Cleveland Board of Zoning Appeals

Monday January 30, 2023 at 9:30 AM

PLEASE MUTE YOUR MICROPHONE

Kelley Britt, Board Chair

Elizabeth Kukla, Secretary

Cleveland Board of Zoning Appeals

January 30, 2023

Preamble

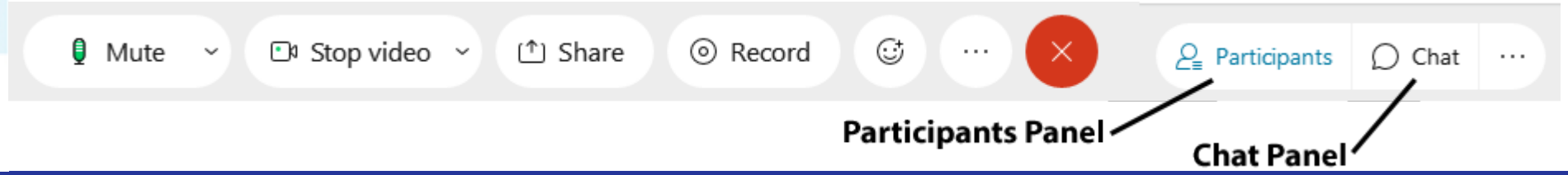
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF THE CITY'S OPEN MEETING LAW, AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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
January 30, 2023

Preamble

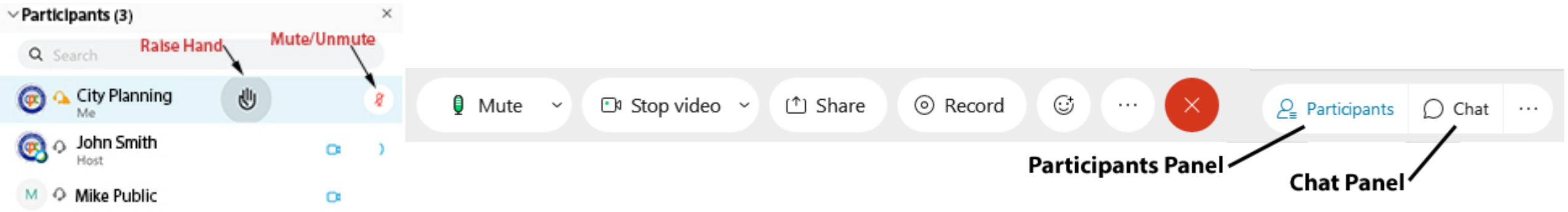
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

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

Postponements / Withdrawals

NONE TODAY

Cleveland Board of Zoning Appeals

Public Hearing

Public Hearing

Calendar No. 22-236: 1780 E. 89 Street Ward 12

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.

Public Hearing

Calendar No. 22-236: **1780 E. 89 Street** **Ward 12**

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.

Calendar No. 22-236: **1780 E. 89 Street** **Ward 12**

HISTORY OF THE PROPERTY

LEGAL STANDARD

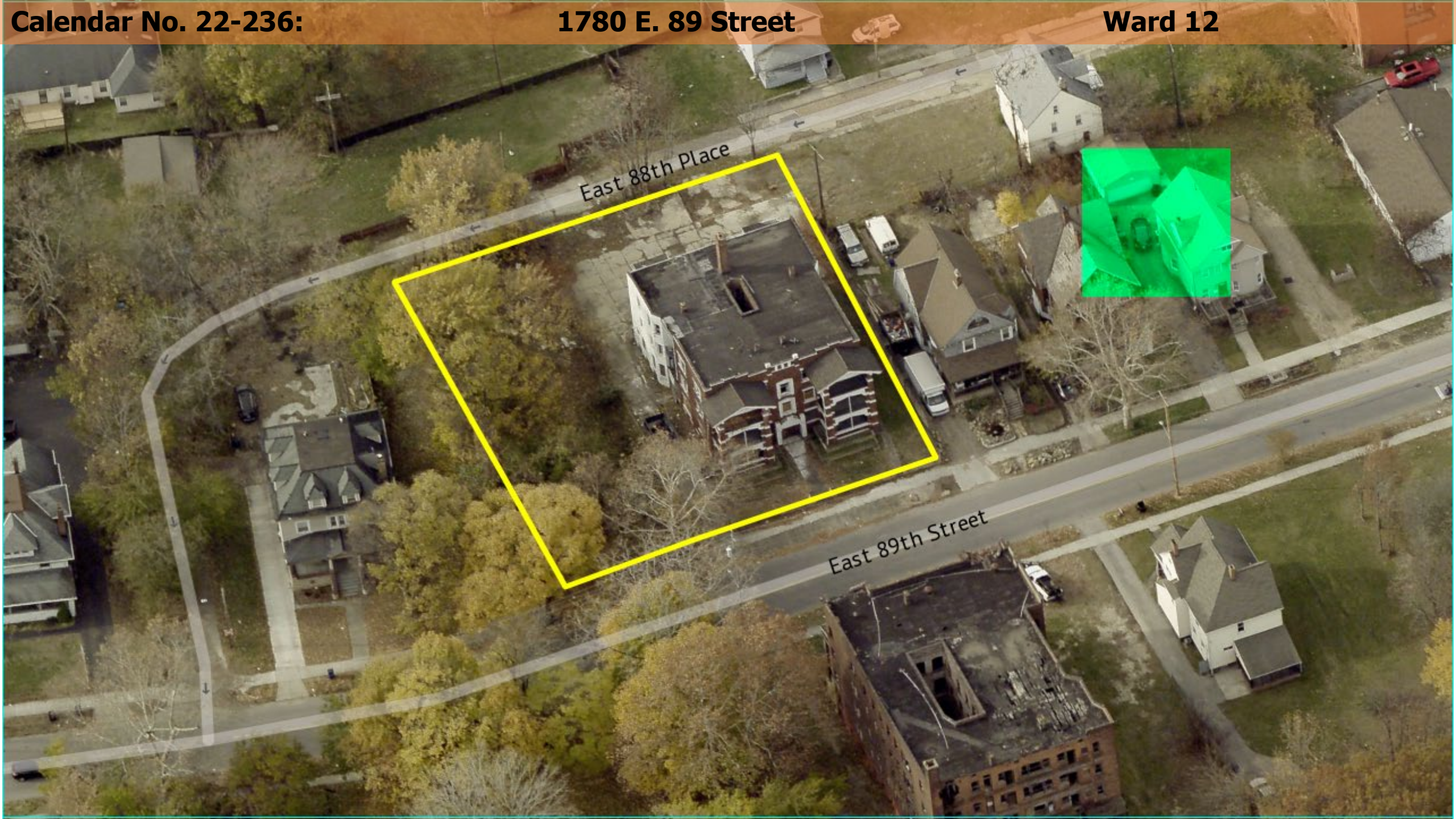
Madam Chair, Members of the Board, Appellant is requesting an area variance from the maximum residential floor area requirements of the zoning code.

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

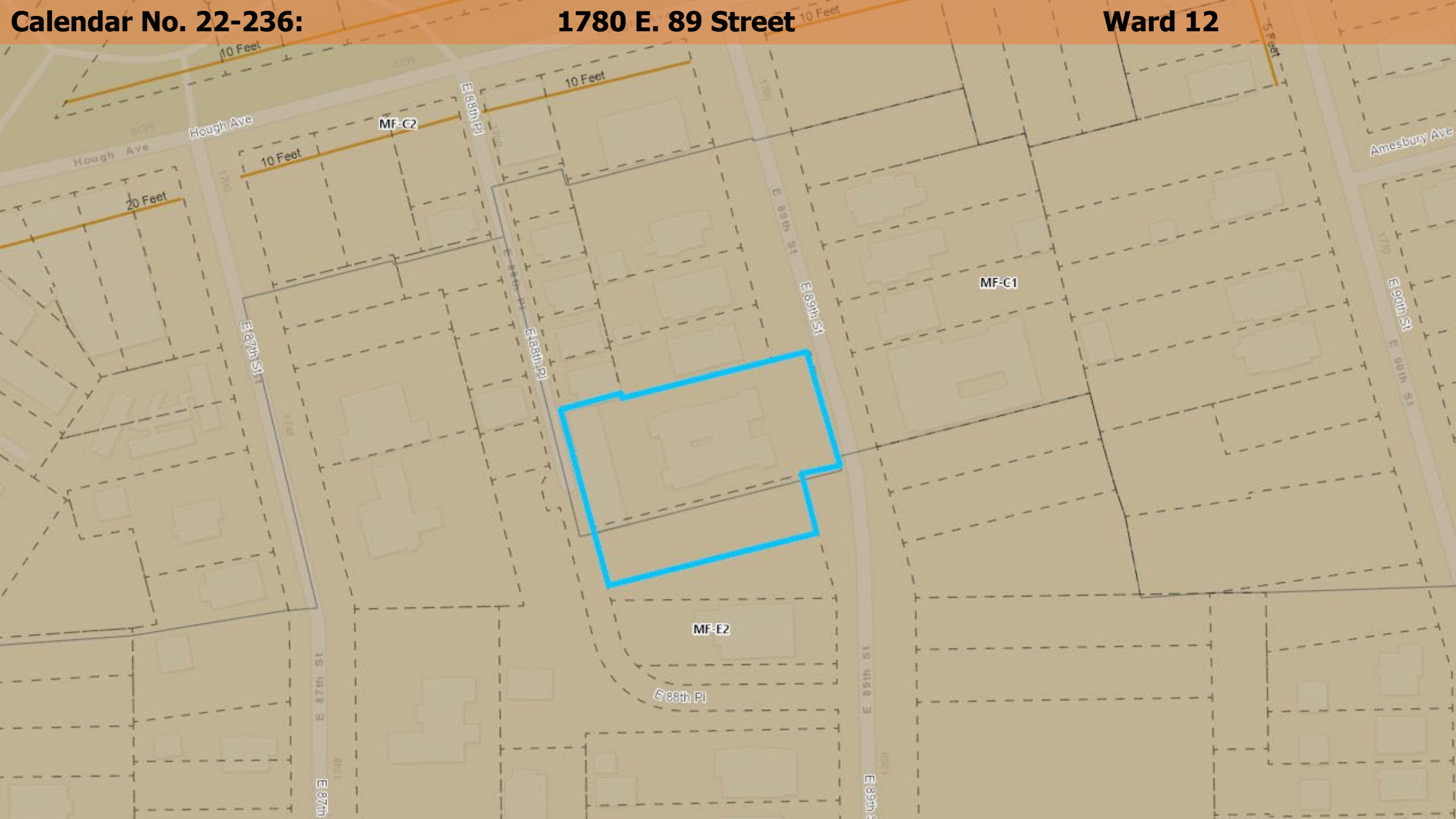
1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

Calendar No. 22-236: **1780 E. 89 Street** **Ward 12**

Calendar No. 22-236: **1780 E. 89 Street** **Ward 12**



Calendar No. 22-236: **1780 E. 89 Street** **Ward 12**

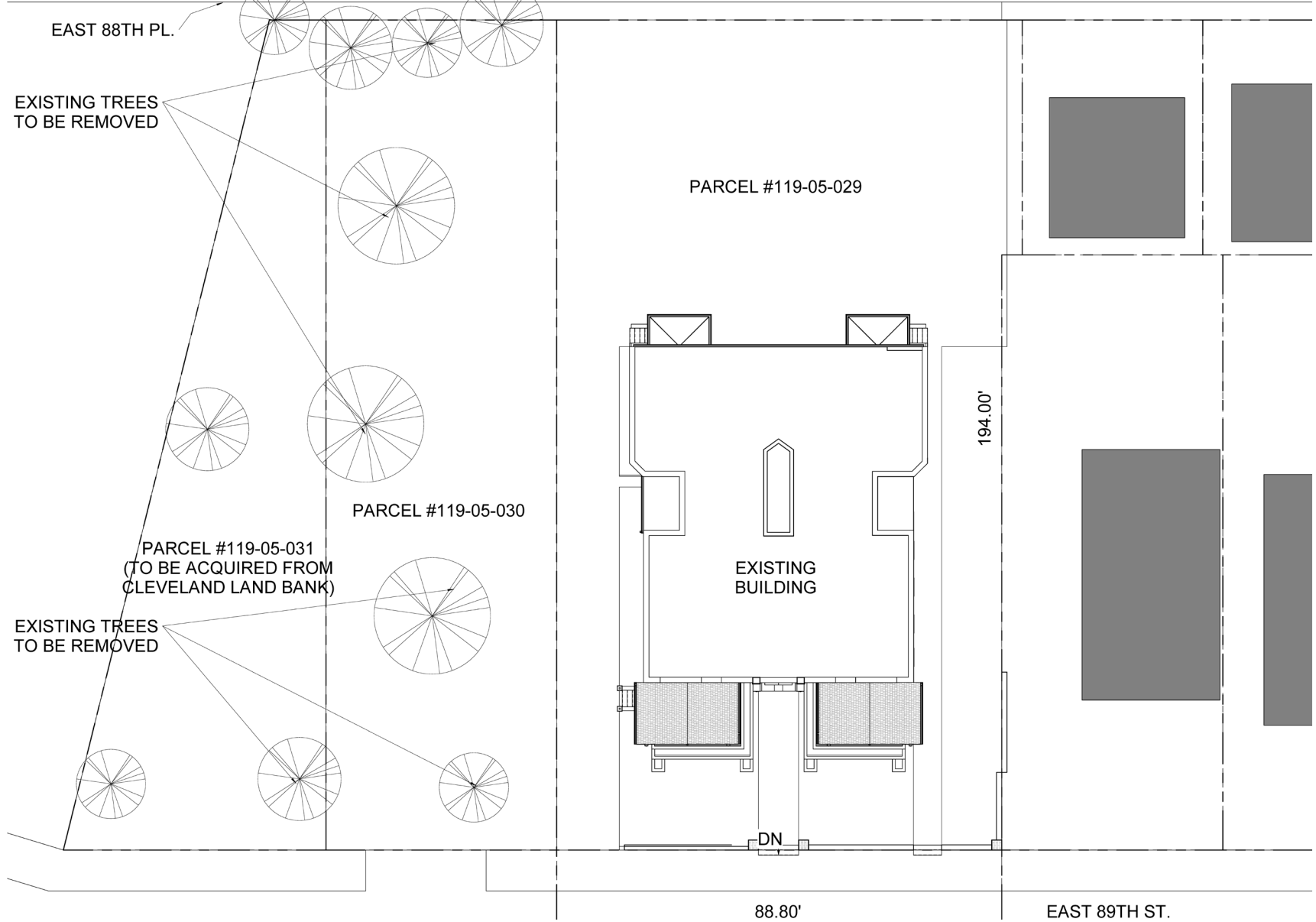


LDA ARCHITECTS

SITE AERIAL PLAN
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023

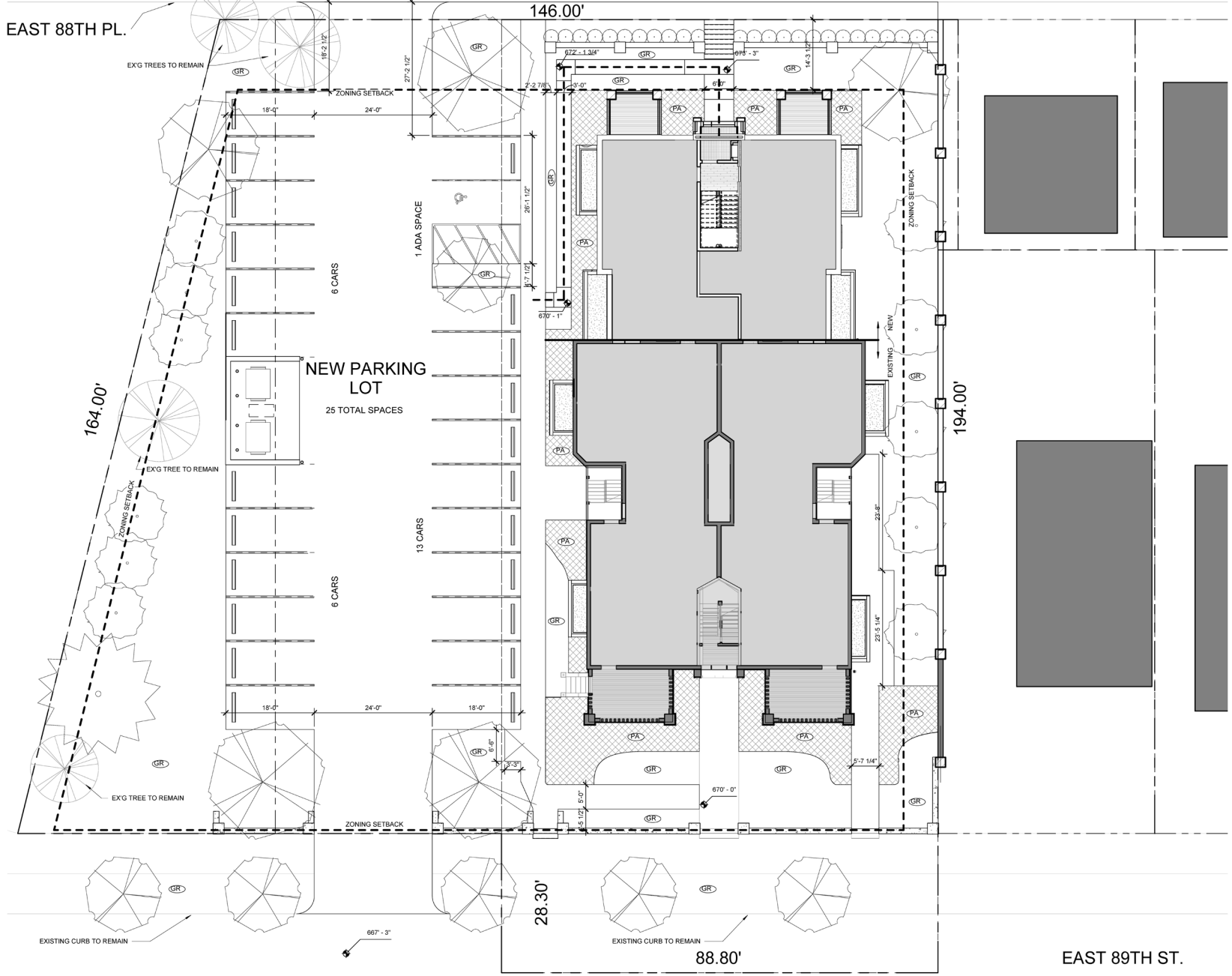


LDA ARCHITECTS

EXISTING SITE PLAN
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023



LDA ARCHITECTS

PROPOSED SITE PLAN

E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023

LDA ARCHITECTS

E 89TH STREET PERSPECTIVE

E 89TH STREET APARTMENT REHAB

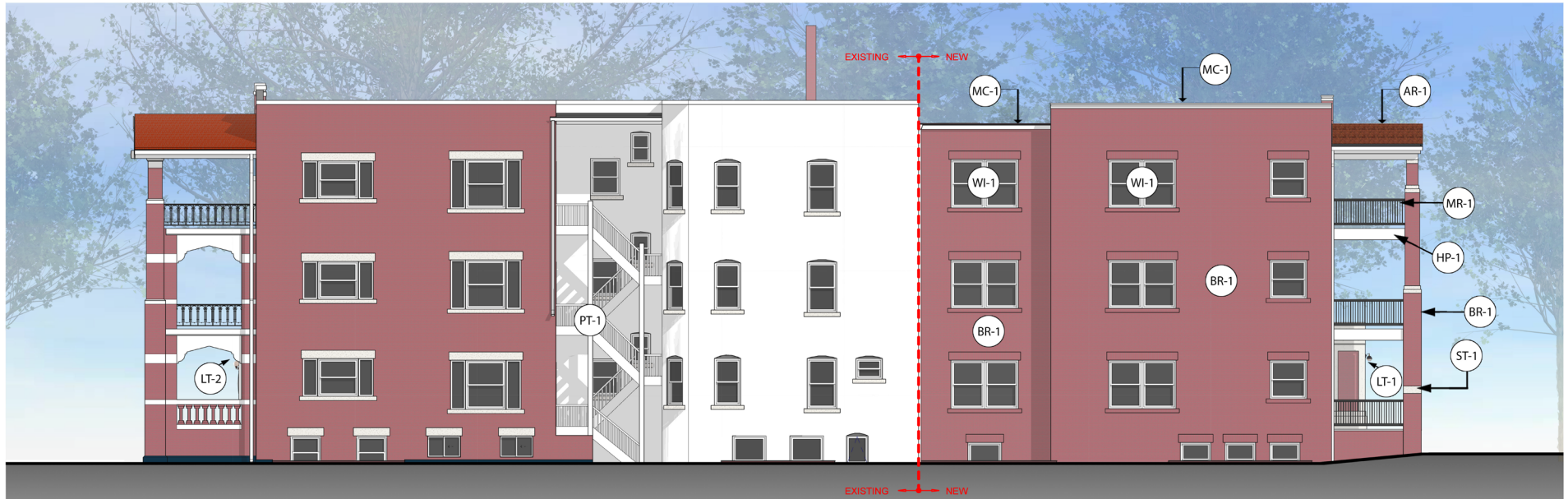
MICHAEL NANCE

LDA ARCHITECTS

88TH PLACE PERSPECTIVE

E 89TH STREET APARTMENT REHAB

MICHAEL NANCE



BRICK

BR-1
BRICK
NAPA VALLEY SMOOTH
IRON SPOT

PAINT

PT-1
PAINTED WOOD
WHITE

SIDING/TRIM

HP-1
HARDIE TRIM BOARD
ARCTIC WHITE - SMOOTH

RAILING

MR-1
ALUMINUM RAILING
POWDER COATED - BLACK

ROOFING

AR-1
ASPHALT SHINGLE
TERRA COTTA

MC-1
METAL COPING
STONE WHITE

WINDOWS

WI-1
WINDOW SASH / FRAME
EXTERIOR (WHITE) ALUMINUM

STONE

ST-1
STONE
HONED WHITE LIMESTONE

LIGHTING

LT-1
EXTERIOR LIGHT FIXTURE
NEW CONSTRUCTION SIDE

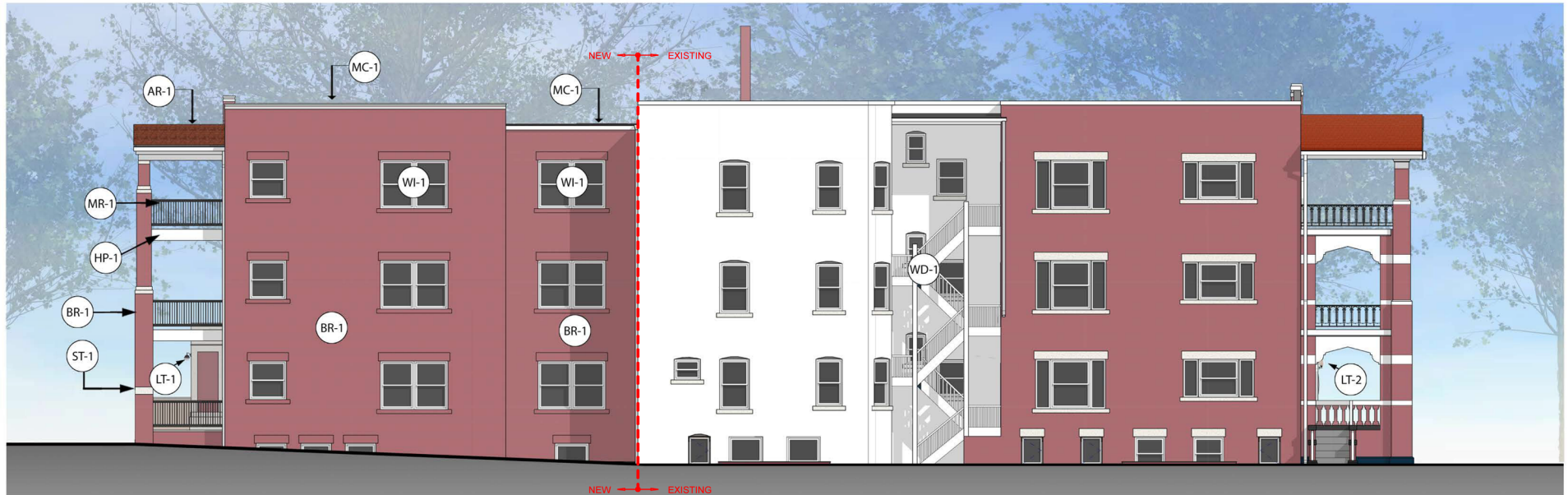
LT-2
EXTERIOR LIGHT FIXTURE
EXISTING SIDE

LDA ARCHITECTS

PROPOSED NORTH ELEVATION
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023



BRICK

BR-1
BRICK
NAPA VALLEY SMOOTH
IRON SPOT

PAINT

PT-1
PAINTED WOOD
WHITE

SIDING/TRIM

HP-1
HARDIE TRIM BOARD
ARCTIC WHITE - SMOOTH

RAILING

MR-1
ALUMINUM RAILING
POWDER COATED - BLACK

ROOFING

AR-1
ASPHALT SHINGLE
TERRA COTTA

MC-1
METAL COPING
STONE WHITE

WINDOWS

WI-1
WINDOW SASH / FRAME
EXTERIOR (WHITE) ALUMINUM

STONE

ST-1
STONE
HONED WHITE LIMESTONE

LIGHTING

LT-1
EXTERIOR LIGHT FIXTURE
NEW CONSTRUCTION SIDE

LT-2
EXTERIOR LIGHT FIXTURE
EXISTING SIDE

LDA ARCHITECTS

PROPOSED SOUTH ELEVATION
E 89TH STREET APARTMENT REHAB

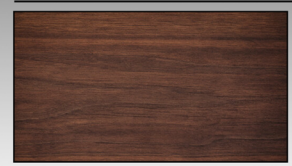
MICHAEL NANCE

25 JANUARY 2023

BRICK

BR-1
BRICK
NAPA VALLEY SMOOTH
IRON SPOT

WOOD



WD-1
STAINED WOOD
MATCH EXISTING ENTRY

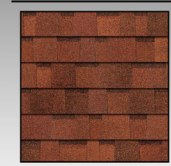
SIDING/TRIM

HP-1
HARDIE TRIM BOARD
ARCTIC WHITE - SMOOTH

RAILING

MR-1
ALUMINUM RAILING
POWDER COATED - BLACK

ROOFING



AR-1
ASPHALT SHINGLE
TERRA COTTA

MC-1
METAL COPING
STONE WHITE

WINDOWS

WI-1
WINDOW SASH / FRAME
EXTERIOR (WHITE) ALUMINUM

STONE

ST-1
STONE
HONED WHITE LIMESTONE

LIGHTING

LT-1
EXTERIOR LIGHT FIXTURE
NEW CONSTRUCTION SIDE

LT-2
EXTERIOR LIGHT FIXTURE
EXISTING SIDE

LDA ARCHITECTS

PROPOSED EAST ELEVATION
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023

BRICK

BR-1
BRICK
NAPA VALLEY SMOOTH
IRON SPOT

WOOD

WD-1
STAINED WOOD
MATCH EXISTING ENTRY

SIDING/TRIM

HP-1
HARDIE TRIM BOARD
ARCTIC WHITE - SMOOTH

RAILING

MR-1
ALUMINUM RAILING
POWDER COATED - BLACK

ROOFING

AR-1
ASPHALT SHINGLE
TERRA COTTA

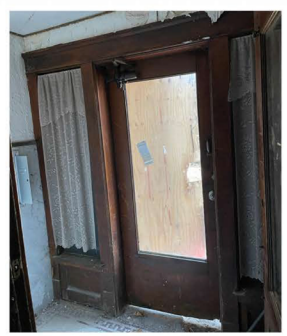
MC-1
METAL COPING
STONE WHITE

WINDOWS

WI-1
WINDOW SASH / FRAME
EXTERIOR (WHITE) ALUMINUM

STONE

ST-1
STONE
HONED WHITE LIMESTONE



LIGHTING

LT-1
EXTERIOR LIGHT FIXTURE
NEW CONSTRUCTION SIDE

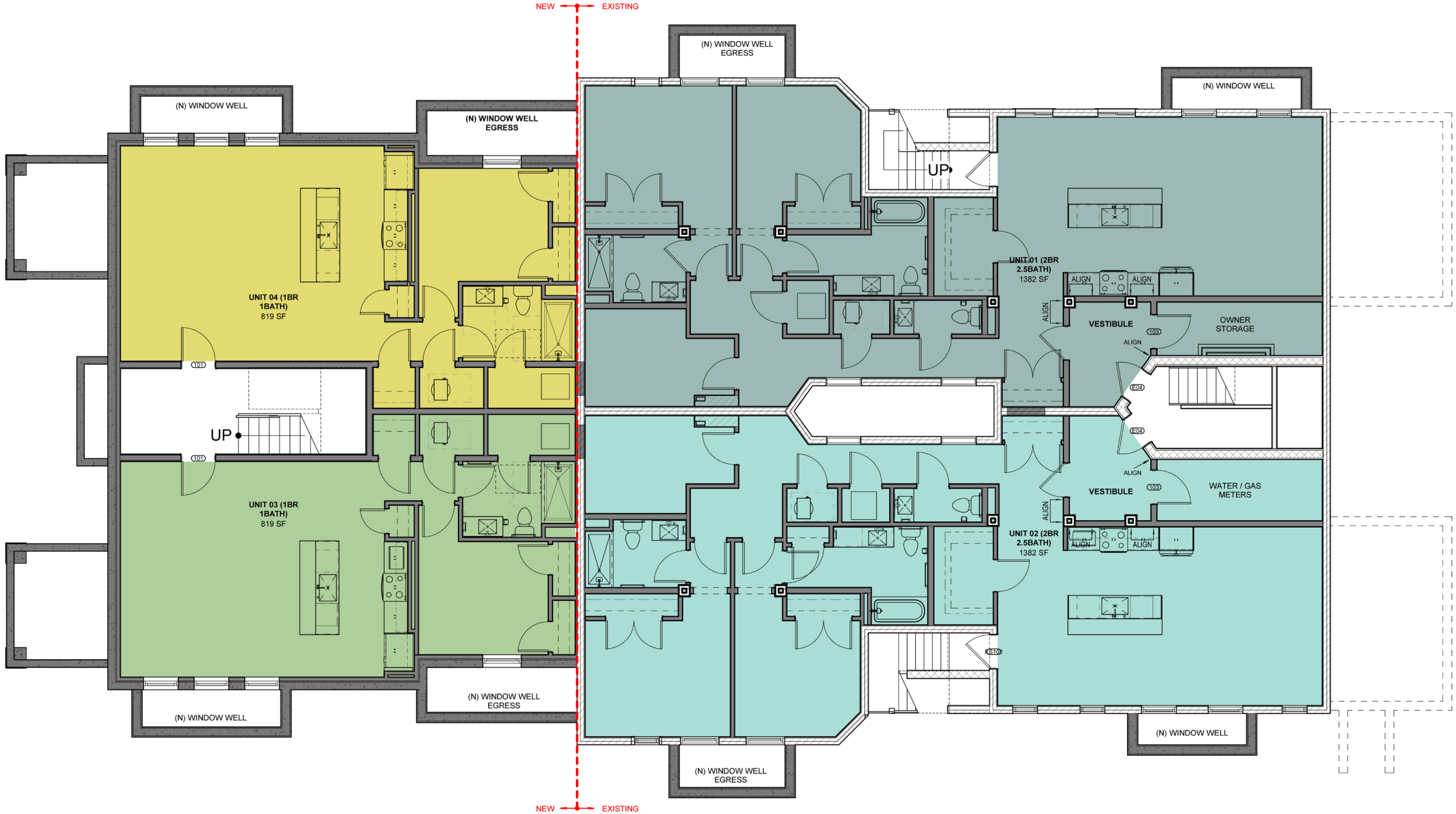
LT-2
EXTERIOR LIGHT FIXTURE
EXISTING SIDE

