



Cleveland Board of Zoning Appeals

Monday October 10, 2022

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

Kelley Britt, Board Chair

Elizabeth Kukla, Secretary

Cleveland Board of Zoning Appeals

October 10, 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.

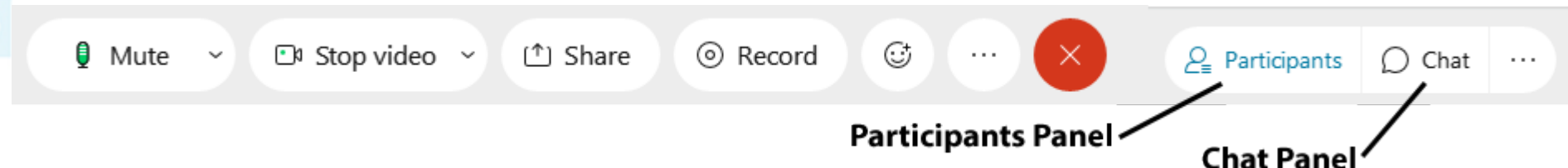
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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

October 10, 2022

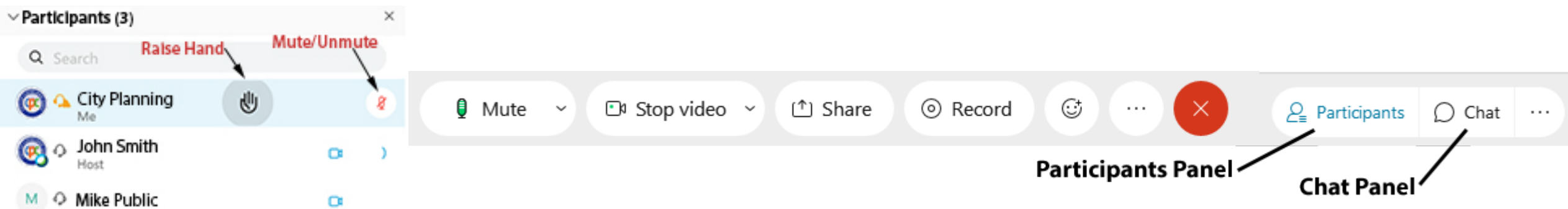
Preamble

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





Withdrawal

Calendar No. 22-168

815 Superior Avenue.

Ward 3

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.

Cleveland Board of Zoning Appeals

Public Hearing



Public Hearing



Calendar No. 22-167:

7416 Colgate Avenue.

Ward 15

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.



Public Hearing

Calendar No. 22-167:

7416 Colgate Avenue.

Ward 15



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



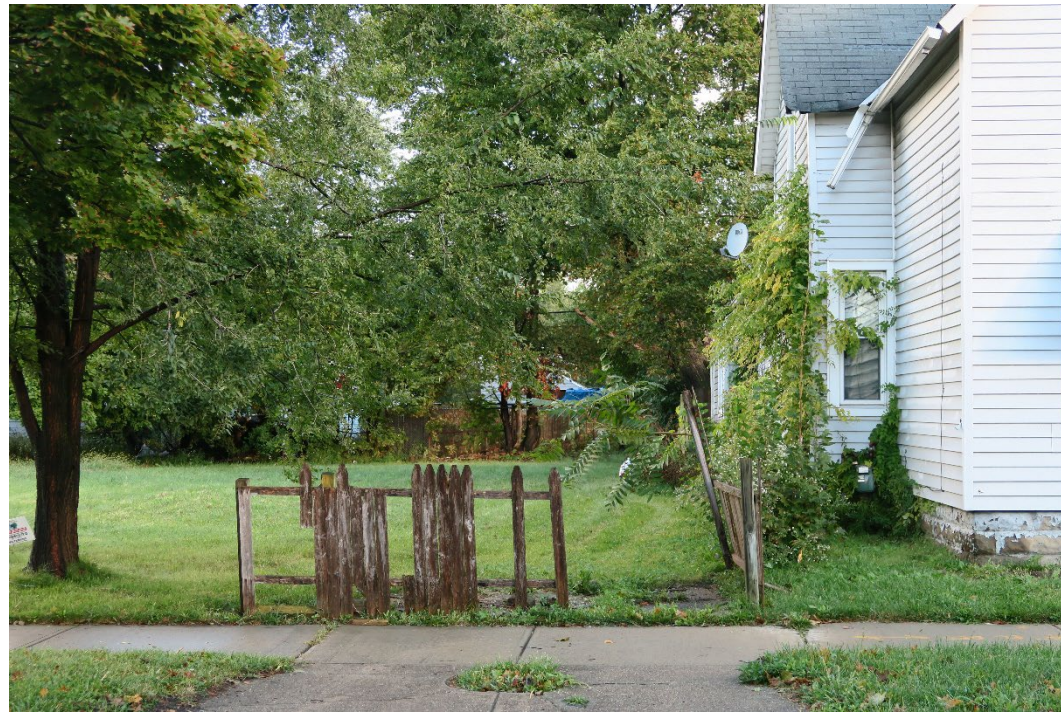


LEGAL STANDARD

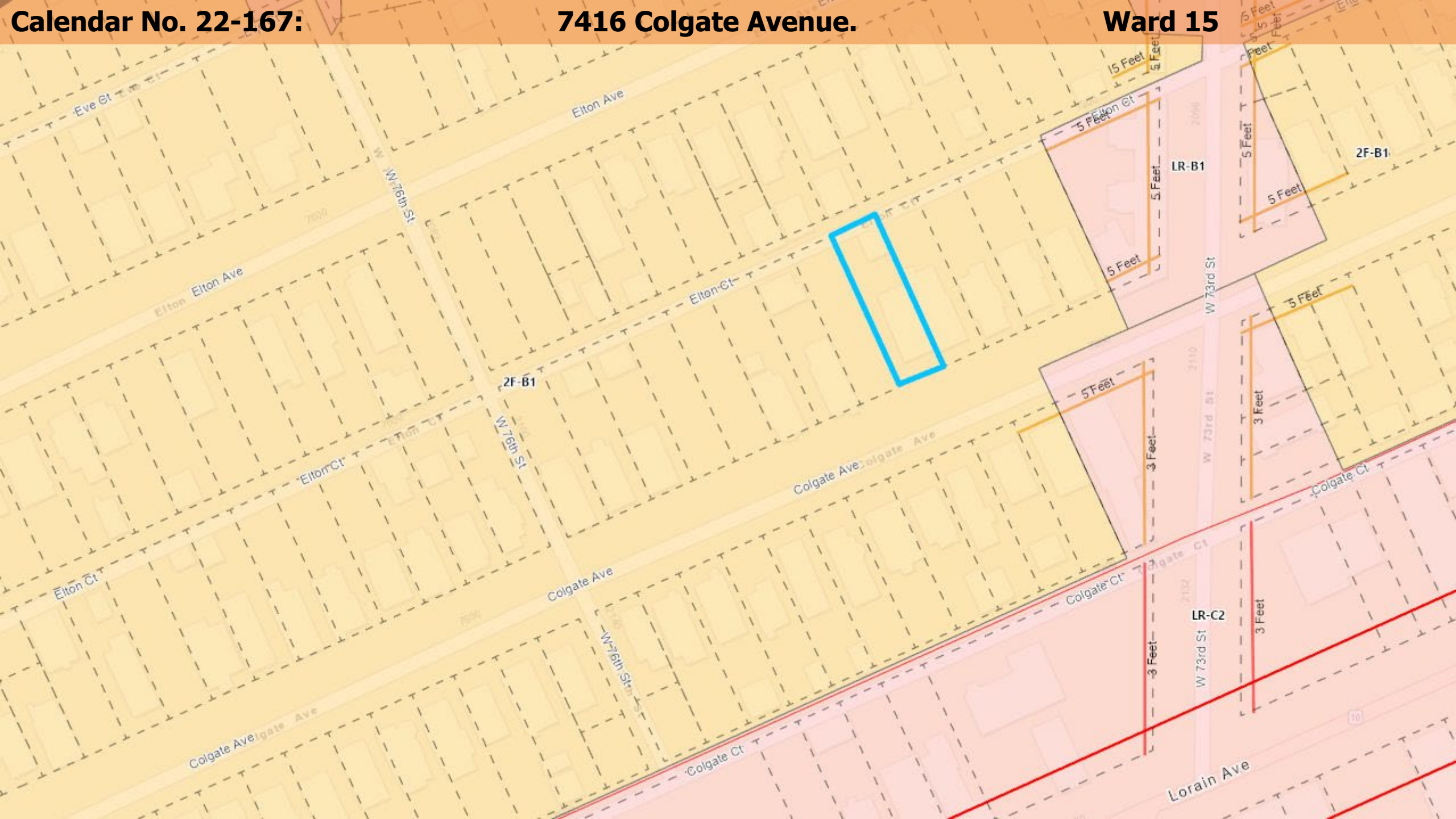
Madam Chair, Members of the Board, Appellant is requesting an area variance from the minimum distance regulations of the zoning code.

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.









LANDMARK SURVEY GROUP, INC.

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH 43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
4/13/22	ADD GARAGE
4/13/22	MOVE GARAGE
4/21/22	MOVE TO LOT 523

ORDER NO. BRKH1-JOB1-MISC

DATE: 3/29/22

FOR BERKSHIRE HATHAWAY HOMESERVICES HOUSE STYLE CUSTOM

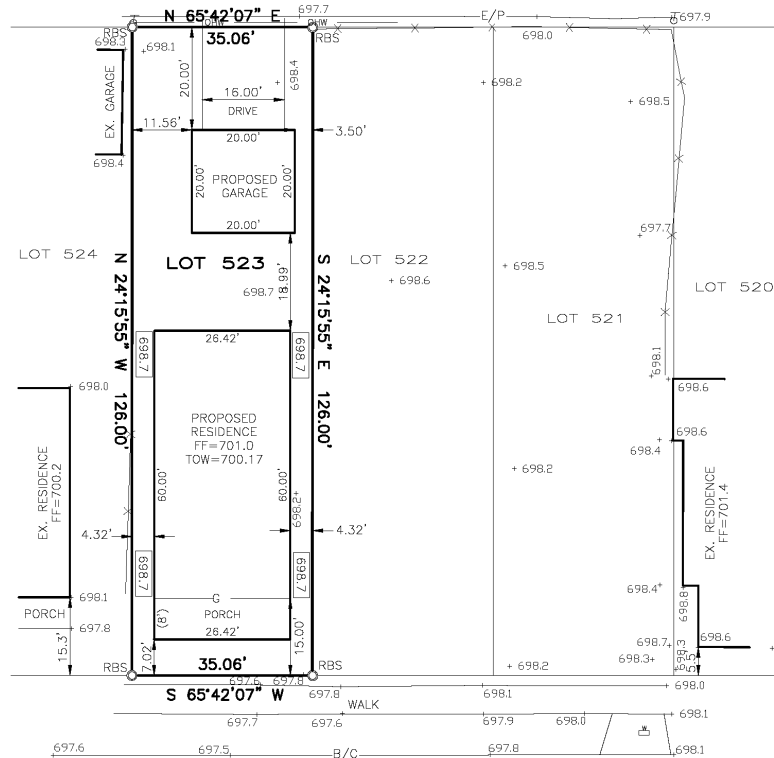
LOT/SUBDIVISION 522 / JAMES M. HOYT'S SUBDIVISION

ADDRESS 7504 COLGATE AVENUE SCALE 1"= 20'

COUNTY OF CUYAHOGA CITY/TWP OF CLEVELAND DRAWN BY: DJH

VOL. 3 PAGE 37 MINIMUMS: R: 15% OF LOT DEPTH S: 3'

ELTON COURT NW 14'



- RBS REBAR SET
- xxx.x PROPOSED GRADE
- xxx.x EXISTING GRADE
- ⊕ WATER TAP
- x- EXISTING FENCE LINE

COLGATE AVENUE 60'

* STABILIZE CONSTRUCTION ENTRANCE.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOT 4417 S.F.
HOUSE 1985 S.F.
LOT COVERAGE 35.9%

THIS PROPERTY IS LOCATED IN FLOOD ZONE X
MAP NO. 39035C0176F
EFF. DATE: 8/15/2019



BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

Scott D. Grunel
SCOTT D. GRUNEL, P.S.
REGISTERED SURVEYOR NO. 8047
4/21/22



LANDMARK SURVEY GROUP, INC.

