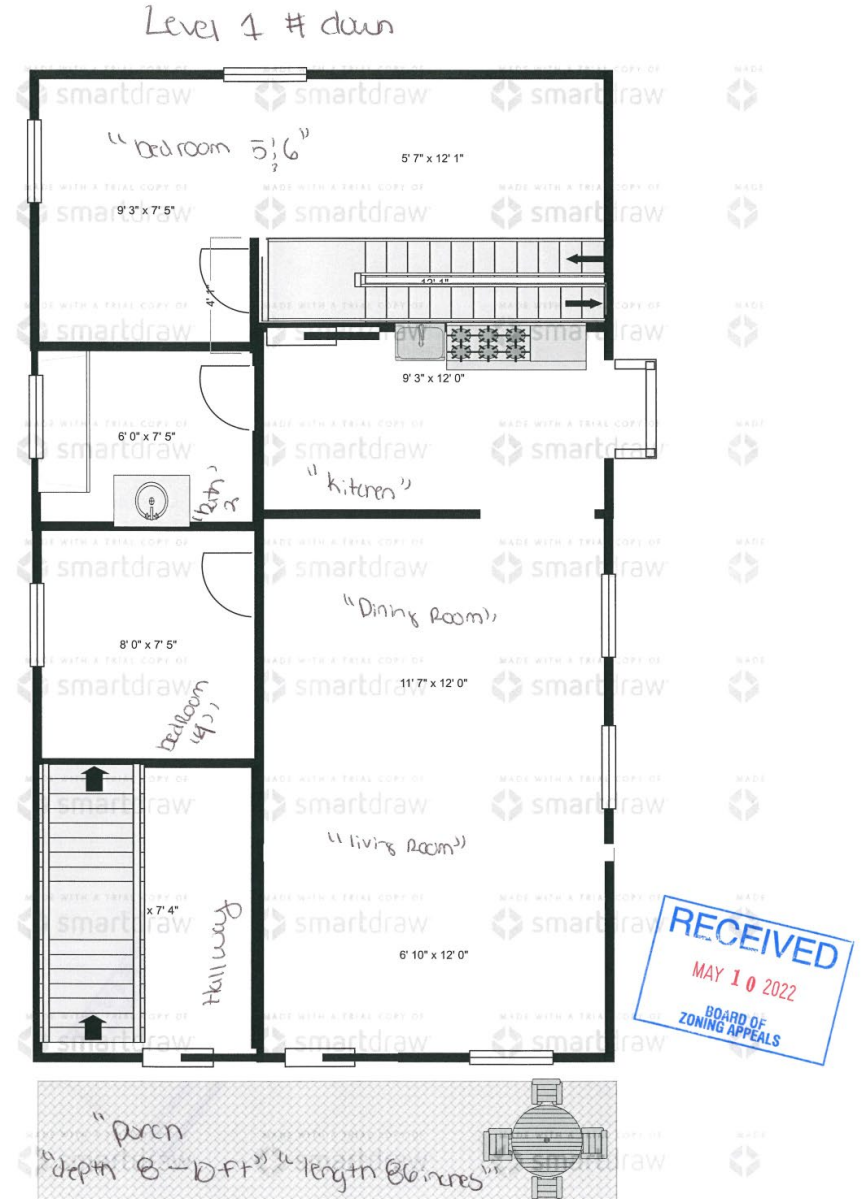


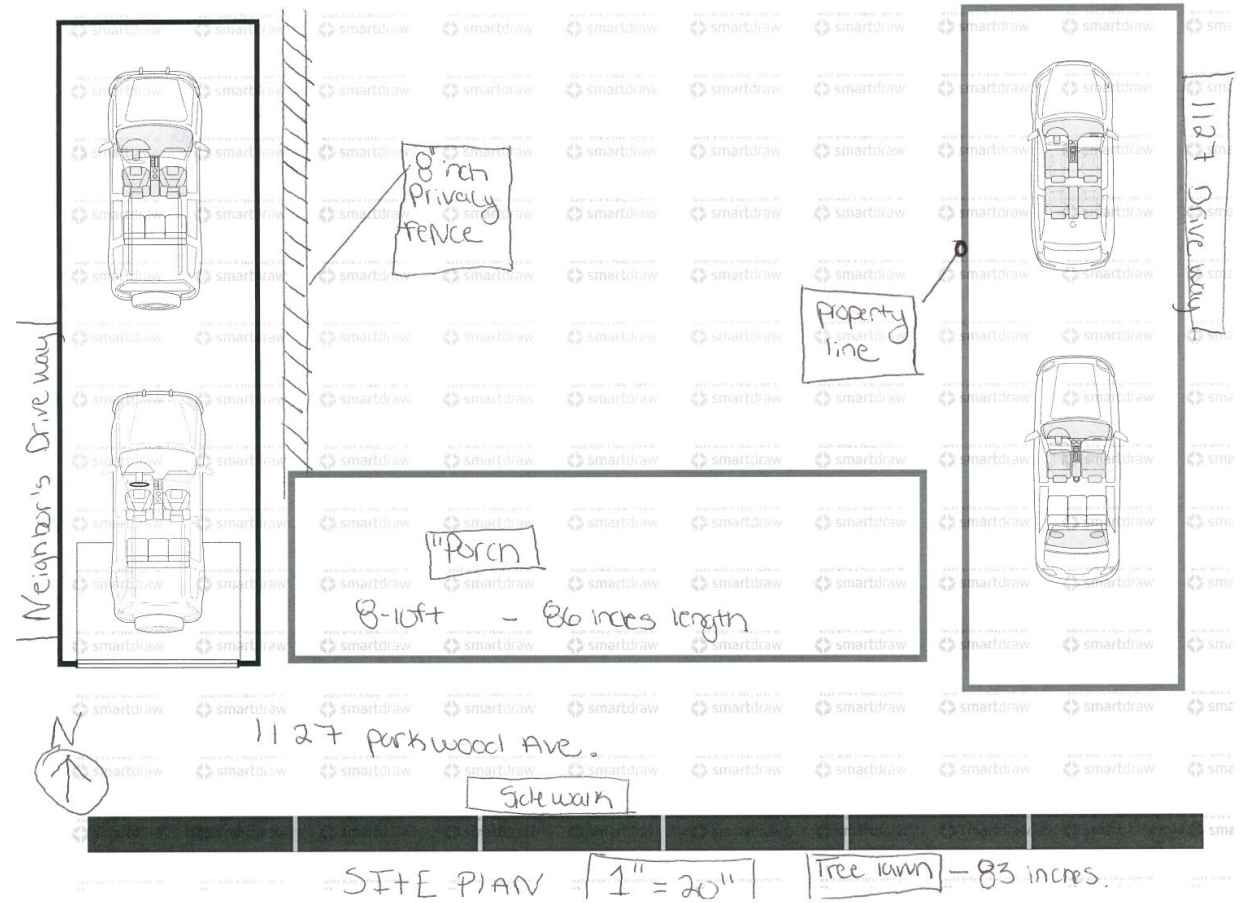