LDA ARCHITECTS

PROPOSED WEST ELEVATION
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023

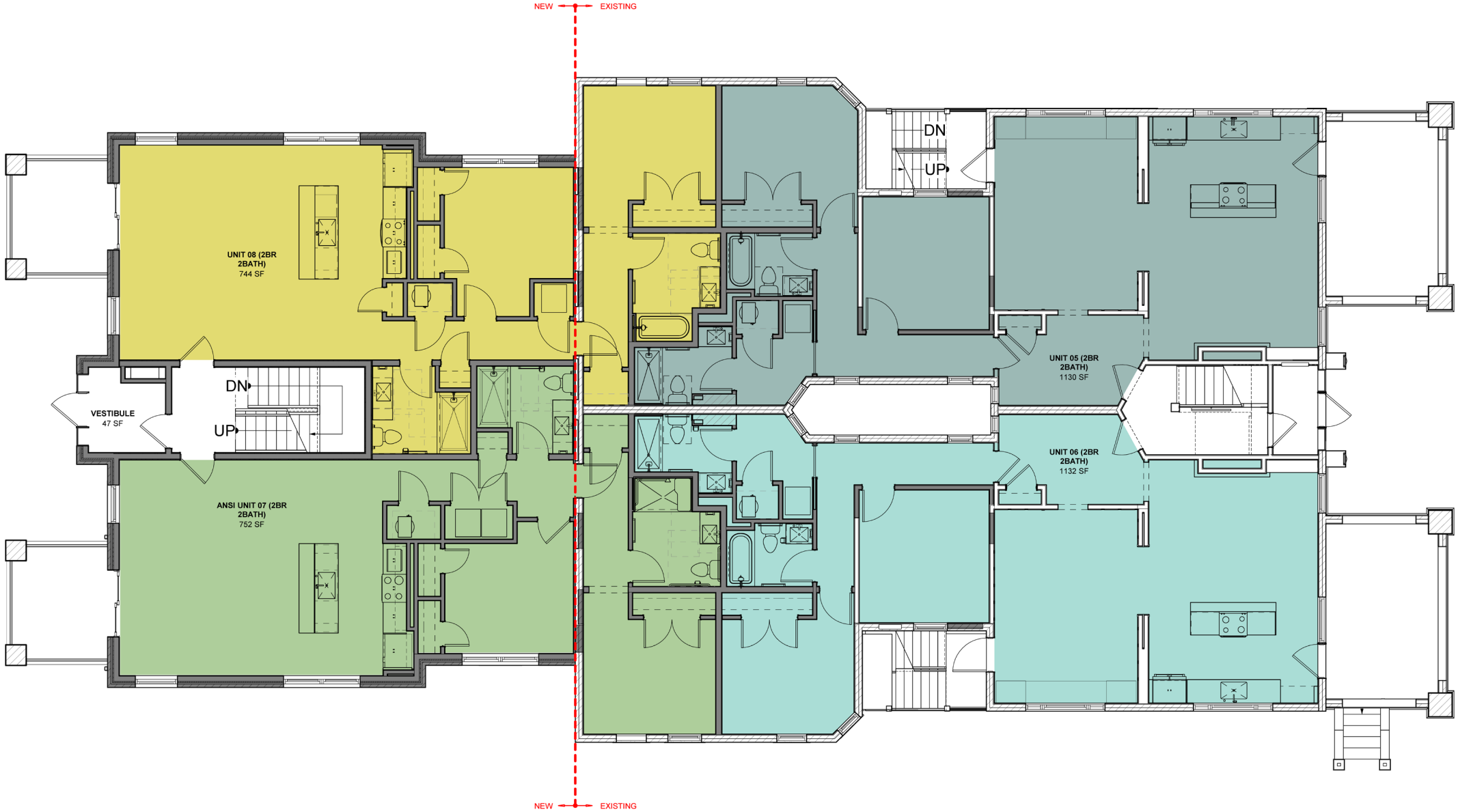


LDA ARCHITECTS

PROPOSED BASEMENT FLOOR PLAN
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023

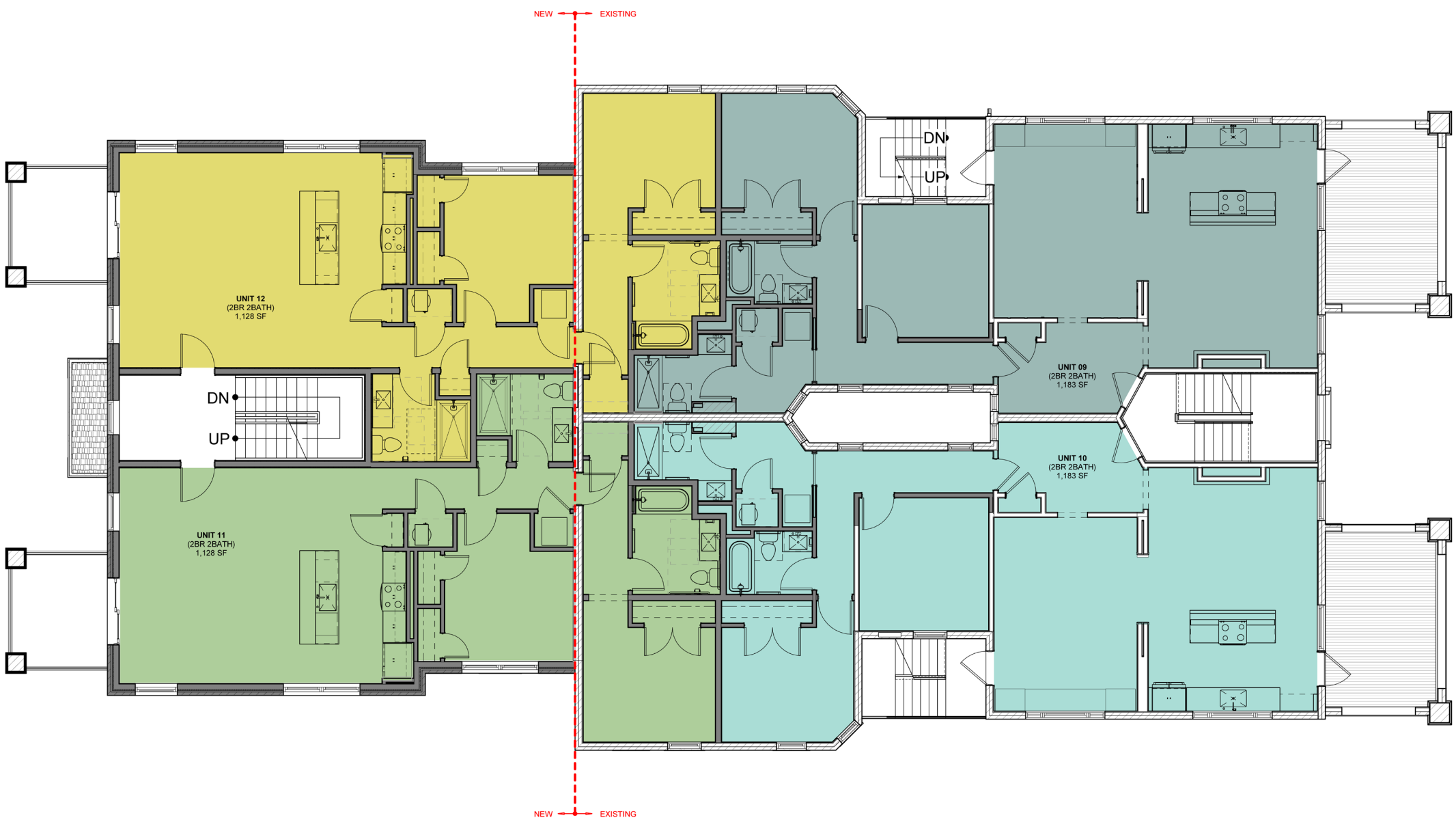


LDA ARCHITECTS

PROPOSED 1ST FLOOR PLAN
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023

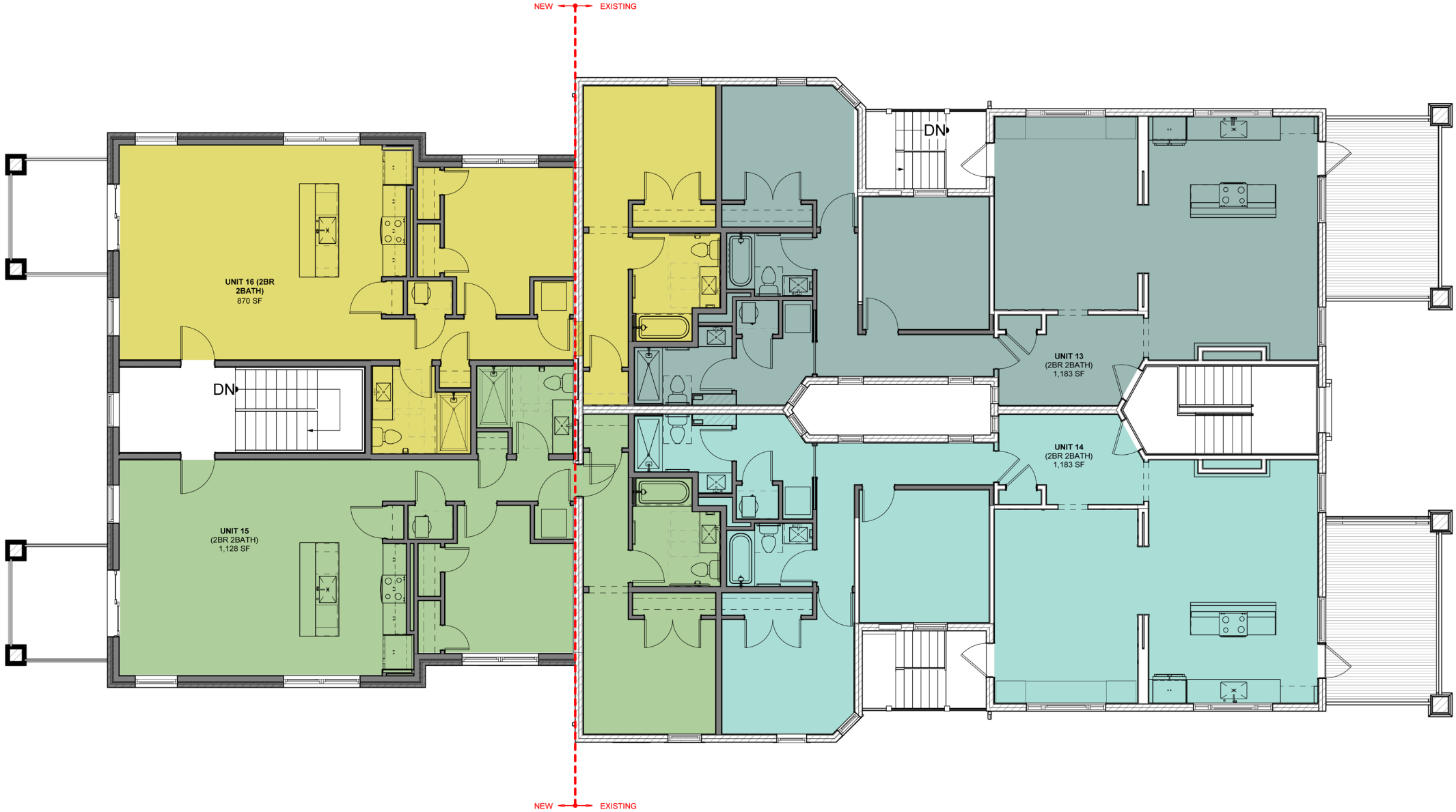


LDA ARCHITECTS

PROPOSED 2ND FLOOR PLAN
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023



LDA ARCHITECTS

PROPOSED 3RD FLOOR PLAN
E 89TH STREET APARTMENT REHAB

MICHAEL NANCE

25 JANUARY 2023

Public Hearing

Calendar No. 22-237: 0 West 20th Street. Ward 3
(PPNs 004-06-071 through 075 and 004-06-087)

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.

Please note that Map Change 2659 was passed by council committee on January 10, 2023. The Map Change adds a 0' mapped setback and changes the use district to Limited Retail (LLR) which does not require a front yard setback.

Public Hearing

Calendar No. 22-237: 0 West 20th Street. Ward 3
(PPNs 004-06-071 through 075 and 004-06-087)

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.

Public Hearing

Calendar No. 22-237: **0 West 20th Street.** **Ward 3**

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

HISTORY OF THE PROPERTY

Calendar No. 22-237: **0 West 20th Street.** **Ward 3**
(PPNs 004-06-071 through 075 and 004-06-087)

LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the front yard setback and rear yard requirements 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.

Please note that Section 329.04(a) may limit the Board's ability to grant the requested front yard setback variance.

Calendar No. 22-237: **0 West 20th Street.** **Ward 3**

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

Calendar No. 22-237: **0 West 20th Street.** **Ward 3**

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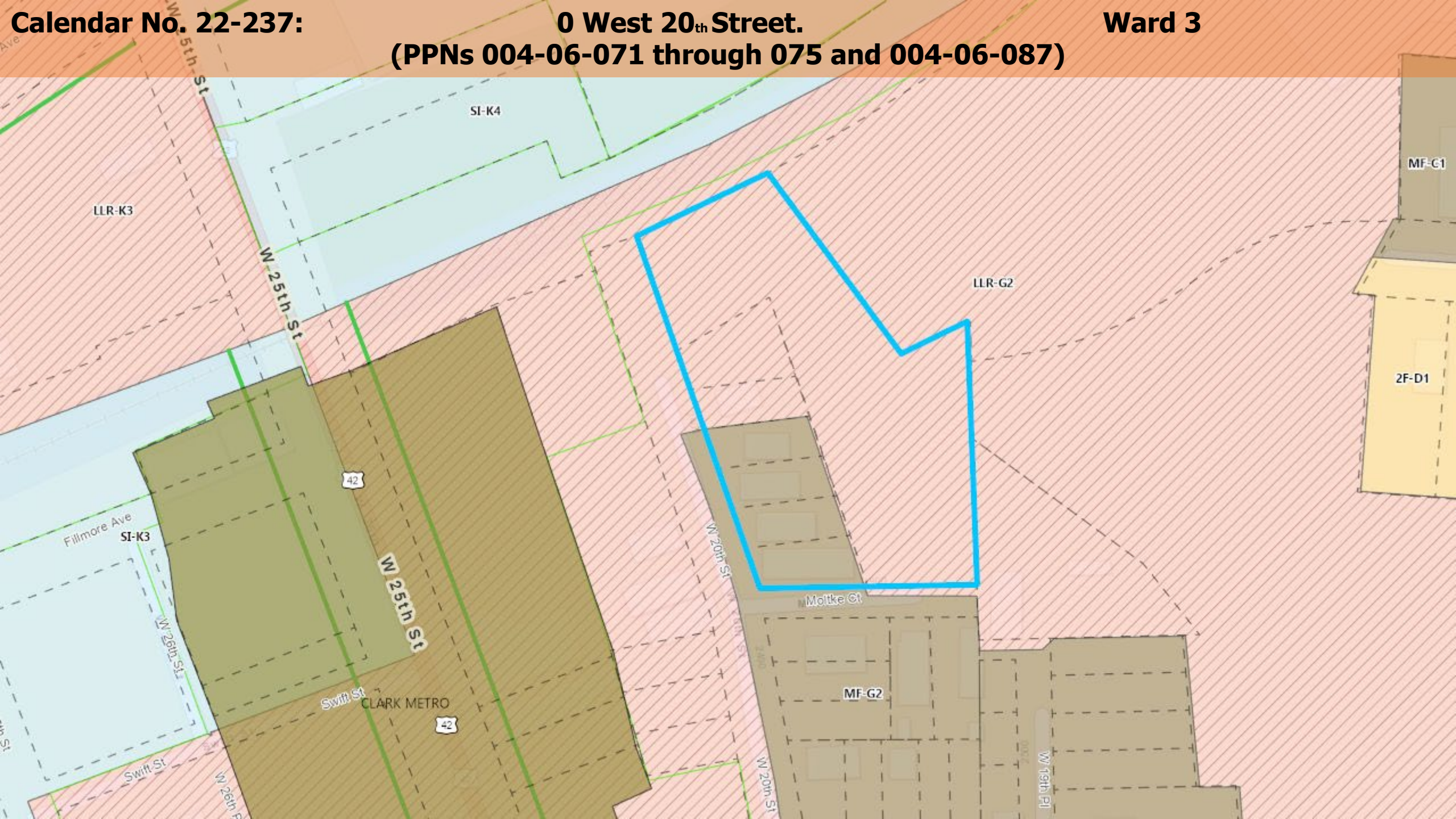


GEIS COMPANIES

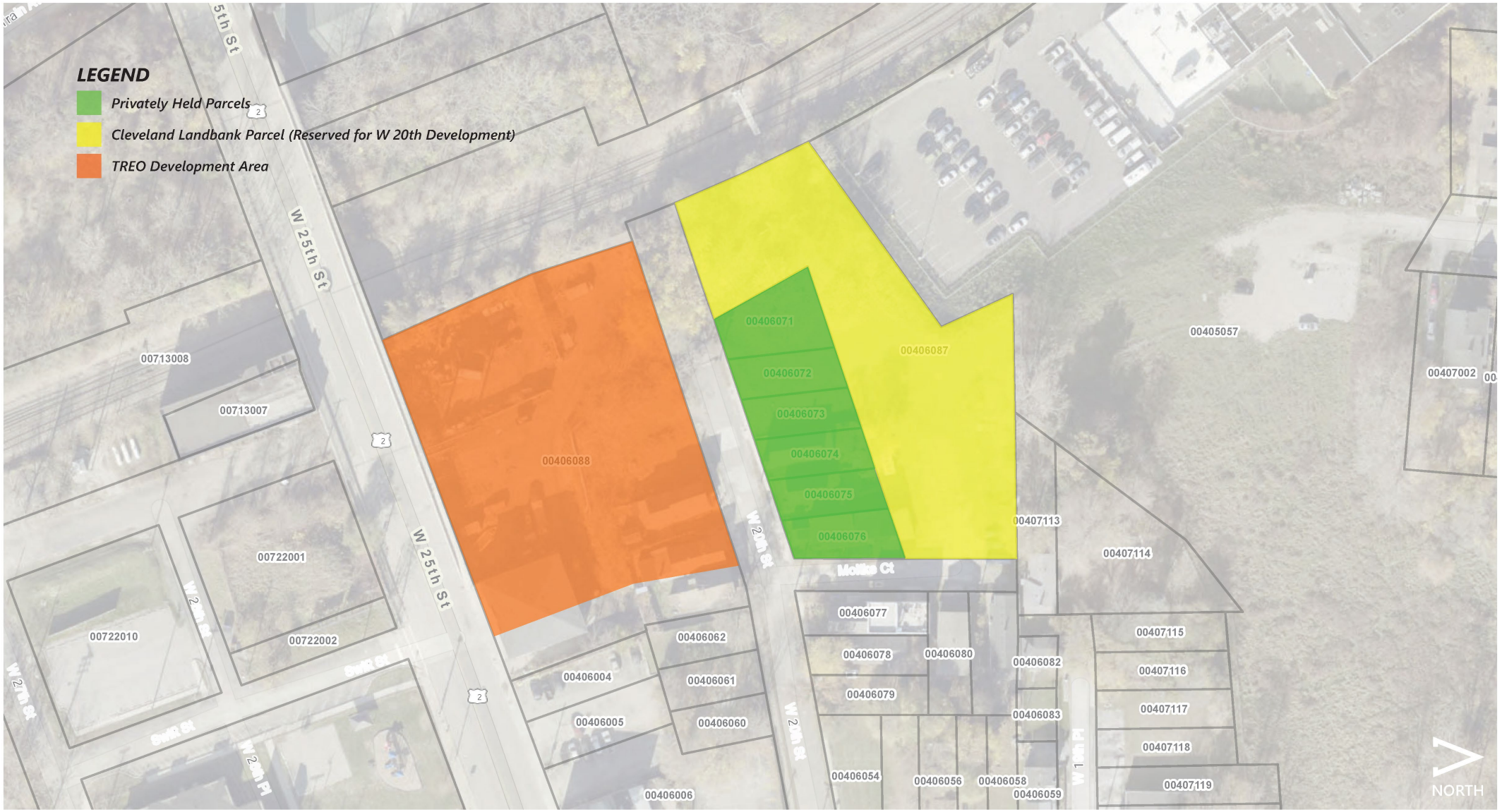
Area Map

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH

GEIS COMPANIES

Site Context Map

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH



GEIS COMPANIES

Parcel Map

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH

GEIS COMPANIES

Site Context Photos

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH

Project Summary

Unit Types	Bldg Total	% Mix
Studio	37	21%
One Bedroom	30	35%
Two Bedroom	18	44%

85 Total Units within 4 Residential Stories

Area Data	
Total RSF	61,659 RSF
Total GSF	76,056 RSF
Average Unit Area	725 SF
Provided Parking	85 Spaces

Site Amenities
Skyline Viewing Terrace
Grilling & Gathering
Communal Fire Pit

Ground Floor Plan

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH

GEIS COMPANIES

Project Summary

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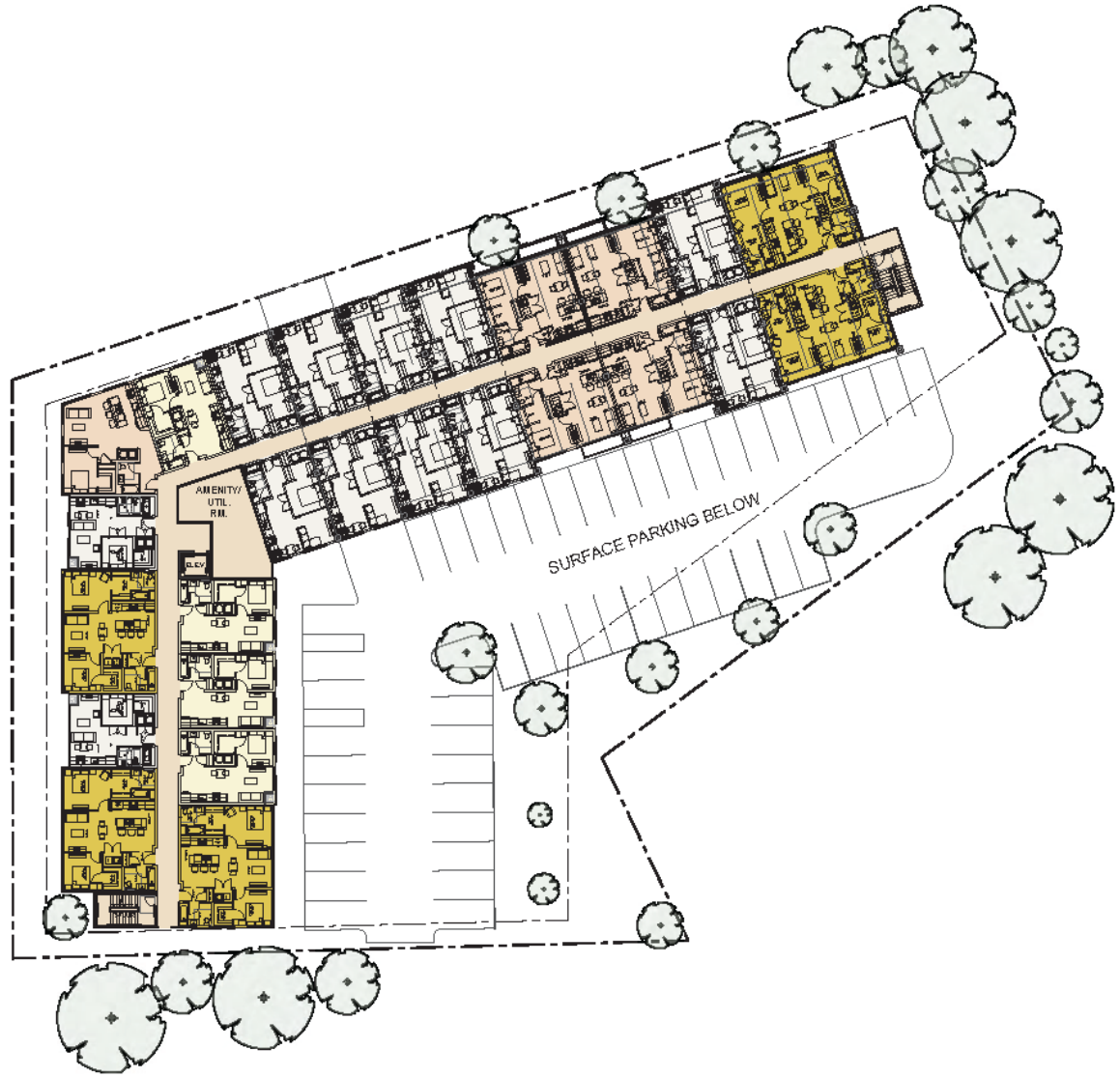


GEIS COMPANIES

2nd - 4th Floor Plans

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH

GEIS COMPANIES

RENDERING

W. 20TH APARTMENTS
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH

GEIS COMPANIES

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH

GEIS COMPANIES

RENDERING

W. 20TH APARTMENTS
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH

GEIS COMPANIES

RENDERING

W. 20TH APARTMENTS
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH

GEIS COMPANIES

RENDERING

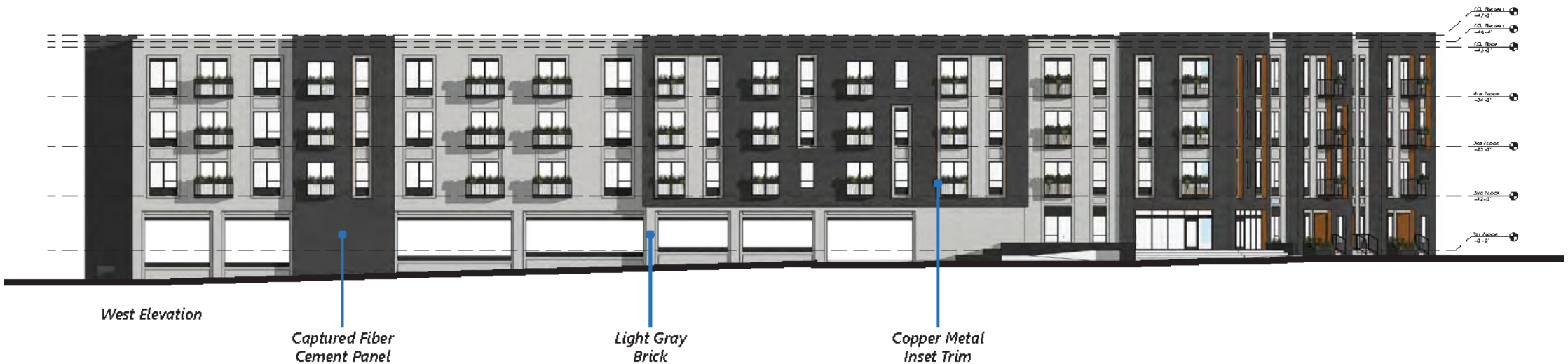
W. 20TH APARTMENTS
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH

South Elevation

Captured Fiber Cement Panel

Light Gray Brick

Copper Metal Inset Trim



West Elevation

Captured Fiber Cement Panel

Light Gray Brick

Copper Metal Inset Trim

GEIS COMPANIES

Elevations

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH

North Elevation

Copper Metal Inset Trim

Light Gray Brick

Captured Fiber Cement Panel

East Elevation

Captured Fiber Cement Panel

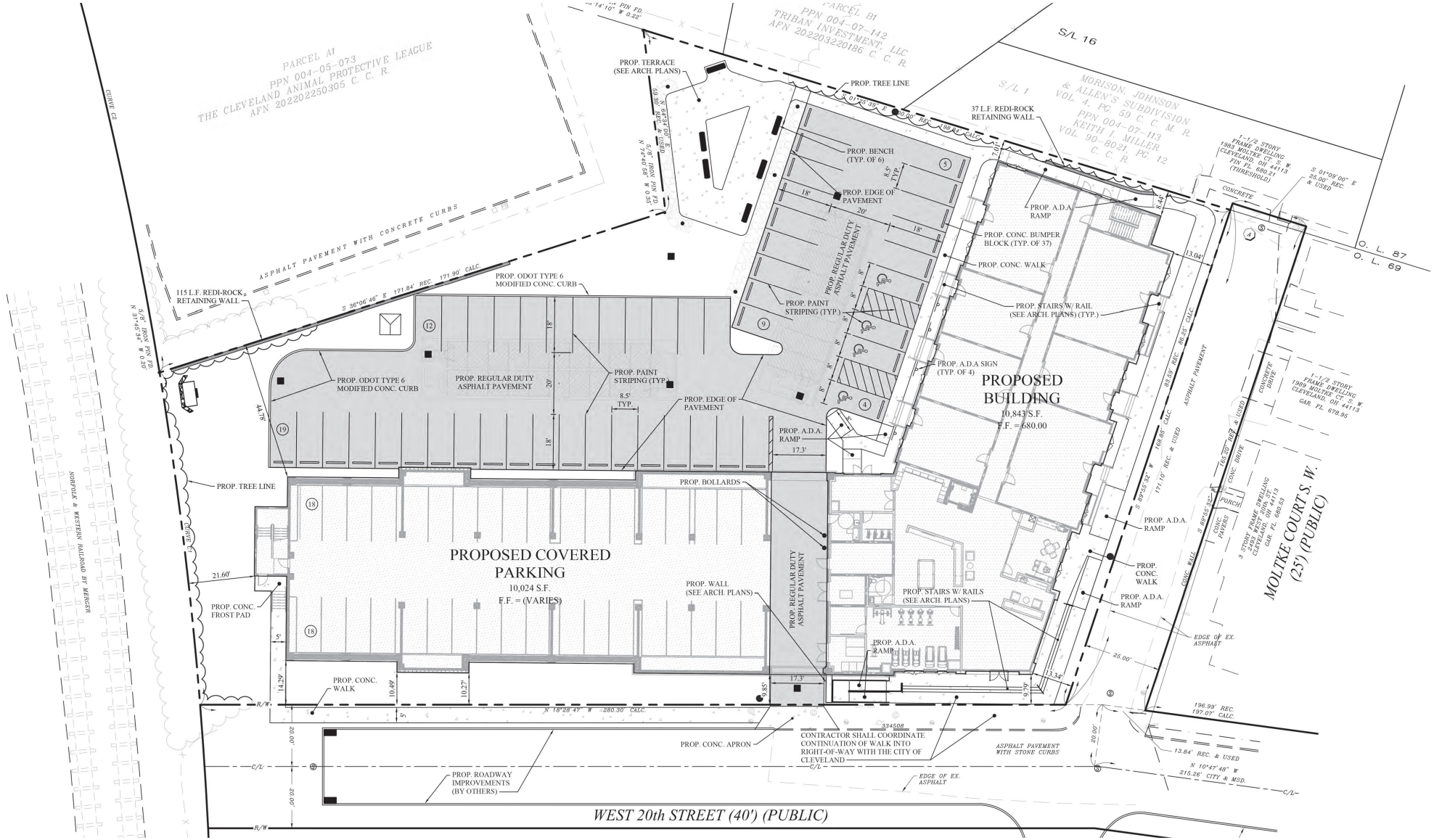
Copper Metal Inset Trim

Light Gray Brick

GEIS COMPANIES

Elevations

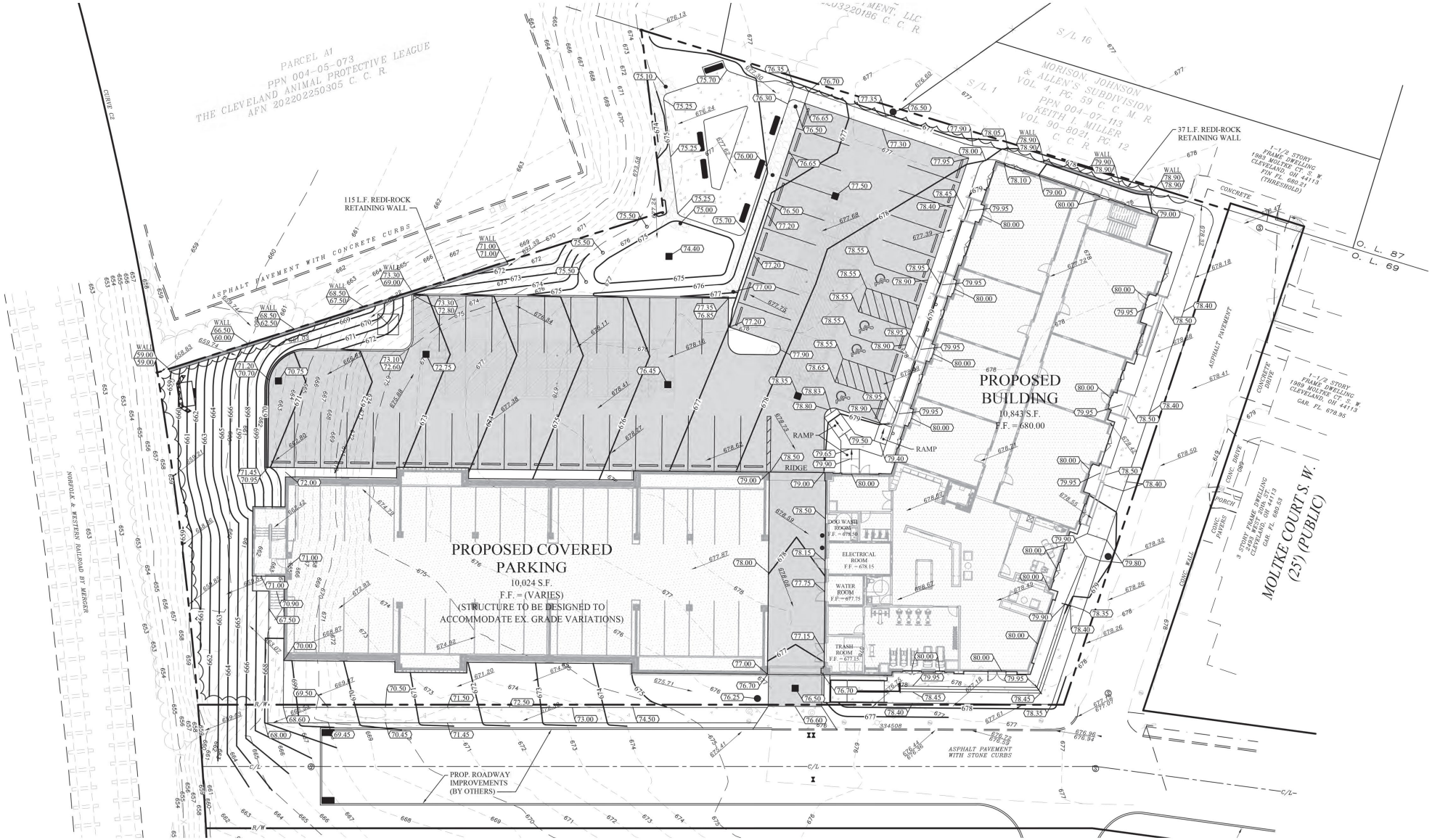
W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH



