



BOARD OF ZONING APPEALS

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

<https://planning.clevelandohio.gov/bza/cpc.html>

216.664.2580

OCTOBER 10, 2022

Under the conditions specified by law, the Board of Zoning Appeals will be conducting virtual meetings in a using the WebEx Platform. The Board of Zoning Appeals will also be live streamed on YouTube. The links for the live streams will be available before the meeting on our website at:

<http://www.clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/ZoningAppeals>

Or <https://www.youtube.com/channel/UCB8ql0JrhmpYIR1OLY68bw/>

In order to keep the WebEx session manageable, we are asking individuals that wish to participate in the meeting to contact the Board of Zoning Appeals office by phone or email by noon on October 7, 2022. Those individuals not planning to comment on any agenda item during the WebEx session are encouraged to view one of the live streams.

IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY contact the Board of Zoning Appeals office and request at 216-664-2580. You can also email Secretary Elizabeth Kukla at ekukla@city.cleveland.oh.us.

Calendar No. 22-167:

7416 Colgate Avenue.

Ward 15

Jenny Spencer

18 Notices

Rebuild Cleveland LLC, owner, proposes to erect a 1-1/2 story frame single family (modular) residence with detached garage 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 357.09(b)(C) which states that the required minimum distance between dwellings on adjacent lot is 6 feet and the appellant is proposing 3.32 feet.

Calendar No. 22-168

815 Superior Avenue.

Ward 3

Kerry McCormack

15 Notices

Downtown Properties LTD, owner, proposes to establish tattooing use in a General Retail Business District and 6 Height. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 347.12(b) which states where permitted in a particular use district, tattooing and body piercing uses are subject to the following location regulations: (1) Separation. No such use shall be established within one thousand (1,000) feet of a residential district or day care center, kindergarten, elementary or secondary school, public library, church, playground, public or nonprofit recreation center or community center. Proposed use is within 1,000 feet of a church (Cathedral of St. John The Evangelist) at 1007 Superior Avenue, and libraries (Cleveland Public Library, Main Library and Louis Stokes Wing) at 525 and 325 Superior Avenue.

Calendar No. 22-169

3504 Stanford Avenue.

Ward 13

Kris Harsh

19 Notices

3504 Stanford LLC., owner, and Anthon Jochum lessee propose to establish use as a dog training and boarding facility in a G2 Limited Retail Business District. The owner appeals for relief from the strict application of the Cleveland Codified Ordinances:

1. Section 343.22(b) which states all uses permitted and as regulated in any General Retail Business District shall be permitted in a Limited Retail District.
2. Section 343.11(b)(2)(Q) which states that boarding dogs as a main use or an accessory use is permitted, provided that all odors, fumes, and noise be confined to the premises and the lot upon which the kennel is located is greater than one hundred (100) feet from a residence district. Lot abuts a Residence District.

Calendar No. 22-171:

2119 West 10th Street.

Ward 3

Kerry McCormack

23 Notices

Shannon Ashmore & Ali Karvar, owners, propose to erect 3 story 3,800 square foot single family residence with 2 concrete parking spaces located in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states the maximum gross floor area shall not exceed 50 percent of lot size or in this case 2,492 square feet and the appellant is proposing 3,800.
2. Section 357.08(3) which states the required rear yard for irregular shaped lots is 10' and the appellant is proposing 7'-2".
3. Section 358.04(a) which states that a fence shall not be higher than its distance from residence building on adjacent lot and the appellant is proposing 6 feet.
4. Section 341.02(b) which states City Planning approval is required prior to the issuance of a building permit

POSTPONED FROM SEPTEMBER 12, 2022

Calendar No. 22-79:

7114 St. Clair.

Ward 10

Anthony Hairston

34 Notices

Eric Gregory, owner, and Shonal Clemons, wants an expansion of use as bar and restaurant to second floor and basement in a C1 Local Retail Business zoning district. Owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that 20 parking spaces are required and none proposed. (Filed May 5, 2022-Testimony Taken)*FIRST POSTPONED FROM JULY 11 WAS TO ALLOW TIME FOR THE APPELLANT TO SEEK PURCHASE OF A NEARBY LAND BANK LOT AND SUBMIT UPDATED DRAWINGS. SECOND POSTPONEMENT WAS MADE AT THE REQUEST OF THE BOARD TO ALLOW TIME FOR THE APPELLANT TO MEET WITH THE COUNCILMAN.*