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PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
4/13/22	ADD GARAGE
4/13/22	MOVE GARAGE

ORDER NO. BRKH1-JOB2-MISC

DATE: 3/29/22

FOR BERKSHIRE HATHAWAY HOMESERVICES HOUSE STYLE CUSTOM

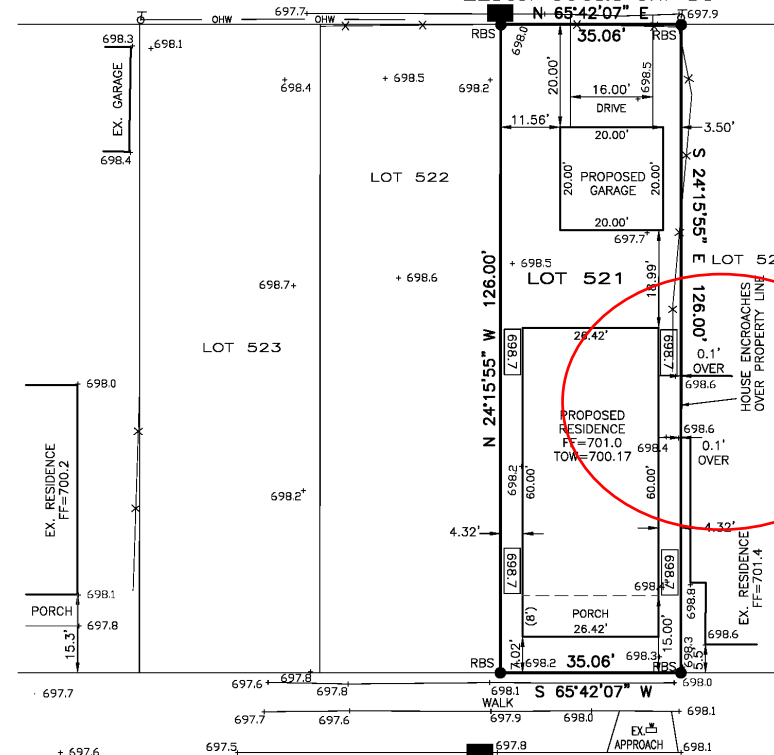
LOT/SUBDIVISION 521 / JAMES M. HOYT'S SUBDIVISION

ADDRESS 7416 COLGATE AVENUE SCALE 1"= 20'

COUNTY OF CUYAHOGA CITY/TWP OF CLEVELAND DRAWN BY: DJH

VOL. 3 PAGE 37 MINIMUMS: R: 15% OF LOT DEPTH S: 3'

ELTON COURT NW 14'



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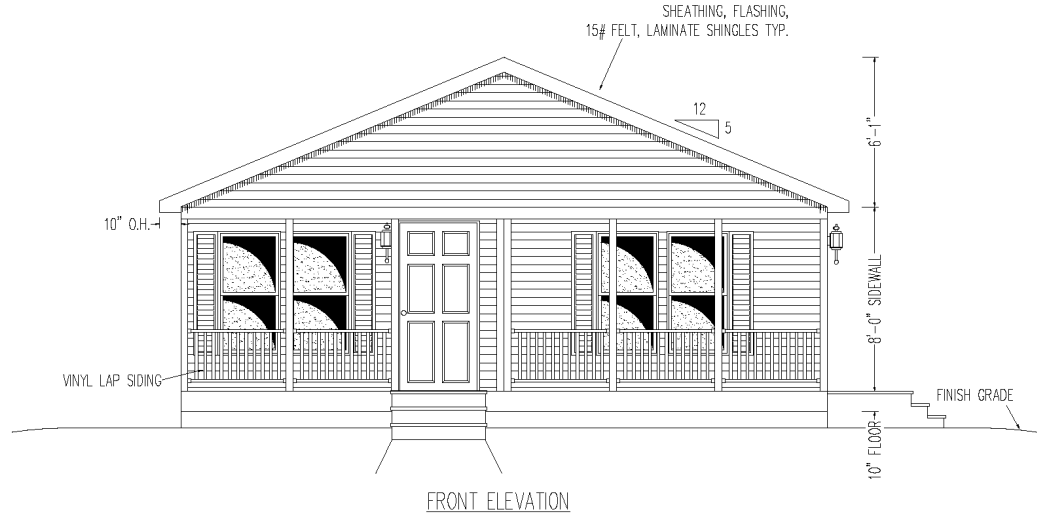


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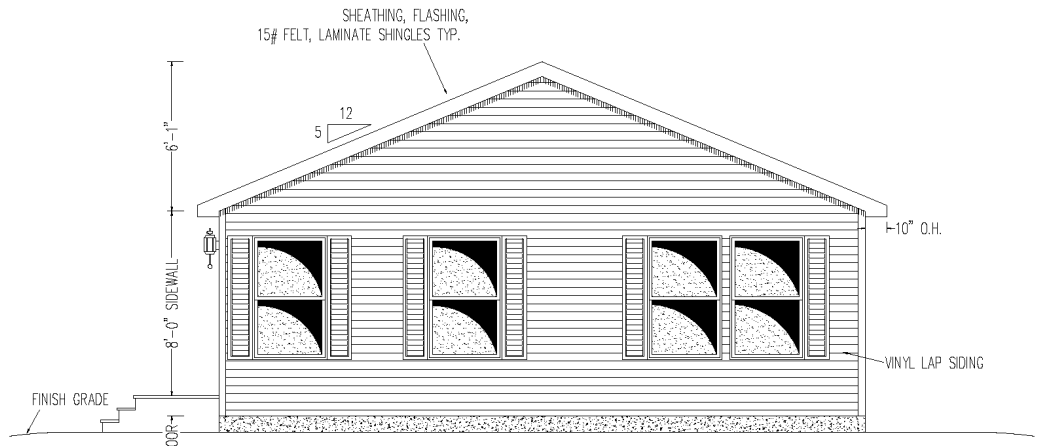
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Scott D. Grunel
SCOTT D. GRUNEL, P.S.
REGISTERED SURVEYOR NO. 8047
4/13/22

OHIO



FRONT ELEVATION



REAR ELEVATION

NOTES:

- 1.) EXTERIOR LIGHTS MAYBE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS TO PRE-WIRED BOXES.
- 2.) SIDING FOR ENDS IS SHIPPED LOOSE FOR ON SITE INSTALLATION BY OTHERS.
- 3.) HANDRAILS, STOOPS, STAIRS, CUTTERS, DOWNSPOUTS, AND SPLASHBLOCKS ARE FURNISHED AND INSTALLED BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES.
- 4.) ELEVATIONS ARE SHOWN WITH TYPICAL ROOF PITCH. OPTIONAL ROOF PITCHES ARE AVAILABLE.
- 5.) SHUTTERS ARE OPTIONAL ON ALL MODELS.
- 6.) VINYL SIDING SHOWN AS 4" LAP. OTHER PROFILES ARE AVAILABLE. INSTALL VINYL SIDING PER MANUFACTURERS INSTRUCTIONS.
- 7.) BOTTOM ROW OF SIDING MAY BE SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS.
- 8.) VINYL SIDING MAY BE LEFT OFF AND MASONARY, BRICK VENEER, OR OTHER SIDING INSTALLED ON SITE BY OTHERS, SUBJECT TO LOCAL AUTHORITY HAVING JURISDICTION.
- 9.) ATTIC-ROOF VENTILATION SHALL BE A MIN. OF 1/300 OF ROOF AREA WITH UPPER HALF PROVIDING MORE THAN 40% (AND NOT MORE THAN 50%) OF VENTILATION.

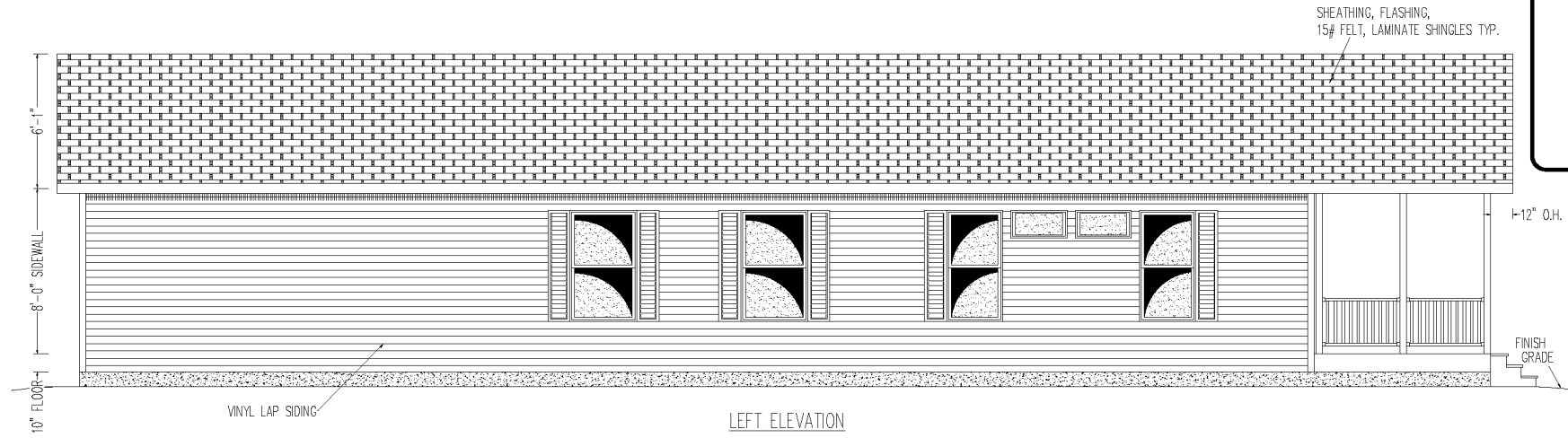
DATE	BY	DESCRIPTION
05/02/2022	JIM	DRAWN BY
3/16"		SCALE
		CHECKED BY: ELW

SKYLINE

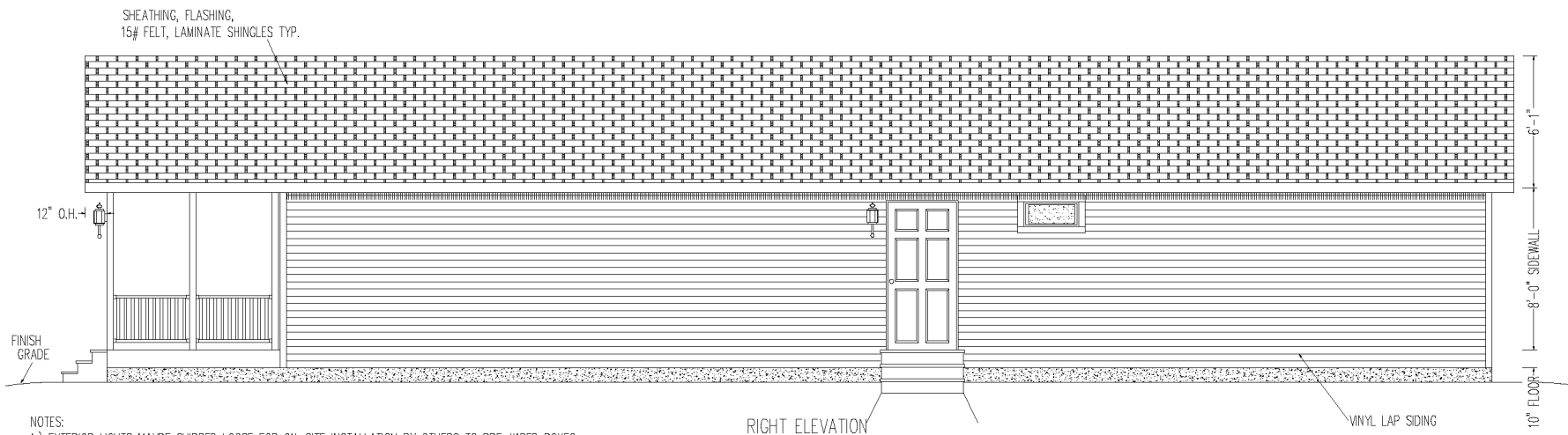
ELEVATION PLAN - S7705-M1

SHEET NO.