GEIS COMPANIES

SITE PLAN

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH



GEIS COMPANIES

GRADING PLAN

W. 20th Apartments
W. 20th Street & Moltke Court, Cleveland, OH

CITY OF CLEVELAND
Office of the Council
www.clevelandcitycouncil.org
Kerry McCormack COUNCIL MEMBER, WARD 3
COMMITTEES: Health & Human Services • Development, Planning & Sustainability • Safety

Re: New Construction of a 4 Story 76,000 SF Apartment Building To Be Located at W. 20th and Moltke Court, Cleveland, Ohio (the "Project")

To whom it may concern,
I am writing to share my full support for the new construction development located at W.20th Street and Moltke Court. The City has already approved a 60% Tax Abatement for a period of 10 years on the Project. Further, the City of Cleveland Planning Commission and the East Design Review District have also approved the site plan, design and plans for the Project. For the reasons outlined below, the Project has my full support.
The Project is sponsored by Geis Construction, Inc., on behalf of the Realty Dynamics Equity Partners, Agostino Pintus and Kenny Wolfe. I believe the Project is an essential step in the further development of the Opportunity Corridor. Specifically, this project will:
1. Stimulate substantial creation and retention of jobs to the City of Cleveland;
2. The Developer and Tremont West Development Corporation have entered into, and executed a Community Benefits Agreement for the project;
3. The design of the Project is consistent with the surrounding commercial setting and is appropriate among the various neighboring uses;

4. The Project's character and purpose are in line with the Reaching for the Heights Master Plan;

6. The Project will provide 20% Affordable Units; and

7. The Project incorporates a Public Viewing Terrace with Skyline Views for both Private and Public Use and Access.

For this project to move forward, Landbank parcel 004-06-087 must be transferred to the developer. In fact, the purchase agreement for the other privately held parcels in the developmental footprint are contingent of this transfer. As such, I am in full support of this transfer.

Sincerely,

Kerry McCormack

Councilman Kerry McCormack

City Hall 601 Lakeside Avenue N. E., Room 220, Cleveland, OH 44114 • Phone (216) 664-2691 • Fax (216) 664-3837
Email kmccormack@clevelandcitycouncil.org

Public Hearing

Calendar No. 23-001: 12403 Mayfield Road. Ward 6

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.

Public Hearing

Calendar No. 23-001: **12403 Mayfield Road.** **Ward 6**

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.

Public Hearing

Calendar No. 23-001: **12403 Mayfield Road.** **Ward 6**

HISTORY OF THE PROPERTY

LEGAL STANDARD

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

Calendar No. 23-001: **12403 Mayfield Road.** **Ward 6**

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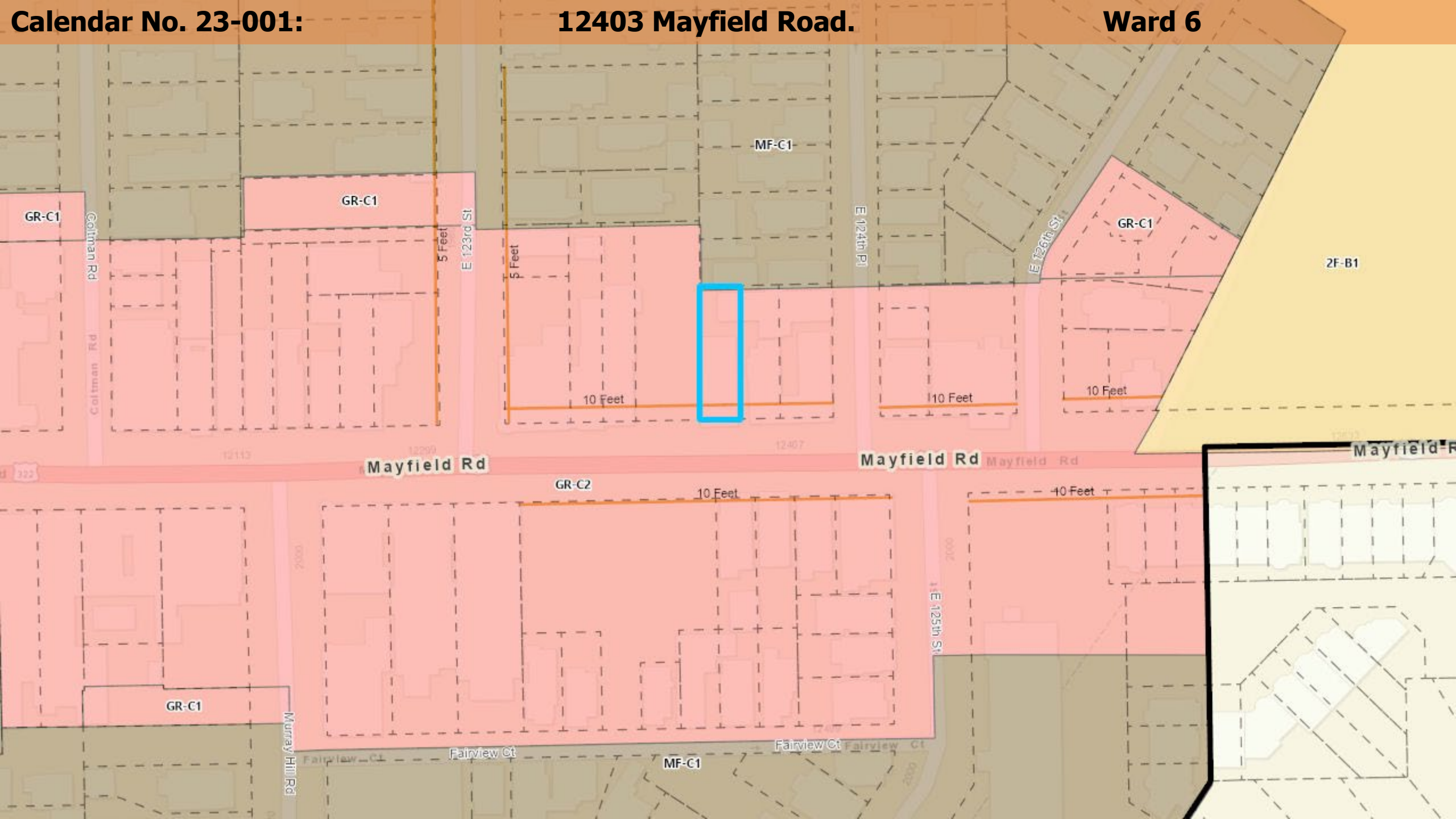

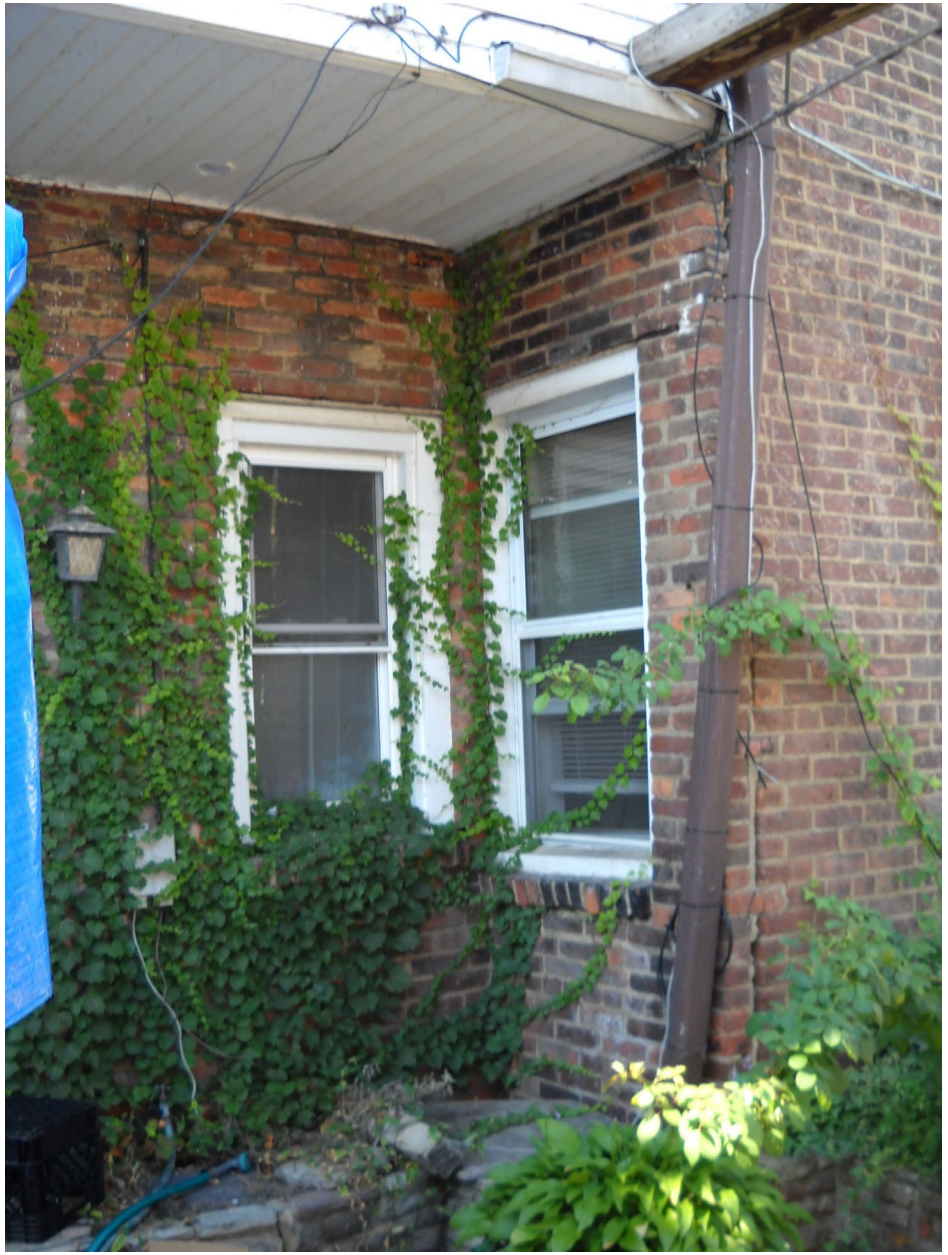

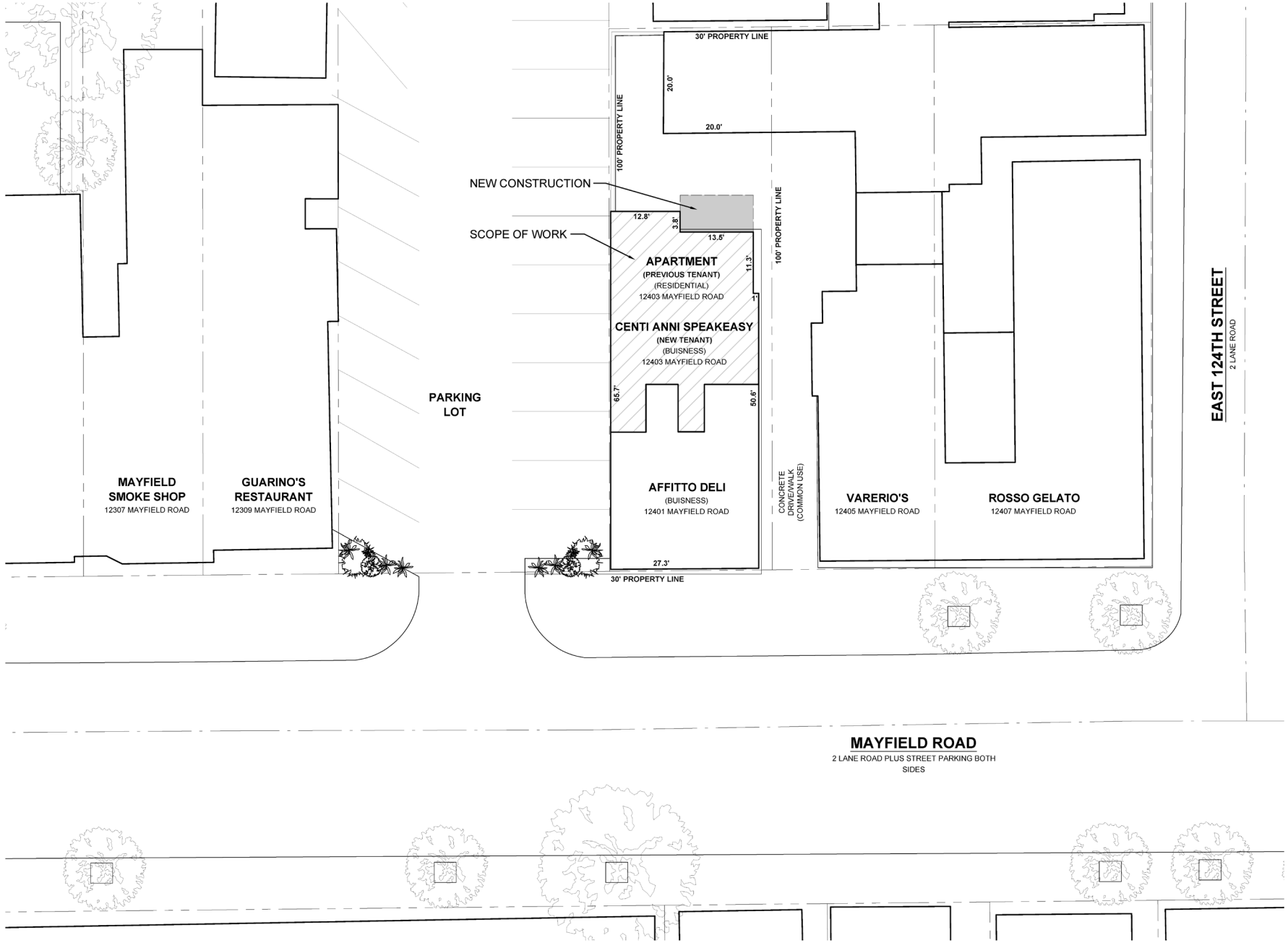

2 AS.01 ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

ARCHITECTURAL SITE PLAN IS INCLUDED FOR GENERAL REFERENCE PURPOSE ONLY.

RDL ARCHITECTS

STATE OF OHIO
RONALD D. LLOYD, JR.
10015
Signed: 11.30.2022
REGISTERED ARCHITECT

Ronald D. Lloyd, Jr., License #10015
Expiration Date 12.31.2023

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C.rae INTERIORS

pfdi Professional Foodservice Design, Inc.

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ISSUE

△	BACKGROUNDS	08.30.22
△	90% INTERNAL REVIEW	09.15.22
▲	100% ARCH CDS	09.20.22
△	PERMITTING	##.##.22
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ARCHITECTURAL SITE PLAN

1/4" = 1'-0"

PROJECT #	22170C
DRAWN BY	CWE
CHECKED BY	RDL
FILE NAME	
PLOT DATE	10.20.2022

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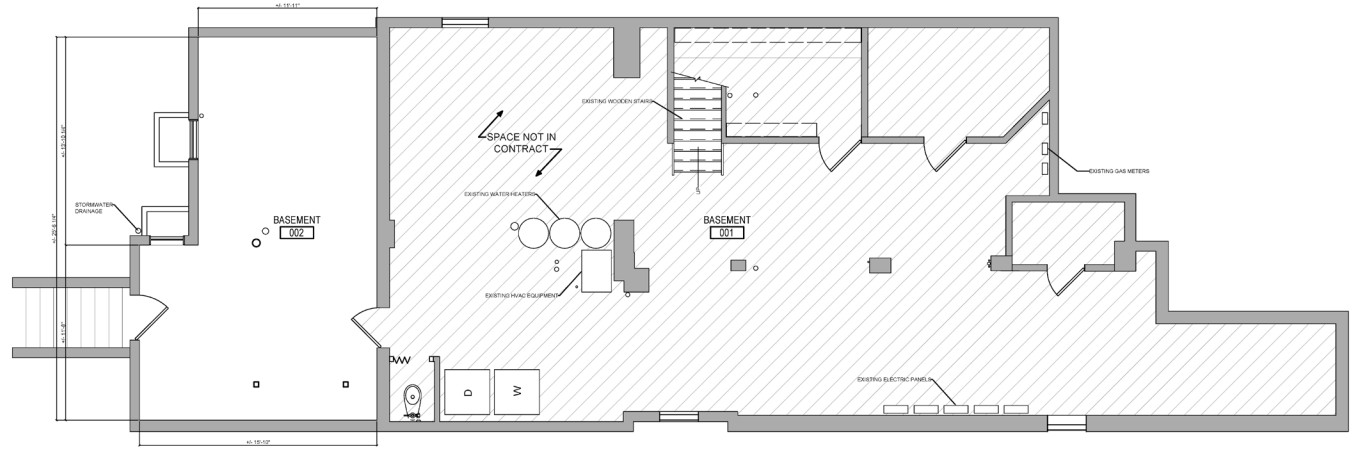
AS.01

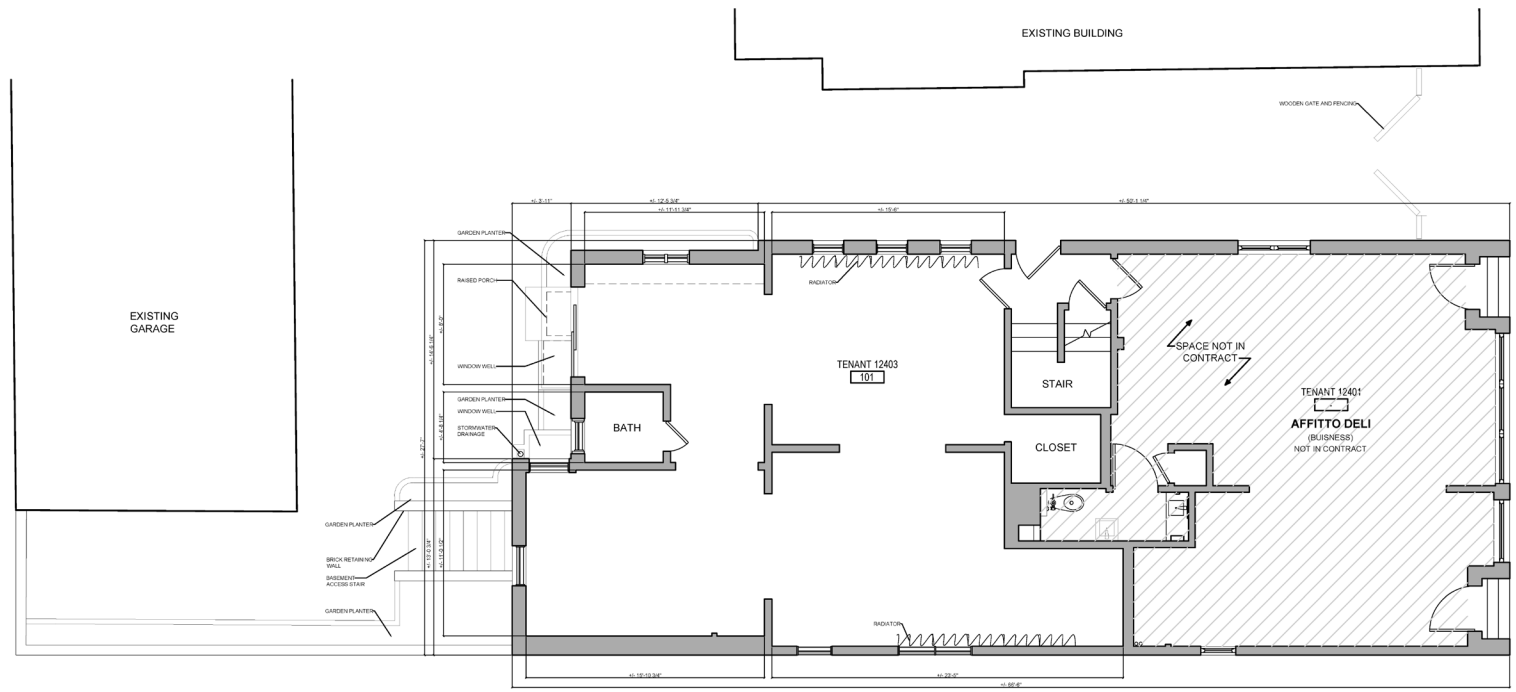


1 D1.00 EX. BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN SHOWN FOR REFERENCE ONLY, DIMENSIONS MAY DIFFER FROM ACTUAL CONDITIONS.

N



2 D1.00 EX. FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN SHOWN FOR REFERENCE ONLY, DIMENSIONS MAY DIFFER FROM ACTUAL CONDITIONS.

N

RDL ARCHITECTS

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ISSUE

△	BACKGROUNDS	08.30.22
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△	PERMITTING	##.##.22
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EXISTING FLOOR PLANS

1/4" = 1'-0"

PROJECT #	22170C
DRAWN BY	CWE
CHECKED BY	RDL
FILE NAME	
PLOT DATE	10.20.2022

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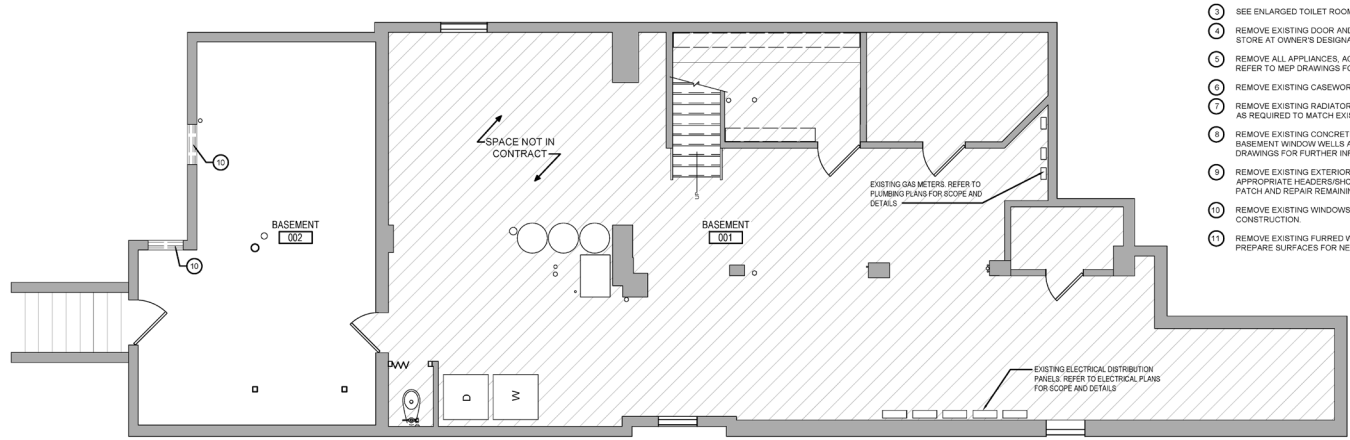
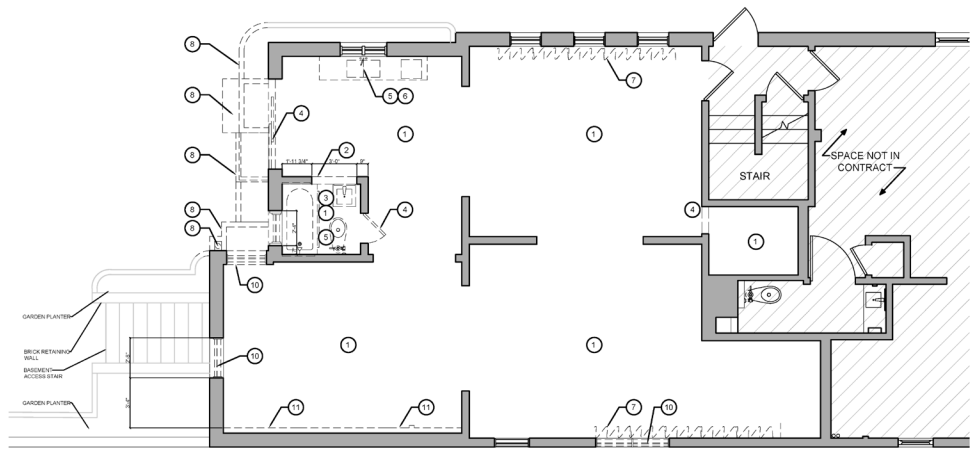
D1.00

DEMOLITION NOTES - PLANS

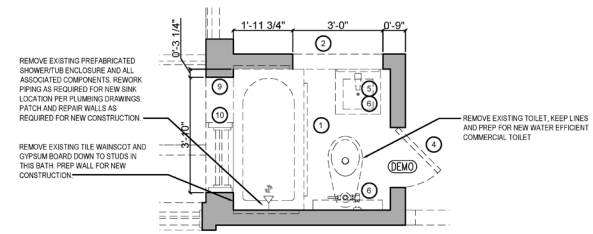
1. REMOVE EXISTING FINISH FLOORING MATERIALS IN THESE AFFECTED AREAS. PATCH AND REPAIR SUBFLOOR AS REQUIRED TO ACCOMMODATE NEW FLOOR FINISHES AS INDICATED ON INTERIOR PLANS/SCHEDULES.
2. REMOVE ALL PARTITIONS INDICATED AS DASHED LINES. NOTIFY ARCHITECT/ENGINEER OF ANY EXISTING UNIDENTIFIED UTILITIES THAT MAY BE UNCOVERED WITHIN EXISTING PARTITIONS FOR FURTHER VERIFICATION AND PROCEEDING. REFER TO STRUCTURAL DRAWINGS FOR ANY BEARING WALL LOCATIONS AND NECESSARY SHORING REQUIRED BEFORE DEMOLITION OF AFFECTED AREAS.
3. SEE ENLARGED TOILET ROOM PLAN FOR FURTHER DETAILS. **3/D1.01**
4. REMOVE EXISTING DOOR AND FRAME AS INDICATED. SALVAGE DOORS/FRAMES AND STORE AT OWNER'S DESIGNATED STORAGE AREA.
5. REMOVE ALL APPLIANCES, ACCESSORIES, AND PLUMBING FIXTURES. REFER TO MEP DRAWINGS FOR FURTHER INFORMATION.
6. REMOVE EXISTING CASEWORK, COUNTER-TOP AND ASSOCIATED COMPONENTS
7. REMOVE EXISTING RADIATOR AND ASSOCIATED PIPING, PATCH AND REPAIR SUBFLOOR AS REQUIRED TO MATCH EXISTING CONSTRUCTION.
8. REMOVE EXISTING CONCRETE PATH, STONE ENTRY STOOP, STONE PLANTER WALL, AND BASEMENT WINDOW WELLS AS REQUIRED FOR NEW CONSTRUCTION, REFER TO SMEP DRAWINGS FOR FURTHER INFORMATION.
9. REMOVE EXISTING EXTERIOR WALL AS REQUIRED FOR NEW CONSTRUCTION, PROVIDE APPROPRIATE HEADERS/SHORING/ETC. AS REQUIRED PER STRUCTURAL DRAWINGS. PATCH AND REPAIR REMAINING WALLS.
10. REMOVE EXISTING WINDOWS AND FRAME AS INDICATED. PREPARE SURFACES FOR NEW CONSTRUCTION.
11. REMOVE EXISTING FURRED WALL DOWN TO EXISTING EXTERIORS WOOD STUDS. PREPARE SURFACES FOR NEW CONSTRUCTION, MATCH SURROUNDING CONSTRUCTION.



