



# Cleveland Board of Zoning Appeals

Monday February 13, 2023

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

Kelley Britt, Board Chair

Elizabeth Kukla, Secretary

# Cleveland Board of Zoning Appeals

February 13, 2022

## Preamble

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

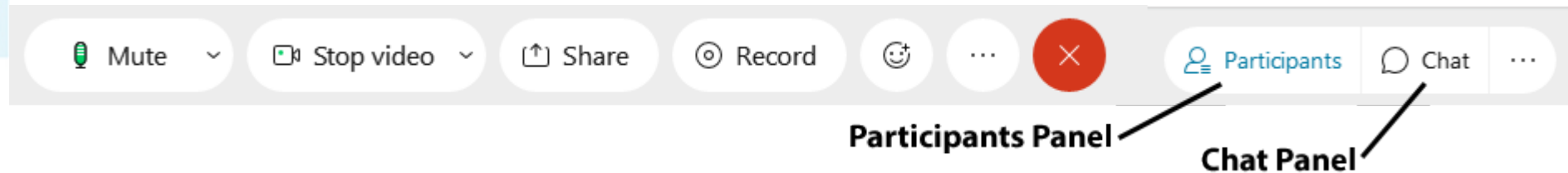
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.



CALL-IN USERS CAN UNMUTE BY USING \*6





# Cleveland Board of Zoning Appeals

February 13, 2022

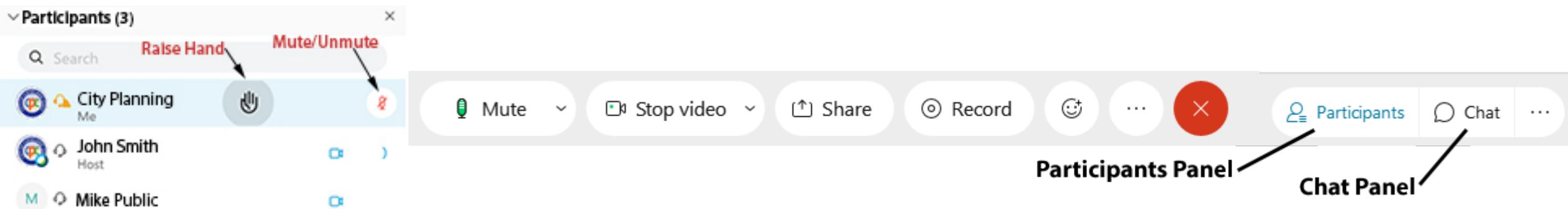
## Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.  
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE FOR PUBLIC VIEW.

WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.

**ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER HAVE BEEN CONSIDERED.**

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



# Cleveland Board of Zoning Appeals

## Call to Order & Roll Call

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# Cleveland Board of Zoning Appeals

## Postponements/Withdrawals

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# Postponements / Withdrawals



## Calendar No. 23-009:

**4630 Broadway Avenue.**

**Ward 5**

Julie Abuaun, owner, proposes to establish use as Outside/Open Storage and install a six (6) foot high fence in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 345.03(c)(33) which states that "Outside/Open Storage" is first permitted in Semi-Industrial District. Any material stored in unenclosed premises to a height greater than four (4) feet above grade level shall be surrounded by a substantial seven (7) foot high wall or fence erected to observe all required building lines.
2. Section 349.04 (j) which states that for "open storage" one (1) parking space for each employee plus 15% of the gross lot area and no parking is proposed.
3. Section 349.07(a) which states accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking space, surfaced with concrete, asphaltic concrete or asphalt.
4. Section 352 which states that a landscape plan is required; none proposed.

## Calendar No. 23-010:

**4636 Broadway Avenue.**

**Ward 5**

Julie Abuaun, owner, proposes to establish use as Outside/Open Storage and install a six (6) foot high fence in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 345.03(c)(33) which states that "Outside/Open Storage" is first permitted in Semi-Industrial District. Any material stored in unenclosed premises to a height greater than four (4) feet above grade level shall be surrounded by a substantial seven (7) foot high wall or fence erected to observe all required building lines.
2. Section 349.04 (j) which states that for "open storage" one (1) parking space for each employee plus 15% of the gross lot area and no parking is proposed.
3. Section 349.07(a) which states accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking space, surfaced with concrete, asphaltic concrete or asphalt.
4. Section 352 which states that a landscape plan is required; none proposed.



# Cleveland Board of Zoning Appeals

## Public Hearing

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# Public Hearing



**Calendar No. 23-004:**

**9721 Union Avenue**

**Ward 6**

Regis Williams, proposes to establish use as Residential Facility for five occupants in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 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, as defined in this chapter, 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 from another Residential Facility, at 10002 Benham Avenue (Destiny Fulfilled Adult Living).



# Public Hearing

Calendar No. 23-004:

9721 Union Avenue

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.**





# HISTORY OF THE PROPERTY







## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance from the 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. 23-004:**