12A



LEFT ELEVATION



RIGHT ELEVATION

- NOTES:
- 1.) EXTERIOR LIGHTS MAYBE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS TO PRE-WIRED BOXES.
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DATE	
BY	
DESIGNED	
DRAWN	
CHECKED	
DATE	05/02/2022
DRAWN BY	JM
CHECKED BY	ELP
SCALE	3/16" = 1'

SKYLINE

ELEVATION PLAN - S7705-M1

Cleveland Board of Building Standards & Building Appeals

Adjudication Order Housing-Docket A-128-22

7416 Colgate Avenue

WARD: 15 (Jenny Spencer)

Rebuild Cleveland LLC, appeals from **ADJUDICATION ORDER B22019800-RCO106.1.3(5)(5)**
Crosssections –Section e. Exterior walls less than 5 feet from property lines require 5/8-inch
Type " X" Fire-Rated drywall on inside and outside wall. Table Per 302.1(1)

PROJECT WITHDRAWN

Public Hearing

Calendar No. 22-168

815 Superior Avenue.

Ward 3



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Public Hearing

Calendar No. 22-168

815 Superior Avenue.

Ward 3



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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 separation 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:

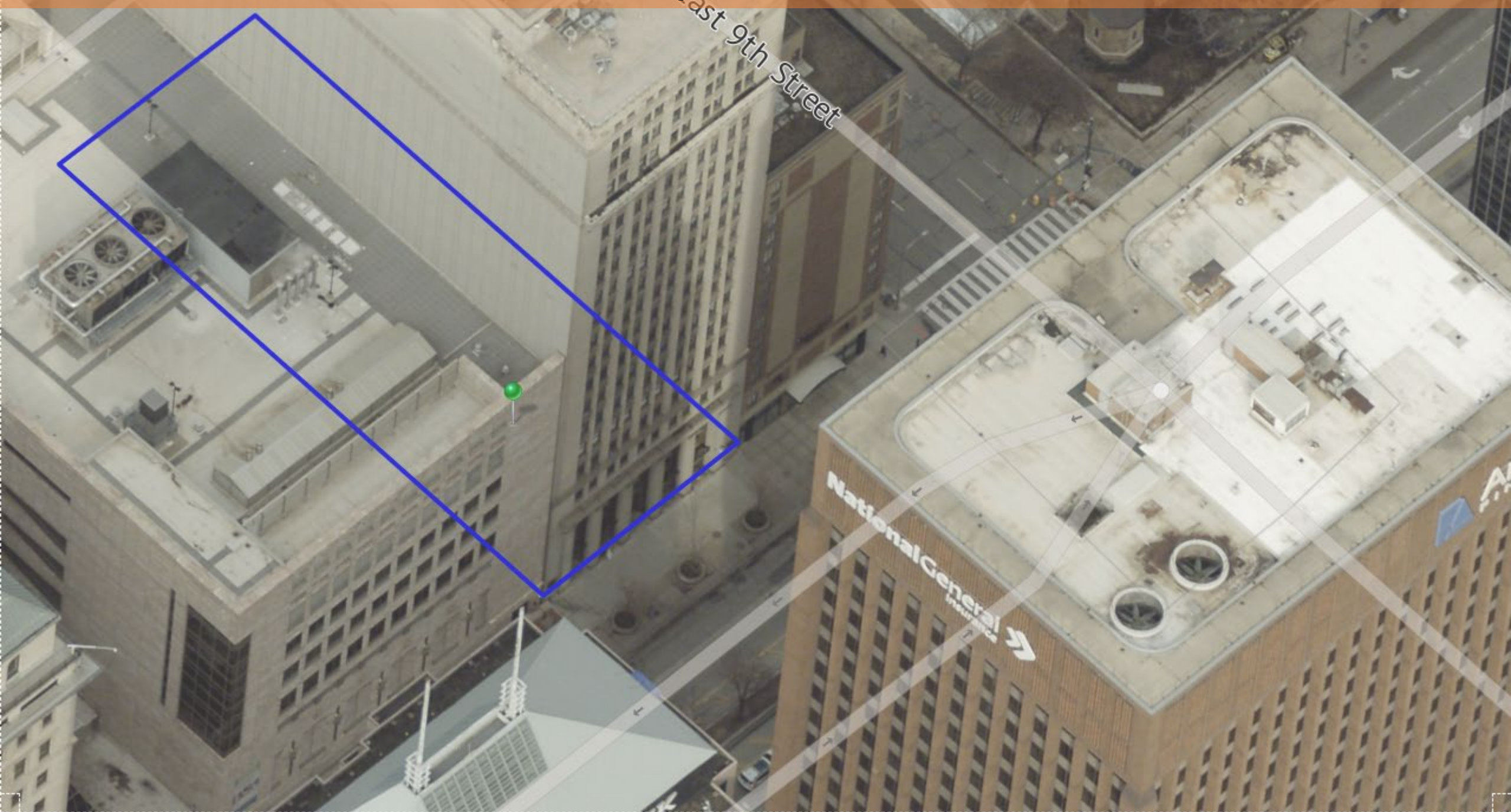
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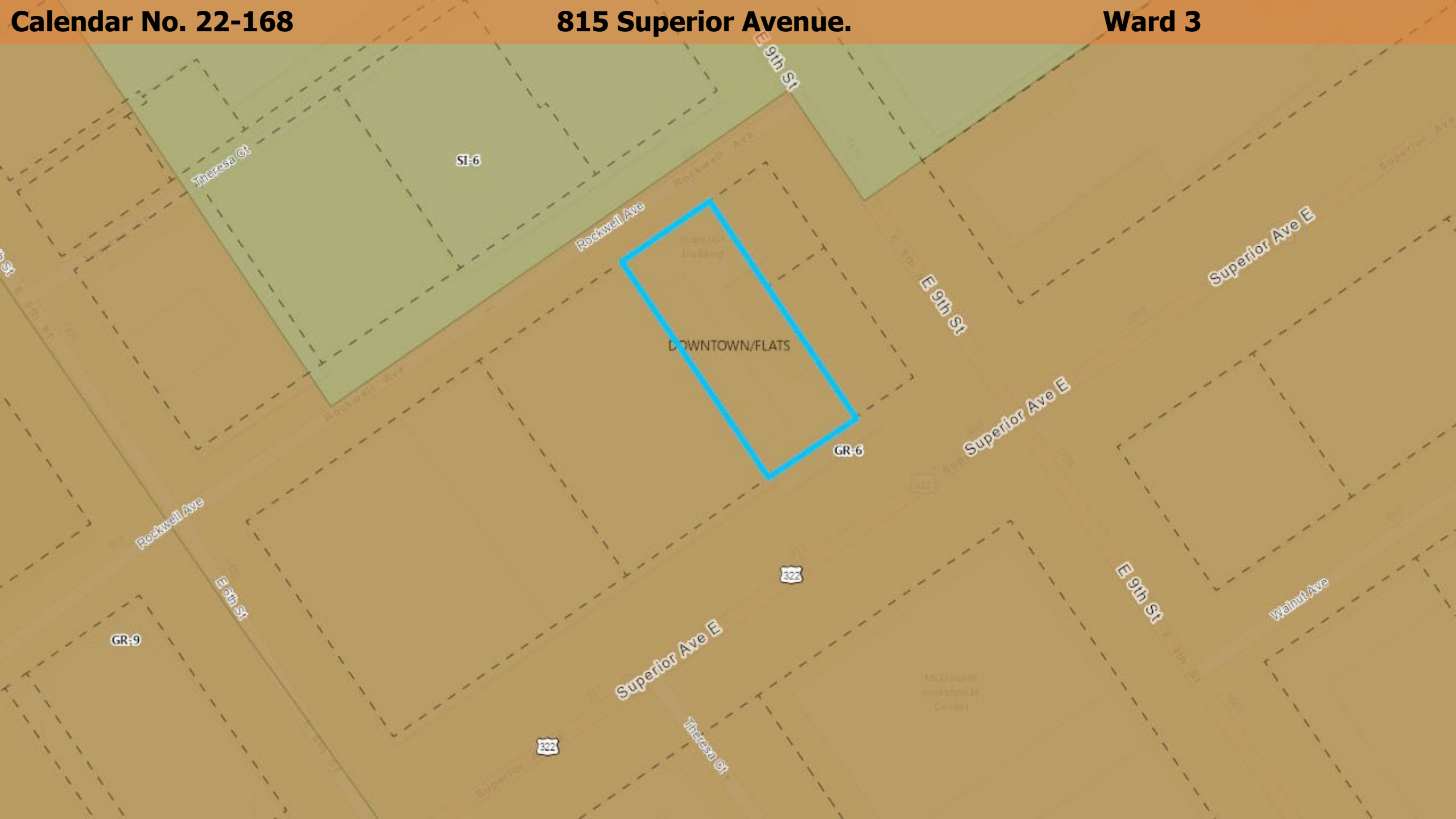
Calendar No. 22-168

815 Superior Avenue.

Ward 3





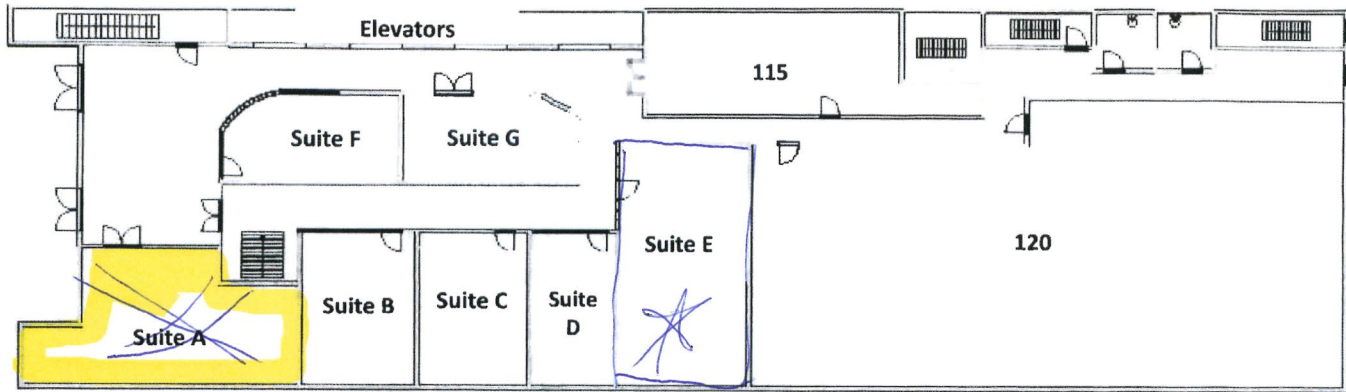


1030 Saff. Rent. \$1963.87 (3yr Term)
add 10% 2 year lease

RECEIVED
SEP 01 2022
BOARD OF FINANCIAL OFFICERS
ZIMMERMAN

Rev: 3/26/20

Notes
Glass Front
Hardwood floors



B2422-00168

Public Hearing

Calendar No. 22-169

3504 Stanford Avenue.

Ward 13



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.



