



**BOARD OF ZONING APPEALS**

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

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

216.664.2580

**NOV 28, 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 November 25, 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](mailto:ekukla@city.cleveland.oh.us).**

**Calendar No. 22-196:**

**1315 Elm Ct.**

**Ward 15**

**Jenny Spencer**

**11 Notices**

Billingsley & Alexander, proposes to install a vinyl privacy fence/gate six (6) feet in height in the actual front yard in Multi-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 fences in actual front yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open above two (2) feet in height.

**Calendar No. 22-198:**

**3691 W. 105 Street.**

**Ward 11**

**Brian Mooney**

**20 Notices**

Jaigurudev Krupa LLC, proposes to add a drive-through to a convenient store in a Limited Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 347.16(d)(1) which states that no fewer than 5 off-street stacking spaces are required for customer vehicles in each drive-through lane to drive through window; about 3 spaces provided.
2. Section 357.07(a) which states that a 20 foot specific setback is required along Jasper Rd., trash dumpster is located within the specific setback.
3. Section 352.08 which states that an 8 foot wide transition strip of 75% opacity is required at rear where lot abuts Two Family District; trash dumpster is located in the transition strip area.
4. Section 347.16(h) which states that drive-through hours of operation from 9:30 p.m. to 6:00 a.m. are prohibited

**Calendar No. 22-199:**

**3676 East 65 Street.**

**Ward 12**

**Rebecca Maurer**

**29 Notices**

Brent Spicer, owner, proposes to establish use as a tattoo studio. The owner appeals for relief from the strict application of the Cleveland Codified Ordinances:

1. Section 343.11(b)(2)(P) which states that tattooing is first permitted in the General Retail Business District.
2. Section 347.12 which states that no such use shall be established within one thousand (1000) 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.

**Calendar No. 22-200:**

**13917 Liberty Avenue.**

**Ward 16**

**Brian Kazy**

**10 Notices**

Ruperto Castro, proposes to erect an 8' x 18' open wooden front deck attached to existing single family residence located in an A1 One-Family District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09 (b)(2)(B) which states that the required interior side yard is 10 feet and the appellant is proposing 3 feet.

**Calendar No. 22-202**

**3381 Fulton Road.**

**Ward 14**

**Jasmine Santana**

**42 Notices**

Bay Presbyterian Church, owner, proposes to establish use as residential drug/alcohol treatment facility in a B1 Two-Family Residential District and a C1 Local Retail Business District.

1. Section 337.03(b) which states that a residential drug/alcohol treatment facility is not permitted in a Two Family Residential or a Local Retail Business District, but is first permitted in a General Retail District per 337.02(g)(3) (D), 343.01(b)(1), and 337.08 (e)(5).

**Calendar No. 22-203:**

**16623 West Park Rd.**

**Ward 17**

**Charles Slife**

**12 Notices**

Carmel Conlin, proposes to erect a 1 story rear addition attached to existing single family residence in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2) which states that the minimum required interior side yard is 10 feet and the appellant is proposing 3 feet.

**POSTPONED FROM OCTOBER 24, 2022**

**Calendar No. 22-182:**

**1116 Auburn Avenue.**

**Ward 3**

**Kerry McCormack**

**28 Notices**

The Ohio Project LLC, proposes to change the use of existing rear single family dwelling into a two-family dwelling when an existing front two-family dwelling is located on the same parcel of land located in a B1 Two-Family Residential District:

1. Section 337.03(a) which states four dwelling units are not permitted in Two Family District but is first allowed in Multi-Family District.
2. Section 349.04 which states that four parking spaces are required and zero are provided.
3. Section 355.04(b) which states that in the "B" area district, minimum lot area of 2,400 square feet per dwelling unit is required therefore a 7,200 square foot lot is required and 4,950 square feet are provided. *POSTPONED FROM OCTOBER 24 AT THE REQUEST OF THE COUNCILMAN TO ALLOW TIME FOR COMMUNITY REVIEW.*