1 D1.01 DEMO. BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 D1.01 DEMO. FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 D1.01 DEMO. TOILET ROOM PLAN
SCALE: 1/2" = 1'-0"

RDL ARCHITECTS
STATE OF OHIO
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ISSUE

△	BACKGROUNDS	08.30.22
△	90% INTERNAL REVIEW	09.15.22
▲	100% ARCH CDS	09.20.22
△	PERMITTING	##.##.22
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DEMOLITION FLOOR PLANS

1/4" = 1'-0"

PROJECT #	22170C
DRAWN BY	CWE
CHECKED BY	RDL
FILE NAME	
PLOT DATE	10.20.2022

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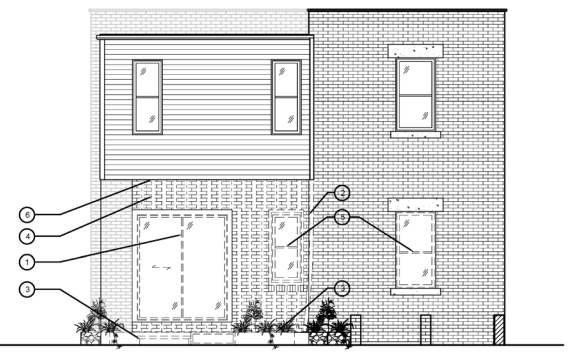
D1.01

1 D2.01 EX. EAST ELEVATION
SCALE: 1/4" = 1'-0"

2 D2.01 EX. EAST ELEVATION
SCALE: 1/4" = 1'-0"

3 D2.01 EX. NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 D2.01 DEMO EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 D2.01 DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES - ELEVATIONS

1. REMOVE EXISTING DOOR AND FRAME AS INDICATED. SALVAGE DOORS/FRAMES AND STORE AT OWNER'S DESIGNATED STORAGE AREA.
2. REMOVE DOWNSPOUT AS REQUIRED AND CUT BACK TO NEW ROOF LINE. REFER TO MEP DRAWINGS FOR FURTHER INFORMATION.
3. REMOVE EXISTING CONCRETE PATH, STONE ENTRY STOOP, STONE PLANTER WALL, AND BASEMENT WINDOW WELLS AS REQUIRED FOR NEW CONSTRUCTION, REFER TO SMEP DRAWINGS FOR FURTHER INFORMATION.
4. REMOVE EXISTING EXTERIOR WALL AS REQUIRED FOR NEW CONSTRUCTION. PROVIDE APPROPRIATE HEADERS/SHORING/ETC. AS REQUIRED PER STRUCTURAL DRAWINGS. PATCH AND REPAIR REMAINING WALLS.
5. REMOVE EXISTING WINDOWS AND FRAME AS INDICATED. PREPARE SURFACES FOR NEW CONSTRUCTION.

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ISSUE

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DEMOLITION ELEVATIONS

1/4" = 1'-0"

PROJECT #	22170C
DRAWN BY	CWE
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FILE NAME	
PLOT DATE	10.20.2022

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D2.01

Public Hearing

Calendar No.23-013: **Appeal of Charles Hoven and Laura Cyrocki from Zoning Administrator Richard Riccardi's Notice of Nonconformance in B22030881** **Ward 6**

Laura Cyrocki and Charles Hoven appeal under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the determination in site/zoning application B22030881 and subsequent Notice of Nonconformance adjudicated by Zoning Administrator Richard Riccardi on December 20, 2022.

LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is appealing an administrative decision. The standard of review to be applied is whether the administrative decision was illegal, arbitrary, capricious, unreasonable or unsupported by the preponderance of substantial, reliable, and probative evidence. If the Appellant fails to meet this burden, the administrative decision must be affirmed.

HISTORY OF THE PROPERTY

CLEVELAND BOARD OF ZONING APPEALS

CALENDAR NO. 21-173:
1975 FORD DRIVE RESOLUTION DECEMBER 20, 2021

WHEREAS, Ford-Hessler Property Reorganization LLC.,owner, proposes to reconfigure lot for existing three story, five unit apartment building in an E3 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that a 20-foot rear yard is required and approximately 10 feet are proposed.
2. Section 349.04 which states that 5 parking spaces are required and this reconfiguration will reduce the number to zero.
3. Section 349.02 which states that in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the requirements of Chapter 349. (Filed October 26, 2021).

WHEREAS, after public notice and written notice mailed to 18 directly affected property owners, a public hearing was held on December 13, 2021 via WEBEX;

WHEREAS, this case was heard with Calendar Numbers 21-152 and 21-174 regarding reconfiguring a lot at 1981 Ford Ave. and a new development at 11300 Hessler Rd. as they are part of a comprehensive development by the property owner. Russell Berusch. The property owner stated that the density will fit the character on the street; the setbacks will conform with the existing yards. Mr. Berusch stated that the new development proposed at 11300 Hessler would support the renovation of the existing house on this address and 1981 Ford. Mr. Berusch stated that a parking arrangement is part of the purchase agreement in that the owner of the public garage across the street has provided 20 parking spaces (a written copy was submitted). Debbie Berry from University Circle Inc. was present to express emphatic support; she stated that the comprehensive development will fill in a "missing tooth" in the fabric of Hessler and that it will help to build a better community; without the development on Hessler the two houses on Ford could not be renovated. Secretary Donald Petit from the Landmarks Commission expressed the commission's approval of the project as they determined that the new development would not adversely affect the historic character of the district. Director Fred Collier of the City Planning Commission stated that the commission supports the variances because it meets the Administration's goal to develop alternative building types and to support public transit; he stated that the parking scenario will be satisfied with the parking agreement. Many neighbors were present to express opposition; they argued that the essential character of the neighborhood will be forever changed and that the value of their homes will be reduced among many other issues. Co Councilman Blaine Griffin was present to state that the appellants have conducted a significant amount of outreach and compromise with the community and that the variances involving the setbacks and parking are supported by him. The Councilman stated that staging on Hessler Rd. will not be acceptable

WHEREAS, after due consideration of the testimony and other evidence presented at the hearing, with the understanding that the variances have received approval from the Councilman, the Development Corporation, Landmarks Commission and the City Planning Commission, the Board determined that the variances should be granted, and;

WHEREAS, Local conditions and the evidence presented justify the Board in granting relief from practical difficulty and unnecessary hardship caused by strict compliance with specific provisions of the zoning ordinances. Refusal of the variance would deprive the owner of substantial property rights and granting the appeal will not be contrary to the purpose and intent of the Zoning Code; now therefore,

BE IT RESOLVED that the decision of the Building and Housing Department is reversed and the appeal is granted subject to the stated conditions and further subject to the Cleveland Codified Ordinances.

Yeas: Britt, Barnes, Faith,
Nays: Brown
Approved and adopted by the Board of Zoning Appeals December 20, 2021.

Elizabeth Kukla

Elizabeth Kukla- Secretary
Board of Zoning Appeals

CLEVELAND BOARD OF ZONING APPEALS

CALENDAR NO. 21-152:
11300 HESSLER ROAD RESOLUTION DECEMBER 20, 2021

WHEREAS, Ford-Hessler Property Reorganization LLC, owner, proposes to erect a new 3 story, 12-unit apartment building in an E2 Multi-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 a 7-foot interior side yard is required and a zero-foot side yard is proposed.
2. Section 357.08(b)(1) which states that a 20-foot rear yard is required and approximately 10 feet are proposed.
3. Section 349.04 which states that one accessory off-street parking space is required per dwelling unit (12 parking spaces required) and five parking spaces are proposed.
4. 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. No landscaping or screening is proposed. (Filed October 26, 2021)

WHEREAS, after public notice and written notice mailed to 18 directly affected property owners, a public hearing was held on December 13, 2021 via WEBEX;

WHEREAS, this case was heard with Calendar Numbers 21-173 and 21-174 regarding reconfiguring parcels at 1975 and 1981 Ford Ave. because they are in the same ownership and are part of a comprehensive development. Russell Berusch, the property owner stated that the density will fit the character on the street; the setbacks will conform with the existing yards. He stated that the original proposal included 4 stories and 24 units but the project was scaled down, front porches were added and other design elements were changed to satisfy concerns of the community; the changes were shown in the Power Point presentation. Mr. Berusch stated that as part of the purchase agreement they have a parking arrangement with the property owner of the public garage across the street to eliminate the parking concerns (a written copy was submitted). Ms. Booth from the development group explained that the proposed setbacks will be identical to those yards of the houses on Hessler and presented slides illustrating this fact, Debbie Berry from University Circle Inc. was present to express emphatic support; she stated that this development will fill in a "missing tooth" in the fabric of Hessler and that it will help to build a better community. Secretary Donald Petit from the Landmarks Commission expressed that the commission approved the design of the project as they determined that the new development would not adversely affect the historic character of the district. Director Fred Collier of the City Planning Commission stated that the commission supports the variances because it meets the Administration's goal to develop alternative building types and to support public transit; he stated that the parking scenario will be satisfied with the parking agreement. Many neighbors were present to express opposition; they argued that the essential character of the neighborhood will be forever changed and that the value of their homes will be reduced among many other issues. They expressed concern about the brick street being damaged by the construction vehicles. Councilman Blaine Griffin was present to state that the appellants have conducted a significant amount of outreach and compromise with the community and that the variances involving the setbacks and parking are supported by him. The Councilman stated that staging on Hessler Rd. will not be acceptable; and,

HISTORY OF THE PROPERTY

WHEREAS, after due consideration of the testimony and other evidence presented at the hearing, with the understanding that no variances for height or massing of the building are necessary, that the street is narrow and prone to congestion, that the variances have received approval from the Councilman, the Development Corporation, Landmarks Commission and the City Planning Commission, the Board determined that the variances should be granted, and;

WHEREAS, Local conditions and the evidence presented justify the Board in granting relief from practical difficulty and unnecessary hardship caused by strict compliance with specific provisions of the zoning ordinances. Refusal of the variance would deprive the owner of substantial property rights and granting the appeal will not be contrary to the purpose and intent of the Zoning Code; now therefore,

BE IT RESOLVED that the decision of the Building and Housing Department is reversed and the appeal is granted subject to the stated conditions and further subject to the Cleveland Codified Ordinances.

Yeas: Britt, Barnes, Faith,
Nays: Brown

Approved and adopted by the Board of Zoning Appeals December 20, 2021.

Elizabeth Kukla

Elizabeth Kukla- Secretary
Board of Zoning Appeals

CLEVELAND BOARD OF ZONING APPEALS

CALENDAR NO. 21-174:
1981 FORD DRIVE RESOLUTION DECEMBER 20, 2021

WHEREAS, Ford-Hessler Property Reorganization LLC., owner, propose to reconfigure lot for existing two story, four-unit apartment building in an E3 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that a 20-foot rear yard is required and approximately 1 foot is proposed.
2. Section 349.04 which states that 4 parking spaces are required and this reconfiguration will reduce the number to zero.
3. Section 349.02 which states that in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the requirements of Chapter 349.
4. Section 309 which states that Lot Platting and Subdivision must be reviewed and approved by the Cleveland Planning Commission (Filed October 26, 2021)

WHEREAS, after public notice and written notice mailed to 18 directly affected property owners, a public hearing was held on December 13, 2021 via WEBEX;

WHEREAS, this case was heard with Calendar Numbers 21-152 and 21-173 regarding reconfiguring a lot at 1975 Ford Ave. and a new development at 11300 Hessler Rd. as they are part of a comprehensive development by the property owner. Russell Berusch. The property owner stated that the density will fit the character on the street; the setbacks will conform with the existing yards. Mr. Berusch stated that the new development proposed at 11300 Hessler would support the renovation of the existing house on this address and 1981 Ford. Mr. Berusch stated that a parking arrangement is part of the purchase agreement in that the owner of the public garage across the street has provided 20 parking spaces (a written copy was submitted). Debbie Berry from University Circle Inc. was present to express emphatic support; she stated that the comprehensive development will fill in a "missing tooth" in the fabric of Hessler and that it will help to build a better community; without the development on Hessler the two houses on Ford could not be renovated. Secretary Donald Petit from the Landmarks Commission expressed the commission's approval of the project as they determined that the new development would not adversely affect the historic character of the district. Director Fred Collier of the City Planning Commission stated that the commission supports the variances because it meets the Administration's goal to develop alternative building types and to support public transit; he stated that the parking scenario will be satisfied with the parking agreement. Many neighbors were present to express opposition; they argued that the essential character of the neighborhood will be forever changed and that the value of their homes will be reduced among many other issues. Co Councilman Blaine Griffin was present to state that the appellants have conducted a significant amount of outreach and compromise with the community and that the variances involving the setbacks and parking are supported by him. The Councilman stated that staging on Hessler Rd. will not be acceptable

WHEREAS, after due consideration of the testimony and other evidence presented at the hearing, with the understanding that the variances have received approval from the Councilman, the Development Corporation, Landmarks Commission and the City Planning Commission, the Board determined that the variances should be granted, and;

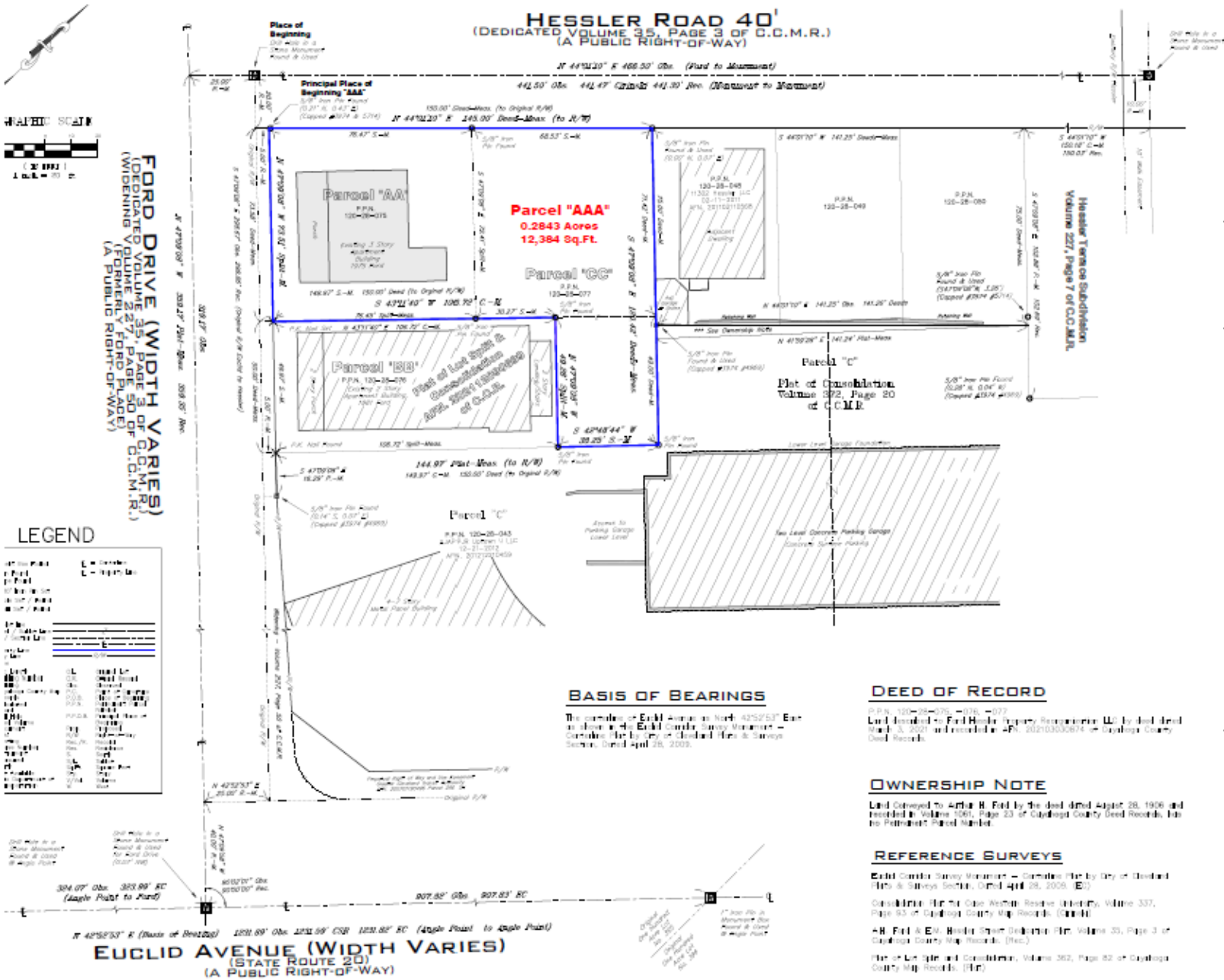
WHEREAS, Local conditions and the evidence presented justify the Board in granting relief from practical difficulty and unnecessary hardship caused by strict compliance with specific provisions of the zoning ordinances. Refusal of the variance would deprive the owner of substantial property rights and granting the appeal will not be contrary to the purpose and intent of the Zoning Code; now therefore,

BE IT RESOLVED that the decision of the Building and Housing Department is reversed and the appeal is granted subject to the stated conditions and further subject to the Cleveland Codified Ordinances.

Yeas: Britt, Barnes, Faith,
Nays: Brown
Approved and adopted by the Board of Zoning Appeals December 20, 2021.

Elizabeth Kukla

Elizabeth Kukla- Secretary
Board of Zoning Appeals



Basis of Bearings

The centerline of Euclid Avenue as North 42°52'53" East as shown on the Euclid Corridor Survey Monument – Centerline Plat by City of Cleveland Plats & Surveys Section, Dated April 28, 2009.

Deed of Record

P.P.N. 120-28-075, 076, 077
Land Conveyed to Ford Hessler Property Reinvestment LLC by deed dated March 3, 2021 and recorded in AFN: 202103030674 of Cuyahoga County Deed Records.

Ownership Note

Land Conveyed to Arthur H. Ford by the deed dated August 28, 1906 and recorded in Volume 1061, Page 23 of Cuyahoga County Deed Records, has no Permanent Parcel Number.

Reference Surveys

Euclid Corridor Survey Monument – Centerline Plat by City of Cleveland Plats & Surveys Section, Dated April 28, 2009. (EC)

Consolidation Plat for Case Western Reserve University, Volume 337, Page 93 of Cuyahoga County Map Records. (Consol)

A.H. Ford & E.M. Hessler Street Dedication Plat, Volume 35, Page 3 of Cuyahoga County Map Records. (Rec.)

Plat of Lot Split and Consolidation, Volume 362, Page 82 of Cuyahoga County Map Records. (Plat)

Plat of Lot Split and Consolidation, AFN: 202112090699 of Cuyahoga County Records. (Split)

Plat of Consolidation
of
1975 Ford Drive
P.P.N. 120-28-075
P.P.N. 120-28-077
Creating
Parcel "AAA"
City of Cleveland, Ohio

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Parcel "AA" and Parcel "CC" in the Plat of Lot Split and Consolidation of part of the Original One Hundred Acre Lot No. 395 as shown by the plat recorded in AFN: 202112090699 of Cuyahoga County Records.

Owners Acceptance

I (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

Ford Hessler Property Reinvestment LLC
Russell Barnett – Manager

Notary

State of _____)
County of _____)

Before me, a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that the same is his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this ____ day of _____ 2022.

_____
Notary Public

_____
My commission expires

Approvals

This Plat of Consolidation is accepted and approved by the Planning Director of the City of Cleveland, Ohio this ____ day of _____ 2022.

_____
Joyce Pierson – Planning Director

This Plat of Consolidation is accepted and approved by the Planning Commission of the City of Cleveland, Ohio this ____ day of _____ 2022.

_____
Richard Switalski – Planning Commission

Certification

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are provided to express angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have charged the subject property and prepared the drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

October 11, 2022
Peter J. Gaudet — P.S. No. 8648 — Date

STATE OF OHIO
PETER JOSEPH GAUDLETT
8648
REGISTERED
PROFESSIONAL SURVEYOR

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3805 LAKERIDGE AVENUE - SUITE 102
CLEVELAND - OHIO - 44114

RECEIVED
JAN 27 2023
BOARD OF ZONING APPEALS

CLEVELAND BOARD OF ZONING APPEALS
CUYAHOGA COUNTY, OHIO

CHARLES HOVEN
11301 Hessler Road
Cleveland, OH 44106

LAURA CYROCKI
11303 Hessler Road
Cleveland, OH 44106

Appellants

Calendar No:

MOTION TO CONSOLIDATE WITH CALENDAR NO. 23-002

IN RE: 1975 FORD DRIVE CLEVELAND, OH 44106

Charles Hoven and Laura Cyrocki, ("Appellants") hereby moves the Board of Zoning Appeals ("BZA") to consolidate the Appellants' *Appeal of the Determination of Site/Zoning Application B22030881 and Noticed of Non-Conformance dated December 20, 2022,* filed on January 19, 2023, with the appeal of Ford-Hessler Property Reorganization LLC docketed as Calendar No. 23-002, for grounds set forth below:

1. That all of said appeals are now pending before the BZA.
2. That all of said appeals grow out of or arise out of the same subject matter, which is the property and City of Cleveland Zoning Administrator's determination and adjudication of Application B220300811.
3. The consolidations of said appeals will avoid unnecessary costs and delay in consolidating the two hearings into one.

Wherefore, the premises considered, the Appellants pray that the BZA enter an order that said appeals hereinabove described be consolidated for hearing.

Respectfully submitted,

Charles Hoven

Charles Hoven, Appellant

Laura Cyrocki

Laura Cyrocki, Appellant

1-27-23

CLEVELAND BOARD OF ZONING APPEALS
CUYAHOGA COUNTY, OHIO

CHARLES HOVEN
11301 Hessler Road
Cleveland, OH 44106

LAURA CYROCKI
11303 Hessler Road
Cleveland, OH 44106

Appellants

Calendar No:

APPEAL OF THE DETERMINATION OF SITE/ZONING APPLICATION B22030881 AND NOTICE OF NON-CONFORMANCE DATED DECEMBER 20, 2022

IN RE: 1975 FORD DRIVE CLEVELAND, OH 44106

Charles Hovan and Laura Cyrocki, ("Appellants") hereby appeal under the authority of the City of Cleveland Charter Section 76-6(b) and Cleveland Codified Ordinance ("CCO") Section 329.02(d) to the Cleveland Board of Zoning Appeals, from the determination in Site/Zoning Application B22030881, and subsequent Notice of Non-Conformance, adjudicated by Cleveland Zoning Administrator Richard M. Riccardi ("Zoning Administrator") on December 20, 2022.

Appellants assign the following errors in the Zoning Administrator's decision:

1) The Zoning Administrator's determination that Site/Zoning Application B22030881 complied with **CCO Section 349.02** which states that in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the requirements of this chapter, and the subsequent failure to state the same on the Notice of Non-Conformance.

2) The Zoning Administrator's determination that Site/Zoning Application B22030881 complied with **CCO Sections 337.13 & 349.04** which states that at least 11 parking spaces are required but only 6 are provided, and the subsequent failure to state the same on the Notice of Non-Conformance.

3) The Zoning Administrator's determination that Site/Zoning Application B22030881 complied with **CCO Section 349.05(a)** which states no parking space shall be located within ten (10) feet of any wall of a residential building or structure if such wall contains a ground floor opening designed to provide light or ventilation for such building or structure, and the subsequent failure to state the same on the Notice of Non-Conformance.

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4) The Zoning Administrator's determination that Site/Zoning Application B22030881 complied with **CCO Section 357.06(a)** which requires alignment to existing building lines however the plans show the building is aligned to the protruding bay window of the existing building on the east side and not to the existing building itself, and the subsequent failure to state the same on the Notice of Non-Conformance.

5) The Zoning Administrator's determination that Site/Zoning Application B22030881 complied with **CCO Section 309** which requires Cleveland Planning Commission's approval, and the subsequent failure to state the same on the Notice of Non-Conformance.

Respectfully submitted,

Charles E. Hoven
Charles Hoven, Appellant

Laura Cyrocki
Laura Cyrocki, Appellant

1-19-23

Hessler Housing Cooperati

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JAN 19 2023
BOARD OF ZONING APPEALS

BZA23-002

CITY OF CLEVELAND
DEPARTMENT OF BUILDING AND HOUSING
ZONING REVIEW
NOTICE OF NON-CONFORMANCE

RECEIVED
JAN 05 2023
BOARD OF ZONING APPEALS

Examined By Richard M. Riccardi
December 20, 2022

Owner: Ford-Hessler Property Reorganization LLC **Address:** 1975 Ford Drive

Location: 1975 Ford Drive

Use: Multi-Family Residential **Area:** E **Height:** 3

Application to erect three story, six dwelling unit addition to existing five unit building is denied due to the following:

Zoning Code	Text
349.08	*Screening of Off-Street Parking Spaces.* 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.
341.02	Approval of the Cleveland Landmarks Commission is required.

An appeal of this Notice of Non-Conformance may be made to the Cleveland Board of Zoning Appeals, Room 516 Cleveland City Hall, 601 Lakeside Avenue, Cleveland, Ohio 44114 pursuant to Section 329.04(d) of the Cleveland Zoning Code.

_____/s./_____
Richard M. Riccardi
Zoning Administrator

Building & Housing Submission

APPELLANTS ASSERTIONS OF ERROR 1 & 2 RELATING TO AMOUNT OF PARKING

The existing premises at 1975 Ford Drive was the subject of a case before the Cleveland Board of Zoning Appeals (BZA Calendar No. 21-173) in December, 2021, for a lot split that would eliminate its existing required five parking spaces. The proposal had been denied by the Department of Building and Housing as parking is required at the rate of one space per dwelling unit per Cleveland Zoning Code Section 349.04. The BZA, in a Resolution issued December 20, 2021 granted a zoning variance to reduce the number of required parking spaces for the five unit building to zero. Subsequently, Building Permit No. B21009535 was issued on September 15, 2022 and Certificate of Occupancy No. CO22027954 was issued on October 21, 2022 authorizing the project.

Building Permit Application No. B22030881 for a six dwelling unit addition to this existing five dwelling unit building at 1975 Ford Drive was submitted through the City of Cleveland Building Department online portal on November 22, 2022. The proposed site plan consists of a consolidation of the existing 1975 Ford parcel (PPN 120-28-075) with PPN 120-28-077, and showed six accessory off-street parking spaces.

In determining the amount of required parking spaces for this application, **Cleveland Zoning Code Section 349.03** states:

> ***In all use districts, when any building, structure or premises has a change of use, addition of dwelling units, gross floor area, seating capacity or other units of measurement specified herein for required parking facilities, which creates a need for an increase of more than fifteen percent (15%) in accessory off-street parking, additional facilities as required herein shall be provided only for such increase in use.***

Since the existing premises at 1975 Ford Drive had a parking requirement of zero spaces, additional parking spaces were required only for the proposed increase in use, specifically, six accessory off-street parking spaces. Six spaces have been provided in the proposed site plan for the new addition.

APPELLANTS ASSERTION OF ERROR 3 RELATING TO LOCATION OF PARKING SPOTS

While **Cleveland Zoning Code Section 349.05(a)** does state that ***"no parking space shall be located within ten (10) feet of any wall of a residential building or structure if such wall contains a ground floor opening designed to provide light or ventilation for such building or structure"***, the site plan for the addition to 1975 Ford Drive doesn't seem to show the proposed parking spots in noncompliance with this requirement. It is possible that the site plan sometimes is imprecise in matters of scale, so the Applicant can be called upon at the BZA hearing to verify this measurement.

APPELLANTS ASSERTION OF ERROR 4 RELATING TO SIDE STREET YARD

Appellants asserted claim of error No. 4 states that the Zoning Administrator determined that the application complied with Cleveland Zoning Code Section 357.06(a) which requires the side street yard setback to align with the existing front yard building lines of the structures on the street abutting it's rear lot line, or Hessler Road. Appellants error is not valid as Section 357.06(a) applies to the determination of required **FRONT YARDS**, not a side street yard which is the subject of their assertion. The applicable Cleveland Zoning Code Section states:

> ***357.06(a) Alignment to Existing Building Lines. 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, except that such front yard line shall not be required to be more than forty (40) feet back of the street line. The location of fences or structures other than a building shall not be a consideration in making such determination.***

The Cleveland Zoning Code clearly sets out the regulation for a required Side Street Yard in Section 357.05(b)(1), Rear Portions of Corner Lots, as 10 feet. An open porch is permitted to encroach into that required Side Street Yard up to 8 feet per Zoning Code Section 357.13(b)(4). The Applicant's site plan conforms to these requirements.

APPELLANTS ASSERTION OF ERROR 5 RELATING TO SUBDIVISION/PLATTING REGULATIONS

Appellants fifth assertion of error is "The Zoning Administrator's determination that Site/Zoning Application B22030881 complied with CCO Section 309 which requires Cleveland Planning Commission's approval, and the subsequent failure to state the same on the Notice of Non-Conformance." Cleveland Codified Ordinances Chapter 309 consists of platting and subdivision regulations that direct and authorize the Platting Commissioner (Commissioner of the Division of Engineering and Construction) and the City Planning Commission in the procedure of lot splits and consolidation. The Department of Building and Housing is specifically authorized to determine compliance with the Cleveland Zoning Code (Chapters 325-359 of the Codified Ordinances) in Section 327.02(d). There is no authority for the Department of Building and Housing, through its Zoning Administrator, to approve, deny, or cite any of the subdivision regulations of Chapter 309: that is a separate process conducted by the aforementioned city departments, and their decision to approve or deny a proposed lot split is independently appealable to the Board of Zoning Appeals.

CLEVELAND BOARD OF ZONING APPEALS

CALENDAR NO. 21-173:
1975 FORD DRIVE RESOLUTION DECEMBER 20, 2021

WHEREAS, Ford-Hessler Property Reorganization LLC.,owner, proposes to reconfigure lot for existing three story, five unit apartment building in an E3 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that a 20-foot rear yard is required and approximately 10 feet are proposed.
2. Section 349.04 which states that 5 parking spaces are required and this reconfiguration will reduce the number to zero.
3. Section 349.02 which states that in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the requirements of Chapter 349. (Filed October 26, 2021).

WHEREAS, after public notice and written notice mailed to 18 directly affected property owners, a public hearing was held on December 13, 2021 via WEBEX;

WHEREAS, this case was heard with Calendar Numbers 21-152 and 21-174 regarding reconfiguring a lot at 1981 Ford Ave. and a new development at 11300 Hessler Rd. as they are part of a comprehensive development by the property owner. Russell Berusch. The property owner stated that the density will fit the character on the street; the setbacks will conform with the existing yards. Mr. Berusch stated that the new development proposed at 11300 Hessler would support the renovation of the existing house on this address and 1981 Ford. Mr. Berusch stated that a parking arrangement is part of the purchase agreement in that the owner of the public garage across the street has provided 20 parking spaces (a written copy was submitted). Debbie Berry from University Circle Inc. was present to express emphatic support; she stated that the comprehensive development will fill in a "missing tooth" in the fabric of Hessler and that it will help to build a better community; without the development on Hessler the two houses on Ford could not be renovated. Secretary Donald Petit from the Landmarks Commission expressed the commission's approval of the project as they determined that the new development would not adversely affect the historic character of the district. Director Fred Collier of the City Planning Commission stated that the commission supports the variances because it meets the Administration's goal to develop alternative building types and to support public transit; he stated that the parking scenario will be satisfied with the parking agreement. Many neighbors were present to express opposition; they argued that the essential character of the neighborhood will be forever changed and that the value of their homes will be reduced among many other issues. Co Councilman Blaine Griffin was present to state that the appellants have conducted a significant amount of outreach and compromise with the community and that the variances involving the setbacks and parking are supported by him. The Councilman stated that staging on Hessler Rd. will not be acceptable

WHEREAS, after due consideration of the testimony and other evidence presented at the hearing, with the understanding that the variances have received approval from the Councilman, the Development Corporation, Landmarks Commission and the City Planning Commission, the Board determined that the variances should be granted, and;

WHEREAS, Local conditions and the evidence presented justify the Board in granting relief from practical difficulty and unnecessary hardship caused by strict compliance with specific provisions of the zoning ordinances. Refusal of the variance would deprive the owner of substantial property rights and granting the appeal will not be contrary to the purpose and intent of the Zoning Code; now therefore,

BE IT RESOLVED that the decision of the Building and Housing Department is reversed and the appeal is granted subject to the stated conditions and further subject to the Cleveland Codified Ordinances.

Yeas: Britt, Barnes, Faith,
Nays: Brown
Approved and adopted by the Board of Zoning Appeals December 20, 2021.

Elizabeth Kukla

Elizabeth Kukla- Secretary
Board of Zoning Appeals

Building Permit

DATE PRINTED: 1/27/2023

Inspector: MARK WATSON
Phone No. 2166643071
Email: mwatson@city.cleveland.oh.us

NEW
Permit No: B21009535

POST THIS PERMIT IN PLAIN VIEW.