Public Hearing

Calendar No. 22-169

3504 Stanford Avenue.

Ward 13



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HISTORY OF THE PROPERTY





LEGAL STANDARD

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Calendar No. 22-169

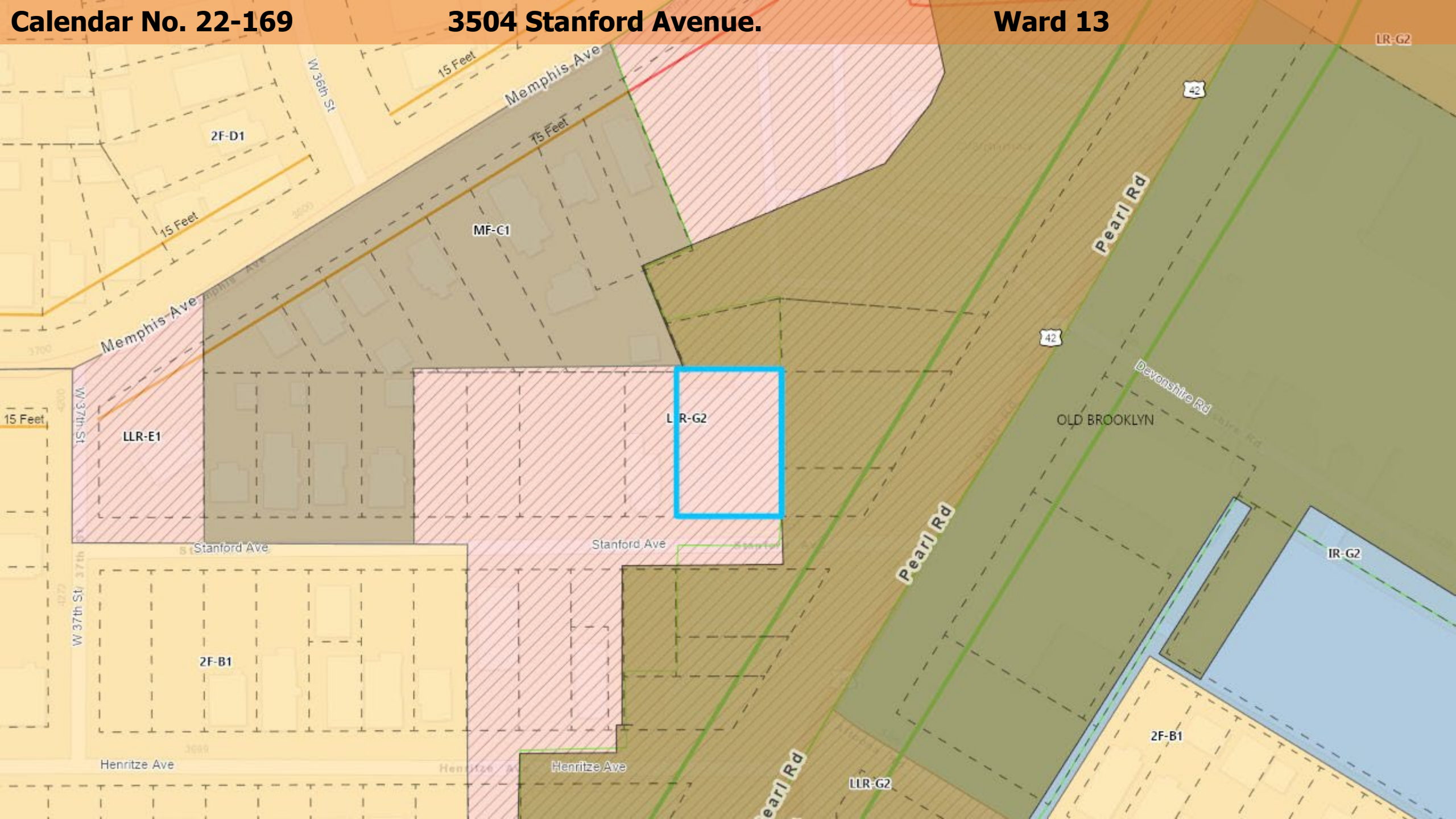
3504 Stanford Avenue.

Ward 13





Stanford Avenue



3504
Stanford
Ave

Dog Training / Boarding
Facility



TURNING POINT
DOG TRAINING

Who we are and what we do

- Turning Point Dog Training is a dog training company that goes beyond sit and stay with client's dogs. We work with dogs and owners to achieve their training goals as well as to help them better understand the needs of their dogs. We have successfully trained dogs that were causing embarrassment to their owners, biting or nipping at their owners, pulling them on leash or reacting to distractions. We have solved wide variety of behavioral issues while also teaching the owners to handle these situations.
- We have been in business for 3 years at 4521 State Road
- We have plenty of positive reviews and have had great feedback from the community on our training methods and attention to detail with clients. We have made a positive impact on our community and wish to continue to do so here in Old Brooklyn.

Seeking a variance to allow us to operate our business at the address

- The current zoning for 3504 Stanford Ave is limited retail. We are seeking a variance to allow us to board dogs overnight in our facility.
- Boarding dogs overnight will give us more time to focus on the dogs with bigger behavioral issues.
- We want to clarify that this will not be a doggie daycare or dog park type of setting. Our training process is much more structured. The free time of the dogs will be limited to on leash obedience practice or on leash walking for exercise and mental exercise.
- We have letters of support from our neighbors at our currently location stating that there haven't been any complaints in three years.