**9721 Union Avenue**

**Ward 6**







Saint Catherine Avenue

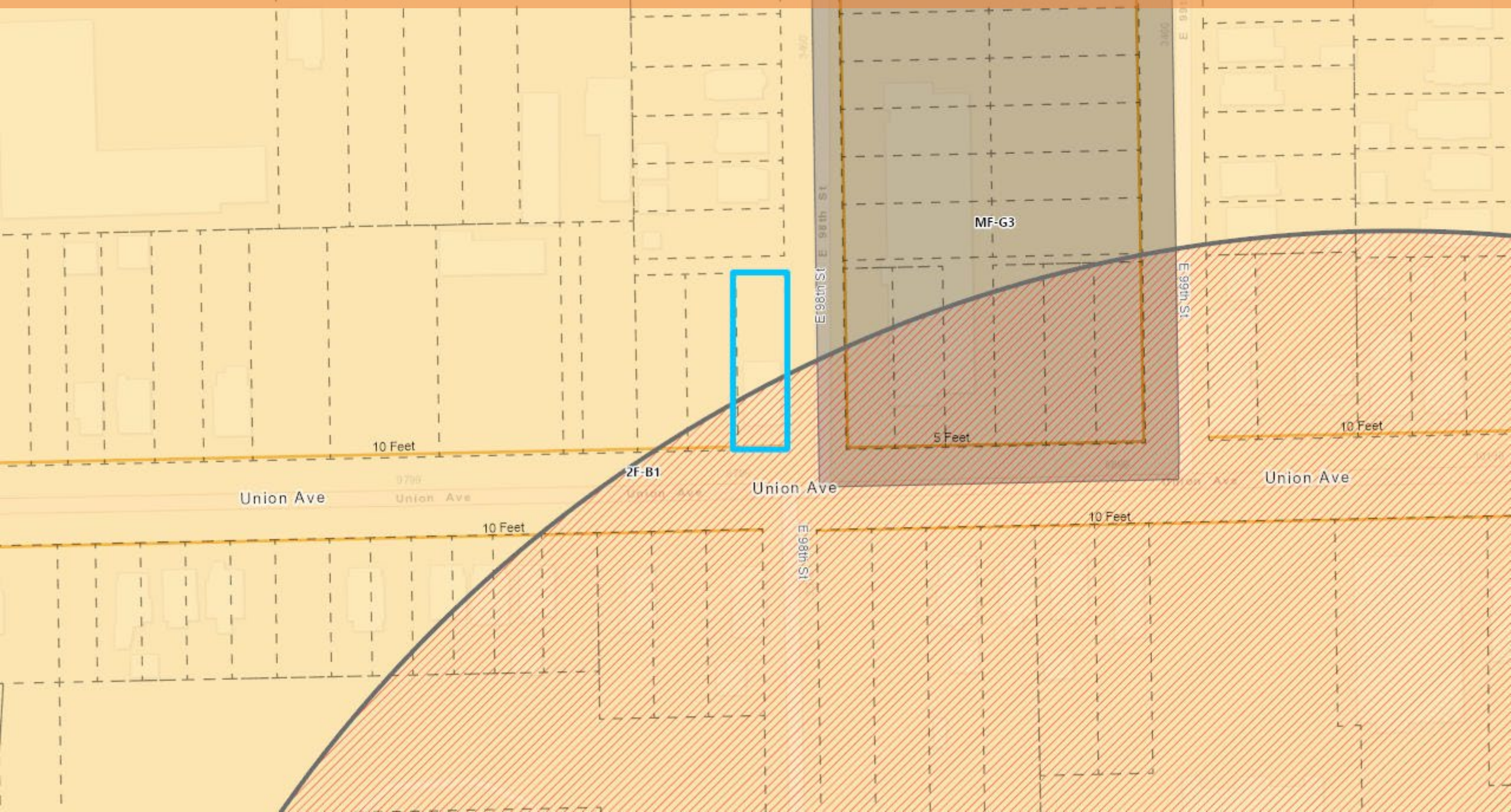
East 98th Street

East 99th Street

East 102nd Street

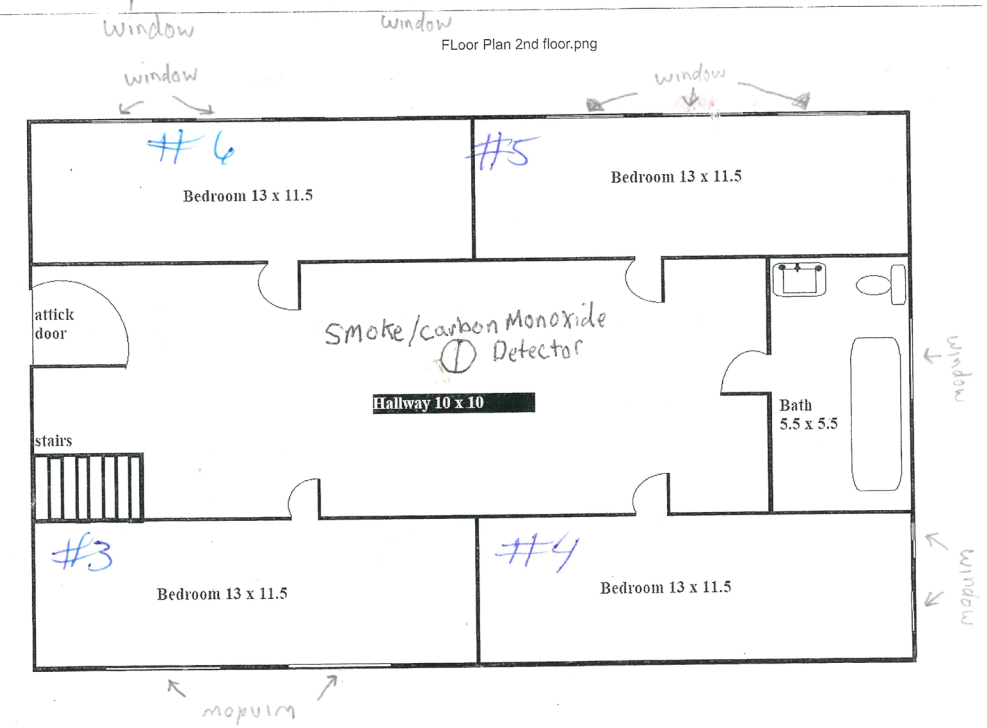
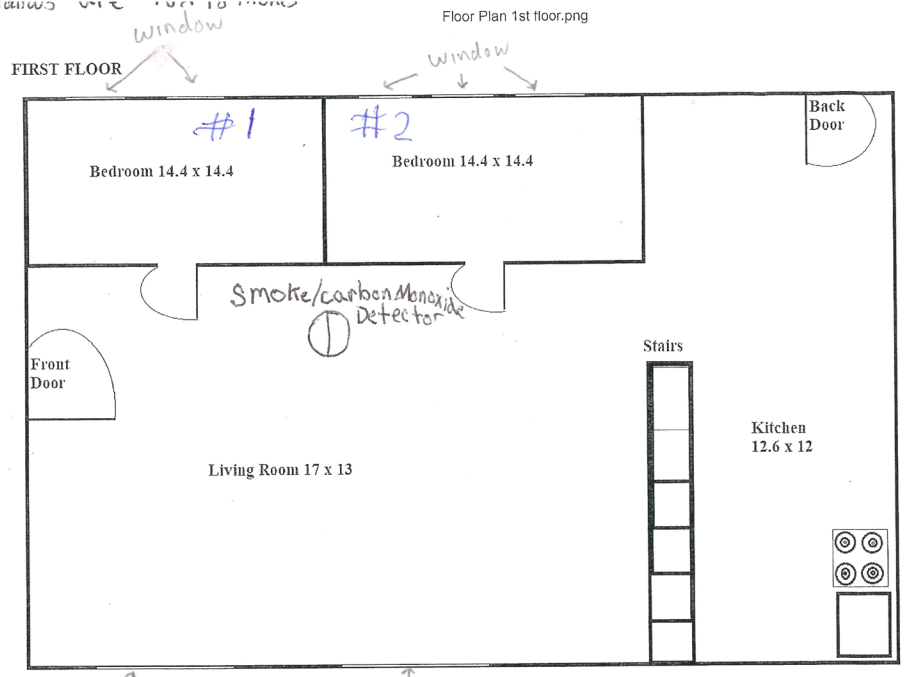
Union Avenue



