



CITY OF CLEVELAND
Mayor Justin M. Bibb

BOARD OF ZONING APPEALS

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

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

216.664.2580

JANUARY 30, 2023

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 JANUARY 27, 2023. 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 us boardofzoningappeals@clevelandohio.gov.

Calendar No. 22-236:

1780 E. 89 Street

Ward 12

Rebecca Maurer

Michael Nance, proposes expansion of use from 8 unit apartment to 16 unit apartment in a C1 and E2 Multi-Family Zoning District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 355.04 which states that 17,207 square feet of residential floor area is permitted in a "C" Area zoning District and 23,817 square feet are proposed. Note: Lot consolidation is required.

Calendar No. 22-237:

0 West 20th Street.

Ward 3

(PPNs 004-06-071 through 075 and 004-06-087)

Kerry McCormack

The CLE VUE LLC., owner, and Agostino Pintus/ Kenneth Wolfe prospective purchasers propose to erect a four story, 85 unit apartment building on 7 parcels including one City of Cleveland Land Bank parcel in a G2 Limited Retail Business District and a Multi-Family Residential District. The appellant is requesting relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.06(a) which states that where no specific building line is indicated on the Building Zone Map, on a street frontage on one (1) side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, where twenty percent (20%) or more of the aggregate street frontage of the property abutting thereon is occupied by main buildings, the average of the setbacks of the existing buildings within one hundred (100) feet on both sides of any lot shall determine the location of the required front yard line for that lot. Proposed front setback is in front of existing buildings on West 20th St. Please note that Per 329.04(a) the Board has limited authority to grant a front yard variance.
2. Section 357.08(b)(2)(3) which states a that a 20 foot rear yard is required. In the case of an irregular, triangular or segment shaped lot, the required depth of a required rear yard shall be interpreted to mean the average depth, provided that no required rear yard on any lot in a Residence District or in connection with building of Residential Occupancy or Institutional H Occupancy Classification shall be less than ten (10) feet in depth at any point.

Calendar No. 23-001:

12403 Mayfield Road.

Ward 6

Blaine Griffin

Preservation Partners, owner, proposes to change use from residence unit to bar and restaurant in a C2 General 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 10 additional parking spaces are required and none are proposed.

Calendar No. 23-002:

1975 Ford Drive.

Ward 6

Blaine Griffin

Ford-Hessler Property Reorganization LLC, proposes to erect a three story, six dwelling unit addition to existing five unit residential building located in an E3 Multi-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 349.08 which states that where five (5) or more accessory off- street parking spaces are provided, and are located on a lot that is adjacent to a Residence District or that adjoins a building containing dwelling units, such parking spaces shall be screened from all adjoining lots in the Residence District or a building containing dwelling units, by an opaque wall, a uniformly painted fence of fire resistant material or a strip of land at least four (4) feet wide and densely planted with shrubs that form a dense screen year round. Such wall, fence or shrubs shall be at least three (3) feet, but not more than six (6) feet six (6) inches in height.
2. Section 341.02 which states approval of the Cleveland Landmarks Commission is required.

Zarell Patton, proposes to establish use as a Residential Facility for five occupants in a B1 Two-Family Residential District. The appellant is requesting relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that a "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 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, 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 of two other Residential Facilities, located at 1334 Ansel Road (Tender Love & Care), and 1335 East 90th St. (Annie Frazier's Adult Care II).