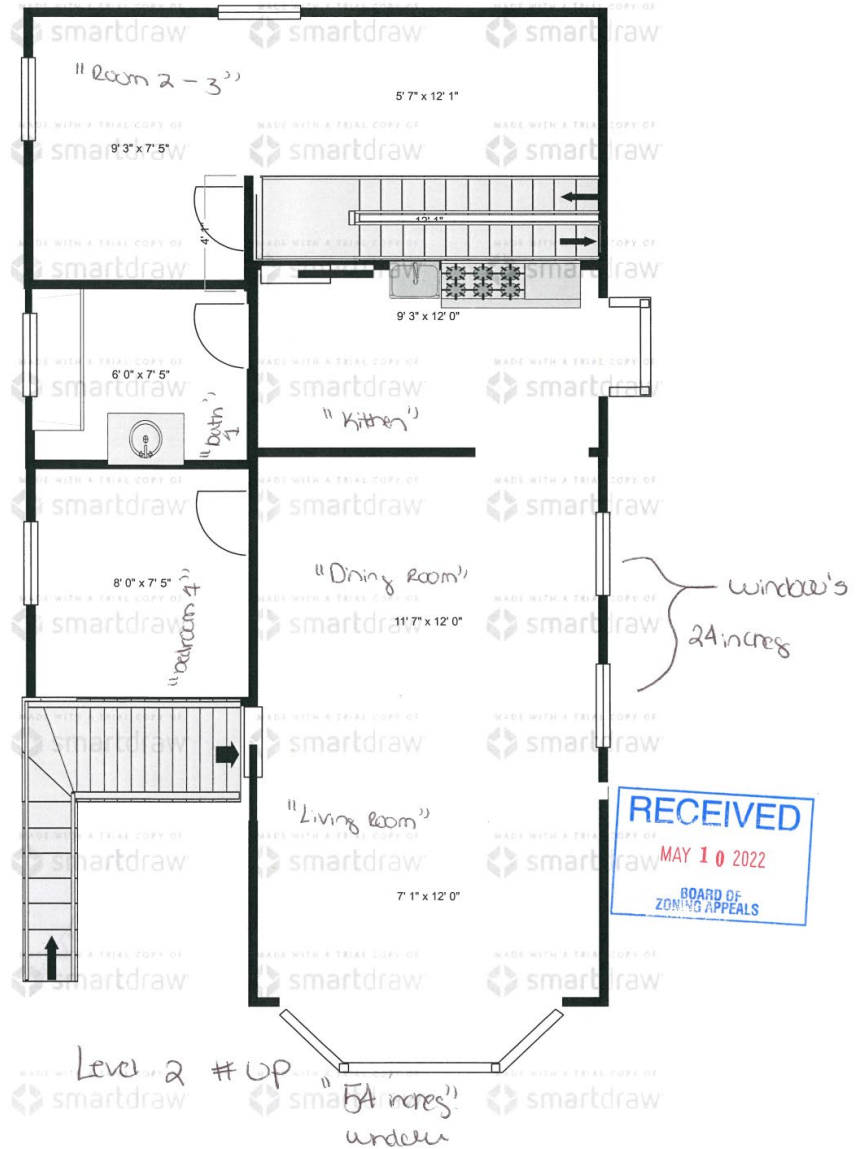
PLAN OF ACTION