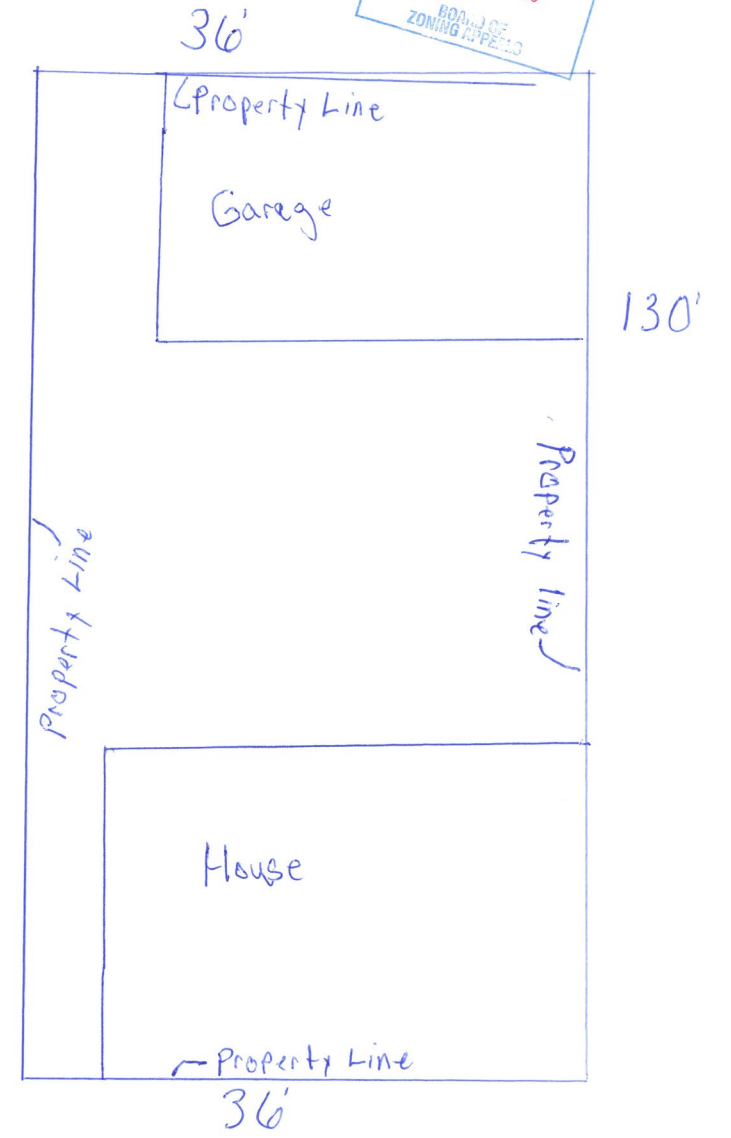




BZA 23-004



RECEIVED  
 JAN 09 2023  
 BOARD OF ZONING APPEALS



BZA 23-004

# Public Hearing

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**Calendar No. 23-005:**

**12714 Beachwood Ave.**

**Ward 2**

## **Public Works Invoice WO-7010-1402048**

Rand Williette, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the hearing officer dated December 22, 2022 to uphold the City of Cleveland's Department of Public Works to issue invoice WO-7010-1402048 regarding abating nuisances (grass cutting) at the subject property. (Filed January 11, 2023).



# Public Hearing

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Calendar No. 23-005:

12714 Beachwood Ave.  
**Public Works Invoice WO-7010-1402048**

Ward 2



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# Public Hearing

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Calendar No. 23-005:

12714 Beachwood Ave.  
**Public Works Invoice WO-7010-1402048**

Ward 2

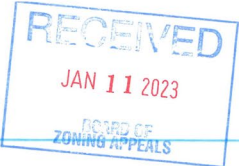


## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is appealing an administrative decision of the Department of Public Works hearing officer. 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.



Jan 11, 2023



Hello my name is Willette Rand I live at 12708 Beachwood Ave. I also own 12714 Beachwood Ave which is a lot next to my home.

I have a landscaping grower home and my boyfriend Eric Speigner cut my grass.

FYI - there is a empty house a cross the street from me. I notice the city cut the grass there.

No one else cut my grass but the above people.

I going to pay this \$30<sup>00</sup> can I get a refund if you guys approve this?

Ms. Natasha Bruister said she sent a letter out for protest date 12/21/22, I never ~~did~~ receive this letter.

216-224-3796 Willette Rand 1/11/23



City of Cleveland  
Justin M. Bibb, Mayor

Department of Public Works  
Division of Park Maintenance and Properties  
500 Lakeside Avenue, 4<sup>th</sup> Floor  
Cleveland, Ohio 44114-1099  
216/664-3550 • Fax: 216/664-4087  
www.cleveland-oh.gov



Owner's Name: RAND WILLIETTE  
Protester's Name:  
Property Address: 12714 BEACHWOOD AVE, CLEVELAND, OH, 44105  
Mailing Address: 12708 BEACHWOOD, CLEVELAND, OH, 44105  
Parcel PIN No: 13815042  
Service Date: 6/21/2022  
Service Point ID: 440902

HEARING DENIED

Protest Date: 12/21/2022

WO#: 1402048

Property Violation

Chapter 209 of the Codified Ordinances of Cleveland Authorizes the Department of Parks, Recreation, and Properties to:

- Abate nuisances on any property. Nuisances are defined as noxious weeds, grass over eight inches, garbage, junk, tires, and all other waste materials.
- Bill the owner of the abated property at a rate of seven cents per square foot.

Annually a Legal Notice is published in the Plain Dealer advising owners, operators, and persons in possession or control of vacant parcels of the requirements of Chapter 209.

On 12/22/2022, we conducted a hearing at your request to appeal the denied protest of Invoice WO-7010-1402048. In response to your appeal, it was determined that the property was vacant, a crew was dispatched on the date(s) of service, abated nuisances found at the related parcel(s), and you were the owner of said parcel at the time(s) of service. As such, your appeal remains denied. In accordance with chapter 209, you may further appeal the decision to the board of zoning appeals within 30 days of the decision by calling 216-664-2580.

← \$50<sup>00</sup> web

Sincerely,  
Natasha Bruister  
Natasha Bruister, Project Coordinator  
Division of Park Maintenance Properties

216  
420-8303

cc: Dedrick C. Stephens, Commissioner  
Anthony Scott, Commissioner  
Todd Alexander, Manager  
Temeisha Crismon, Administrative Manager



















# Public Hearing



## Calendar No. 23-006:

## 2161 W 28<sup>th</sup> Street

## Ward 3

Luis Hernandez, owner, proposes to erect a 2-story frame two family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(a) which states that the required rear yard is 29 feet, 4 inches and the appellant is proposing 20 feet.
2. Section 355.04(b) which states that the Maximum Gross Floor Area shall not exceed 50 percent of lot size which in this case is 1,992 square feet and the appellant is proposing 2,928 square feet. This section also states that the Minimum required lot size is 6,000 square feet and the appellant is providing 3,992 square feet
3. Section 355.04(b) which states that the Minimum lot width is 50 feet and the appellant is proposing 29.36 feet.





# Public Hearing

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Calendar No. 23-006:

2161 W 28<sup>th</sup> Street

Ward 3



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# HISTORY OF THE PROPERTY







## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the rear yard, maximum gross floor area, minimum lot size, and minimum lot width 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.