Birdseye view of the property and surrounding properties



3504 Stanford Ave

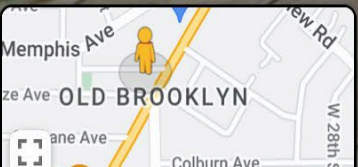
Cleveland, Ohio

Google

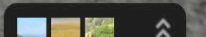
Street View - May 2019

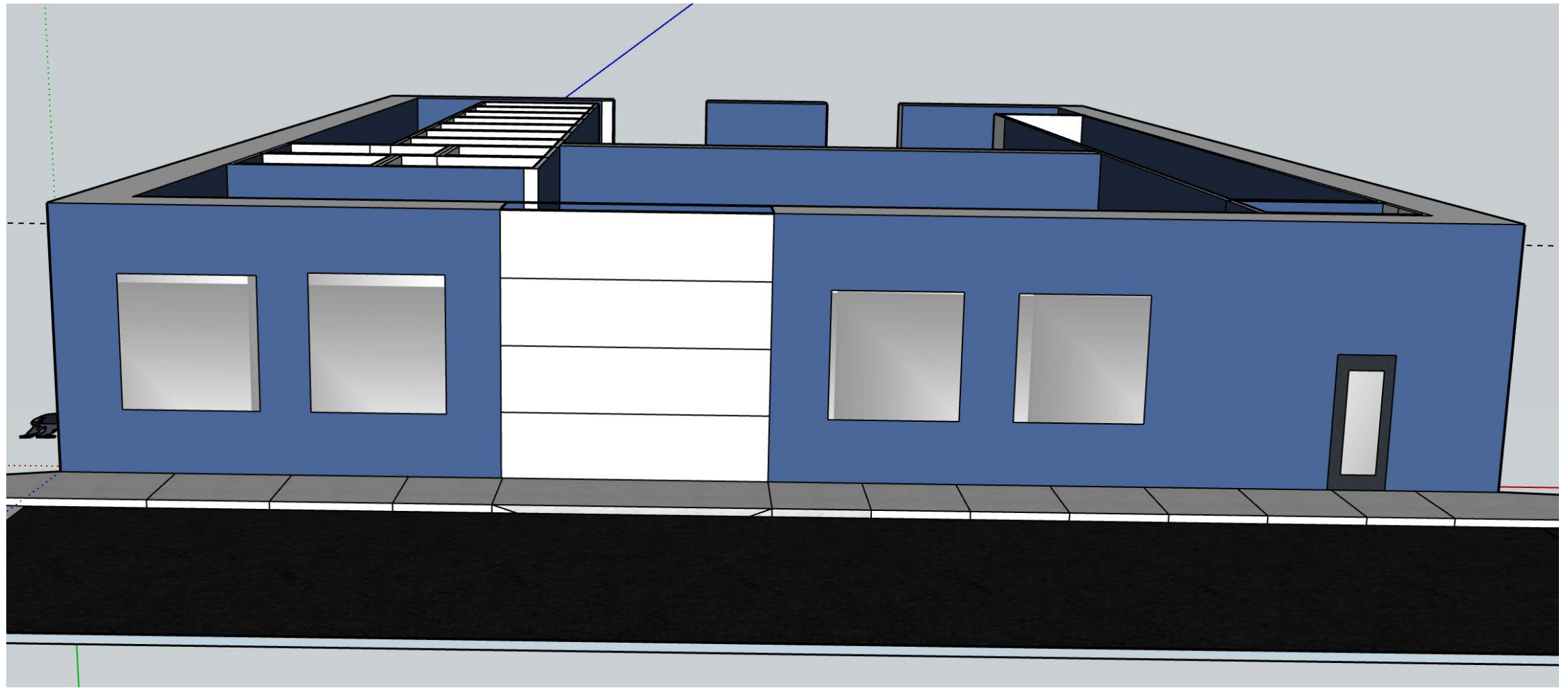


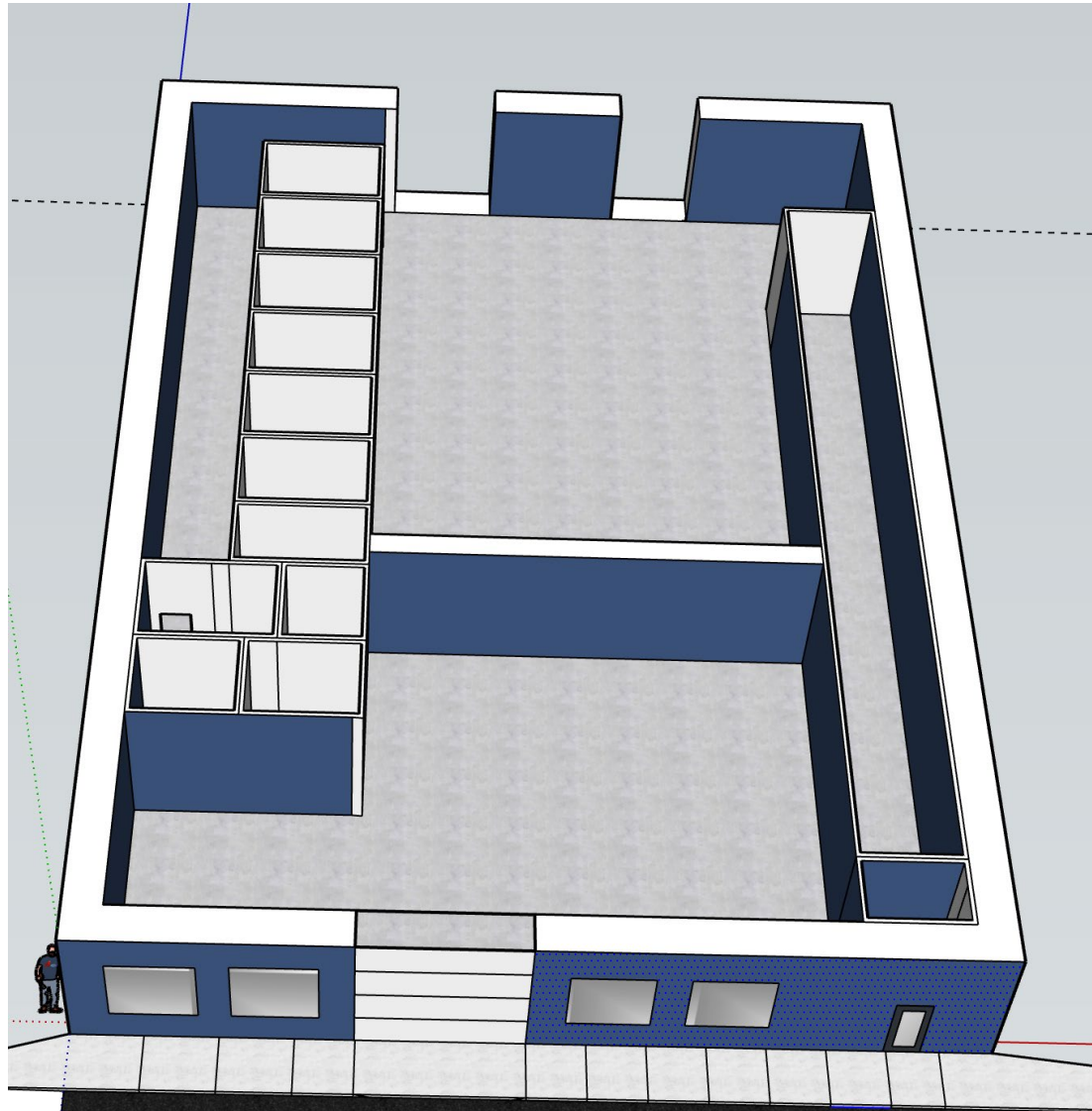
SERVICE



Google



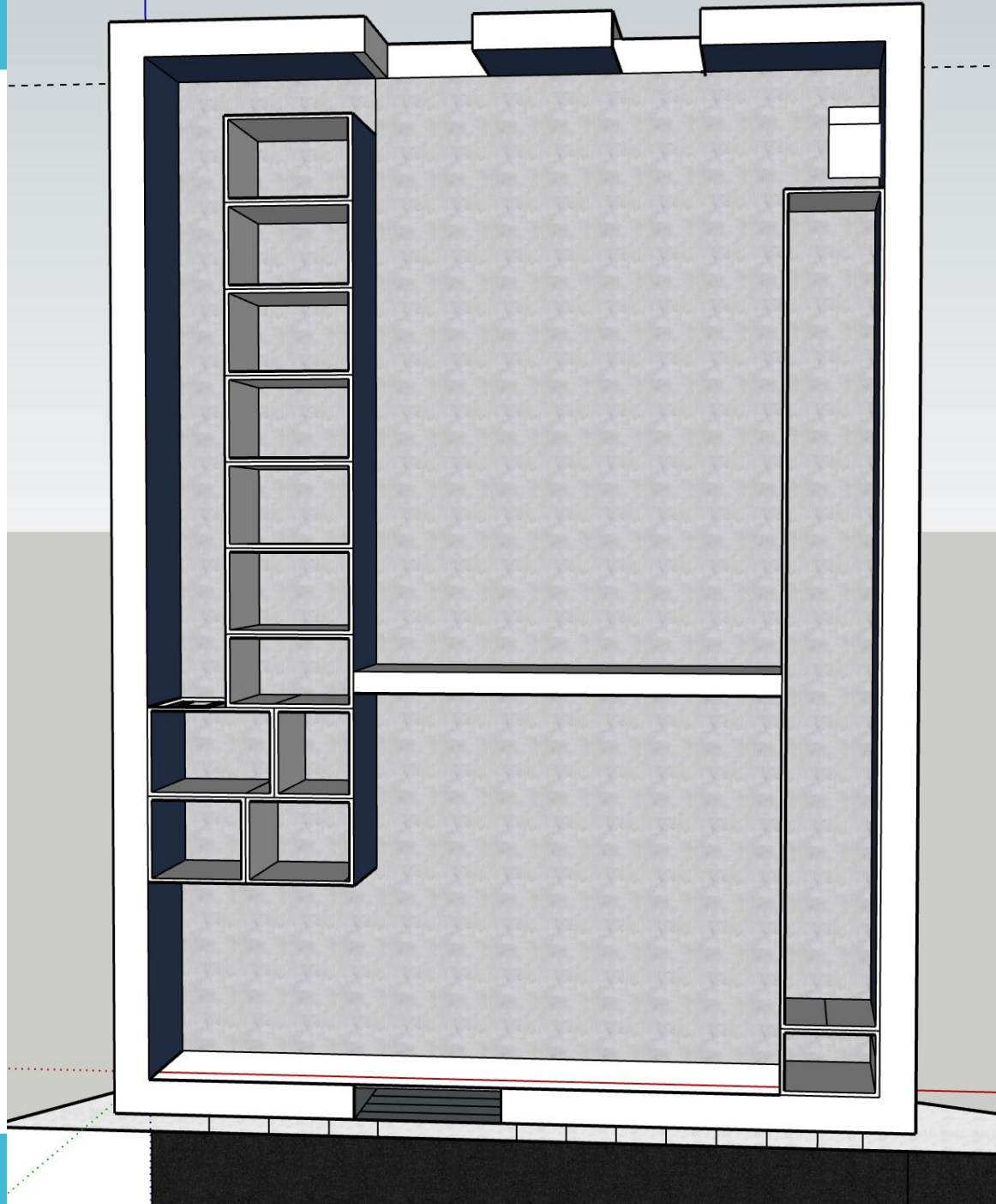




Proposed layout:

From the front door there is a long hallway that leads to the two training rooms.

Kennel rooms on the left side of the building separated by a hallway to help with any sound.

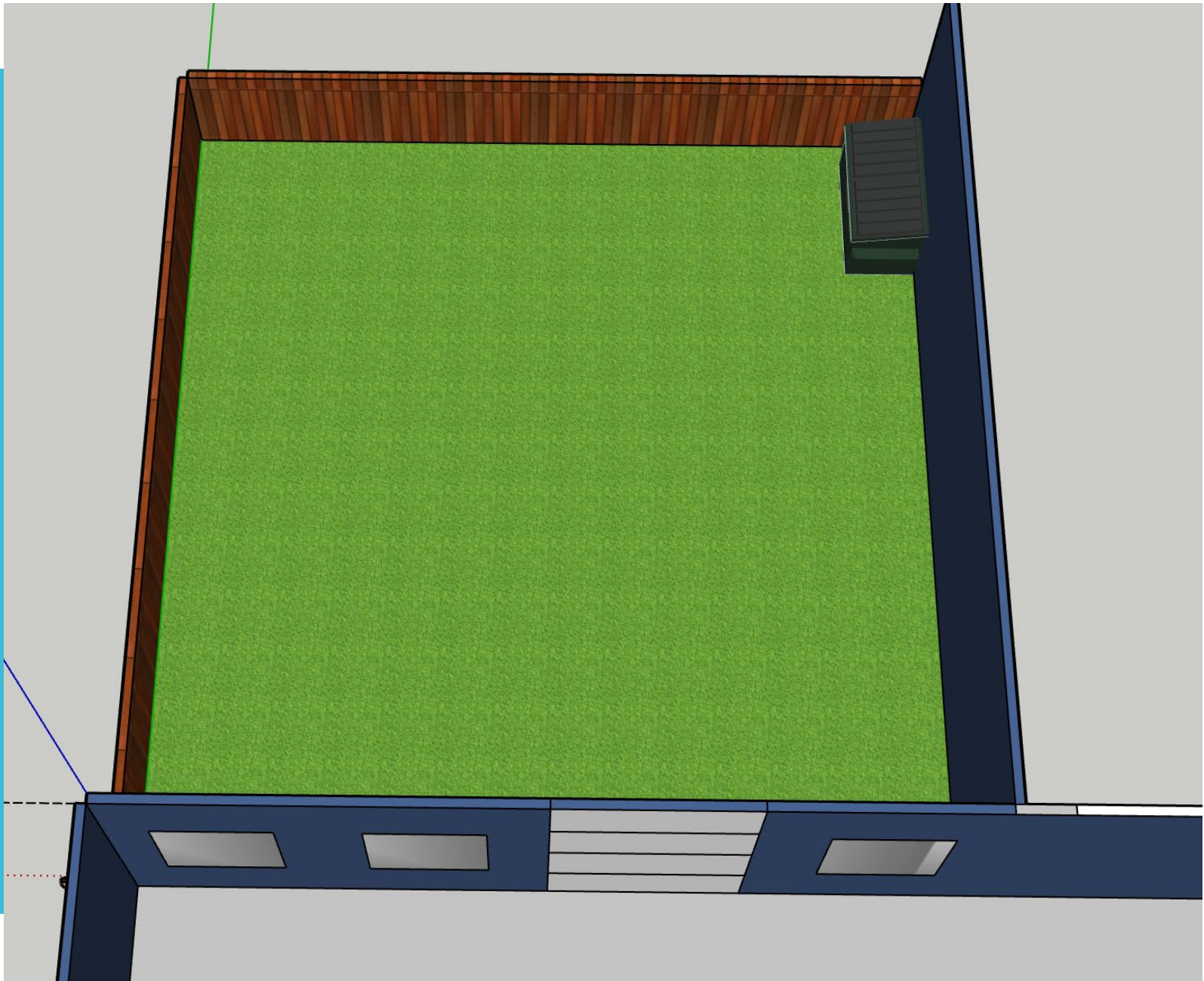


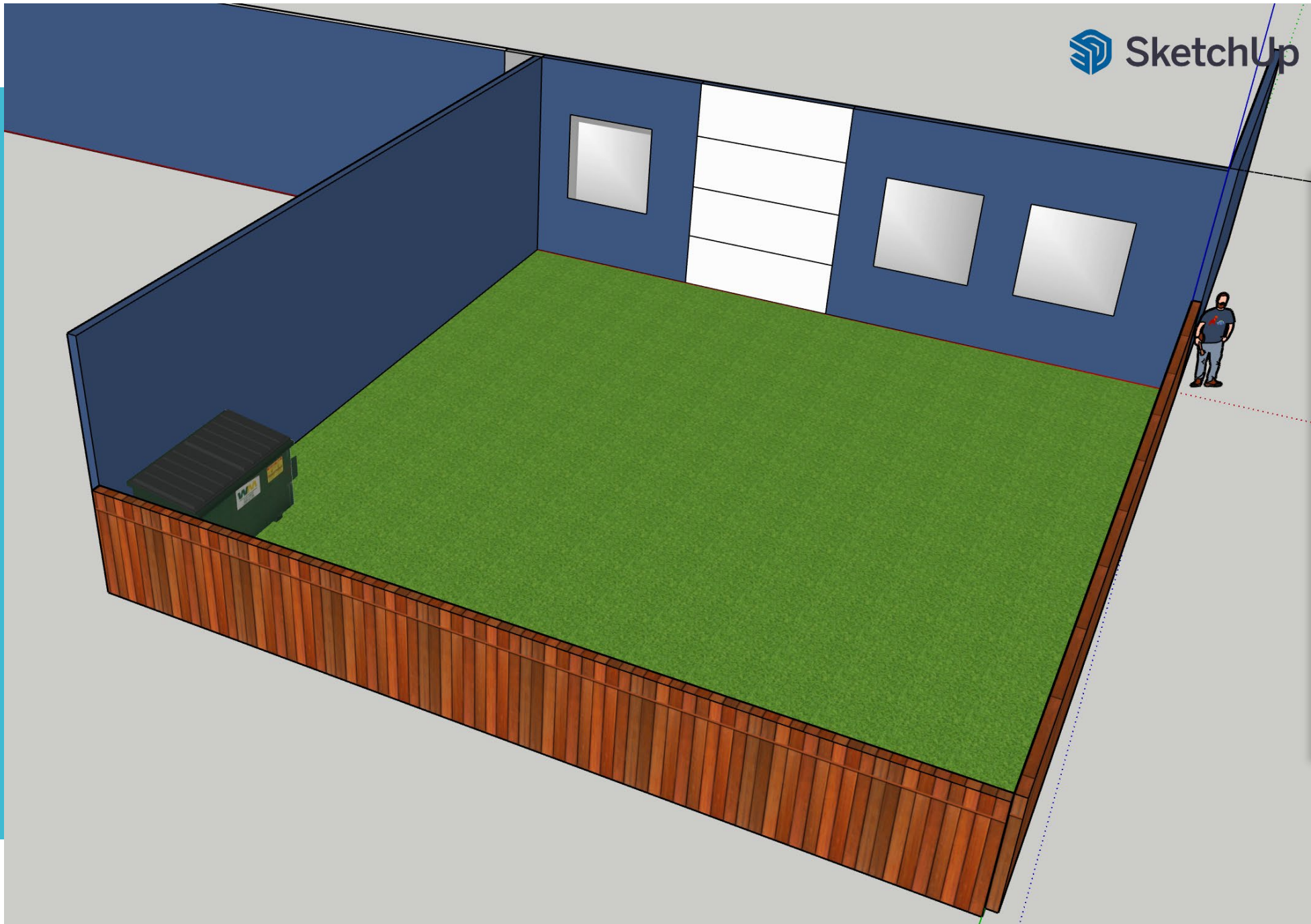
Sound

- The facility at 3504 will be a clean, distraction proof environment that we can use to train our client's dogs. This means that soundproofing will be a must for us as well.
- In our proposed site plans, you can see the distance from the training rooms to the exterior walls. This extra space will be helpful to keep the distractions in the training center low.
- The proposed kennel rooms will be insulated and drywalled for extra sound proofing. There will also be a gap between the exterior walls and the kennel rooms which will serve as an additional barrier for sound.
- The windows on the exterior walls will also be covered with another layer of glass to help with sound abatement.
- If needed, we can add an additional barrier or soundproofing panels.