To City Hall of Cleveland,

Just like Family residential home will be a place that people can call home. Weekly activities, barbecues, Family field trips, picnics, you name it! The purpose for this letter is to explain how I plan to utilize the facility/home. The group home will be demographically targeted for women who are battling mental illness and drug addiction. The home is currently 6 bedrooms and 2 bathrooms. 2 exits on the ground level, I plan to implement a program for these women to give them a head start in life, something that I was deprived of at a young age. The home will be a sober living environment with daily curfews imposed, if not at work or approved vacation days. Currently there are two staff members who will be in rotation daily to maintain supervision of the home, and keep the noise level at a minimum. These women will be involved in workshop programs off the premises monday-friday. We together plan on giving back to our community and getting involved with the homeless and informing them on how many resources there are out there. I want this group home to be a staple in the Metropolitan Cleveland neighborhood.

Farren White
Just like Family
216-925-3666
justlikefamily4280@gmail.com





Cleveland Board of Zoning Appeals

Old Business



Public Hearing



1. Cal. No. 22-096:	793 Starweather Ave.	(KB, AF, MB, TB, NH)
2. Cal. No. 22-125:	925 Spring Rd.	(KB, AF, MB, TB, NH)
3. Cal. No. 22-127:	4297 W 146 th St.	(KB, AF, MB, TB, NH)
4. Cal. No. 22-128:	Public works/3858 Superior	(KB,AF,MB,TB,NH)
5. Cal. No. 22-054:	2304 Broadview Rd.	(KB, TB, AF, MB, NH) *
6. Cal. No. 22-050:	1770 W. 57 St.	(KB, TB, AF, MB)*
7. Cal. No. 22-035:	5807 Detroit Ave.	(KB,TB,AF, MB)*** req. rules.
8. Cal. No. 22-022:	1010 E. 146 St.	(KB, TB, AF, MB)*
9. Cal. No. 22-014:	1250 Riverbed St.	(KB, TB, AF, MB)*
10. Cal. No. 22-008:	1269 W. 76 Street	(KB,TB, AF, MB)
11. Cal. No. 21-203:	8502 Hough Ave.	(KB, TB, AF, MB)*
12. Cal. No. 21-206:	4533 Warner Rd	(KB, TB, AF, MB)*
13. Cal. No. 21-177:	18403 Euclid Ave.	(KB, TB, MB, AF)*
14. Cal. No. 21-141:	7202 Hague Ave.	(KB, TB, AF, MB)*
15. Cal. No. 21-091:	4157 Lorain Ave.	(D,KB,AF,MB)*
16. Cal. No. 21-006:	9501 Pierpoint Ave.	(J,D,KB,AF,MB)* ^{5/3/21}
17. Cal. No. 20-098:	1854 W. 48 th Street	(J,D,KB,AF,MB)* ^{8/24/2020} (lot cons)

AFFIRMATION: None.

REQUESTS FOR RE-INSTATEMENT:

MISC-

- ~ Items received
- * Pending the receipt of requested information by the Board.
- *** Request for Rehearing/Reconsideration.

Cleveland Board of Zoning Appeals

Adjournment