Calendar No. 23-006:

2161 W 28<sup>th</sup> Street

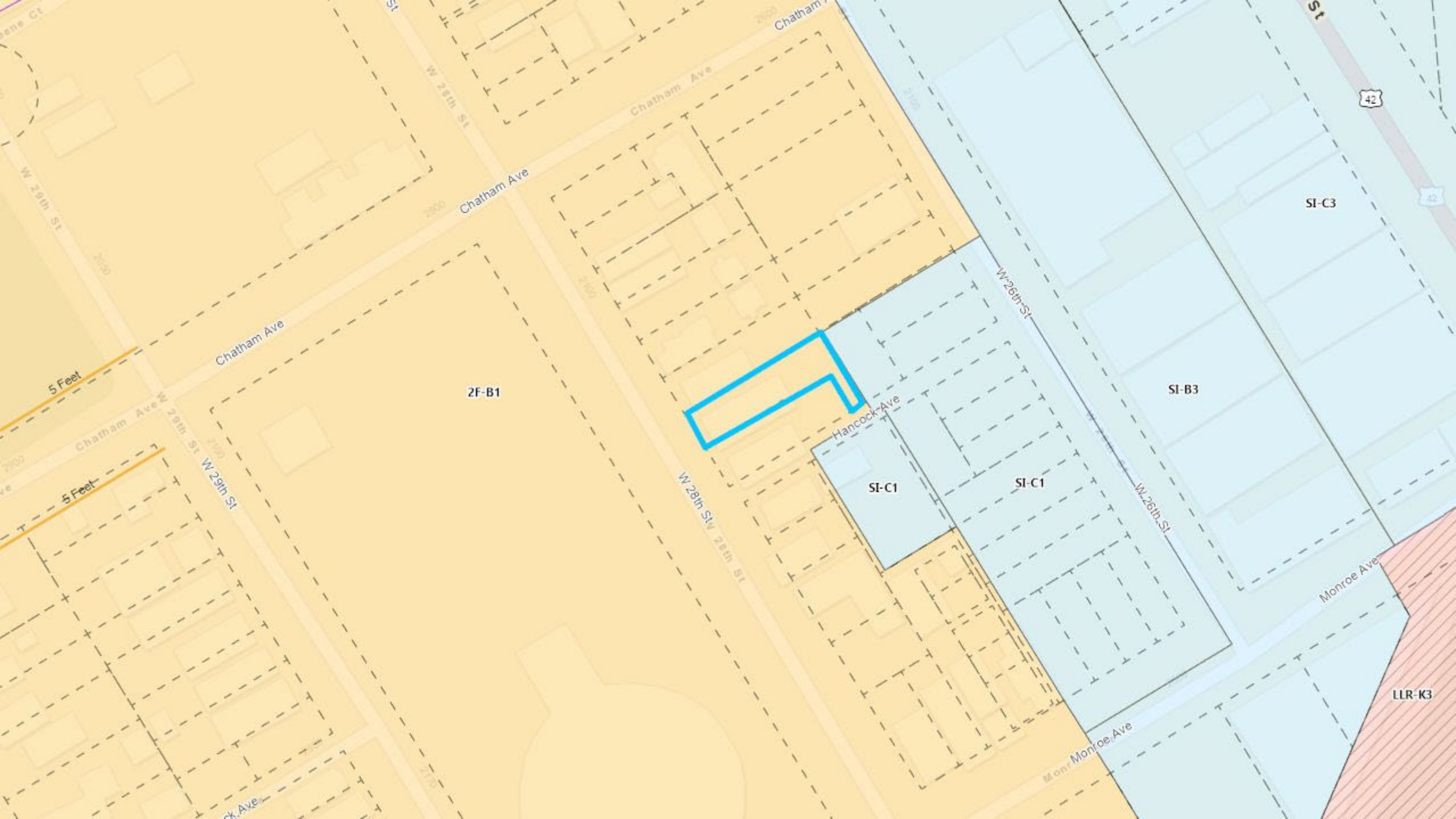
Ward 3











2F-B1

SI-C1

SI-C1

SI-B3

SI-C3

LLR-K3

Chatham Ave

Chatham Ave

Chatham Ave

Chatham Ave

W 29th St

W 28th St

Hancock Ave

W 26th St

W 26th St

Monroe Ave

Monroe Ave

5 Feet

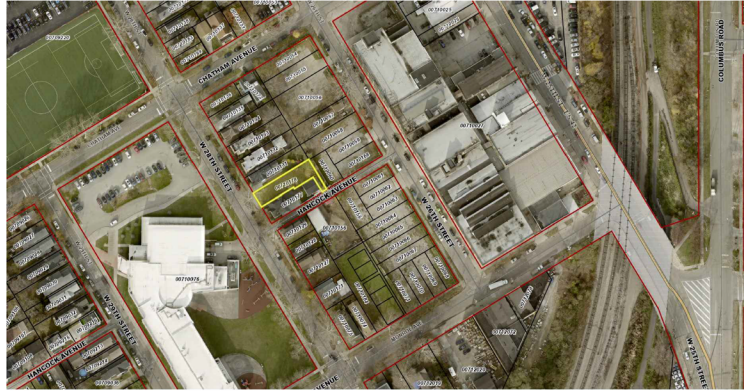
5 Feet

42

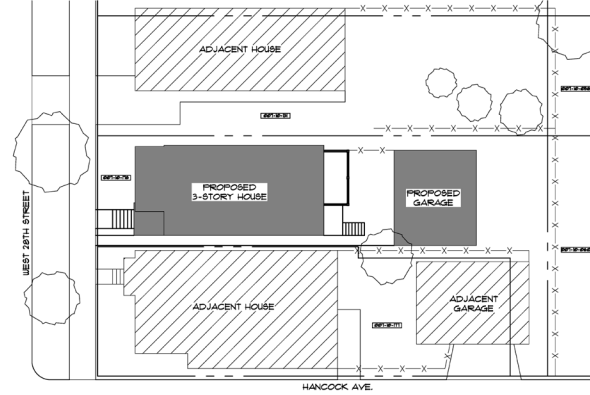
42



# 2161 W. 28th Street - New Residence



SITE LOCATION MAP  
N.T.S.



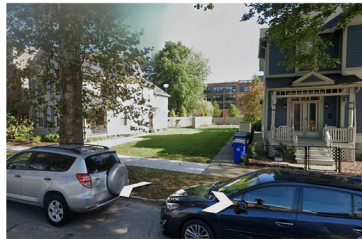
PROPOSED SITE PLAN  
1/16" = 1'-0"



GRAPHIC SCALE (FEET)



ISSUE	DATE	DESCRIPTION
1	11.02.22	HDRS



EXISTING SITE VIEW FROM 67 STREET



EXISTING SITE VIEW FROM 67 STREET



EXISTING SITE VIEW ACROSS 67 STREET

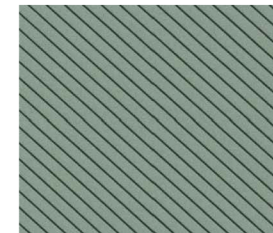
## PROPOSED MATERIALS



ALLURA SIDING - SNOW



ALLURA SIDING - MAPLE



BERRIDGE METAL - HEMLOCK GREEN



EXTERIOR RENDERING  
N.T.S.



EXTERIOR RENDERING  
N.T.S.