Smell

- Smell is always a concern when with dog training facility. We pride ourselves on being extremely clean and organized with disposal of waste. We have letters of support from our current neighbors explaining their experience with living next to our facility and have no complaints about the noise or smell of our facility.
- Trash and waste will be disposed of properly in a dumpster that will be picked up weekly.
- Cleaning the facility is done nightly to ensure a clean training environment.





Courtyard

- The outdoor courtyard is completely fenced in with a 6ft privacy fence.
- This space will be used as a training area for dogs and their owners.
- Dogs will be on leash when training in this space to help them learn to behave while around more distractions .
- This space will also be used as a place for dogs to eliminate while in training with us.

Training and Business Experience

- 2023 will be my 13th year as a professional dog trainer. This is also our third year in business as Turning Point Dog Training
- I have experience with working and managing boarding facilities, dog daycares, and was a longtime volunteer at the city kennel which have all given me the experience I need to successfully run a training facility.
- Our staff continues to take classes and get certifications to learn and grow to better meet the needs of our clients. Working with rescues and dogs that need to be rehomed are some of the challenges we face and are able to help with.

Old Brooklyn

- Turning Point Dog Training has called Old Brooklyn home for the past three years. We have loved the support we have received from our neighbors, OBCDC, friends and family .
- Our search for a new building started over a year and a half ago. We finally found a building that fits all of our needs and are hopeful that we are able to call this building home for the foreseeable future.
- My wife and I own our home here in Old Brooklyn as does Paige and her fiancé. Paige has been training at Turning Point for just over a year.
- Being less than a mile away from the facility will make our response time to any issues with the property timely and quick.

Jobs

- Expanding our business has been a goal since day one and we are finally able to make that push. Our current location is 1,800 sq ft and the new building is closer to 7,800 sq ft.
- We plan to hire two more staff members immediately for the new facility. This will mean more jobs for people who love dogs as much as we do.
- As we expand and grow the business, we plan to hire even more down the line. This will help bring more jobs and opportunities for current employees.

Surrounding Properties

- There is a residential home right next-door to the proposed training center . Their address is 3510 Standford Ave. We spoke with Mr. Bailey and explained our proposed plans. We even had him shadow one of our training sessions to see our training process. Mr. Bailey was very thankful for our transparency and even wrote us a letter in full support of us moving to the building next to his home. The home that he has lived in since 1982.
- There are no other residences within 100 feet of the building.



Mr. & Mrs. Bailey's
home

3510

3504 Stanford Ave,
Cleveland, OH 44109

Mr. E's Inn
Grill · \$

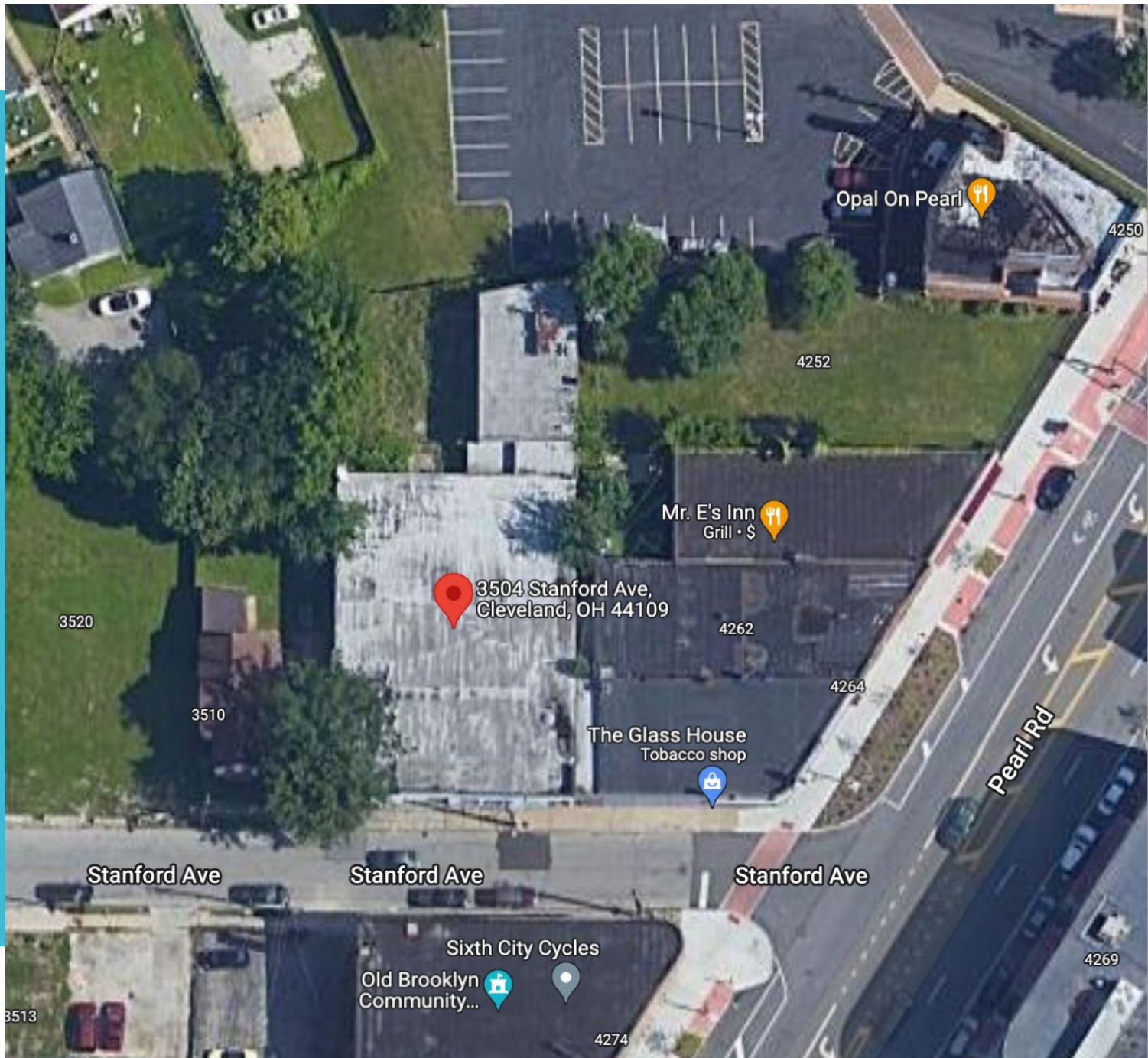
4260

4262

4264

The Glass House
Tobacco shop

Google



Parking

- Parking for the training facility will be found on Stanford Ave, Pearl rd. and Henritze.
- With a majority of our training sessions happening in the evening hours, we won't be competing with other local businesses at that time.
- There is also free parking at the MetroHealth Campus across the street from the building that is very underutilized.
- There are plans in the future for adding 4 parking spaces in the courtyard of the training center.

Letters of support from Ed Bailey, who lives next door to the building.

Ed Bailey

3510 Stanford Ave

Cleveland, OH 44109

My name is Ed Bailey and I am writing a letter in support of Turning Point Dog Training moving to 3504 Stanford Ave, next door to our home. I have met with Anthony and discussed his plans for boarding dogs overnight and how he plans to soundproof his facility. I have shadowed a training session with Anthony and do not think that noise is going to be a concern. We are excited to have a growing business next door and to have Turning Point Dog Training as our neighbor.

Letters from current neighbors

Larry F.

Hello,

My name is Larry and I live at 4517 State Road, next door to Turning Point Dog Training. Anthony has had his business here for three years and I have nothing but great things to say about him and his business. We share a parking lot and one of my walls is up against his and I never had a complaint about the noise. Even if he is training out in the parking lot with a dog, the noise is never excessive.

Anthony has always kept the premises tidy and free of any waste from the dogs. I often times will see him picking up litter that floats in from some of the neighboring properties. Although we don't wish to see him go, we support his move and see nothing but great things in his future with the business.

Laura Becka
3408 Cypress Ave.
Cleveland, OH 44109

September 10, 2022

Board of Zoning Appeals / Old Brooklyn Area
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114

Dear Zoning Board:

I am writing in support of the new location requested by Anthony Jochum and Turning Point Dog Training. While I am sad to see him go, I wish him well in the next step for the future of his business.

I live next door to the parking lot of Turning Point and can attest to the positive presence of this business. I often watch if Anthony is holding an outdoor training session. I notice a difference in the training methods used between clients and the many dog breeds; always showing patience and offering encouragement. He is also mindful of people walking by and can spot Goldie, the cat, peeking out from behind the fence, before the dogs see her. I suspect he has a rule about clients picking up after their pets, as I have not had the experience of stepping in something nasty in the grassy area separating our properties.

I have seen Anthony out picking up litter around his business and across the street. He has helped me shovel out my driveway after a bad winter storm. And after a car hit the front of his building, he quickly made sure that all the glass in the area was thoroughly swept up from the sidewalk and from the street.

Living in Old Brooklyn for almost 30 years, I understand the importance of first impressions when crossing the "Zoo bridge" into our neighborhood. I have no doubt that when Turning Point moves to the main corridor, the pride Anthony shows in his business as well as the respect he holds for his neighbors, will surely reflect the aesthetic you strive for within our community.

Sincerely,

Laura Becka

Sept 14 2022

to: Whom this MAY CONCERN.

my NAME is JORGE A. MEJIA with Address
4517 STATE Rd. Cleveland Ohio 44109
and proud TO offer my Recommendation
of Antony to whom I HAVE
PERSONALLY KNOWN for 3 year as my
NEIGHBOR and busnis "turn point" training
dog. Antony is PERSON INTEGRITY, POLITE
And Good PERSON. WORKING HARD.

Atte Jorge A Mejia.

Letter from another businesses

Dear Board of Zoning Appeals,

I would like to state that I support Turning Point Dog Training in their move to a new facility. They are sufficient in their dog training and exercises. Their engagement with “Pack walks” and encouraging other pet owners to successfully train their dogs is helpful to the community.

I am part of the pet industry as I am the Store Manager at Lake Erie Pet Food Co. They recommend their customers to us and in turn we recommend Turning Point Dog Training to our customers. It’s encouraging to see the dogs progress when they come visit.

I also have my dogs (Jack & Ray) enrolled in their training program and they are responding very well. Ray is learning to listen and come when called and learning not to pull when on walks. Jack is deaf and we have been working on hand signals and using Ray as a means to get his attention.

Anthony and Paige are wonderful people whom I met through them being customers of mine and over the years getting to know them. They are both very kind and patient with all dogs I’ve seen them interact with. I also hear many good things from our mutual customers when they come in. I believe in their mission, their impact on the community and the dogs they train.

Kind regards,

Laura Flynn

Thanks for
your time!

We are committed and determined to make this property work for our business. If we can change anything about our plans, or if you have any questions, please let us know.

Public Hearing

Calendar No. 22-171:

2119 West 10th Street.

Ward 3



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.