CONTACT YOUR INSPECTOR AT LEAST 12 HOURS PRIOR TO REQUESTED INSPECTIONS. PLEASE CALL BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 A.M. APPROVED DRAWINGS MUST BE KEPT ON JOB SITE.

Location: 1975 FORD DR, CLEVELAND, OH 44106

Issue Date: 09/15/2022	Plan Process Fee: $160.00
Permit Fee: $311.10	Site Development Fee: $0.00
Additional Permit Fee: $0.00	Storm Water Process Fee: $0.00
Estimated Cost: $0.00	Additional Const. Cost: $0.00
Floor Covered:	Surcharge: $11.10
AKA:	Additional Fee Surcharge: $0.00
Use: R-2 Residential - Permanent Housing - Shared Egress	C.O. Fee: $60.00
Constr. Class: VB	Late Fee:
Zoning District: MF - Multi-Family, E 3	Zoning Fee: $150.00
District: 3	Ward: 6
Census Tract:	PPN: 12028047

PURSUANT TO FILING THE REQUIRED APPLICATION BY

Contractor: , Phone No.
Address:

ON BEHALF OF

Owner: FORD-HESSLER PROPERTY REORGINIZATION - UNIVERSITY CIR INC Phone No.
Address: 1975 FORD DR, CLEVELAND, OH 44106

PERMISSION IS HEREBY GRANTED TO:
INSPECT A 3 STORY APARTMENT BUILDING TO ISSUE A CERTIFICATE OF OCCUPANCY BY REQUEST OF THE OWNER PURSUANT TO A VARIANCE GRANTED BY THE BZA TO APPROVE A LOT SPLIT. REFER TO BZA21-00173. SEE ALSO B21010778 FOR THE REVIEW FOR 1981 FORD DR.

A CERTIFICATEOF OCCUPANCY IS REQUIRED. THIS PREMISES SHALL NOT BE OCCUPIED UNTIL A CERTIFICATEOF OCCUPANCY HAS BEEN ISSUED.

THIS PERMIT IS FOR THE WORK SPECIFIED ON THE APPLICATION FILED THEREFORE ANY UNAUTHORIZED CHANGE OR ALTERATION FROM THE AFORESAID APPLICATION OR PLANS WILL RENDER THIS PERMIT NULL AND VOID.

DIRECTOR, DEPARTMENT OF BUILDING AND HOUSING

FINAL

Certificate of Occupancy

CITY OF CLEVELAND

CO22027954

This Certificate issued pursuant to the requirements of Section 3105.10 of the Codified Ordinances of the City of Cleveland certifying that at the time of issuance this structure was in compliance with the various ordinances of the Building and Zoning codes of the City of Cleveland and O.B.C., regulating building construction and use.

Building Description 3 STORY FIVE UNIT FRAME APARTMENT BLDG W/ BASEMENT - CERTIFICATE OF OCCUPANCY PER VARIANCE FOR A LOT SPLIT.

Occupancy Classification R-2 RESIDENTIAL - PERMANENT HOUSING - SHARED EGRESS Sprinkler None
Hazard Classification NA Riser Demand NA Fire Alarm No

Type Construction VB Zoning District MF - MULTI FAMILY E 3 Code Cycle 2017, AUGUST 2018 UPDATES

Allowable Load Per Sq. Ft. Per Floor 40 PSF

Occupant Load Per Floor 5 PEOPLE PER DWELLING UNIT

Special Conditions A VARIANCE WAS GRANTED BY THE BZA TO APPROVE LOT SPLIT WHICH WAS DONE REF TO BZA21-00173

Owner of Building FORD-HESSLER PROPERTY REORGINIZATION - UNIVERSITY CIR INC Address 1975 FORD DR, CLEVELAND, OH 44106

Building Address 1975 FORD DR, CLEVELAND, OH 44106

Building Permit No. B21009535 Permit Date: 09/15/2022

Fee: $60.00 Issue Date: 10/21/2022

Thomas E. Vanover
Chief Building Official

POST IN CONSPICUOUS PLACE

Date: 10/21/2022

C of C 66-165 9/2014

FORD-HESSLER APARTMENTS

ADDITION TO 1975 FORD DRIVE, CLEVELAND, OH 44106

PROJECT TEAM:

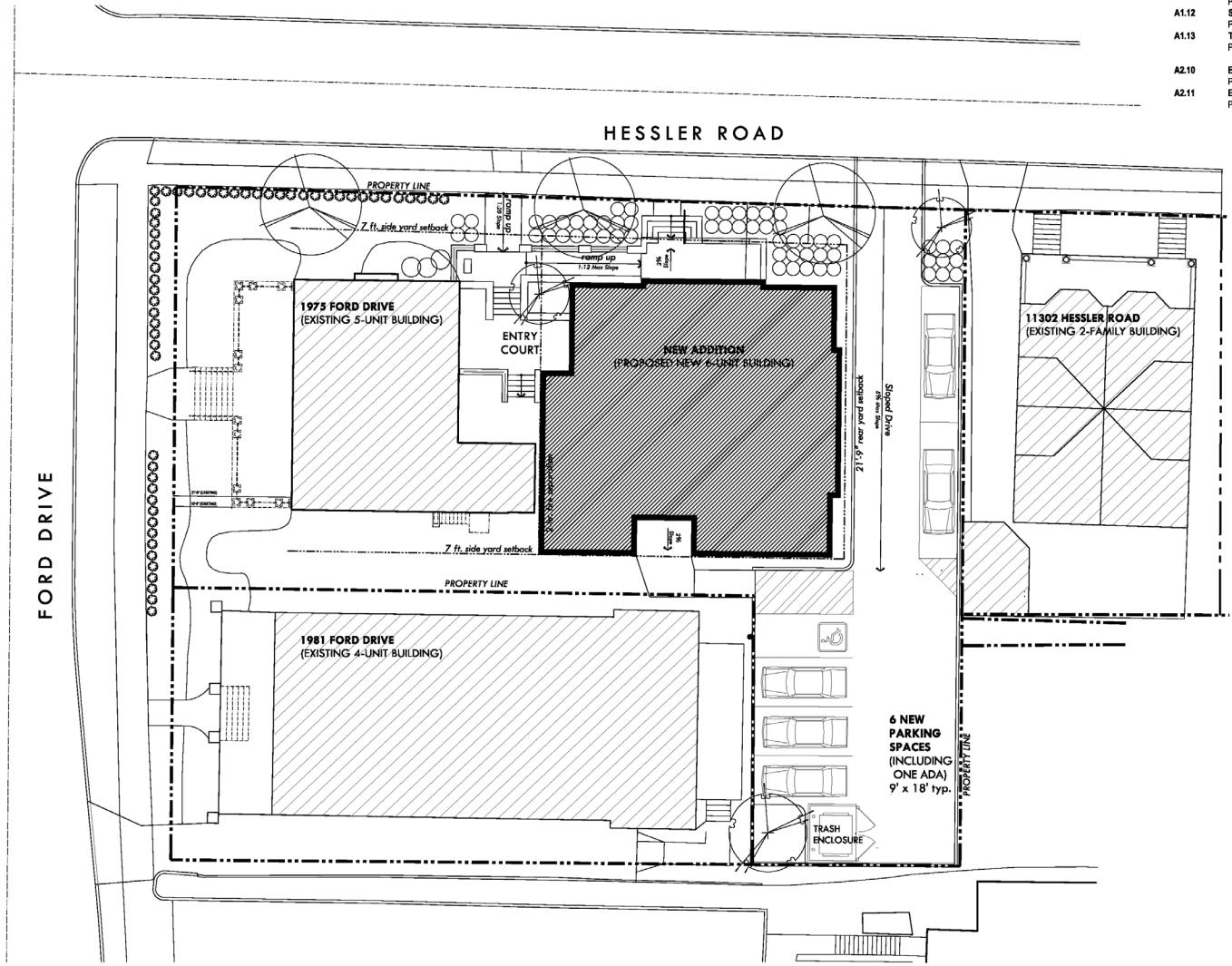
DEVELOPER:
BERUSCH DEVELOPMENT PARTNERS
11607 EUCLID AVE.
CLEVELAND, OH 44106
PHONE: (216) 402-8089

OWNER:
FORD-HESSLER PROPERTY REORGANIZATION LLC
1975 FORD DR,
CLEVELAND, OH 44106

ARCHITECT:
RDL ARCHITECTS
16102 CHAGRIN BLVD. SUITE 200
SHAKER HEIGHTS, OH 44120
CONTACT: RON LLOYD
PHONE: (216) 752-4300

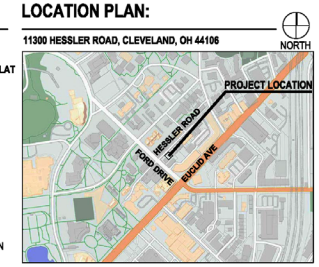
INDEX TO DRAWINGS:

A1.00	TITLE SHEET & SITE PLAN
PAGE 1 OF 1	PROPOSED LOT CONSOLIDATION PLAT
C3.01	CIVIL SITE PLAN
A1.11	FIRST FLOOR PROPOSED PLAN
A1.12	SECOND FLOOR PROPOSED PLAN
A1.13	THIRD FLOOR PROPOSED PLAN
A2.10	ELEVATIONS PROPOSED FRONT ELEVATION
A2.11	ELEVATIONS PROPOSED SIDE & REAR ELEVATION



LOCATION PLAN:

11300 HESSLER ROAD, CLEVELAND, OH 44106



AREA AND UNIT SUMMARY:

FLOOR AREA SUMMARY	TOTAL FLOOR AREA	EXISTING 1975 FORD	NEW ADDITION
1ST FLOOR	**4,827 GSF**	2,010 GSF	2,817 GSF
2ND FLOOR	**4,308 GSF**	1,419 GSF	2,889 GSF
3RD FLOOR	**4,373 GSF**	1,350 GSF	3,023 GSF
TOTAL AREA	**13,508 GSF**	**4,779 GSF**	**8,729 GSF**

UNIT COUNT SUMMARY	NEW ADDITION
1ST FLOOR	2 UNITS
2ND FLOOR	2 UNITS
3RD FLOOR	2 UNITS
TOTAL AREA	**6 UNITS**

ZONING MAP:

P.P.N. 120-28-047 1975 FORD DRIVE

ZONING AND PARKING SUMMARY:

ZONING DATA SUMMARY		
ZONING USE DIST.	MF (MULTI-FAMILY)	
PROPOSED USE	MULTI-FAMILY	
ACERAGE	± 0.284-AC (12,384 SF)	
PROPOSED FLOOR AREA	± 8,729 GSF NEW	
PROPOSED UNITS	6 NEW 3-BR UNITS	
TOTAL NEW FLOOR AREA	8,729 GSF	
	REQUIRED	**PROVIDED**
MIN STREET FRONTAGE		73'-6"
MIN LOT WIDTH		73'-6"
MAX FLOOR AREA (E = 1.5 x SITE AREA)		
EXISTING 1975 FORD DR		4,779 SF
NEW ADDITION		8,729 SF
TOTAL FLOOR AREA (MAX)	18,577.5 SF	13,508 SF
MIN LOT SIZE	NONE IN MF	12,384 SF
FRONT SETBACK	10'-0"	21'-8" (EXISTING)
SIDE SETBACK	7'-0"	7'-0"
REAR SETBACK 15% OF LOT DEPTH PER 357.08	21'-9" (15%)	22'-6"

PARKING DATA SUMMARY	
RESIDENTIAL ZONING	1 SPACE PER D.U. REQ'D
1975 FORD DRIVE	5 UNITS, PARKING EXEMPTED PER VARIANCE GRANTED 12/20/2021 (#21-173)
1981 FORD DRIVE	4 UNITS, PARKING EXEMPTED PER VARIANCE GRANTED 12/20/2021 (#21-174)
NEW ADDITION TO 1975 FORD DRIVE	6 SPACES REQUIRED **6 NEW UNITS, 6 SPACES PROVIDED, COMPLIES**

NOT FOR CONSTRUCTION

RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
www.RDLarchitects.com

OWNER:
Berusch Development Partners
11607 EUCLID AVE
CLEVELAND, OH 44106
Phone: 216-402-8089

FORD-HESSLER APARTMENTS
1975 FORD DRIVE,
CLEVELAND,OHIO
44106

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ISSUE

- △ DESIGN REVIEW 10-27-22
- △ ZONING REVIEW 11-03-22

TITLESHEET
SITE PLAN

SCALE: 1" = 10'-0"

PROJECT #	22092
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	5/26/2022

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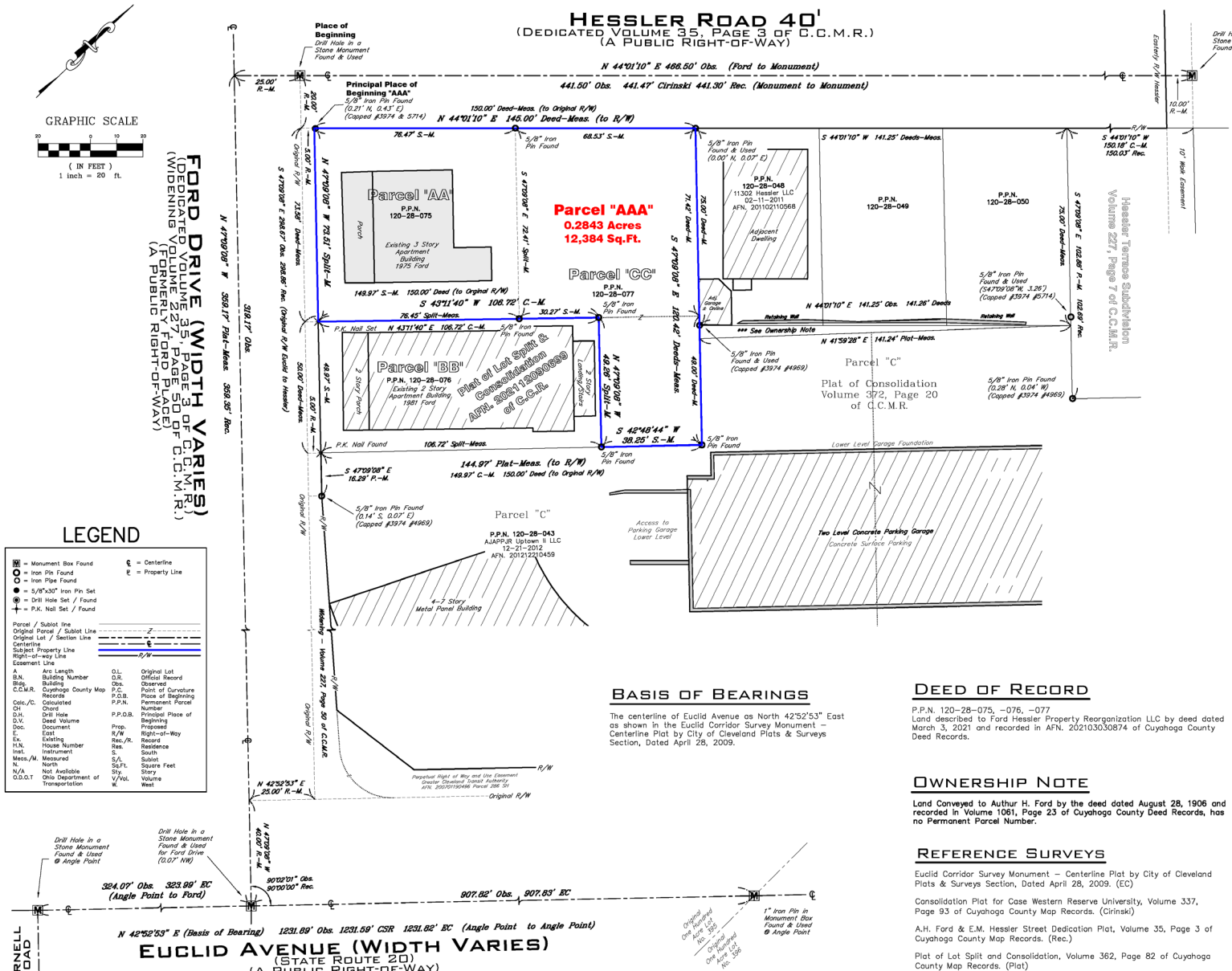
A1.00



PLAT OF CONSOLIDATION
OF
1975 FORD DRIVE
P.P.N. 120-28-075
P.P.N. 120-28-077
CREATING
PARCEL "AAA"
CITY OF CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Parcel "AA" and Parcel "CC" in the Plat of Lot Split and Consolidation of part of the Original One Hundred Acre Lot No. 395 as shown by the plat recorded in AFN. 202112090699 of Cuyahoga County Records.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

_____
Ford Hessler Property Reorganization LLC
Russell Berusch – Manager

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____, _____, this _____ day of _____, 2022.

_____
Notary Public

_____
My commission expires

APPROVALS

This Plat of Consolidation is accepted and approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2022.

_____
Joyce Pan Huang – Planning Director

This Plat of Consolidation is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2022.

_____
Richard Switalski – Platting Commissioner

BASIS OF BEARINGS

The centerline of Euclid Avenue as North 42°52'53" East as shown in the Euclid Corridor Survey Monument – Centerline Plat by City of Cleveland Plats & Surveys Section, Dated April 28, 2009.

DEED OF RECORD

P.P.N. 120-28-075, -076, -077
Land described to Ford Hessler Property Reorganization LLC by deed dated March 3, 2021 and recorded in AFN. 202103030874 of Cuyahoga County Deed Records.

OWNERSHIP NOTE

Land Conveyed to Authur H. Ford by the deed dated August 28, 1906 and recorded in Volume 1061, Page 23 of Cuyahoga County Deed Records, has no Permanent Parcel Number.

REFERENCE SURVEYS

Euclid Corridor Survey Monument – Centerline Plat by City of Cleveland Plats & Surveys Section, Dated April 28, 2009. (EC)

Consolidation Plat for Case Western Reserve University, Volume 337, Page 93 of Cuyahoga County Map Records. (Cirinski)

A.H. Ford & E.M. Hessler Street Dedication Plat, Volume 35, Page 3 of Cuyahoga County Map Records. (Rec.)

Plat of Lot Split and Consolidation, Volume 362, Page 82 of Cuyahoga County Map Records. (Plat)

Plat of Lot Split and Consolidation, AFN. 202112090699 of Cuyahoga County Records. (Split)

Dedication Map of Ford Drive N.E. Widening, Volume 227, Page 50 of Cuyahoga County Map Records. (Rec.)

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

October 11, 2022

Peter J. Gauriloff P.S. No. 8646 Date

STATE OF OHIO
PETER JOHN GAURILOFF
8646
REGISTERED
PROFESSIONAL SURVEYOR

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2021-119, PAGE 1 OF 1

FORD - HESSLER LOT SPLIT & CONSOLIDATION PLAT

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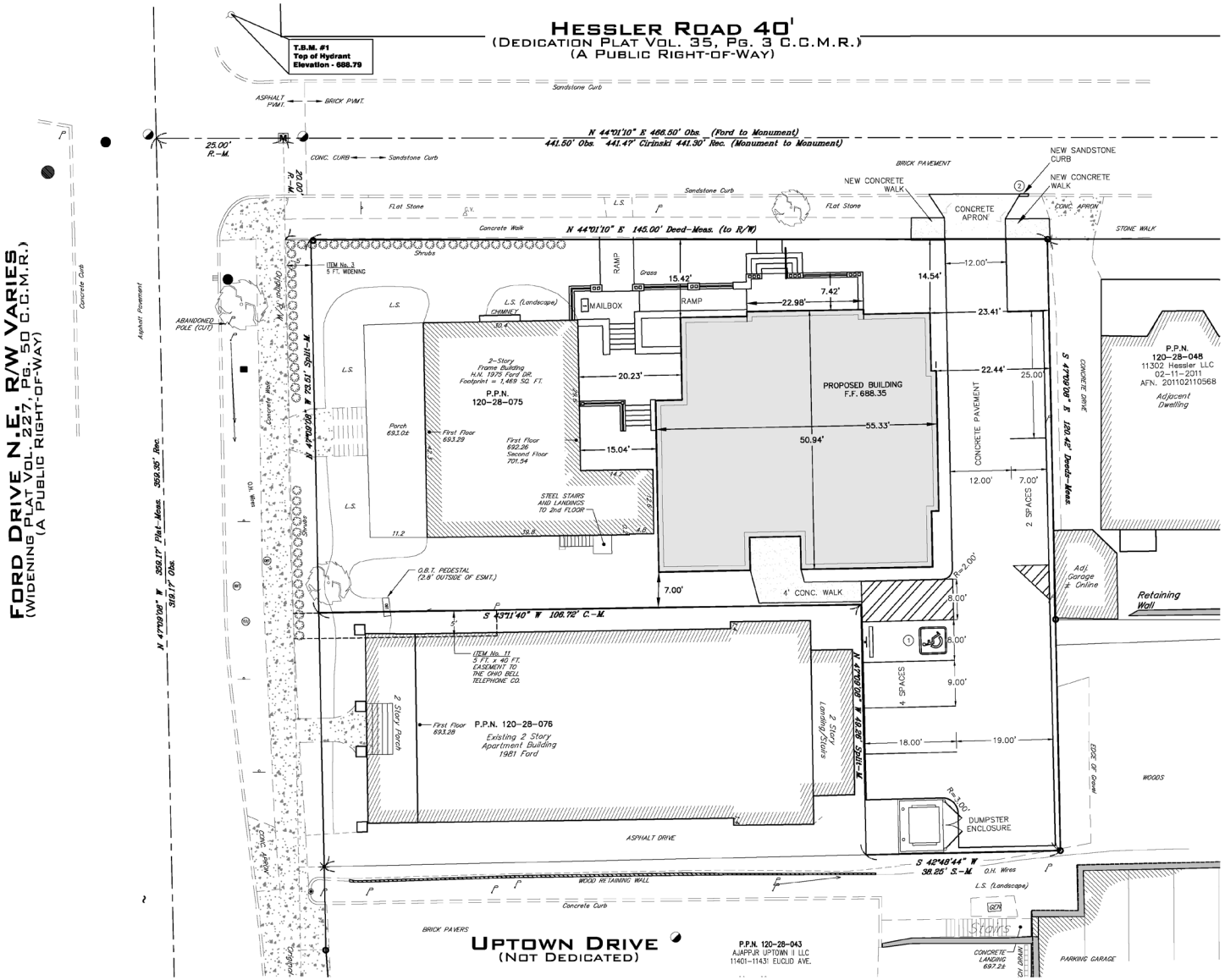

NOTES:

1. ADA PARKING STALL AND SIGN, SEE DETAIL SHEET C6.01.
2. CONTRACTOR SHALL REPAIR/REPLACE SANDSTONE CURB TO MATCH EXISTING SANDSTONE CURB.

NOTE:

EXISTING CONDITIONS SURVEY WAS COMPLETED ON 10/19/2020 BY RM KOLE & ASSOC. CORP.

LEGEND

M = Monument Box Found	PROPOSED = Spot Elevation Tag
○ = Iron Pin or Pipe Found	= Hydrant
● = 5/8" Iron Pin Set and Capped Riverstone Company Dudley PS6747	= Water Service Valve
+ = P.K. Nail	= Water Valve
G = Gas Meter	= Water Meter
= Gas Valve	= Reducer
= Utility Pole	= Curb Inlet
= Light Pole	= Storm Manhole
= Guy Anchor & Line	= Sanitary Manhole
= Telephone Box	= Catch Basin
= Electric Box	= Property Line
= Cable Box	= Centerline
= Bollard	
= Cleanout / Test Tee	

	Existing	PROPOSED
Ex. Parcel line		
Original Sublot Line		
Original Lot Line		
Centerline		
Property Line		
Right-of-way Line	R/W	
Easement Line		
Railroad Tracks		
Electric Line		
Gas Line		
Sanitary/Combination Sewer		
Storm Sewer		
Waterline		
Fence Line (Wooden)		
Fence Line (Chain-Link)		
Guardrail		

Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	L.F.	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Match Existing
Asp.	Asphalt	Meas./M.	Measured
B.F.	Basement Floor	MH	Manhole
BW	Bottom of Wall	Obs.	Observed
Conc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R	Cuyahoga County Map Records	Prop	Proposed
C.L.F.	Chain-link Fence	Rec./R.	Record
Clr.	Clears	R/W	Right-of-way
C.O.	Clean Out	San.	Sanitary
Comb.	Combination	S.F.	Square Feet
Conc.	Concrete	S/L	Sublot
Conn.	Connection	Strm.	Storm
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.W.M.	Ductile Iron Water Main	TBR	To Be Removed
Elec	Electric	T/C	Top of Curb
Elev	Elevation	Tele	Telephone
Encr.	Encroaches	T.F.	Top Of Footer
Ex.	Existing	T.T.	Test Tee
F.F.	Finished Floor	TW	Top of Wall
GUT	Gutter	Typ.	Typical
Inv	Invert	Vol.	Volume
		Wat.	Water

GRAPHIC SCALE

10 0 5 10 15

(IN FEET)
1 inch = 10 ft.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM
2022-387

Preliminary Not for Construction

RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
www.RDLarchitects.com

OWNER:
FORD-HESSLER PROPERTY REORGANIZATION, LLC

FORD-HESSLER APARTMENTS
HESSLER ROAD
CLEVELAND, OHIO

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RDL ARCHITECTS AND SHALL NOT BE USED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RDL ARCHITECTS. SUBMISSION OR DISTRIBUTION OF DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SCALED DIMENSIONS ARE APPROXIMATE. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

▲ DESIGN REVIEW	11/2/2022
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SITE PLAN

PROJECT #	RS 2022-387
DRAWN BY	JPD
CHECKED BY	DAP
FILE NAME	
PLOT DATE	-

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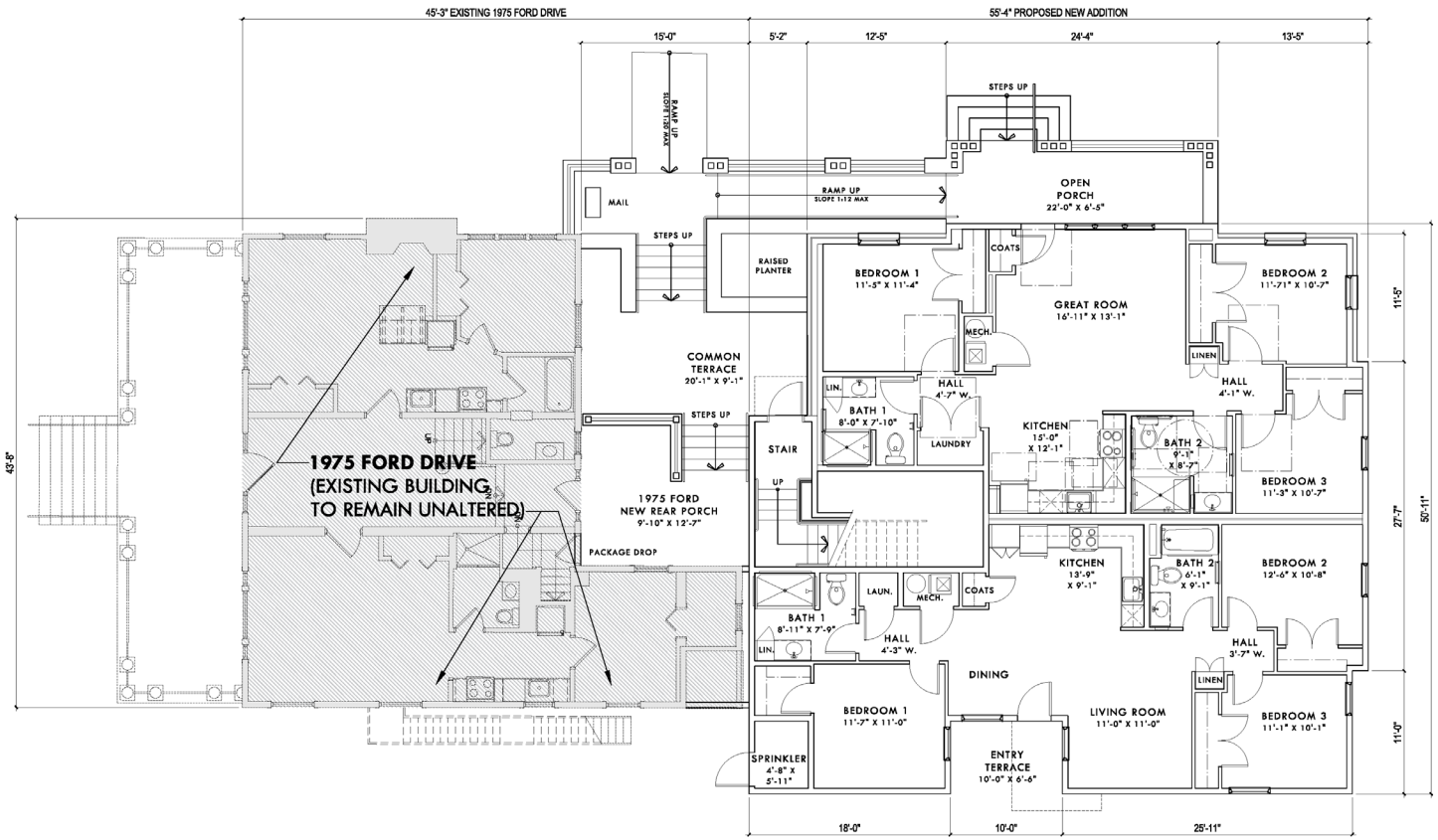
C3.01



1 / A1.11 PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

RDL ARCHITECTS

NOT FOR CONSTRUCTION

16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
www.RDLarchitects.com

OWNER:

Berusch Development Partners

11607 EUCLID AVE
CLEVELAND, OH 44106
Phone: 216-402-8089

FORD-HESSLER APARTMENTS

1975 FORD DRIVE,
CLEVELAND,OHIO
44106

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ISSUE

- △ DESIGN REVIEW 10-27-22
- △ ZONING REVIEW 11-03-22
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FIRST FLOOR
PROPOSED PLAN

SCALE: 3/16" = 1'-0"