PAUL R. BEEGAN, LICENSE #12574  
EXPIRATION DATE: 12.31.2023

## BEEGAN ARCHITECTURAL DESIGN

15703 MADISON AVENUE  
LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

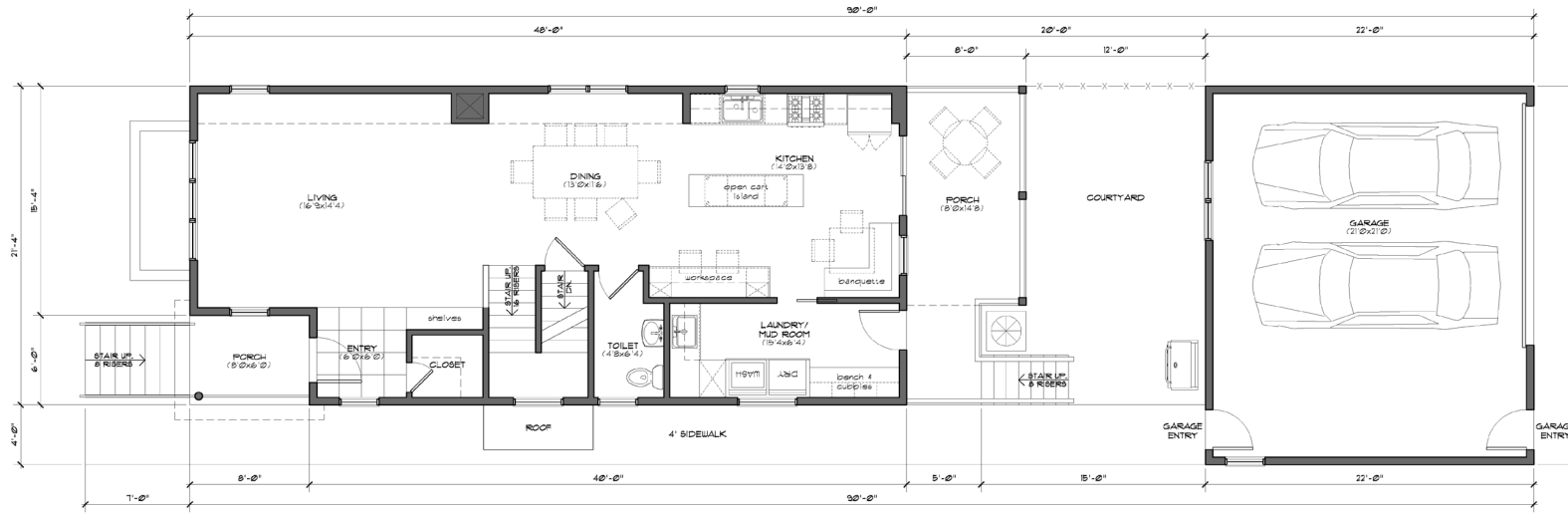
project no. 22-033

### Hernandez-Tarue New Residence

2161 west 28th street  
cleveland, ohio 44113

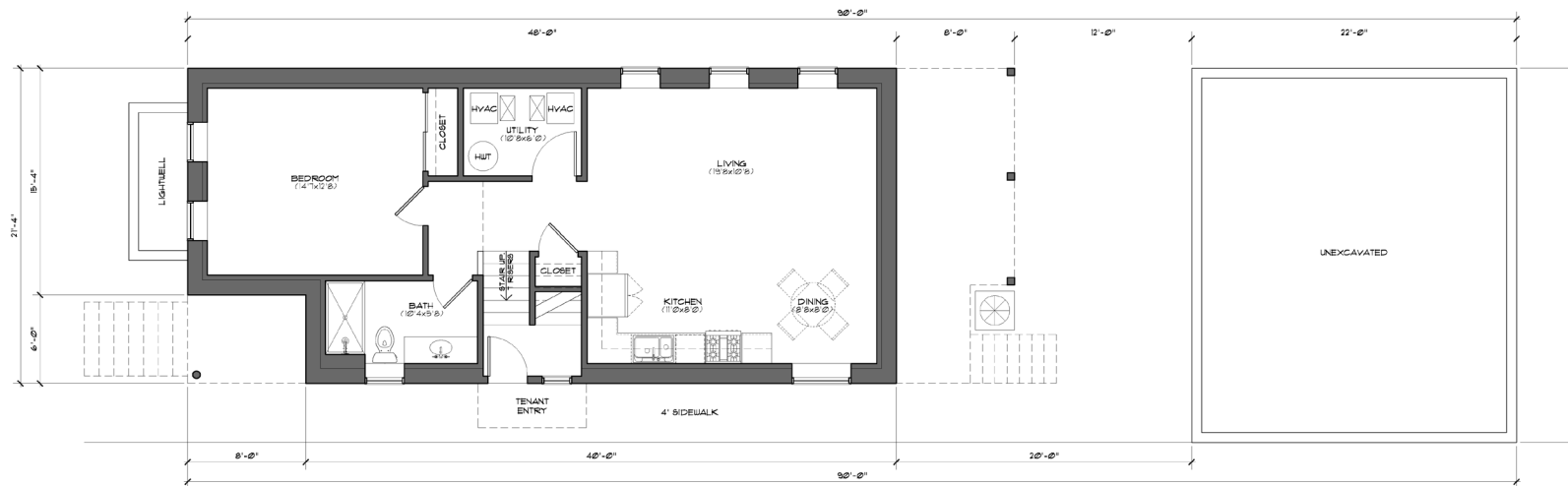
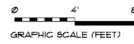
### Site Location Map & Exterior Renderings

# A0



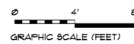
FIRST FLOOR PLAN

1/4" = 1'-0"



GARDEN LEVEL PLAN

1/4" = 1'-0"



ISSUE	DATE	DESCRIPTION
1	11.02.22	HDRS



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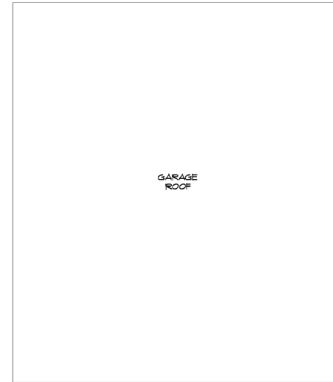
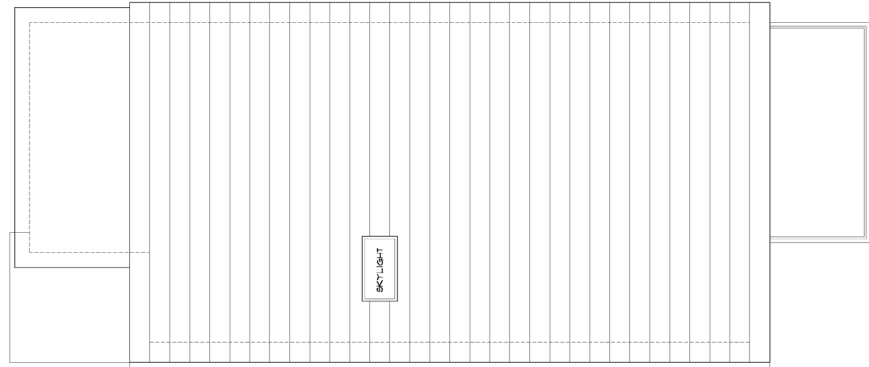
2161 west 28th street  
cleveland, ohio 44113