Public Hearing

Calendar No. 22-171:

2119 West 10th Street.

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



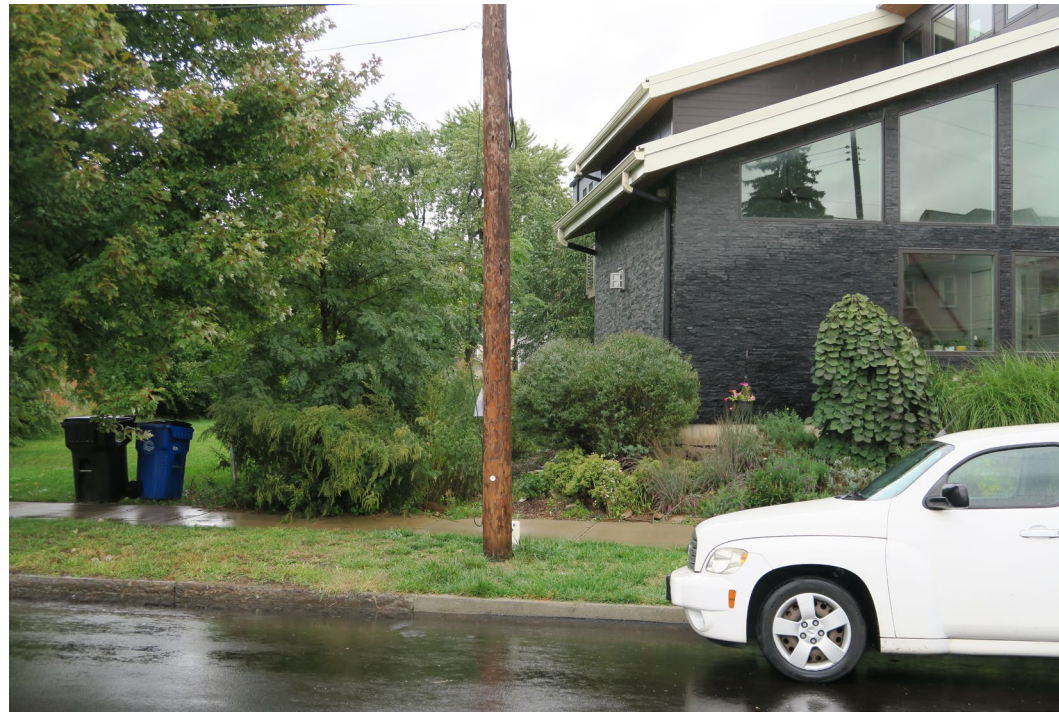


LEGAL STANDARD

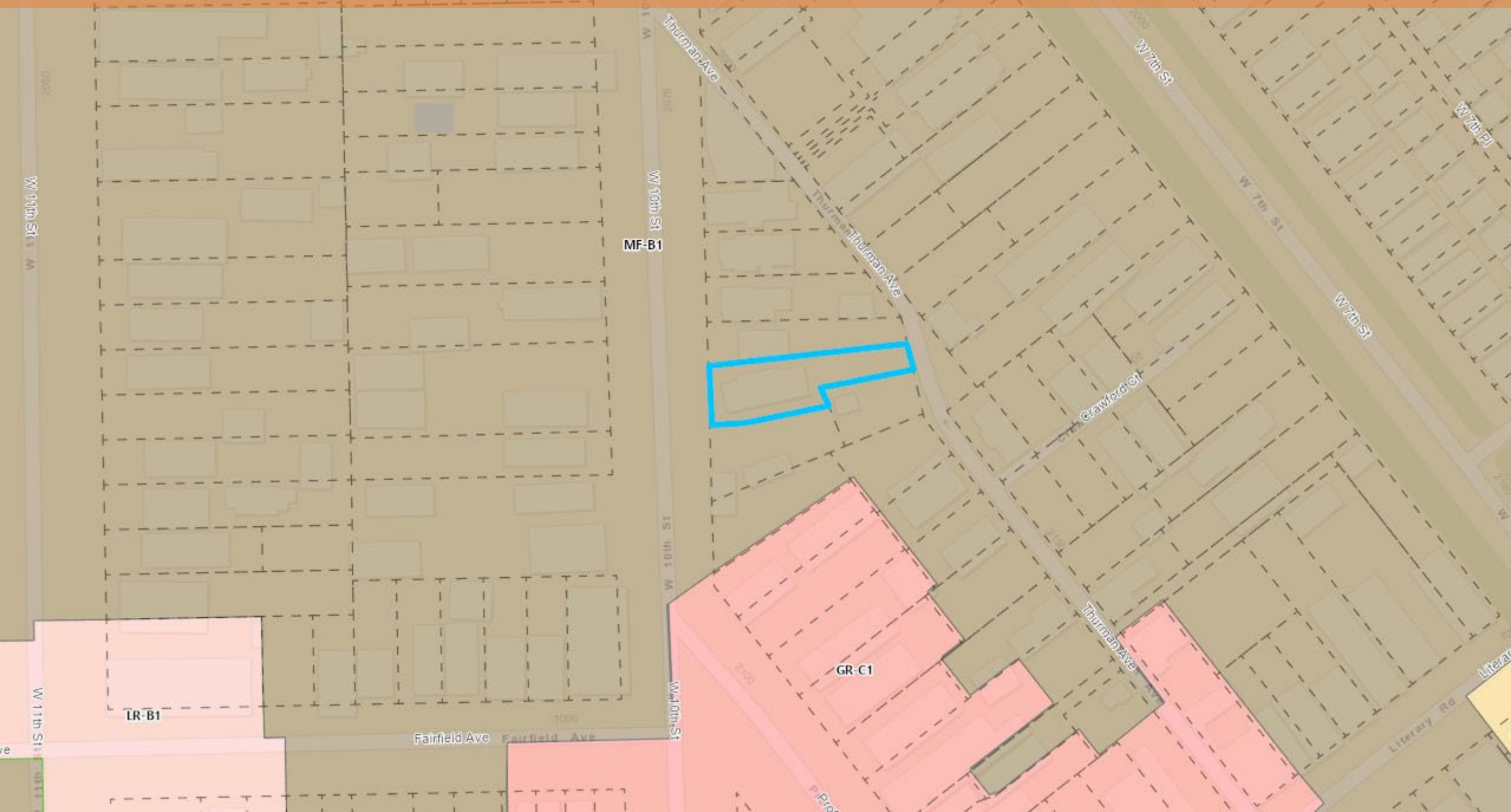
Madam Chair, Members of the Board, Appellant is requesting area variances from the maximum gross floor area, required rear yard, and fencing regulations of the zoning code.

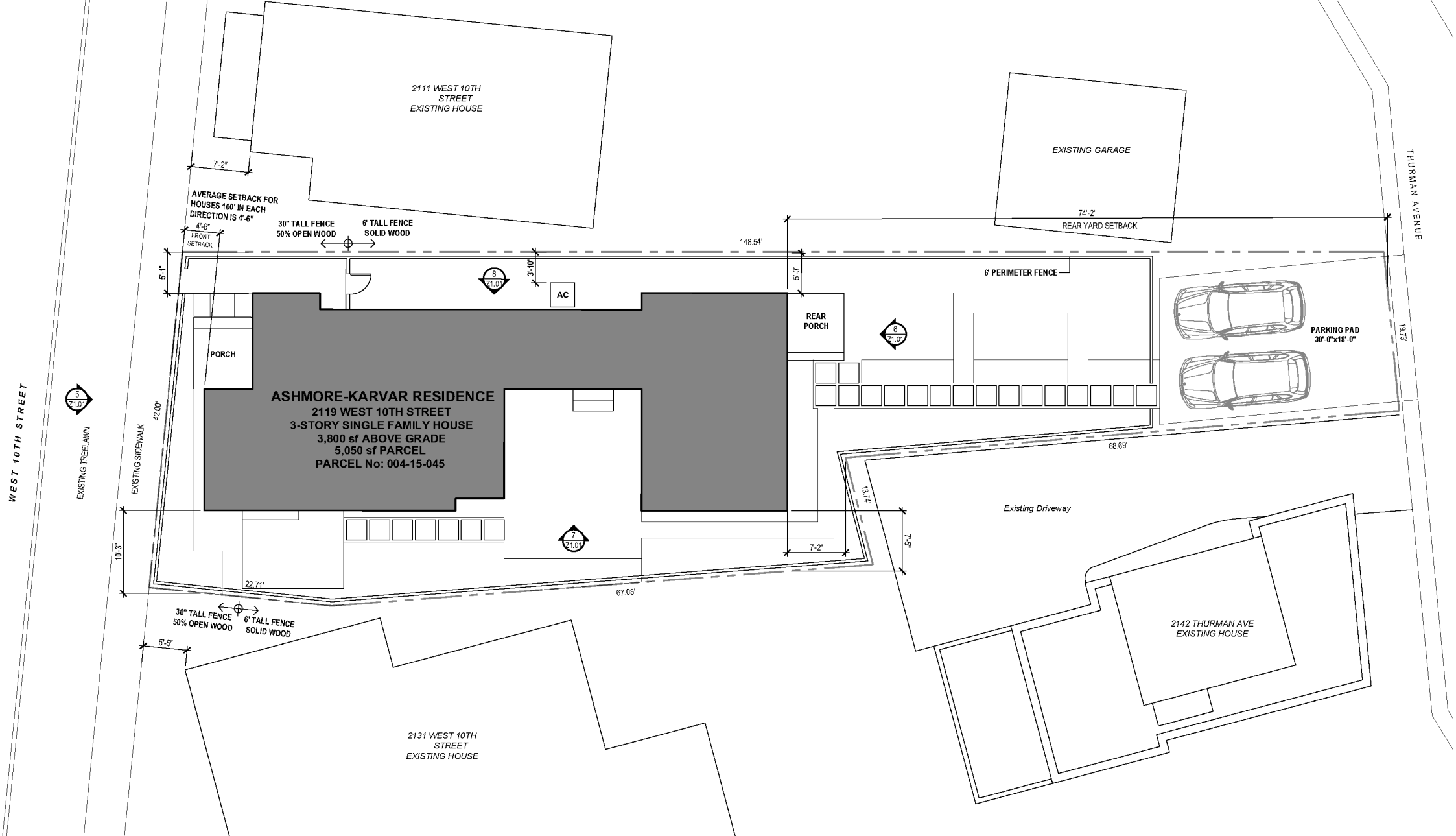
To obtain the area variances, Appellant must prove that denying the request:

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.