PROJECT #	22092
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	5/26/2022

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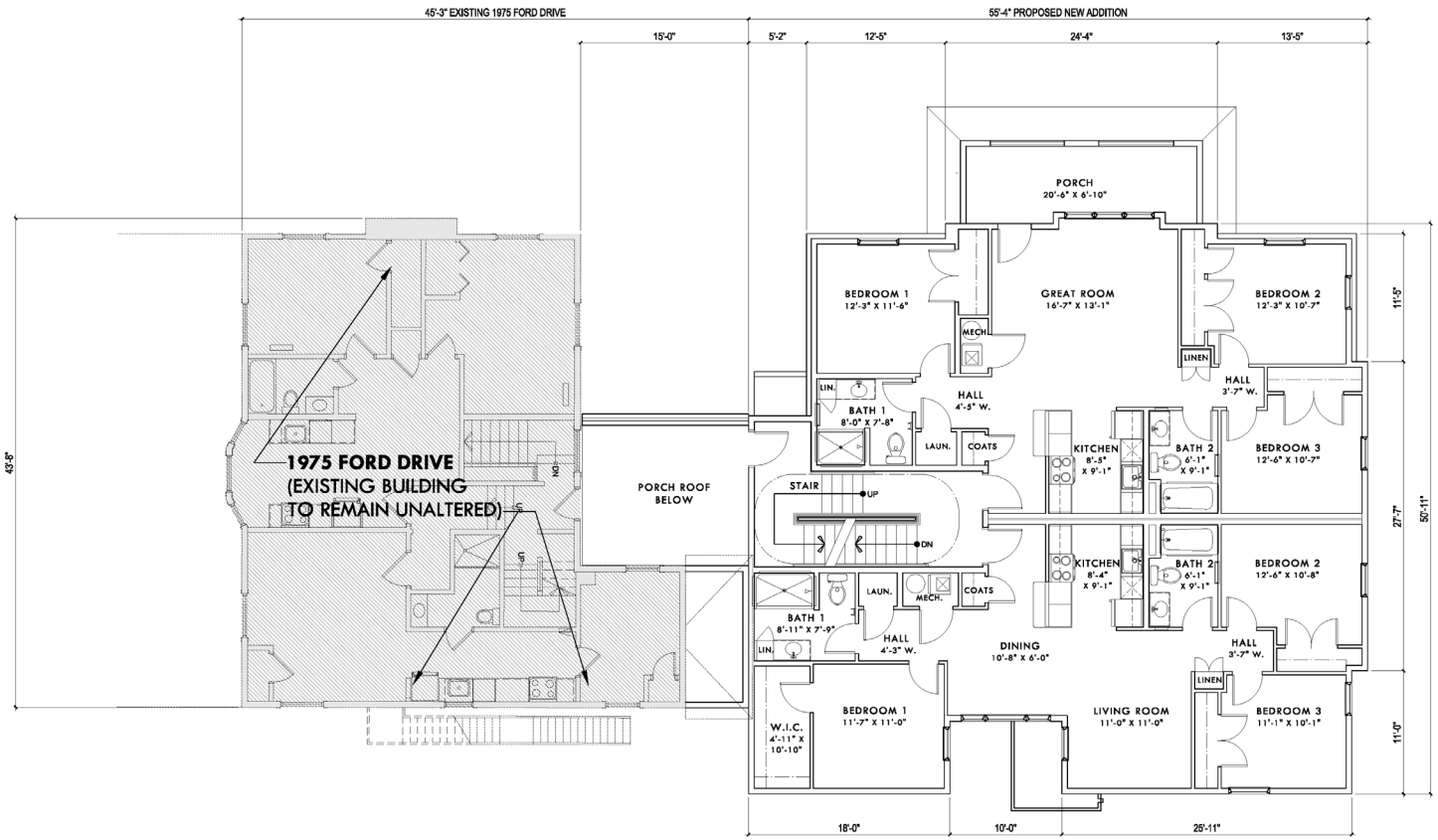
A1.11



1 A1.12 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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PHONE: 216-752-4300
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OWNER:

Berusch Development Partners

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CLEVELAND, OH 44106
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FORD-HESSLER APARTMENTS

1975 FORD DRIVE,
CLEVELAND,OHIO
44106

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ISSUE

- △ DESIGN REVIEW 10-27-22
- △ ZONING REVIEW 11-03-22

SECOND FLOOR
PROPOSED PLAN

SCALE: 3/16" = 1'-0"

PROJECT #	22092
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	5/26/2022

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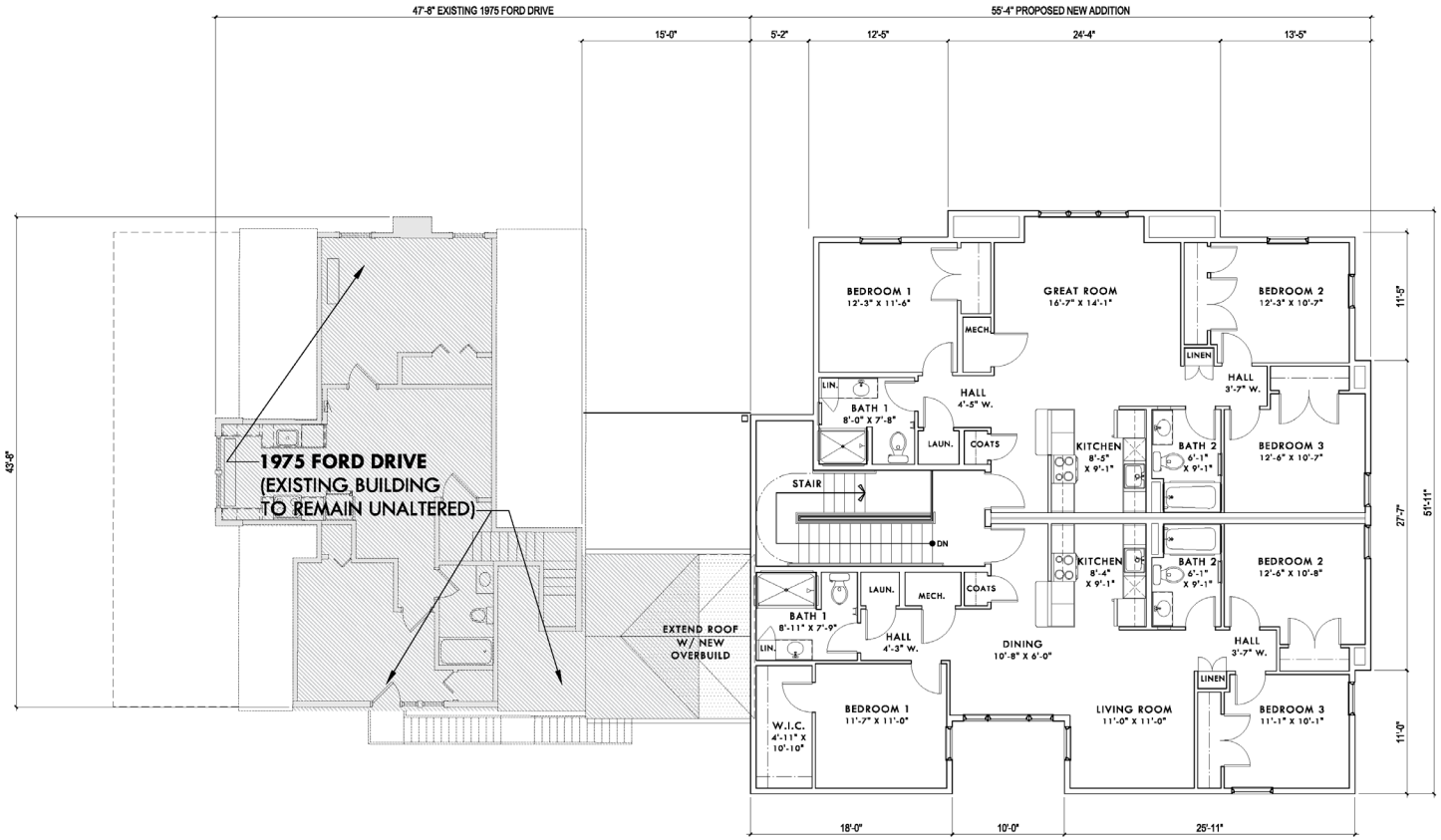
A1.12



1 A1.13 PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

RDL ARCHITECTS

NOT FOR CONSTRUCTION

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Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
www.RDLarchitects.com

OWNER:

Berusch Development Partners

11807 EUCLID AVE
CLEVELAND, OH 44106
Phone: 216-402-8089

FORD-HESSLER APARTMENTS

1975 FORD DRIVE,
CLEVELAND,OHIO
44106

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ISSUE

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- △ ZONING REVIEW 11-03-22
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THIRD FLOOR
PROPOSED PLAN

SCALE: 3/16" = 1'-0"

PROJECT #	22092
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	5/26/2022

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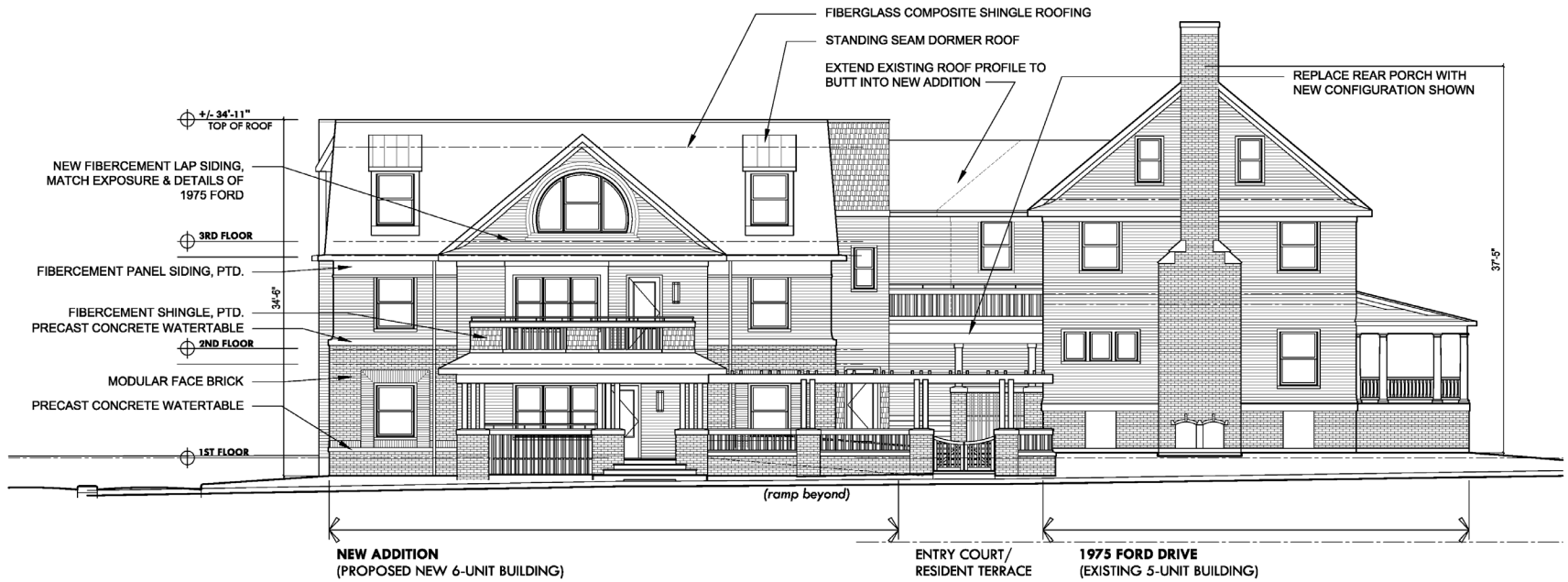
A1.13



1 / A2.10 PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RDL ARCHITECTS

NOT FOR CONSTRUCTION

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FORD-HESSLER APARTMENTS

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ISSUE

- △ DESIGN REVIEW 10-27-22
- △ ZONING REVIEW 11-03-22
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ELEVATION

PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

PROJECT #	22092
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	5/26/2022

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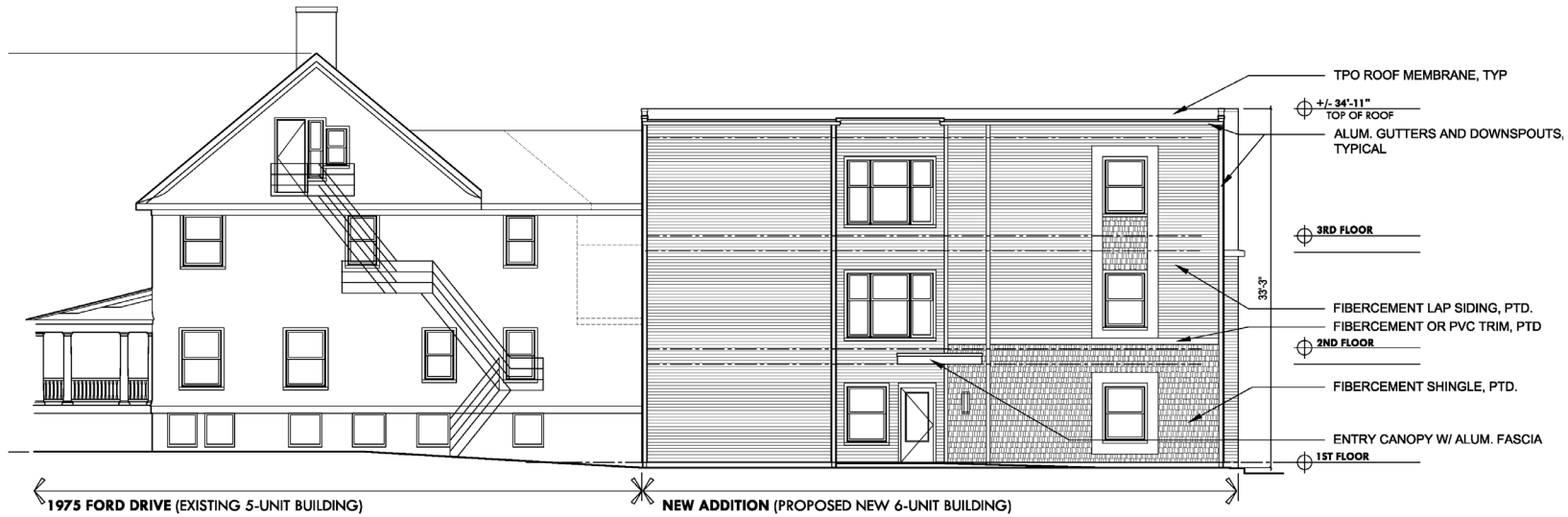
A2.10

1 A2.11 PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.11 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

RDL ARCHITECTS

NOT FOR CONSTRUCTION

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Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
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FORD-HESSLER APARTMENTS

1975 FORD DRIVE,
CLEVELAND,OHIO
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ISSUE

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ELEVATION

PROPOSED SIDE & REAR ELEVATION

SCALE: 3/16" = 1'-0"

PROJECT #	22092
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	5/26/2022

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A2.11

Public Hearing

Calendar No. 23-002: 1975 Ford Drive. Ward 6

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.

Public Hearing

Calendar No. 23-002: **1975 Ford Drive.** **Ward 6**

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.

Public Hearing

Calendar No. 23-002: **1975 Ford Drive.** **Ward 6**

HISTORY OF THE PROPERTY

LEGAL STANDARD

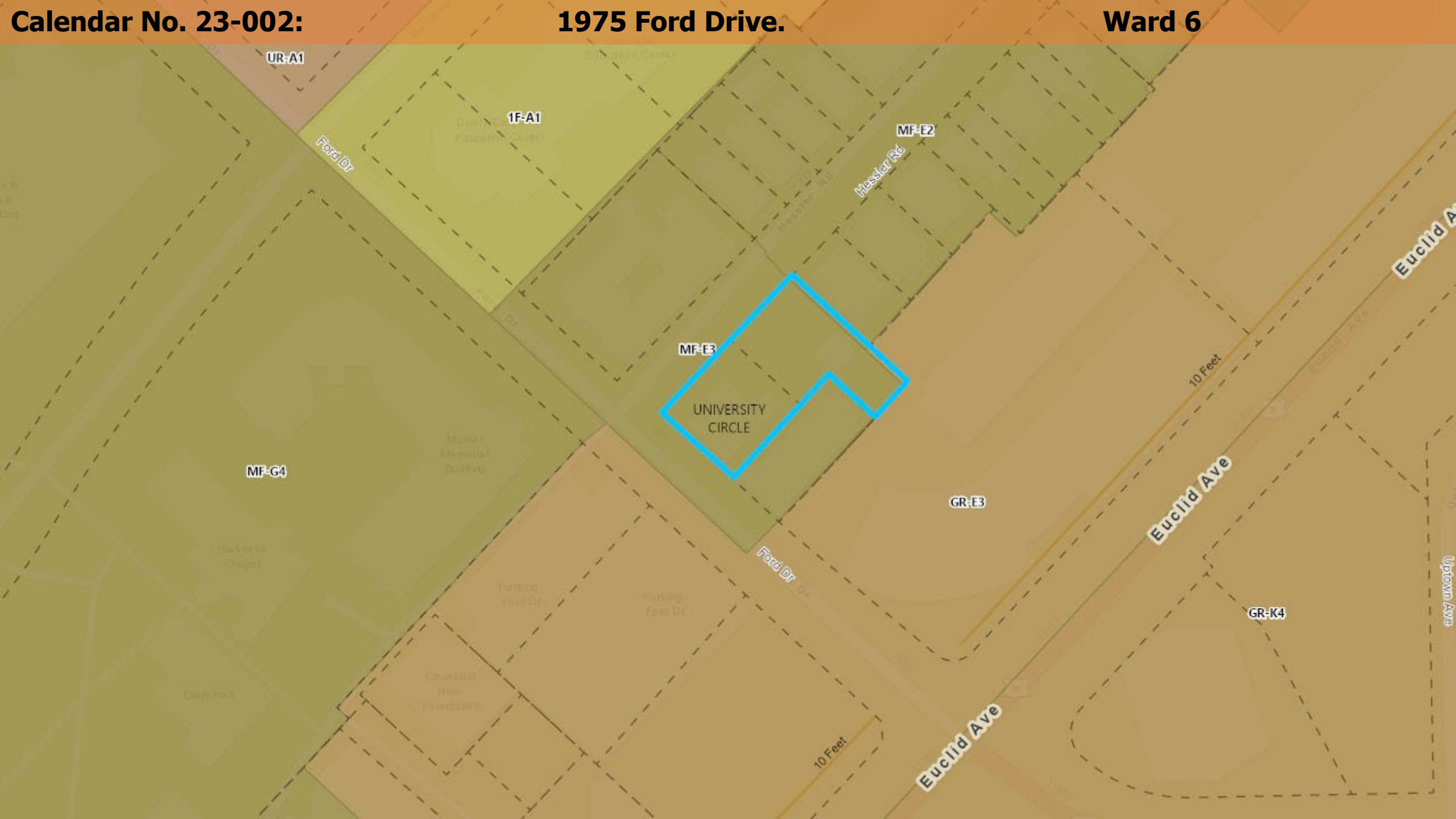
Madam Chair, Members of the Board, Appellant is requesting an area variance from the parking screening requirements of the zoning code.

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.

Calendar No. 23-002: **1975 Ford Drive.** **Ward 6**

Calendar No. 23-002: **1975 Ford Drive.** **Ward 6**



Ford-Hessler Apartments

Proposed new 6-unit multifamily building

Board of Zoning Appeals

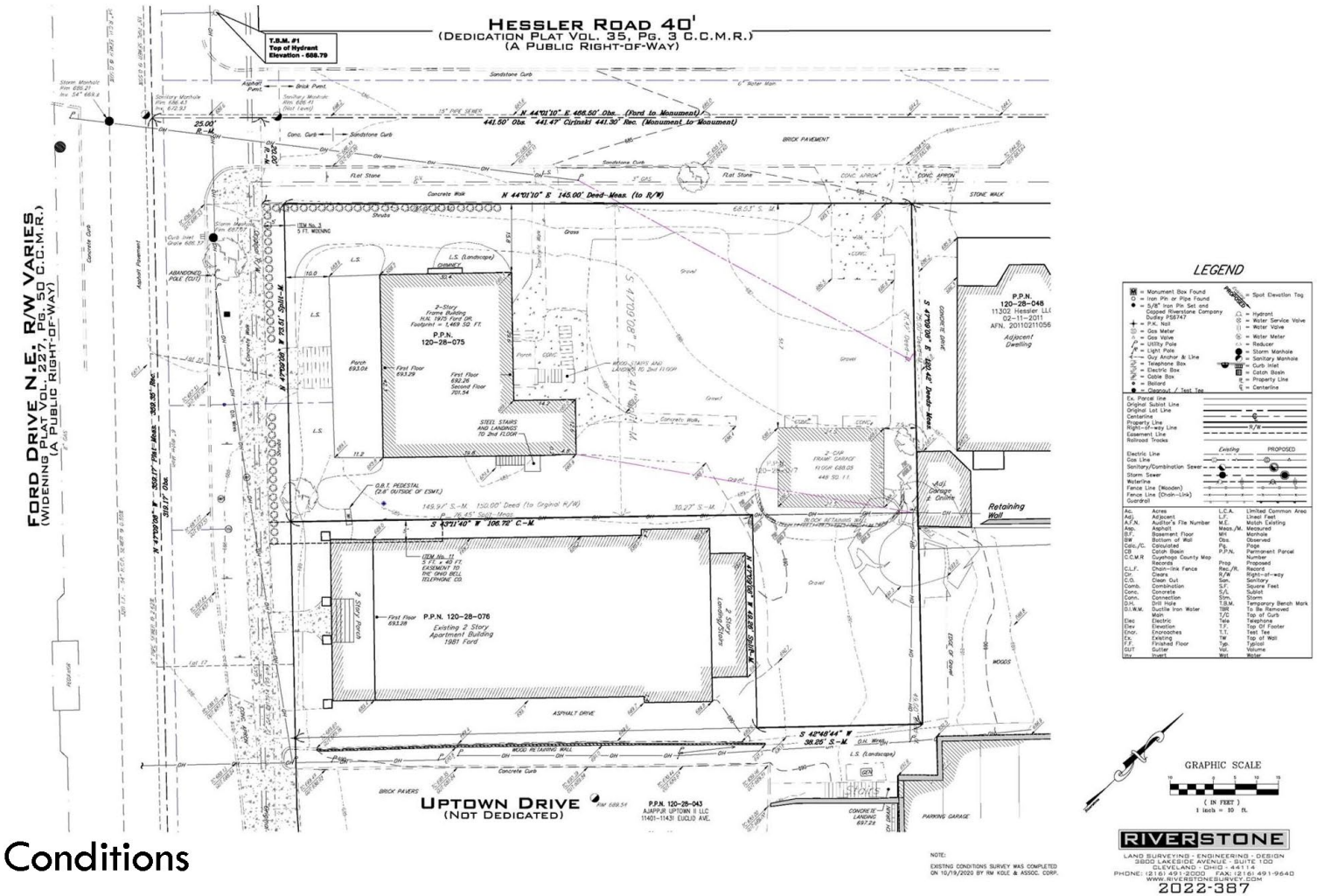
January 30, 2023

Berusch Development Partners

RDL ARCHITECTS

Project Summary

Located within the Hessler Road Historic District, this project proposes a new multi-family building on the eastern portion of the 1975 Ford Drive property, directly adjacent to the existing structure. The proposed building scale and proportion responds to the surrounding context and existing 1975 Ford Drive building. The building height is three stories including the roof volume or 35'-0" in height and has a total building floor area of 8,729 GSF. The project includes (6) three-bedroom apartments, two per floor served by a new enclosed stair. The proposed site configuration provides 6 total parking spaces including an accessible parking space. The existing rear porch of 1975 Ford Drive is proposed to be removed and rebuilt to create a common porch and courtyard area between the new and existing buildings. The project requires a variance related to screening for the new parking.



LEGEND

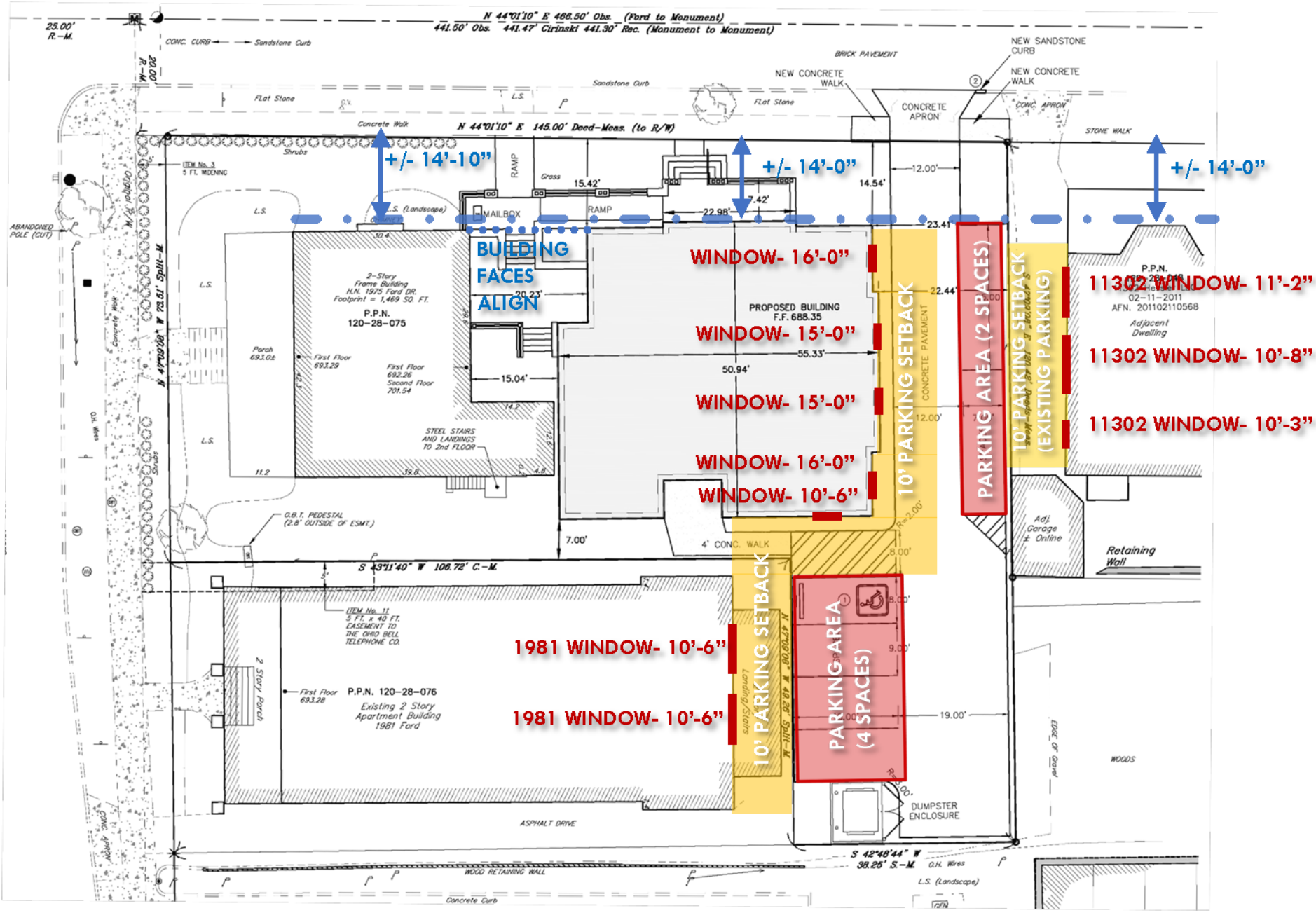
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

NOTE:
EXISTING CONDITIONS SURVEY WAS COMPLETED ON 10/19/2020 BY RM KOLE & ASSOC. CORP.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM
2022-387

Existing Conditions

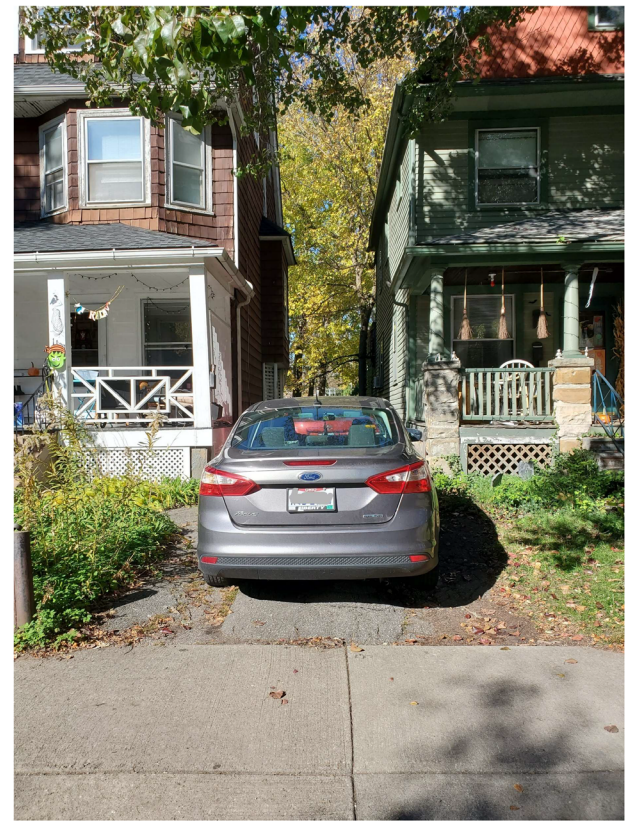


Zoning Review – Parking Setbacks and Building Alignment

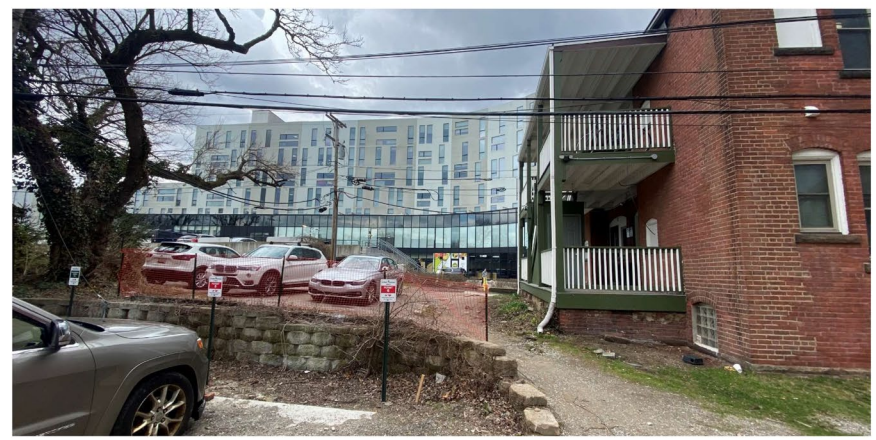
1975 Ford
Existing Site Conditions

Existing Site Conditions
11302 Hessler

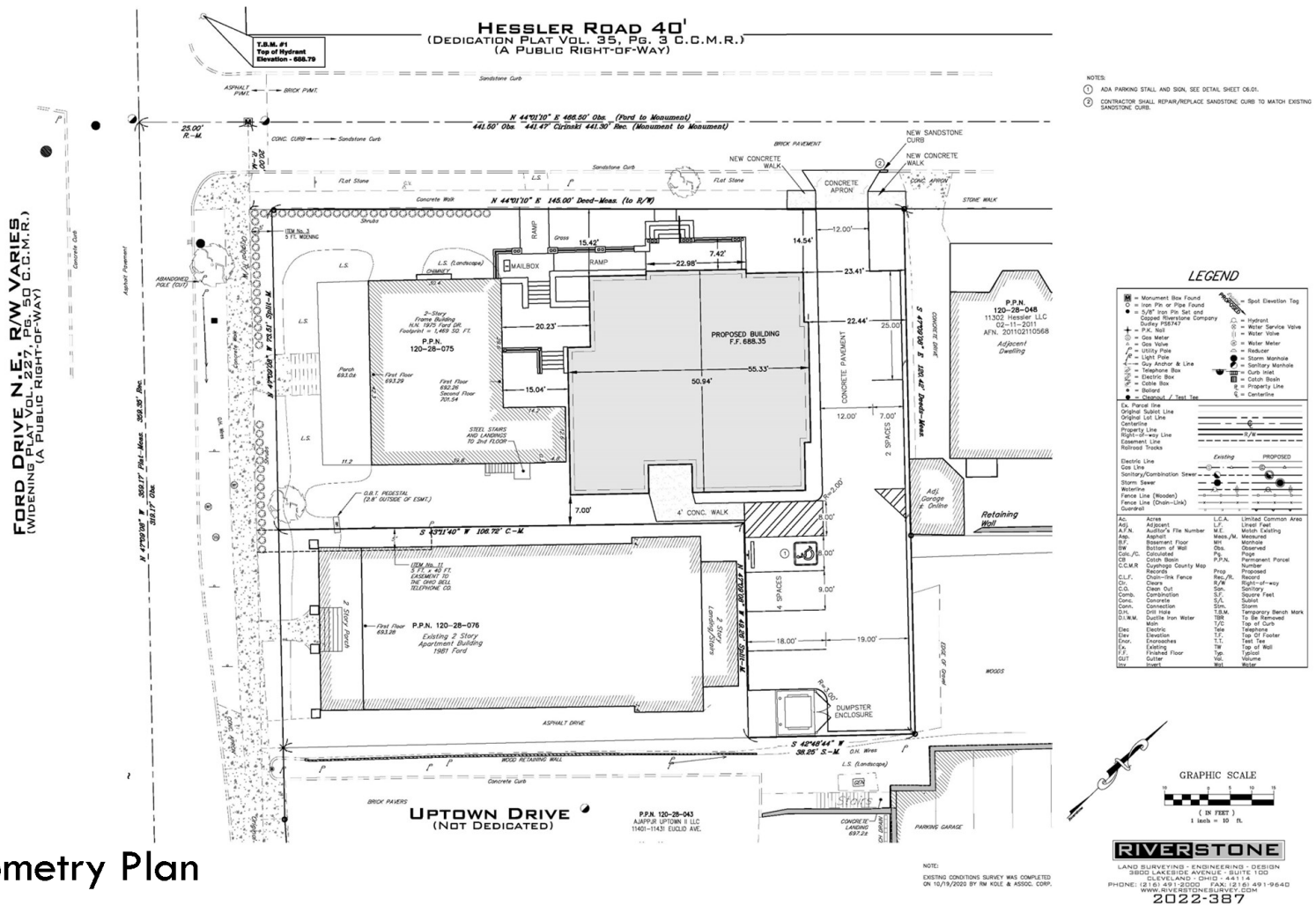
Typical Property Line Conditions on Hessler



Rear of 1981 Ford



Rear Parking Area



NOTES:

1. ADA PARKING STALL AND SIGN, SEE DETAIL SHEET C6.01.
2. CONTRACTOR SHALL REPAIR/REPLACE SANDSTONE CURB TO MATCH EXISTING SANDSTONE CURB.