Floor Plans

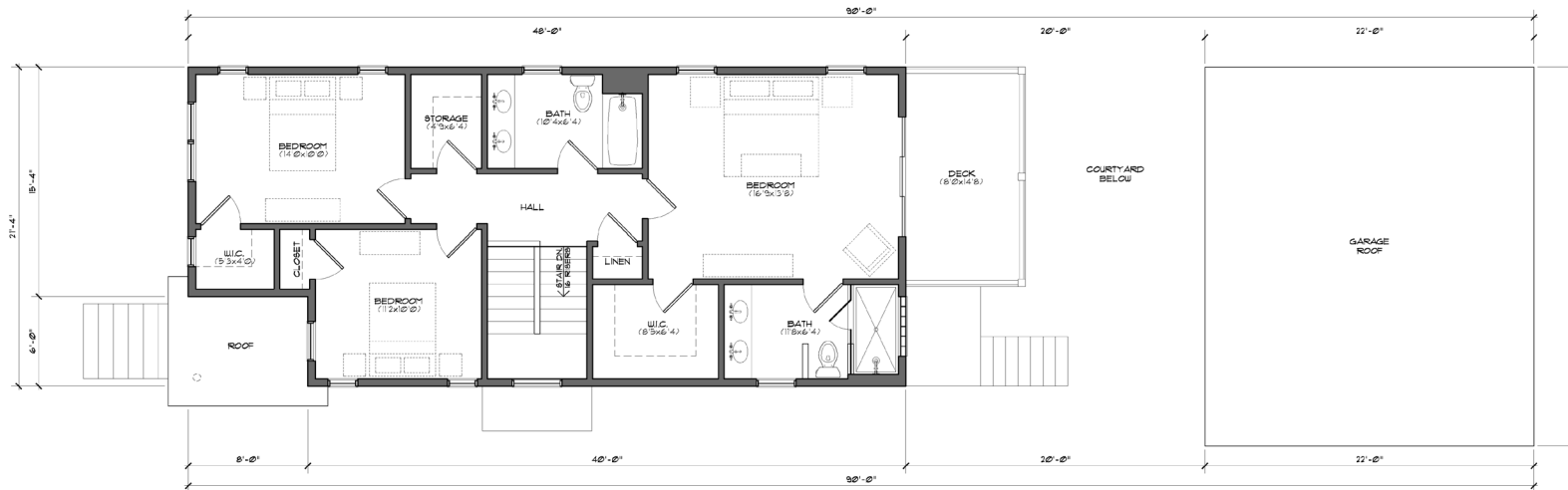
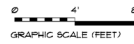
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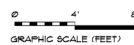
ISSUE	DATE	DESCRIPTION
1	11.02.22	HDRS



ROOF PLAN  
1/4" = 1'-0"



SECOND FLOOR PLAN  
1/4" = 1'-0"



PAUL R. BEEGAN, LICENSE #12574  
EXPIRATION DATE: 12.31.2023

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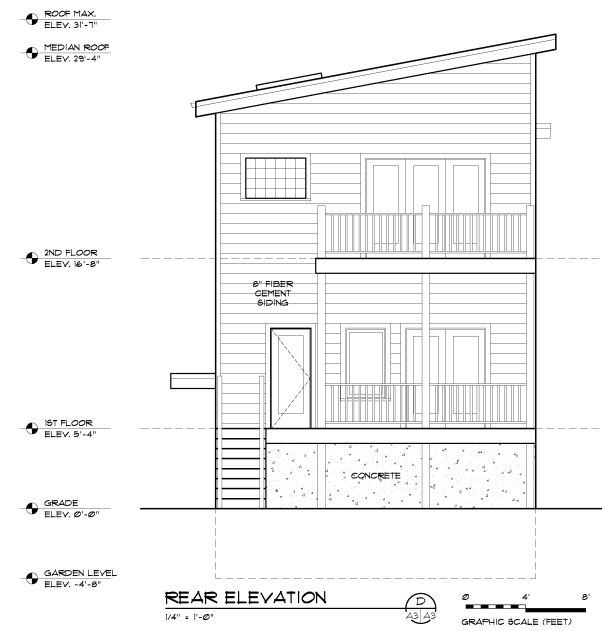
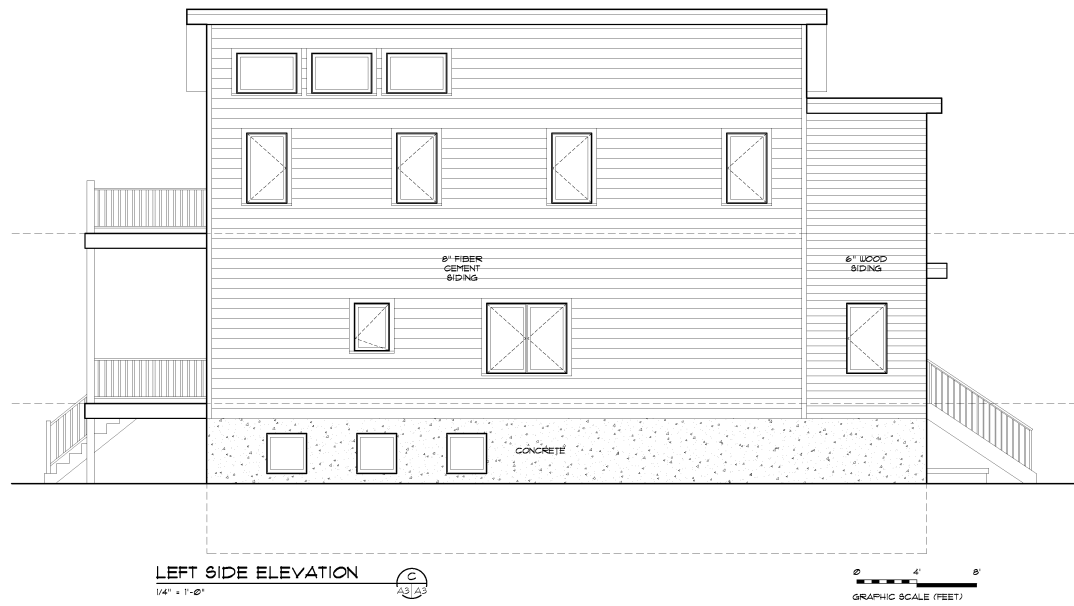
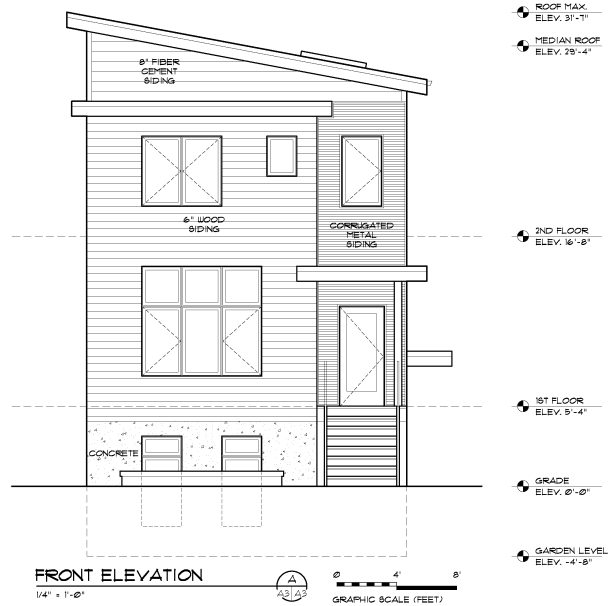
project no. 22-033