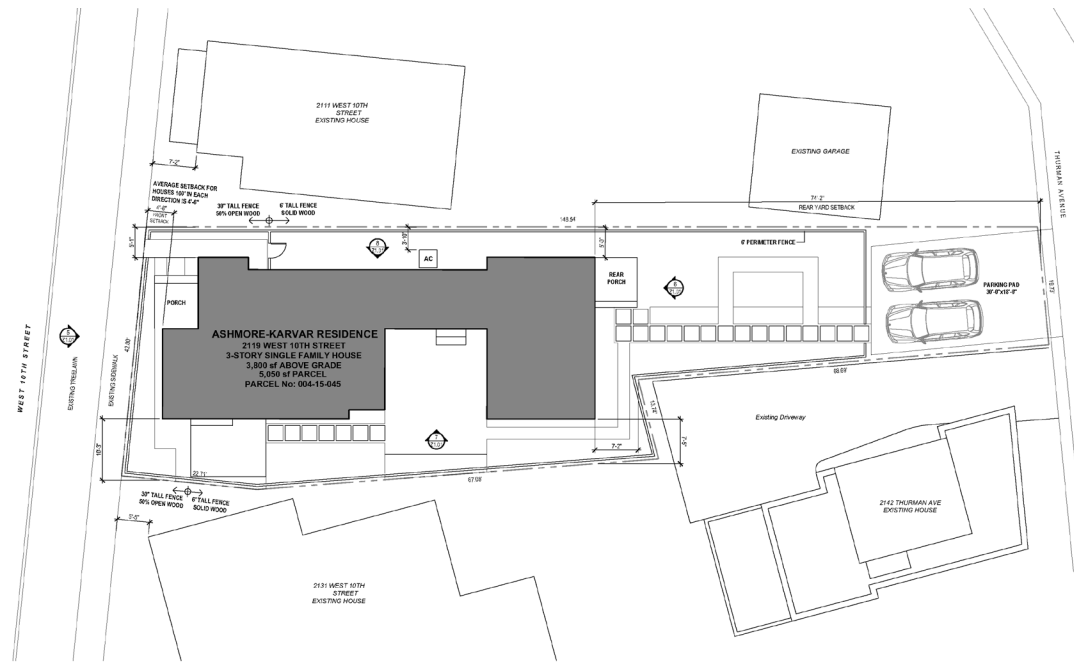




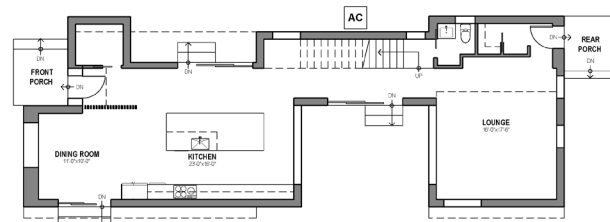
1 - Proposed Site Plan

Scale: 1" = 10'-0" North ^

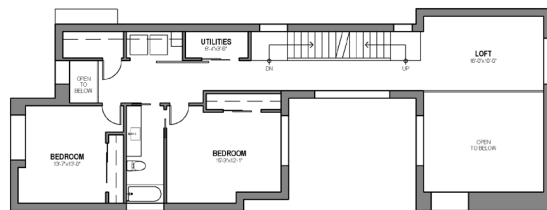
Stamp



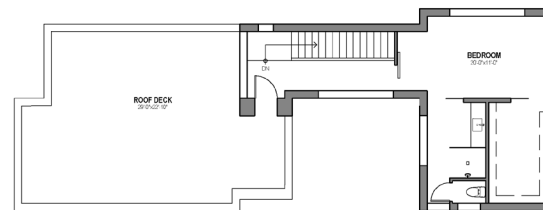
1 - Proposed Site Plan
 Scale: 1" = 10'-0" North



2 - 1st Floor Plan
 Scale: 1/8" = 1'-0" North



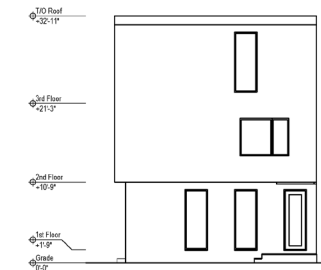
3 - 2nd Floor Plan
 Scale: 1/8" = 1'-0" North



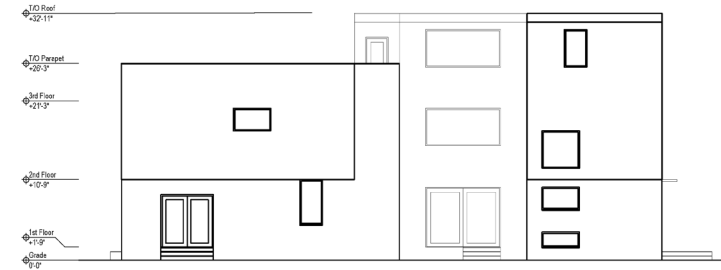
4 - 3rd Floor Plan
 Scale: 1/8" = 1'-0" North



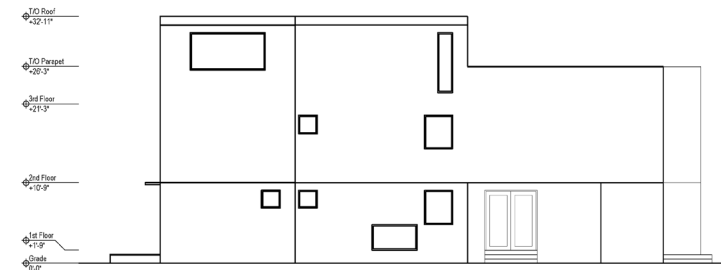
5 - West Elevation
 Scale: 1/8" = 1'-0"



6 - East Elevation
 Scale: 1/8" = 1'-0"



7 - South Elevation
 Scale: 1/8" = 1'-0"



8 - North Elevation
 Scale: 1/8" = 1'-0"

Client

SHANNON ASHMORE
 ALI KARVAR

Project

ASHMORE-KARVAR
 HOUSE
 2119 W 10th St
 Cleveland, Ohio 44113

Revisions

Original Permit Sub. Date 00/00/00

- | | |
|----------------------------------|--------------------|
| Submission | Progress |
| <input type="radio"/> | Design Review |
| <input type="radio"/> | Lot Split |
| <input type="radio"/> | Planning |
| <input checked="" type="radio"/> | Zoning |
| <input type="radio"/> | Schematic Design |
| <input type="radio"/> | Design Development |
| <input type="radio"/> | Building Permit |
| <input type="radio"/> | Bidding |
| <input type="radio"/> | Construction |

Current Date 07/11/22

Drawn By WM

Checked By VMH

Job Number 22026

Sheet

Zoning Submission

Discipline & Number

Z1.01

Public Hearing

Calendar No. 22-79:

7114 St. Clair.

Ward 10

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)



Public Hearing

Calendar No. 22-79:

7114 St. Clair.

Ward 10



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?

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Reply with I DO, YOUR NAME and YOUR ADDRESS.**



HISTORY OF THE PROPERTY





LEGAL STANDARD

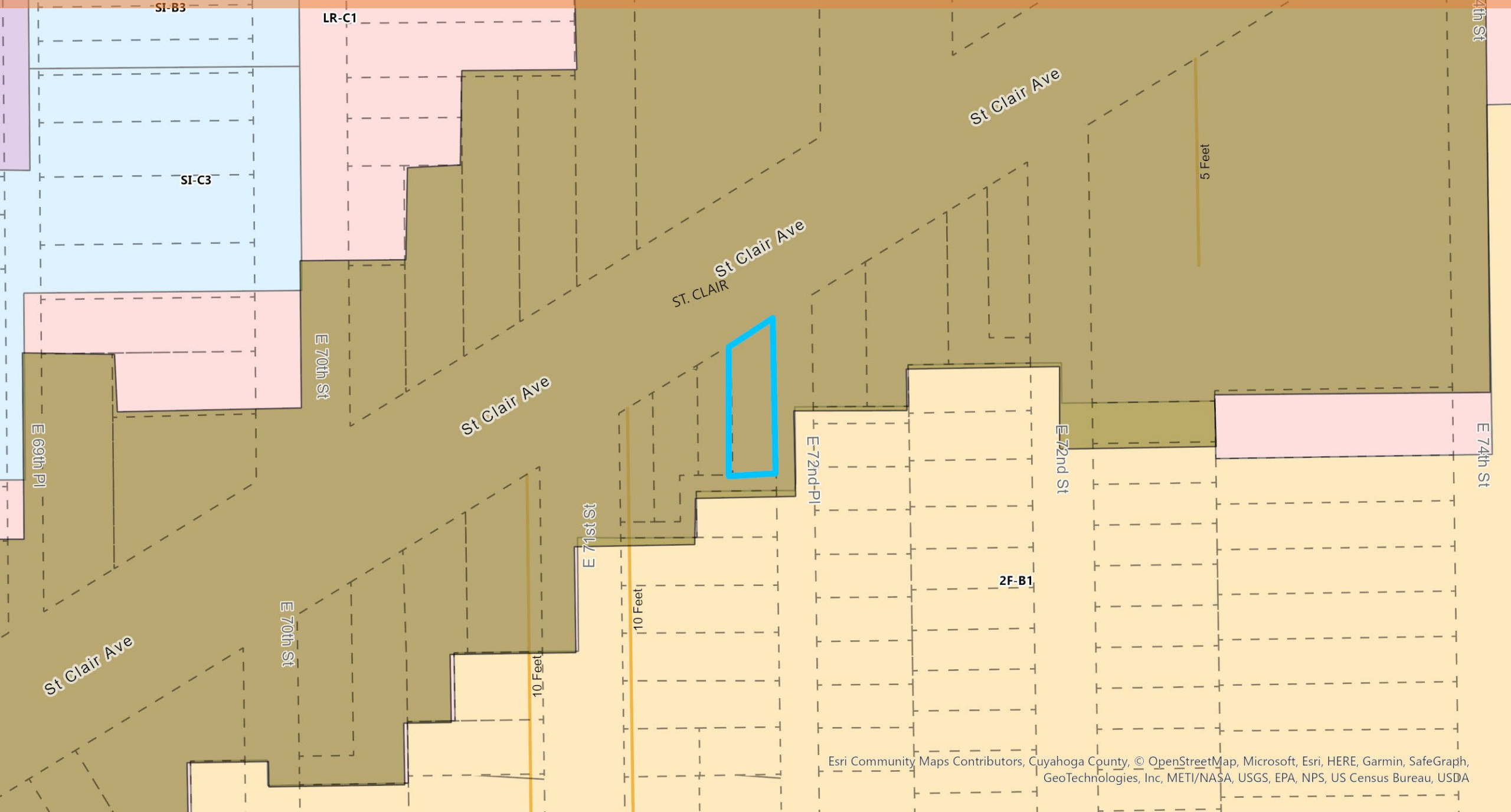
Madam Chair, Members of the Board, Appellant is requesting an area variance from the parking regulations of the zoning code.

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.













From: Anthony Hairston <ahairston@clevelandcitycouncil.org>

Sent: Friday, July 8, 2022 5:34 PM

To: Kukla, Elizabeth <Ekukla@clevelandohio.gov>; Ruelens, Maurice <MRuelens@clevelandohio.gov>

Cc: Melton, Deaira <dmelton@clevelandcitycouncil.org>

Subject: [WARNING: UNSCANNABLE EXTRACTION FAILED]RE: BZA agenda for July 11

Good afternoon,

I am writing in **opposition** to 7114 St. Clair expansion request. I am currently objecting to their liquor renewal because of past issues. The bar sits on a tight corner and with an expansion, could cause more issues at this corner. I'm asking that the board deny this request and urge the applicants to contact my office to discuss further. I'm also certain residents in the area would welcome a conversation.

I look forward to your response.

Regards,

Anthony T. Hairston

Cleveland City Councilman, Ward 10

Cleveland Board of Zoning Appeals

Old Business



Public Hearing



1. Cal. No. 22-145:	2147 W 20 th St.	(KB,TB,NH,AF)
2. Cal. No. 22-163:	7902 Bessemer Ave.	(KB,TB,NH,AF)
3. Cal. No. 22-164:	15006 Westropp Ave.	(KB,TB,NH,AF)*
4. Cal. No. 22-166:	17213 Deforest Ave.	(KB,TB,NH,AF)
5. Cal. No. 22-035:	5807 Detroit Ave.	(KB,TB,AF, MB)*** req. rules.
6. Cal. No. 22-022:	1010 E. 146 St.	(KB, TB, AF, MB)*
7. Cal. No. 22-068:	3195 E. 65 St.	(KB, TB, AF, MB)*
8. Cal. No. 22-058:	2504 Thurman	(KB,TB, AF, MB) *
9. Cal. No. 22-059:	2502 Thurman	(KB, TB, AF, MB)*
10. Cal. No. 22-41:	1453 W. 116 St.	(KB, TB, AF, MB)*
11. Cal. No. 22-014:	1250 Riverbed St.	(KB, TB, AF, MB)*
12. Cal. No. 21-203:	8502 Hough Ave.	(KB, TB, AF, MB)*
13. Cal. No. 21-202:	5001 Memphis	(KB, MB, AF)*
14. Cal. No. 21-177:	18403 Euclid Ave.	(KB, MB, AF)*
15. Cal. No. 21-141:	7202 Hague Ave.	(KB, AF, MB)*
16. Cal. No. 21-091:	4157 Lorain Ave.	(D,KB,AF,MB)*
17. Cal. No. 21-006:	9501 Pierpoint Ave.	(J,D,KB,AF,MB)* _{5/3/21}

AFFIRMATION: NONE

REQUESTS FOR RE-INSTATEMENT: NONE

MISC- APA Zoning Workshop is tomorrow.

Cleveland Board of Zoning Appeals

Adjournment

