



BOARD OF ZONING APPEALS

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

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

216.664.2580

OCTOBER 17, 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/UCB8ql0Jrhm_pYIR1OLY68bw/

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 14, 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. 22-170:

611 Jefferson Ave.

Ward 3

Kerry McCormack

16 Notices

TSM Holding, LLC proposes to erect a second floor frame bedroom addition to existing two- family residence in a B1 Two-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 which states maximum gross floor area shall not be greater than 50 percent of lot size or in this case 1,632 square feet and the appellant is proposing 2,385 square feet.
2. Section 357.08(b)(1) which stated that the required rear yard is 22 feet and 10 inches where the appellant is proposing 18 feet.
3. Section 357.09(b)(2) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 2 feet.

Calendar No. 22-172

2915 Detroit Avenue.

**Ward 3
Kerry McCormack
34 Notices**

AK Detroit My Place LLC, proposes alterations and to establish use as bar/restaurant in a D3 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the following section of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that accessory off street parking is required at the rate of 1 for each employee, plus 1 for each 100 square feet of floor area devoted to patron use or 1 for each 4 seats based on maximum seating capacity, whichever is greater in this case 12 parking spaces are required. Per section 343.23(i) those properties located in the Pedestrian Retail Overlay District required parking will be reduced by 1/3 therefore 8 accessory off street parking spaces required: none are provided.

Calendar No. 22-175:

3479 Tuttle Avenue.

**Ward 17
Charles Slife
12 Notices**

Michael Hess, owner, proposes to erect 9' x 12' 1 story frame detached roof covered deck 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 337.23(A) which states accessory buildings shall no occupy more than 40 percent of required rear yard area. (24' x 24' detached garage already exist on site)

Calendar No. 22-176:

6400-02 St. Clair Avenue.

**Ward 7
Stephanie Howse
27 Notices**

Thomas Richard Sr., owner, to expand first floor use of bar and restaurant area into vacant space on the first floor (interior expansion only) in a C1 Local Retail Business District. The 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 9 off-street parking spaces required for the new space at the rate of 1 for each 100 square feet of floor area devoted to patron use; none proposed.

POSTPONED FROM SEPTEMBER 19, 2022

Calendar No. 22-132

7407 Union Ave.

**Ward 6
Blaine Griffin
13 Notices**

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. *APPELLANT MISSED ORIGINAL HEARING ON AUGUST 8 DUE TO A MEDICAL EMERGENCY. THE CASE WAS REINSTATED TO SEPTEMBER 19 AT WHICH TIME TESTIMONY WAS TAKEN BUT THE CASE WAS POSTPONED TO ALLOW TIME FOR THE APPELLANT TO MEET WITH THE COUNCILMAN AND THE DEVELOPMENT CORPORATION.*

POSTPONED FROM AUGUST 29, 2022

Calendar No. 22-144:

1720-36 Columbus Avenue.

**Ward 3
Kerry McCormack
16 Notices**

Go Life Columbus Oz Project, LLC, owner proposes to redevelop and establish use of existing four story building for 45 apartments and 9,537 square feet space on 1st floor for retail use in a K4 Semi-Industry District and an Urban Form Overlay District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 348.04 (d)(4)(A) which states that existing buildings in an Urban Form Overlay District are required to provide a minimum of 25% of the required accessory off- street parking spaces listed in section 349.04 of the Cleveland zoning code. 45 residential dwelling units would require 45 spaces, reduced to 12 spaces. 9,537 square feet of retail (non-restaurant) floor space would require 20 parking spaces, reduced to 5 spaces. 17 total accessory off street parking spaces are required, no spaces are provided. *POSTPONED FROM AUGUST 29 TO ALLOW TIME FOR THE APPELLANT TO WORK OUT A LEASE AGREEMENT OR TO SUBMIT A PLAN SHOWING ZERO PARKING.*