## Hernandez-Tarue New Residence

2161 west 28th street  
cleveland, ohio 44113

Floor Plans

# A2



ROOF MAX. ELEV. 31'-11"

MEDIAN ROOF ELEV. 29'-4"

2ND FLOOR ELEV. 16'-8"

1ST FLOOR ELEV. 9'-4"

GRADE ELEV. 0'-0"

GARDEN LEVEL ELEV. -4'-8"

ROOF MAX. ELEV. 31'-11"

MEDIAN ROOF ELEV. 29'-4"

2ND FLOOR ELEV. 16'-8"

1ST FLOOR ELEV. 9'-4"

GRADE ELEV. 0'-0"

GARDEN LEVEL ELEV. -4'-8"

ISSUE	DATE	DESCRIPTION
1	11.02.22	HDRS



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EXPIRATION DATE: 12.31.2023

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ARCHITECTURAL DESIGN

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project no. 22-033

**Hernandez-Tarue**  
**New Residence**

2161 west 28th street  
cleveland, ohio 44113

Exterior Elevations

**A3**



# Public Hearing



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# Public Hearing

Calendar No. 23-009:

4630 Broadway Avenue.

Ward 5



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# HISTORY OF THE PROPERTY





## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and area variances from the fencing, parking, grading, and landscaping 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
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To obtain the area variances, Appellant must prove that denying the request:

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**Calendar No. 23-009:**

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**Ward 5**





East 46th Place

East 47th Street

Czar Avenue

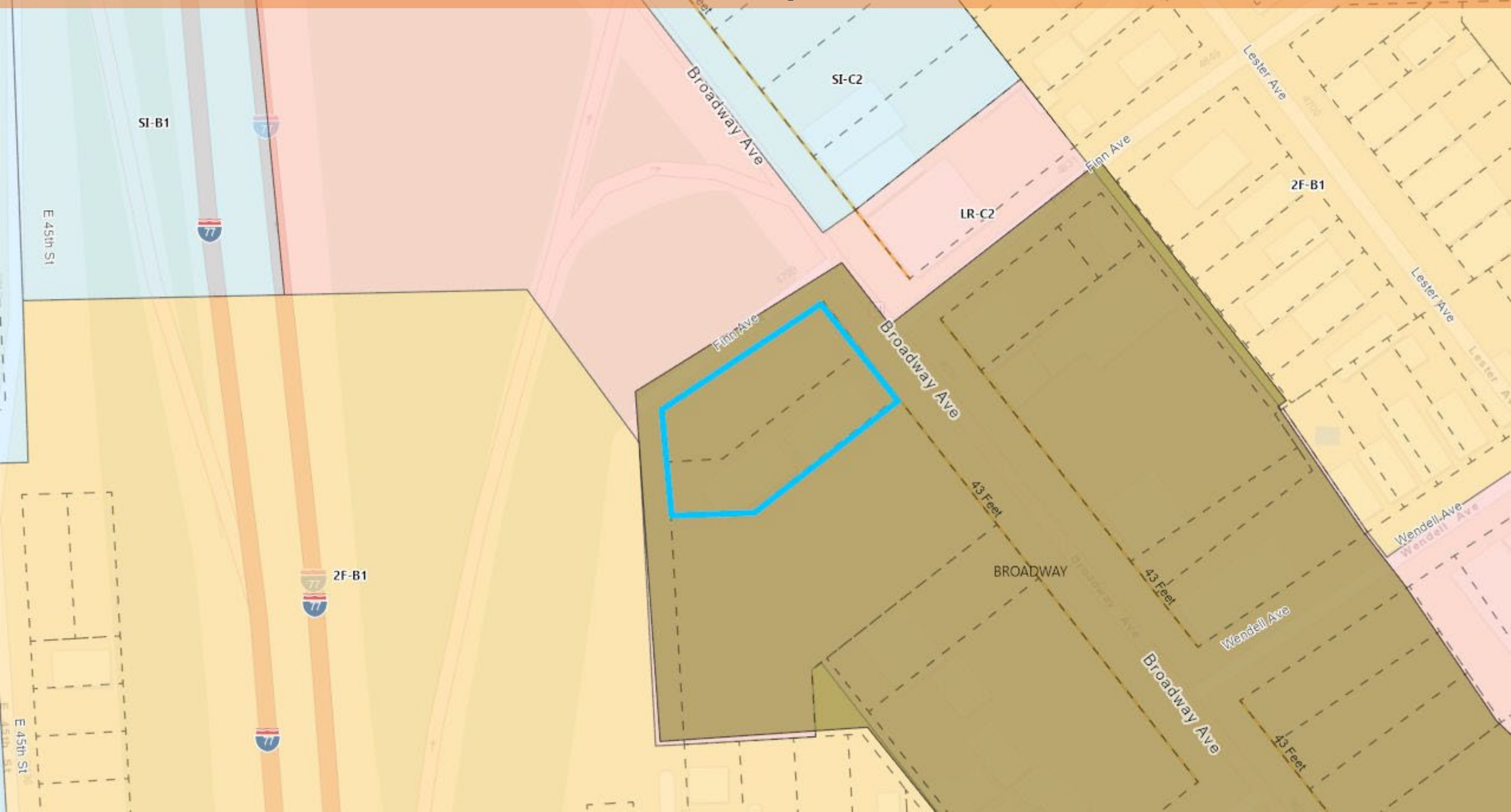
Broadway Avenue (SR 14)

Lester Court

Finn Avenue







# Public Hearing

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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.

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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

# Public Hearing

**Calendar No. 23-023:**

**2302 W 6<sup>th</sup> Street.**

**Ward 3**



J. Noel, INC., owner, proposes to erect a 3,050 square foot 3-story frame single family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 357.08(a) which states that the required rear yard is 32 feet and the appellant is proposing 13 feet.
2. Section 355.04 (b) which states that the maximum gross floor area shall not exceed 50 percent of lot size or in this case 1,820 square feet and the appellant is proposing 2,565 square feet.