LEGEND

■ = Monument Box Found	= Spot Elevation Tag
○ = Iron Pin or Pipe Found	⚓ = Hydrant
● = 5/8" Iron Pin Set and Capped Riverstone Company Dudley PS8747	⋈ = Water Service Valve
+ = P.K. Nail	⋈ = Water Valve
⊙ = Gas Meter	⊙ = Water Meter
◇ = Gas Valve	⊃ = Reducer
☼ = Utility Pole	■ = Storm Manhole
☼ = Light Pole	■ = Sanitary Manhole
⟵ = Guy Anchor & Line	= Curb Inlet
☎ = Telephone Box	= Catch Basin
⊞ = Electric Box	℄ = Property Line
▣ = Cable Box	℄ = Centerline
● = Bollard	
● = Cleanout / Test Tee	

Ex. Parcel line	
Original Sublot Line	
Original Lot Line	
Centerline	
Property Line	
Right-of-way Line	
Easement Line	
Railroad Tracks	

	Existing	PROPOSED
Electric Line		
Gas Line		
Sanitary/Combination Sewer		
Storm Sewer		
Waterline		
Fence Line (Wooden)		
Fence Line (Chain-Link)		
Guardrail		

Ac.	Acres	L.C.A.	Limited Common Area
Adj	Adjacent	L.F.	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Match Existing
Asp.	Asphalt	Meas./M.	Measured
B.F.	Basement Floor	MH	Manhole
BW	Bottom of Wall	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R	Cuyahoga County Map Records	Prop.	Proposed
C.L.F.	Chain-link Fence	Rec./R.	Record
Cr.	Clears	R/W	Right-of-way
C.O.	Clean Out	San.	Sanitary
Comb.	Combination	S.F.	Square Feet
Conc.	Concrete	Subd.	Subdivision
Cor.	Corporation	Sym.	Symbol
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.M.M.	Ductile Iron Water Main	TBR	To Be Removed
Elec	Electric	T/C	Top of Curb
Elev	Elevation	Tele	Telephone
Encr.	Encroaches	T.F.	Top Of Footer
Ex.	Existing	T.T.	Test Tee
F.F.	Finished Floor	TW	Top of Wall
GUT	Gutter	Typ.	Typical
Inv.	Invert	Vol.	Volume
		Wat.	Water

GRAPHIC SCALE

10 0 5 10 15

(IN FEET)
1 inch = 10 ft.

NOTE:
EXISTING CONDITIONS SURVEY WAS COMPLETED ON 10/19/2020 BY RM KOLE & ASSOC. CORP.

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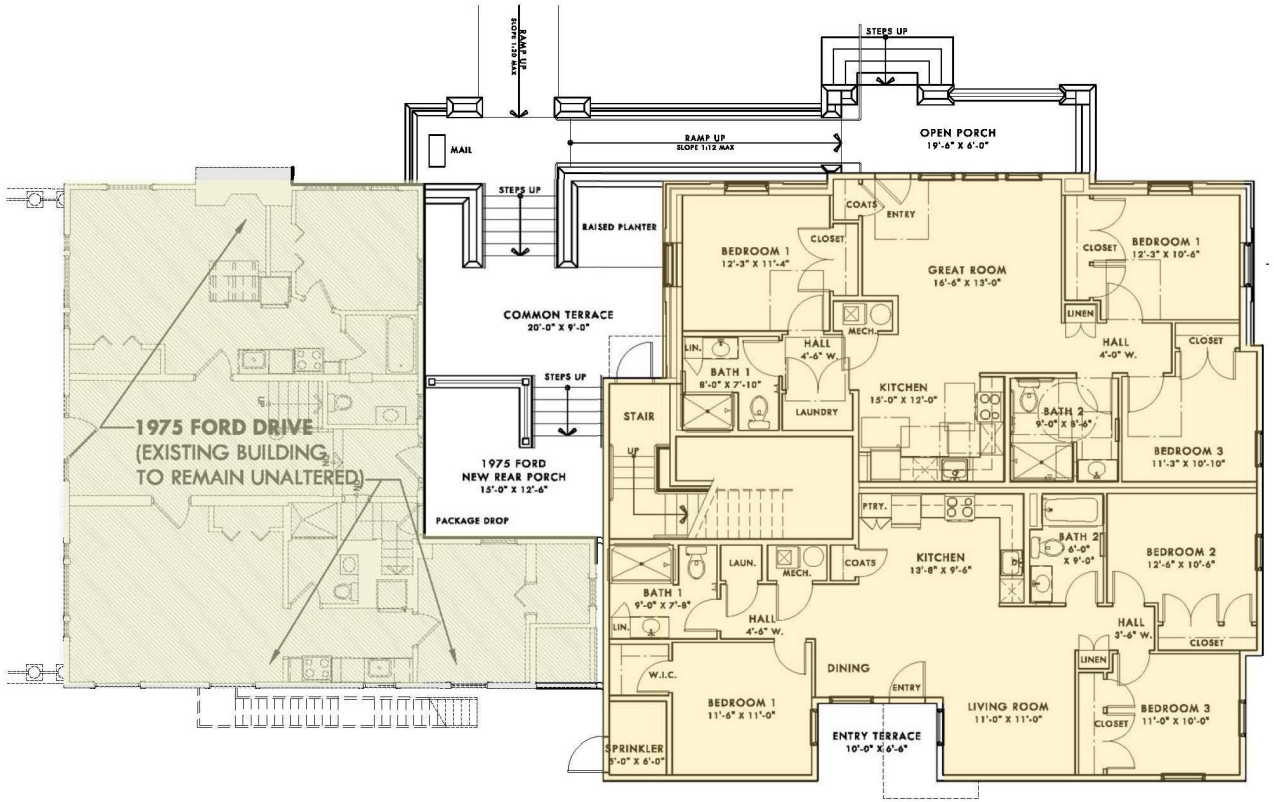
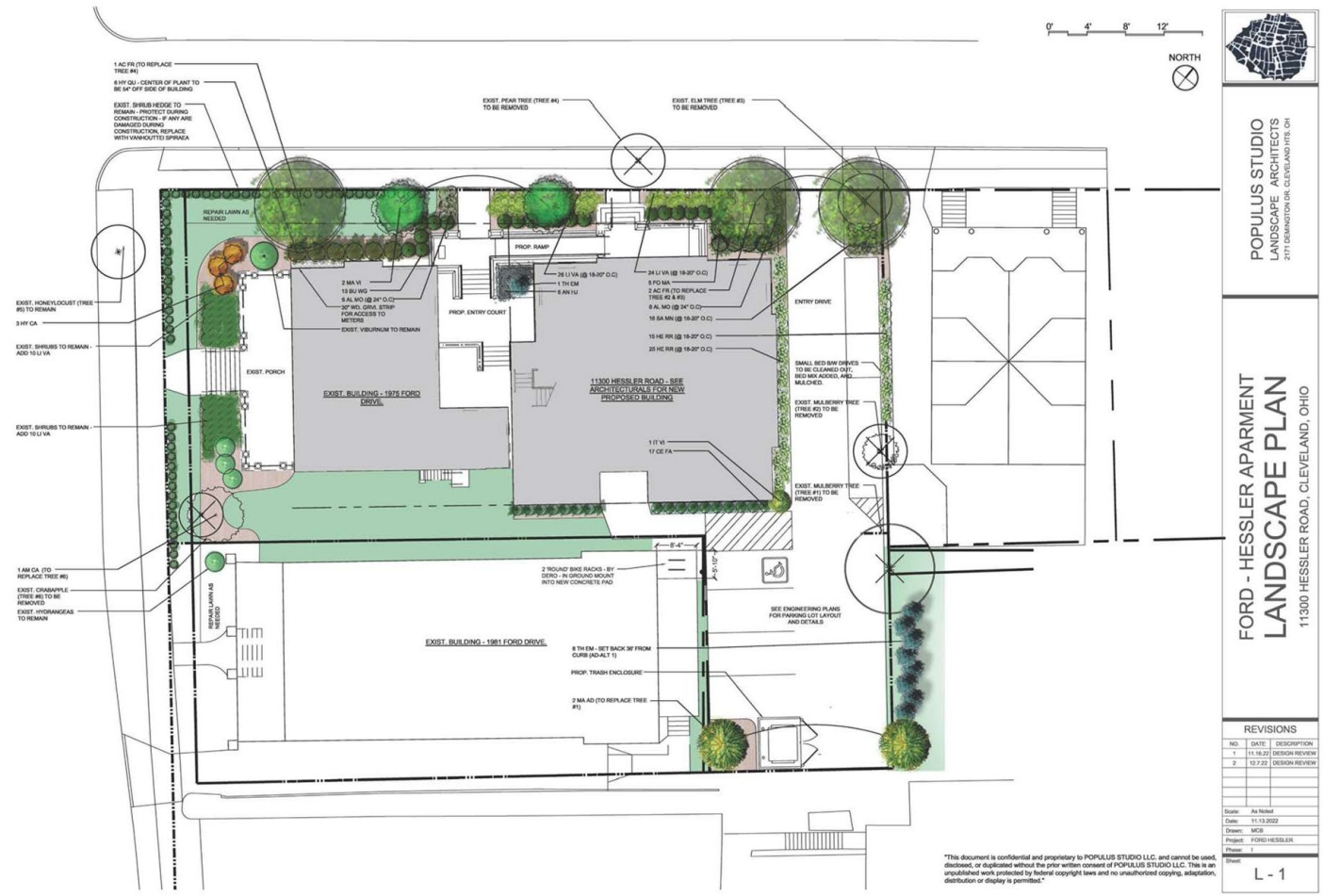
Site Geometry Plan



Proposed First Floor – Revised Plan



Proposed Landscape Plan

specs:

GENERAL

MULCH

A. Mulch shall be "Walk on" grade, coarse, ground, from tree and woody brush sources. The size range shall be a minimum (less than 20% or less of volume) fine particles 3/8 inch or less in size, and a maximum size of individual pieces (largest 20% or less of volume) shall be approximately 1 to 1-1/2 inch in diameter and maximum length approximately 4 to 6". Pieces larger than 8 inch long that are visible on the surface of the mulch after installation shall be removed.

1. It is understood that mulch quality will vary significantly from supplier to supplier and region to region. The above requirements may be modified to conform to the source material from locally reliable suppliers as approved by the Owner's Representative.

TREE STAKING AND GUYING MATERIAL

A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.

B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

C. Below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 feet long vertical stakes driven straight into the ground outside the root ball.

WATERING BAGS

A. Plastic tree watering bags holding a minimum of 15 gallons of water and with a slow drip hole(s) water release system, specifically designed to water establishing trees. Water should release over a several day period, not within a few hours

B. Watering bags shall be:

1. Treegator Irrigation Bags sized to the appropriate model for the requirements of the plant, manufactured by Spectrum Products, Inc., Youngsville, NC 27596.
2. Ooze Tube sized to the appropriate model for the requirements of the plant, manufactured by Engineered Water Solutions, Atlanta, GA.
3. Or approved equal.

EXECUTION

SITE EXAMINATION

A. Examine the surface grades and soil conditions to confirm that the Soil requirements both in type and quantity have been meet. All Stump Grinding and Removal should be completed before any soil modifications or the addition of any soil. Once additional topsoil is provided where necessary, surface grades should be verified for proper surface drainage. Notify the Owner's Representative in writing of any unsatisfactory conditions.

DELIVERY, STORAGE AND HANDLING

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.

B. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.

C. Provide protective covering over all plants during transporting.

PLANTING SEASON

A. Planting shall only be performed when weather and soil conditions are suitable for planting the materials specified in accordance with locally accepted practice. Install plants during the planting time as described unless otherwise approved in writing by the Owner's Representative.

ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

LAYOUT AND PLANTING SEQUENCE

A. Relative positions of all plants and trees are subject to approval of the Owner's Representative.

B. Layout all individual tree and shrub locations. Place plants above surface at planting location or place a labeled stake at planting location. Layout bed lines with paint for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.

C. When applicable, plant trees before other plants are installed.

D. It is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.

INSTALLATION OF PLANTS: GENERAL

A. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.

B. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day.

C. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting to confirm that the roots meet the requirements for plant root quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.

D. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean cuts on the roots. Shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

E. Exposed Stem Tissue after Modification: The required root bal modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. DO NOT USE string, twine, green nursery ties or any other material that may girdle the trunk if not removed.

F. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or to the size indicated on the drawing or as noted below.

1. For trees and shrubs planted in soil areas that are NOT tilled or otherwise modified to a depth of at least 12 inches over a distance of more than 10 feet radius from each tree, or 5 foot radius from each shrub, the soil around the root ball shall be loosened as defined below or as indicated on the drawings.
   a. The area of loosening shall be a minimum of 3 times the diameter of the root ball at the surface sloping to 2 times the diameter of the root ball at the depth of the root ball.
   b. Loosening is defined as digging into the soil and turning the soil to reduce the compaction. The soil does not have to be removed from the hole, just dug, lifted and turned. Lifting and turning may be accomplished with a tracked mini excavator, or hand shovels.
2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are NOT tilled or otherwise modified.
3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.
4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes, all soil that has been driven over shall be tilled to a depth of 6 inches.

H. For trees to be planted in prepared Planting Soil that is deeper than the root ball depth, compact the soil under the root ball using a mechanical tamper to assure a firm bedding for the root ball. If there is more than 12 inches of planting soil under the root ball excavate and tamp the planting soil in lifts not to exceed 12 inches.

I. Set top outer edge of the root ball at the average elevation of the proposed finish. Set the plant plumb and upright in the center of the planting hole. The tree graft, if applicable, shall be visible above the grade. Do not place soil on top of the root ball.

J. The Owner's Representative may request that plants orientation be rotated when planted based on the form of the plant.

K. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Planting Soil, for requirements to modify the soil within the planting bed.

L. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides of ball in six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. DO NOT over compact the backfill or use mechanical or pneumatic tamping equipment.

1. When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not flood the planting space. If the soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.

M. Where indicated on the drawings, build a 4 inch high, level berm of Planting Soil around the outside of the root ball to retain water. Tamp the berm to reduce leaking and erosion of the saucer.

N. Thoroughly water the Planting Soil and root ball immediately after planting.

O. Remove all nursery plant identification tags and ribbons as per Owner's Representative instructions. The Owner's Representative's seals are to remain on plants until the end of the warranty period.

P. Remove corrugated cardboard trunk protection after planting.

Q. Follow additional requirements for the permitted root ball packages.

MULCHING OF PLANTS

A. Apply 2-3 inches of mulch before settlement, covering the entire planting bed area. Install no more than 1 inch of mulch over the top of the root balls of all plants. Taper to 2 inches when abutting pavement.

B. For trees planted in lawn areas the mulch shall extend to a 5 foot radius around the tree or to the extent indicated on the plans.

C. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.

PLANTING BED FINISHING

A. After planting, smooth out all grades between plants before mulching.

B. Separate the edges of planting beds and lawn areas with a smooth, formed edge cut into the turf with the bed mulch level slightly lower, 1 and 2 inches, than the adjacent turf sod or as directed by the Owner's Representative. Bed edge lines shall be a depicted on the drawings.

WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.

B. Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. Test the moisture content in each root ball and the soil outside the root ball to determine the water content.

C. The Contractor shall install 25 gallon watering bag for each tree to be maintained and used for tree watering during the warranty period.

1. The watering bags shall remain the property of the Owner at the completion of the work.

CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.

1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once installation is complete, wash all soil from pavements and other structures. Ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. The Owner's Representative's seals are to remain on the trees and removed at the end of the warranty period.

C. Make all repairs to grades, ruts, and damage by the plant installer to the work or other work at the site.

D. Remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the Contractor.

PROTECTION DURING CONSTRUCTION

A. The Contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other Contractors or trespassers. Maintain protection during installation until Substantial Completion Acceptance. Treat, repair or replace damaged work immediately.

B. Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.

PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. During the project work period and prior to Substantial Completion Acceptance, the Contractor shall maintain all plants.

B. Maintenance during the period prior to Substantial Completion Acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition

SUBSTANTIAL COMPLETION ACCEPTANCE

A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is substantially complete.

B. The Plant Warranty period begins at date of written notification of substantial completion from the Owner's Representative. The date of substantial completion may be different than the date of substantial completion for the other sections of the project.

MAINTENANCE DURING THE WARRANTY PERIOD - by others

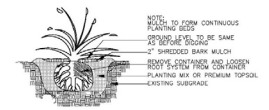
A. During the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

B. Provide the following maintenance tasks:

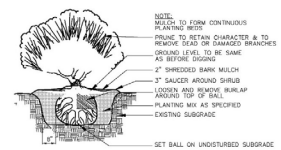
1. Watering: Provide all water required to keep soil within and around the root balls at optimum moisture content for plant growth..
2. Plant pruning: Remove cross over branching, shorten or remove developing co dominant leaders, dead wood and winter-damaged branches. Unless directed by the Owner's Representative, do not shear plants or make heading cuts.
3. Restore plants: Reset any plants that have settled or are leaning as soon as the condition is noticed.
4. Guying and staking: Maintain plant guys in a taught position. Remove tree guys and staking after the first full growing season
5. Weed control: Keep all beds free of weeds. Hand-remove all weeds and any plants that do not appear on the planting plan. Chemical weed control is permitted only with the approval of the Owner's Representative.
6. Plant pest control: Maintain disease, insects and other pests at manageable levels. Manageable levels shall be defined as damage to plants that may be noticeable to a professional but not to the average person. Use least invasive methods to control plant disease and insect outbreaks.
7. Plant replacement: Replace all plants that are defective as defined in the warranty provisions, as soon as the plant decline is obvious and in suitable weather and season for planting as outlined in above sections. Plants that become defective during the maintenance period shall be covered and replaced under the warranty provisions.
8. Mulch: Refresh mulch once a year to maintain complete coverage but do not over mulch. At no time shall the overall mulch thickness be greater that 4 inches. Do not apply mulch within 6 inches of the trunks or stems of any plants. Replacement mulch shall meet the requirements of the original approved material. Mulch shall be no more than one inch on top of the root ball surface.
9. Bed edging: Check and maintain edges between mulch and lawn areas in smooth neat lines as originally shown on the drawings.
10. Leaf, fruit and other plant debris removal: Remove fall leaf, spent flowers, fruit and plant part accumulations from beds and paved surfaces. Maintain all surface water drains free of debris.

PLANT LIST

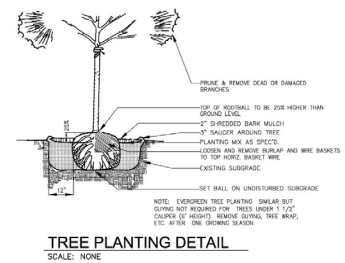
Qty.	Symbol	Common Name	Scientific Name	Size	Condition	Notes
03	AC FR	ACER X FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2 1/2" CAL.	B&B	
01	AM CA	AMELANCHIER X GRAND. 'AUTUMN. BRIL'	AUTUMN BRILL. SERVICEBERRY	1.75" CAL.	B&B	
06	AN HJ	ANEMONE 'HONORINE JOBERT'	HONORINE JOBERT WINDFLOWER	NO. 1	CONT.	
14	AL MO	ALCHEMILLA MOLLIS 'THRILLER'	THRILLER LADY'S MANTLE	NO. 1	CONT.	SALT TOLERANT
13	BU WG	BUXUS 'WINTER GEM'	WINTER GEM 'BOXWOOD'	18" HT.	B&B	
17	CE FA	CEPHALOTAXUS HARR. 'FASTIGIATA'	COLUMNAR PLUM YEW	NO. 5	CONT.	
05	FO MA	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY FOTHERGILLA	NO. 5	CONT.	
40	HE RR	HEMEROCALLIS 'ROSY RETURN'	ROSY RETURN DAYLILLY	NO. 1	CONT.	SALT TOLERANT
03	HY CA	HYDRANGEA PANICULATA 'CANDELABRA'	CANDELABRA HYDRANGEA	NO. 5	CONT.	
06	HY QU	HYDRANGEA QUERC. 'SNOW QUEEN'	HENRY'S GARNET SWEETSPIRE	NO. 5	CONT.	
01	IT VI	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 5	CONT.	
70	LI VA	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	NO. 1	CONT.	SALT TOLERANT
02	MA AD	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	1 3/4" CAL.	B&B	
02	MA VI	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6' HT.	B&B	
16	SA MN	SALVIA 'MAY NIGHT'	MAY NIGHT SAGE	NO. 1	CONT.	SALT TOLERANT
01	TH EM	THUJA OCCIDENT. 'EMERALD'	EMERALD ARBORVITAE	6' HT.	B&B	COURTYARD
08	TH EM	THUJA OCCIDENT. 'EMERALD'	EMERALD ARBORVITAE	5' HT.	B&B	AD. ALT 1 - OPTION OUT



CONTAINER PLANTING DETAIL
SCALE: NONE



SHRUB PLANTING DETAIL
SCALE: NONE



TREE PLANTING DETAIL
SCALE: NONE

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POPULUS STUDIO
LANDSCAPE ARCHITECTS
2171 DEMINGTON DR. CLEVELAND HTS. OH

FORD - HESSLER APARMENT
LANDSCAPE DETAILS
11300 HESSLER ROAD, CLEVELAND, OHIO

REVISIONS

NO.	DATE	DESCRIPTION
1	11.16.22	DCSIGN REVIEW
2	12.7.22	DCSIGN REVIEW

Scale:	As Noted
Date:	11.13.2022
Drawn:	MCB
Project:	FORD HESSLER
Phase:	I
Sheet:	L - 2

Proposed Planting Details

TREES

ACER X FREEMANII 'CELEBRATION' | AMELANCHIER X GRAND. 'AUTUMN. BRIL' | MALUS 'ADIRONDACK' | MAGNOLIA VIRIGINIANA

SHRUBS

BUXUS 'WINTER GEM' | CEPHALOTAXUS HARR. 'FASTIGIATA' | FOTHERGILLA GARDENII 'MT. AIRY'

HYDRANGEA PANICULATA 'CANDELABRA' | HYDRANGEA QUERC. 'SNOW QUEEN' | ITEA VIRGINICA 'HENRY'S GARNET' | THUJA OCCIDENT. 'EMERALD'

PERENNIALS

ALCHEMILLA MOLLIS 'THRILLER' | ANEMONE 'HONORINE JOBERT' | HEMEROCALLIS 'ROSY RETURN' | LIRIOPE MUSCARI 'VARIEGATA' | SALVIA 'MAY NIGHT'

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POPULUS STUDIO
LANDSCAPE ARCHITECTS
2171 DEMINGTON DR. CLEVELAND HTS. OH

FORD - HESSLER APARMENT
LANDSCAPE MATERIALS
11300 HESSLER ROAD, CLEVELAND, OHIO

REVISIONS

NO.	DATE	DESCRIPTION
1	11.16.22	DCSIGN REVIEW
2	12.7.22	DCSIGN REVIEW

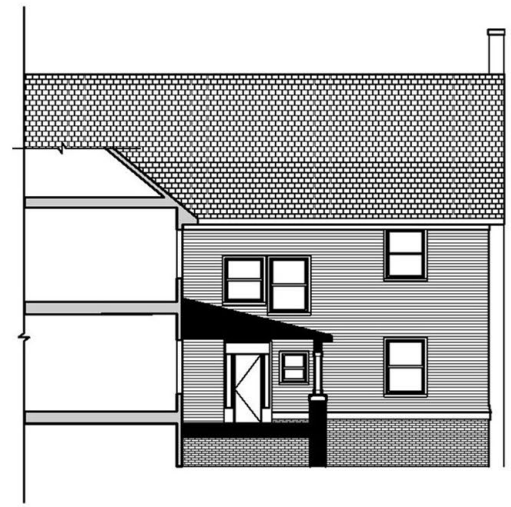
Scale: As Noted
Date: 11.13.2022
Drawn: MCB
Project: FORD HESSLER
Phase: I

Sheet: L - 3

Proposed Planting Details

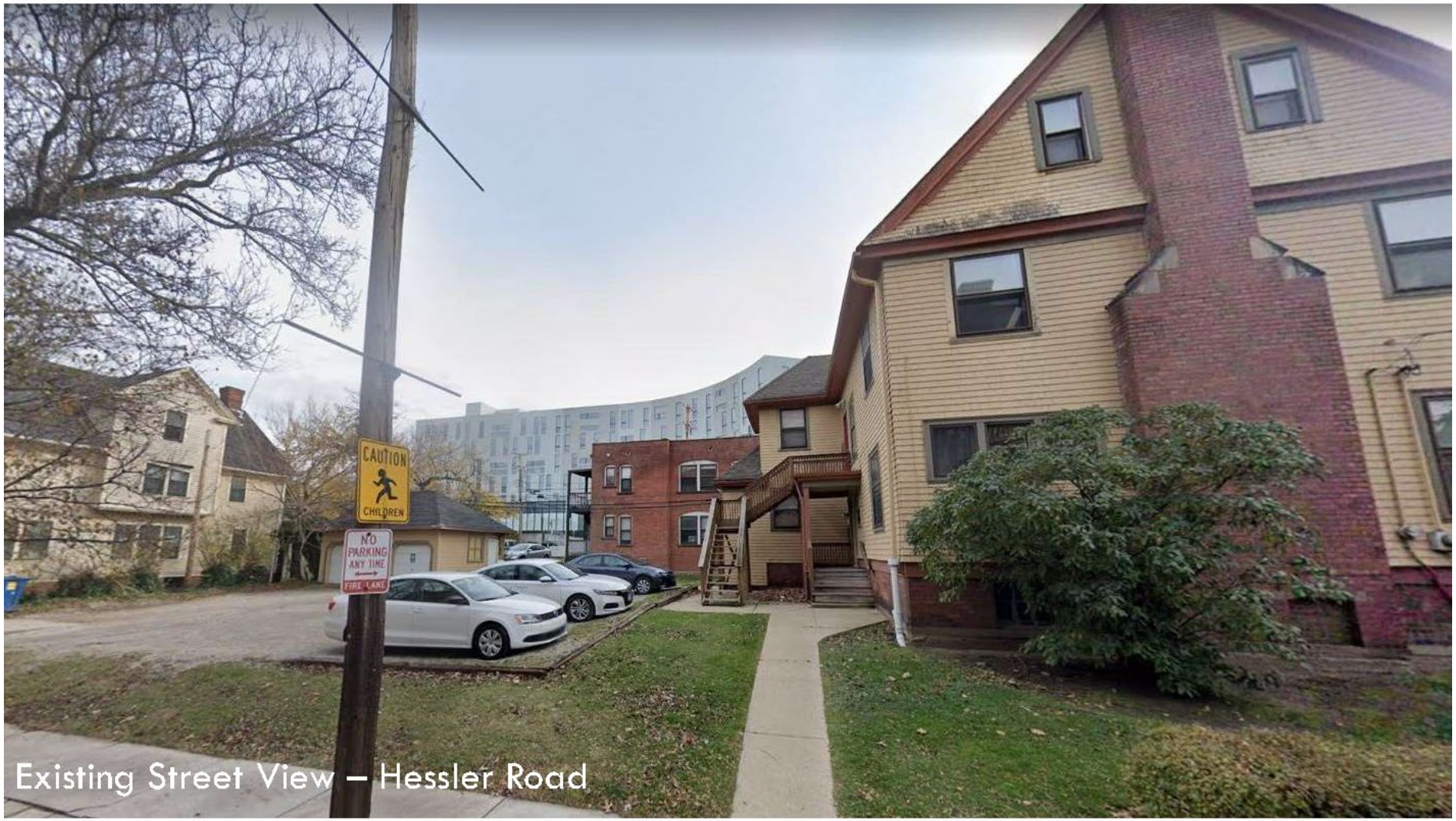
Proposed Hessler Road Elevation – Revised Design

Proposed Side & Rear Elevation – Revised Design



Proposed Entry Court Elevation – Revised Design

HESSLER
ROAD



Existing Street View – Hessler Road

Existing Street View – Hessler Road

Memorandum

To: Liz Kukla, Secretary
Board of Zoning Appeals
From: Russell Berusch, Manager, Ford-Hessler LLC (Developer)
Date: January 23, 2023
RE: Proposed addition to 1975 Ford Road
CC: Joyce Huang, Planning Director

In preparation for the upcoming BZA hearing, we offer the following information.

The non-conformance letter issued to us by the City indicates that the only variance required for our project is for screening of our Off Street-Parking Spaces from the adjoining residential lots (via a wall, fence, or dense/high landscaping). It is our desire not to install any such opaque barriers, as we feel it is not appropriate or needed for the reasons below. Furthermore, we have discussed the matter with our neighbors, who are all in agreement with us. Attached are letters from all abutting owners stating that they prefer not to have screening in the form of a wall or fence; rather, they all prefer and have requested open space and/or landscaping instead.

- The first letter is from the owner of 11302 Hessler, our project's neighbor immediately to the east. Currently there is a narrow strip of land dividing the two driveways, with some scrub-brush and groundcover, a few small bushes and small tree, and a garage right on the property line toward the rear of their lot. (See photos in attached PowerPoint presentation). This property owner prefers that it remain as a small strip of groundcover. Moreover, a fixed fence would cause potential difficulty in opening car doors when a vehicle is parked in our neighbor's narrow driveway. Per the attached landscape plan that has been approved by the Landmark's Commission, we are planning to plant Day Lilies along that strip, along with a new Maple tree near the sidewalk between the two driveways, where the existing Elm tree will be removed to allow for construction. Note that there are no other fences spanning the length of property lines elsewhere along Hessler; most lots are separated only by a driveway. It would be neither desirable for us or our abutters nor consistent with other Hessler conditions to introduce fixed screening. (Photos of some typical property line conditions in the neighborhood are also included in the PowerPoint presentation)

- The second letter is from the owner of Uptown, the property owner immediately to the south/southeast (bordering the rear of our site). Currently the area is open, with no barriers other than a small hedgerow on their property, and there is limited visibility of the rear area of our site from the public right-of-way. This owner also prefers that the area remain unobstructed, which would continue to allow them unfettered access to the rear of the Uptown parking garage. We would, however, propose to plant several Arborvitae and a Crabapple tree in that area, as shown on the landscape plan. See photos in PowerPoint presentation for existing conditions.

- The third letter is from the owner of 1981 Ford, our neighboring property to the West, which is also owned by us. We do not think additional screening between the two parcels is necessary or beneficial, as there is already a large deck and exterior stairwell at that rear end of the building, which in and of itself serves the purpose of "screening." Moreover, adding a physical barrier would impede access to the garbage dumpster from the rear of the 1981 building, as well as restrict free pedestrian circulation between the properties, making the properties feel less safe and accessible. It would also be less aesthetically attractive than an open and clear condition which allows occupants and guests to see and access all three buildings in the grouping: 1981 Ford, 1975 Ford, and 11300 Hessler. (Please refer to photos in PowerPoint presentation.)

For these reasons, we respectfully request that the BZA grant our request for a variance of the required screening, per Section 349.08 of the Zoning Code.

A few additional factors and observations:

- The variance request is not substantial; granting the variance would only have minor impacts on rear or secondary portions of adjacent properties.
- The essential character of the neighborhood would not be substantially altered by granting the variance. The screening or absence thereof would occur in areas largely out of view to the surrounding public rights-of-way of the neighborhood. The project has been designed so that the parking areas are placed to the rear and largely hidden by the new building.
- Adjoining properties would not suffer a substantial detriment as a result of the variance; in fact, neighboring property owners support the variance and have indicated the denial of the variance would be to the detriment of their properties since screening would impose negative impacts in reducing easy maintenance access.
- The variance would not adversely affect the delivery of governmental services (e.g., water, sewer, garbage).
- We originally purchased the property with the intent to construct a larger building. Subsequent to our purchase, the project plan shifted and was reduced in size in order to accommodate neighborhood input. So, while the zoning code didn't change, the ultimate footprint/size of the use changed from the initial intent at time of purchase.
- While a fence, wall, or tall and dense landscape screening can be feasibly installed in compliance with zoning, there is no known method to do so without negatively impacting neighboring properties' maintenance access.

Thank you.

Hessler Holdings, LLC

1/9/22

Dear Russell and Alexis,

11302 Hessler, LLC is the property owner of the parcel with the address of 11302 Hessler Rd, located directly to the east of the parcels located at 1975 Ford and 11300 Hessler. We understand that you intend to redevelop the lot with a new building and that zoning would require that a screening fence be located between our two driveways upon completion of the new building. We do not feel a fence would be in our best interest, and therefore would like to express our position that a fence is in fact not desired; a small strip of groundcover would be a more acceptable condition.

Best regards,

Jeffrey Shoykhet
Managing Member
11302 Hessler, LLC

Ford-Hessler LLC
19942 Chagrin Blvd.
Shaker Heights, Ohio 44122

January 9, 2023

Elizabeth Kukla, Secretary
Board of Zoning Appeals
601 Lakeside Avenue, Room 516
Cleveland, OH 44114

Subject: Application for Variance / BZA Hearing - B22030881

Dear Ms. Kukla:

In addition to being the entity proposing to develop the new 6-unit apartment building located at 11300 Hessler Road, Ford-Hessler Property Reorganization, LLC also owns the property with the address 1981 Ford Road. It is our understanding that the City's zoning code dictates that, as part of the new project's requirements, hard screening (in the form of a wall, fence, or shrubs) must be installed between the new project's parcel and the 1981 Ford Road parcel.

From the standpoint of 1981 Ford, we do not think such screening would be beneficial and in fact would be undesirable because it would create an unnecessary physical barrier that would impede free pedestrian circulation between the properties, feel less safe than an accessible and "screen-less" condition would provide, and would be less aesthetically attractive than an open and clear condition allowing occupants and guests to see and access all three buildings in the cluster: 1981 Ford, 1975 Ford, and 11300 Hessler. In addition, the rear of the 1981 Ford building, which abuts the parking area in question, does not have any living areas in the back of the building - - the only rooms at the east end of the building are kitchens (with one small window) and entryways - - as opposed to any bedroom windows. There is also a large deck and exterior stairwell at that rear end of the building, which in and of itself serves the purpose of "screening."

For these reasons, we prefer that no screening between the properties be installed as part of the new project at 11300 Hessler.

Sincerely,

Russell Berusch, Manager
Ford-Hessler LLC

November 7, 2022

Russell Berusch
Ford-Hessler, LLC
C/O Berusch Dev
19942 Chagrin Bldg.
Shaker Heights 44122

Dear Russell,

Per our conversations, AJAPPJR UPTOWN II, an MRN affiliated company, owns the parcel directly to the south and east of your property located on 1975-1981 Ford Road, Cleveland, Ohio. We understand you intend to develop your site behind your buildings on Ford Road. We have reviewed your site plan and understand that the zoning of that parcel may require you to screen our site from yours via erecting a fence between our properties. If possible, we would prefer that you not put up a fence, allowing for easier access to our property behind the Uptown parking garage. We are receptive to the idea of you planting trees or shrubs between our parcels at the top of the slope. This would be more attractive for all and would not limit our access to our parcel.

Sincerely,

Joseph Del Re

Joseph Del Re

Public Hearing

Calendar No. 23-003: 1251 Ansel Road. Ward 9

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).

Public Hearing

Calendar No. 23-003: **1251 Ansel Road.** **Ward 9**

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.

Public Hearing

Calendar No. 23-003: **1251 Ansel Road.** **Ward 9**

HISTORY OF THE PROPERTY

LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the minimum distance requirements of the zoning code.

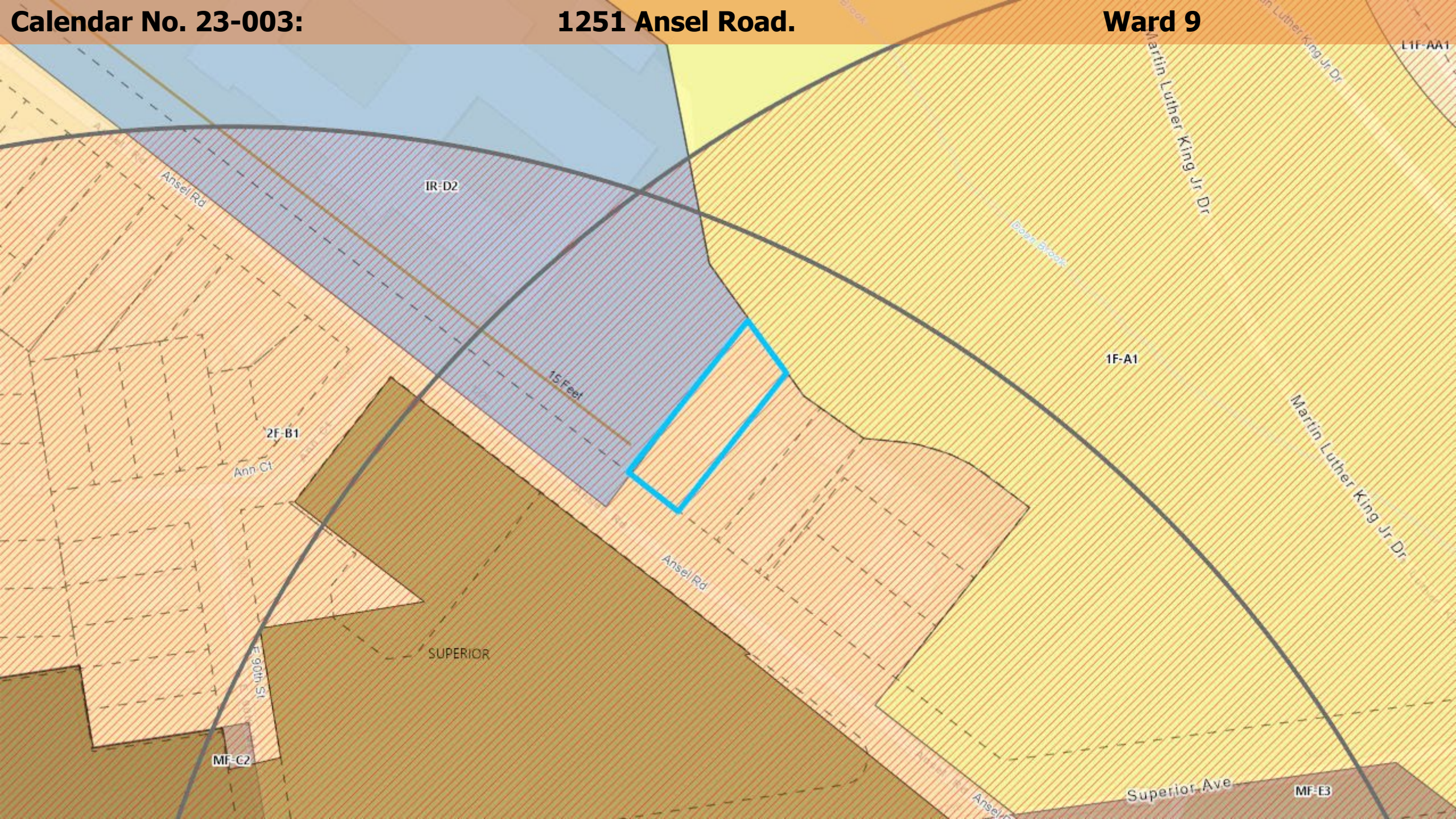
To obtain the use variance, Appellant must prove that denying the request:

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.

Calendar No. 23-003: **1251 Ansel Road.** **Ward 9**

Calendar No. 23-003: **1251 Ansel Road.** **Ward 9**

Calendar No. 23-003: **1251 Ansel Road.** **Ward 9**



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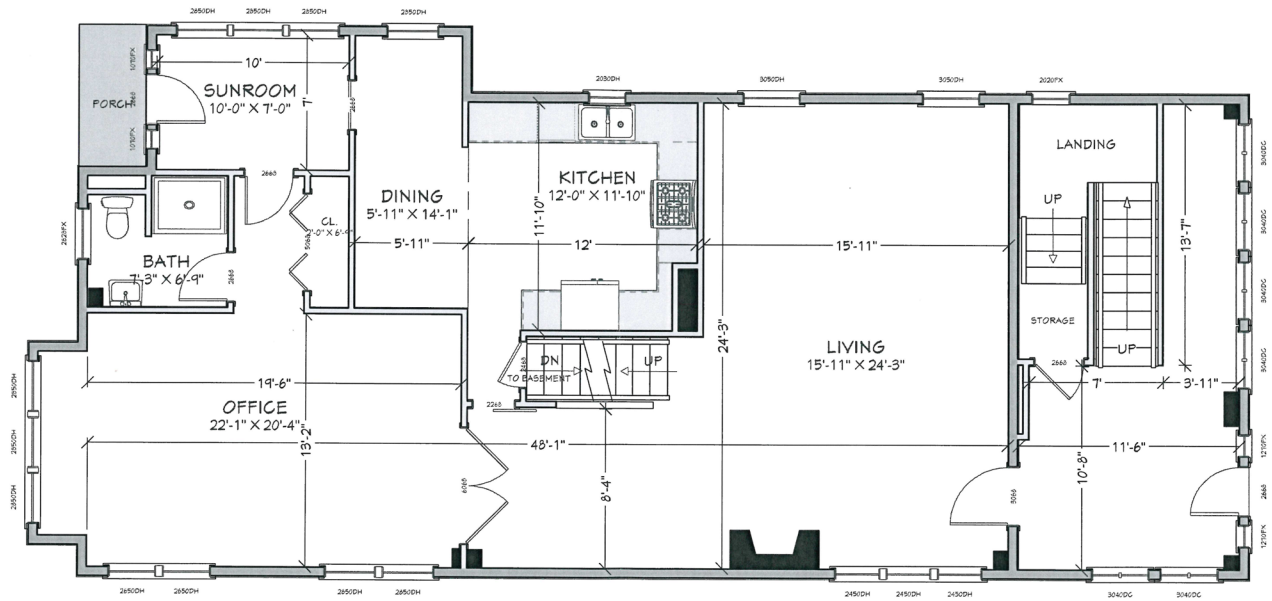
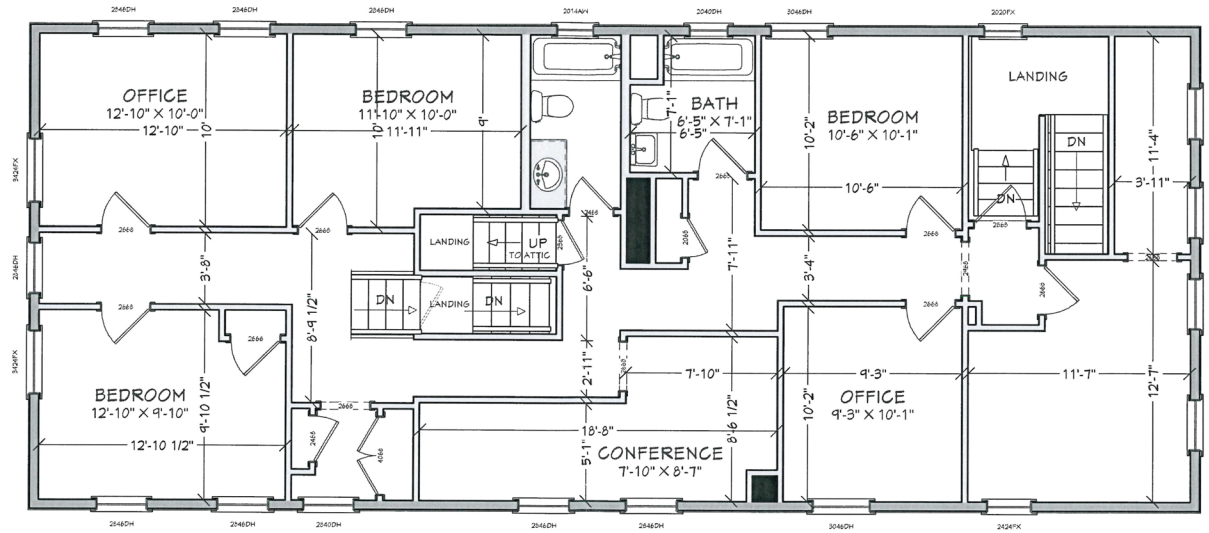


LIVING AREA
1614 SQ FT

1st Floor



LIVING AREA
1463 SQ FT

2nd Floor

Freedom
Youth Program

Freedom Youth Program

State of Ohio
Department of Job and Family Services

Mike DeWine
Governor

This is to Certify that

Freedom Youth Program
1421 East 174th Street
Cleveland, Ohio 44110
Recertification - S-0000003450

Has been inspected pursuant to Chapter 5103, of the Ohio Revised Code and applicable Ohio Administrative Code rules.

The specific functions which the agency is certified to perform are listed below and explained in detail in the accompanying letter.

Functions:

To operate a Group Home(s)

Qualified Residential Treatment Program Compliant September 30, 2021

This certificate is effective from **September 26, 2021** to **September 25, 2023**

The Joint Commission

July 28, 2021

Zarel Patton,
Contact
Freedom Youth Program
1421 East 174th Street
Cleveland, OH 44110

Joint Commission ID #: 633528
Program: Behavioral Health Care and Human Services
Accreditation Activity: 60 day Evidence of Standards Compliance
Accreditation Activity Completed : //26/2021

Dear Mr. Patton:

The Joint Commission is pleased to grant your organization an accreditation decision of Accredited for all services surveyed under the applicable manual(s) noted below:

Comprehensive Accreditation Manual for Behavioral Health Care and Human Services

This accreditation cycle is effective beginning July 3, 2021 and is customarily valid for up to 36 months. Please note, The Joint Commission reserves the right to shorten the duration of the cycle.

Please note, if your survey was conducted off-site (virtually): Your organization may be required to undergo an on-site survey once The Joint Commission has determined that conditions are appropriate to conduct on-site survey activity.

Should you wish to promote your accreditation decision, please view the information listed under the 'Publicity Kit' link located on your secure extranet site, The Joint Commission Connect.

The Joint Commission will update your accreditation decision on Quality Check®.

Congratulations on your achievement.

Sincerely,

Mark Pelletier

Mark G. Pelletier, RN, MS
Chief Operating Officer and Chief Nurse Executive
Division of Accreditation and Certification Operations

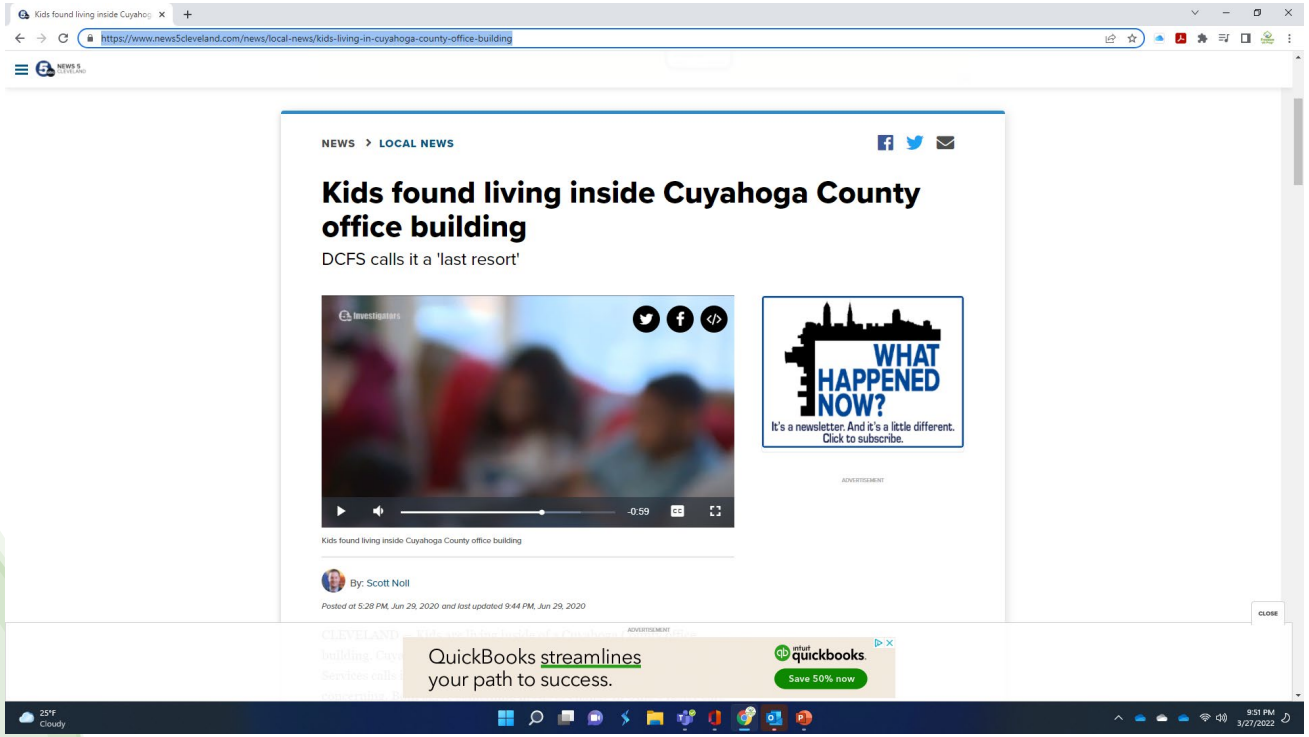
Freedom
Youth Program

Mission

- Provide a nurturing environment for at risk young men to live up to their full potential
- Young men between 12-17 years of age
- The impact on the community
- Unique and intimate environment

Freedom Youth Program

Freedom Youth Program



Learn how

The county said a 14-year-old girl placed in county custody recently walked away after spending several days living in the building.

"Typically these are children presenting with a higher level of needs," said McCray.

McCray said there is not enough capacity in Ohio's foster care system to handle the county's cases.

County numbers reveal 22 children in county custody spent at least 24 hours at DCFS's childcare room in May.

That's double the 11 children who spent a day or more at DCFS waiting for placement in January.

"I would say it's a crisis situation for not just Cuyahoga County DCFS, but across the state of Ohio," said McCray.

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Freedom
Youth Program

Programs

- Academic Support
- Post secondary educational support
- Career Preparation
- Employment Programs or vocational assistance
- Budget and Financial Management
- Health Education
- Mental Health Services

Freedom Youth Program

Freedom Youth Program

Freedom
Youth Program

- Cuyahoga
- Franklin
- Summit
- Highland
- Lorain
- Stark
- Geauga

Freedom Youth Program

Freedom
Youth Program

Support

A 2ND HOME FOR YOU

PO Box 603736. Cleveland, Ohio 44103-9998 | Ph: 216-315-1876

March 14, 2022

Mr. Zarell Patton
Freedom Youth Program
1421 East 174th Street
Cleveland, Ohio 44110

To Whom It May Concern:

It is a tremendous pleasure to write this letter in support of Freedom Youth Program and Mr. Zarell Patton.

I am writing this letter in support of Freedom Youth Program. He has successfully rehab/remodeled the space they are currently located. I was very impressed when I toured the facility.

I have watched the impact Zarell has had on the lives of the young men he mentors and provides housing for. The love and care he offers is amazing. Of course, he provides the tangibles, food, shelter, clothing, employment assistance and so much more.

Zarell has been an endless source of information. He provided guidance that helped us to sustain as an organization. He fully understands the demographic that both our organizations serve. He is absolutely relentless in his desire to change and positively impact the lives of others. There is truly not enough that I can say about the Mr. Zarell Patton. I write this letter in total support of his efforts. Freedom Youth Program has provided a safe place, food and skills for young men to learn and use towards their future. This type of love and service change lives and creates long lasting memories for years to come. The ability to truly left up another person in need, to remained authentic and genuine is a true champion to our community. There is not a doubt in my mind, that Mr. Zarell Patton loves what he does!

Freedom Youth Program is nothing short of motivating!

Sincerely,

Gregory E. Jones

Gregory E. Jones,
Executive Director
A Second Home for You

email: greg@a2ndhomeforyou.org | website: www.A2ndHomeforYou.org

T.R.G. Counseling, Coaching, & Consulting
25201 Chagrin Blvd. #390
Beachwood, OH 44122

March 15, 2022

To Whom It May Concern,

I recommend the Freedom Youth Program in continuing to provide qua ity care and housing to youth in need. I have worked with Zarell Patton, CEO of the Freedom Youth Program since its inception in 2019.

In my capacity as a therapist in serving the youth through the Freedom Youth Program, I have witnessed the dedication, perseverance, and willingness to learn that it takes to provide excellent care and shelter to youth. The program's youth set and show for regularly scheduled appointments to address mental health care needs.

I believe the Freedom Youth Program is an asset to our community as evidenced by the ongoing commitment, engagement, and quality care. Zarell and his team communicate effectively with me and are not afraid to make changes, if necessary, to meet a youth's needs. I have seen the changes in youth over time in being able to successfully learn life skills, manage their emotions, and increase their ability to succeed in school. It is my hope that the Freedom Youth Program continues to serve our state's youth in the years to come.

If you have any questions, please do not hesitate to contact me at the number below.

Best Regards,

Tana Gadelsayed

Tana Gadelsayed, LISW-S
216-223-8530

Angela Sianjina, Guardian Ad Litem
426 Main Street
Coshocton, Ohio 43812

April 12, 2022

To Whom It May Concern:

I had the privilege of collaboratively working with Zarell Patton and The Freedom Youth Program during the height of the COVID pandemic in the spring and summer of 2020. I was appointed as a Guardian Ad Litem for one of the first youths that the program worked with upon opening their program.

As a Guardian Ad Litem that works hands on with providers serving youth, I was impressed with the communication and commitment to excellence portrayed by Mr. Patton and his program. The Freedom Youth program worked not only to provide housing but to provide a lifelong impact working toward expecting and providing tools toward academic excellence and personal excellence. This program in unique in that its main goal is not organizational growth but individual growth of the program participants creating lifelong positive impact. The goal is for participants to be able to positively impact their families, communities, and the world. Many facets of the program are implemented in more of a mentoring style.

A mentoring approach is more like a family approach. Many of the youth that participate in programs such as The Freedom Youth Program are lacking strong families and mentors to guide them as they transition from youth to young adults. The Freedom Youth Program strives to fill that gap. By bridging the gap left by absent parents, The Freedom Youth Program has the opportunity to impact lives not just in the moment they are helping the struggling young men, but they possess the opportunity to create lifelong impact by building a sense of self-worth and commitment that leads to positive community enhancement for the future.

Another key feature I appreciated and the young man I worked with appreciated was the hands-on approach to independent living skills and life skills. Again, these young men come from homes or situations where these skills are non-existent. I have worked with many residentials where it is stated they are doing independent living skills. However, the young people never experience the life skills rather they are told what to do. The Freedom youth Program is different in that it teaches hand on about life skills necessary for independent living.

A third aspect of The Freedom Youth Program that makes them unique and, in my opinion, more effective is the use of outside counselors and doctors rather than in house therapists... I believe using outside community sources is beneficial to the program and the young men in many ways. The use of community sources allows the Freedom Youth Program to partner with service providers that can continue serving the youth once they leave the program maintaining consistency with therapy and medical care. This approach again differentiates this program from other programs.

I believe the model created by The Freedom Youth Program is a sound model that will be successful due to the vision of Mr. Patton and the team he is working to assemble to help achieve that vision.

Respectfully,

Freedom Youth Program

Freedom Youth Program

- Impact a marginalized population
- Revitalization
- Create meaningful jobs

From: Haji Murray <haji_murray@yahoo.com>
Sent: Friday, January 20, 2023 7:50:19 PM (UTC+00:00) Monrovia, Reykjavik
To: Board of Zoning Appeals <BoardofZoningAppeals@clevelandohio.gov>
Subject: 1251 Ansel Road Cleveland OH Appeals

OPPOSITION

Haji Murray
1255 Ansel Road
Cleveland, Ohio 44108
(216) 798-8240

Dear Board of Zoning Appeals:

I am writing to express my concerns with the potential use of the property directly next door to my home, specifically the property at 1251 Ansel Road. Based on my research the property owner, Zarell Patton, who is the CEO of the Freedom Youth Program, intends to arrange for multiple young men up to the age of 17 with documented histories of behavioral and or mental health problems to live at this location. This would be worrisome for several reasons.

What would be the level of supervision of the multiple young men with behavioral problems be? I ask this because of part of Mr. Patton's appeal. His request for relief from Section 325.571 implies that his organization's intent is to not provide 24 hour on site trained supervision and immediate care as needed for the troubled young men. If this is indeed the case I would worry about my property but primarily the safety of both myself and especially my elderly mother, who shares my home with me. While I am at work during the day, five days a week, she is home alone. Her safety is paramount to me and I would not want it compromised by unsupervised troubled young men, some of whom will have documented histories of criminal or delinquent behavior. Additionally I am concerned about the proximity the troubled young men would have to the St. Thomas Aquinas School located at 9101 Superior Avenue, which is directly across the street from my home and 1251 Ansel Road. While the students who attend this school are supervised I believe it would be inappropriate for the City of Cleveland to allow troubled young men, who will evidently go long stretches of time without supervision, to be brought into the neighborhood to live close to a highly vulnerable population.

My concerns for what might happen if Mr. Patton's appeal is approved have apparently transpired already. Below is a link to an article in The Collinwood Observer published on April 1st of 2022 In this article a disturbing account is given concerning the criminal, and sometimes violent, behavior of several of the young men the Freedom Youth Program placed in a halfway home. Of note is that according to the account in this article the violent young men in question were housed in what is listed as the Freedom Youth Program's headquarters.

Has the author of this article, Joe Bruzas, been contacted for a first hand account of his experience with the residents of a Freedom Youth Program halfway home? Have any police reports that would have been generated by the accounts described by Mr. Bruzas been read by the Board of Zoning Appeals to verify Mr. Bruzas' accounts?

https://www.thecollinwoodobserver.com/articles/not-all-business-is-good-business/

Thank you for taking the time to read this letter and consider the issues it raises.
Sincerely,
Haji Murray

Cleveland Board of Zoning Appeals

Old Business

Public Hearing

1.	Cal. No. 22-227:	12702 Triskett Ave.	(KB, TB, NH, PR)
2.	Cal. No. 22-229:	2283 Chestnut Hills	(KB,TB,NH,PR) *Objection from neighbor*
3.	Cal. No. 22-235:	3929 Lorain Ave.	(KB,TB,NH,PR)
4.	Cal. No. 22-231:	2260 Thurman Ave.	(KB, TB, NH, PR)
5.	Cal. No. 22-182:	1116 Auburn Ave.	(TB,AF,NH,PR)*
6.	Cal. No. 22-224:	522 East 105 St.	(KB,TB, AF, NH,PR)*
7.	Cal. No. 22-208:	2458 Tremont Ave.	(KB,TB,AF,NH, PR)
8.	Cal. No. 22-186:	17426 Harvard Rd.	(KB,TB,AF,NH,PR)*
9.	Cal. No. 22-191:	1331 West 70 St.	(KB,AF,NH, PR)*
10.	Cal. No. 22-184:	1209 Clark Ave.,	(AF,TB,NH,PR)*
11.	Cal. No. 22-018:	4420 East 156 St.	(KB,TB,AF,MB)* *REMINDER SENT*
12.	Cal. No. 22-035:	5807 Detroit Ave.	(KB,TB,AF, MB)*** *req. rules sent*
13.	Cal. No. 22-022:	1010 E. 146 St.	(KB, TB, AF, MB) *REMINDER SENT*
14.	Cal. No. 22-41:	1453 W. 116 St.	(KB, TB, AF, MB)* *REMINDER SENT*
15.	Cal. No. 21-203:	8502 Hough Ave.	(KB, TB, AF, MB)* *REMINDER SENT*
16.	Cal. No. 21-202:	5001 Memphis	(KB, MB,. AF)* *REMINDER SENT*
17.	Cal. No. 21-177:	18403 Euclid Ave.	(KB, MB, AF)* *REMINDER SENT*
18.	Cal. No. 21-091:	4157 Lorain Ave.	(D,KB,AF,MB)* *REMINDER SENT*

~	Items received
*	Pending the receipt of requested information by the Board.
***	Request for Rehearing/Reconsideration.

MISC- EMAILS FROM PATRICK PAOLETTA A NEIGHBOR OF CHESTNUT HILLS:

"I attended today's WebEx meeting regarding the new home being built next to my home at 2283 Chestnut Hills Dr., Cleveland. I was disappointed that neighbors were invited to attend, but were never asked to discuss questions, concerns, or their position on the variance before the zoning variance was granted. What was the point of it? To confirm, is the variance fully approved? If not, I would like to voice my concerns beforehand." I'm concerned that the footprint of the house is being moved very close to my property line. There will be no green space as there was with the former home.

"the new proposed structure is being moved from the prior footprint which provided greenspace between our properties, to very close to my property line. Considering the size of the lot, this is unnecessary.

Mr. Krishnaswamy appears to be building as close to the 10 foot minimum distance from my property line as possible, and it appears the driveway near the garage is encroaching and does not meet the minimum 10 foot distance. The design also appears to be flawed in the limited amount of space provided to back a vehicle out of the garage, which would bring vehicles dangerously close to my fence.

I suggest the building be moved farther away from my property line as there is adequate land to do so. This change would benefit both parties in the long run. I would also like to confirm if portions of the driveway would be less than 10 feet from my property line, and if so, it should not be allowed.
I am very concerned about the proposed construction, and would welcome the opportunity to have a discussion by phone or in person."
Thank you,

Patrick Paoletta
2275 Chestnut Hills Drive

Public Hearing

Calendar No. 22-229: **2283 Chestnut Hills Dr.** **Ward 6**

Blaine Griffin

8 Notices

Amar Krishnasway ET AL, proposes to erect a 5,274 square foot 2 story frame single-family residence with 3 bay attached garage 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)(6)(A) which states that attached garages must be located on the rear half of the lot, and the entire width and height should be screened by an active use a least 9 feet in depth.
   Note: Engineering & Construction Room 518 has to approve access driveway width & curb-cut apron radius and easements.

Adjournment