# Public Hearing

Calendar No. 23-023:

2302 W 6<sup>th</sup> Street.

Ward 3



**SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**



# HISTORY OF THE PROPERTY







## LEGAL STANDARD

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

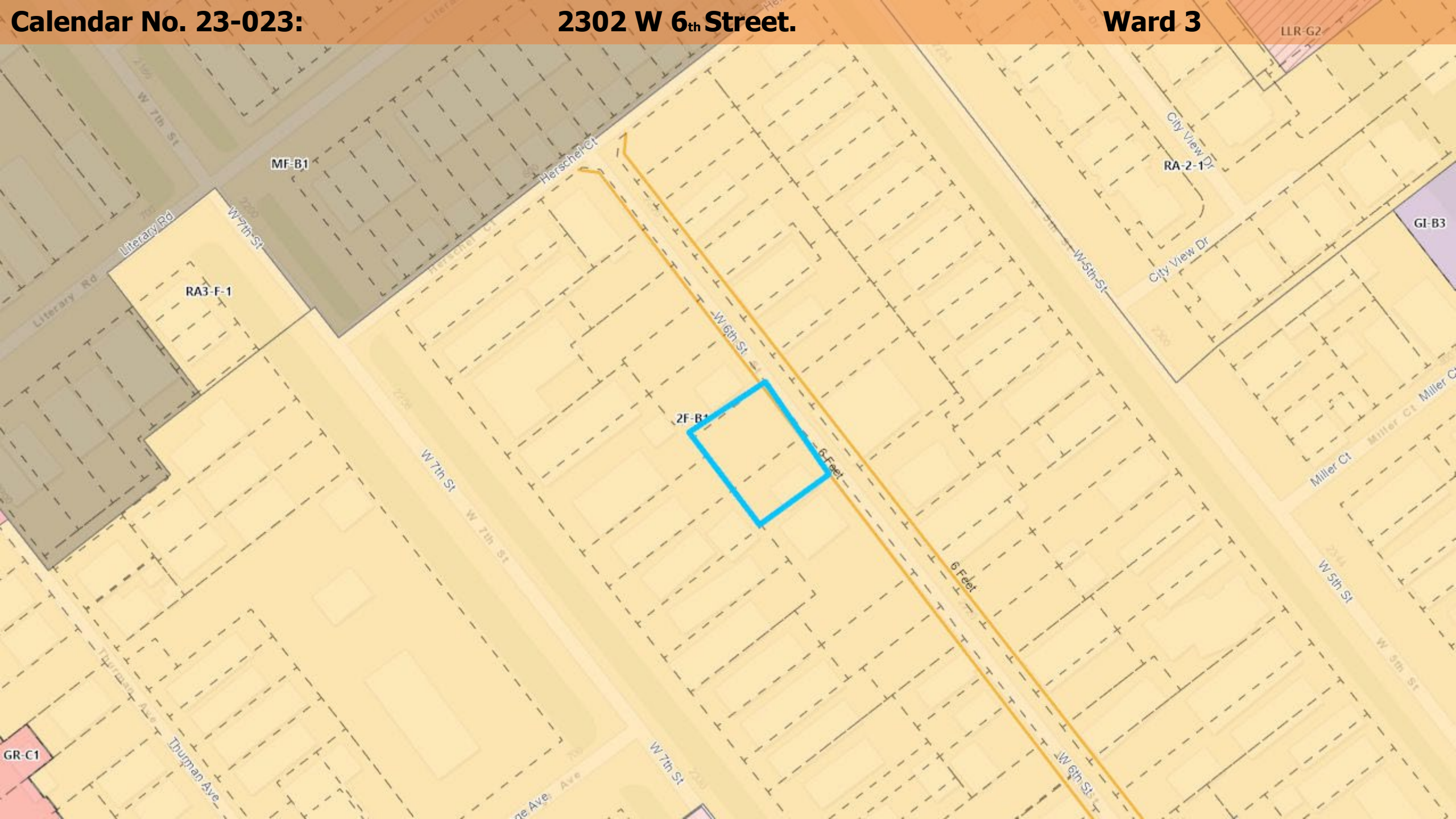












MF-B1

RA3-F-1

2F-B1

RA-2-1

LLR-G2

GI-B3

GR-C1

Literary Rd

W 7th St

Herschel Ct

W 6th St

W 5th St

City View Dr

City View Dr

Miller Ct

Miller Ct

W 5th St

W 5th St

Thurman Ave

Ippuman Ave

Ippuman Ave

W 7th St

6 Feet

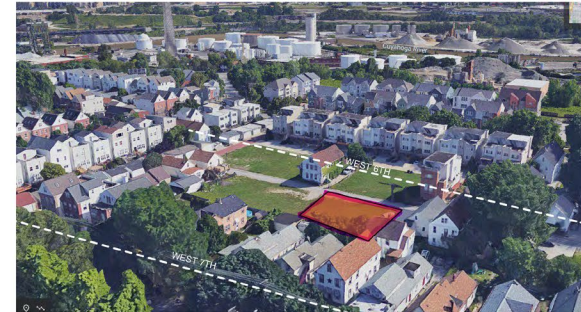
W 6th St



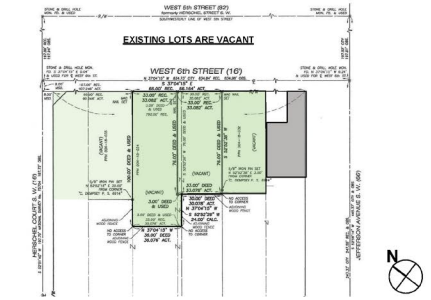




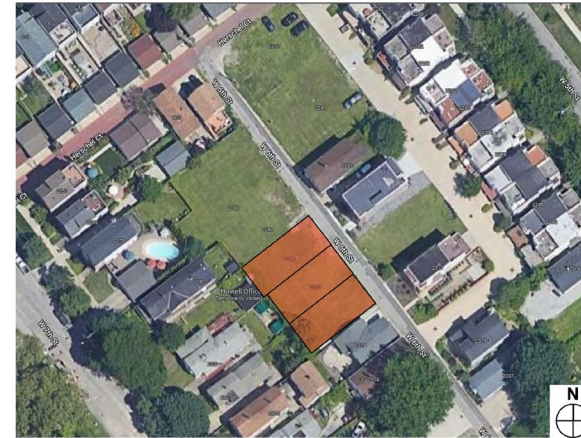
5 SITE IMAGE



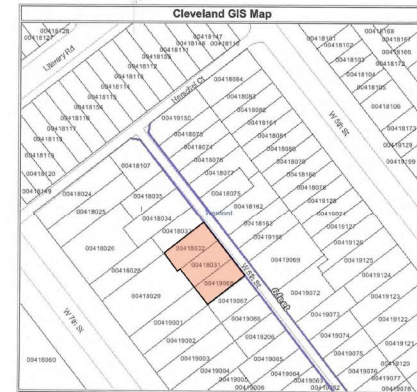
3 3D CONTEXT



4 EXISTING SITE



2 SITE CONTEXT PLAN



1 SITE LOCATION MAP



TREMONT TOWNHOMES  
PPNs: 004-18-032, 004-18-031, 004-18-068, West 6th Street, Tremont, Ohio 44113

PROJECT #	2105
ISSUE	
SD PRICING	04-23-2021
OWNER REVIEW	06-17-2022
PROGRESS	07-20-2022
FOR PERMIT	08-02-2022
100% CADD CHANGES	09-12-2022
PROGRESS	10-10-2022
FOR PERMIT	10-10-2022
REVISIONS	11-07-2022

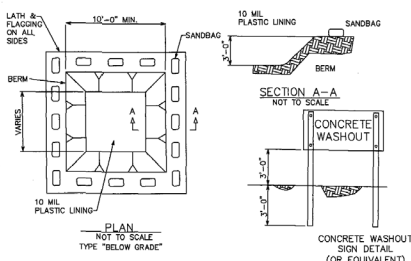
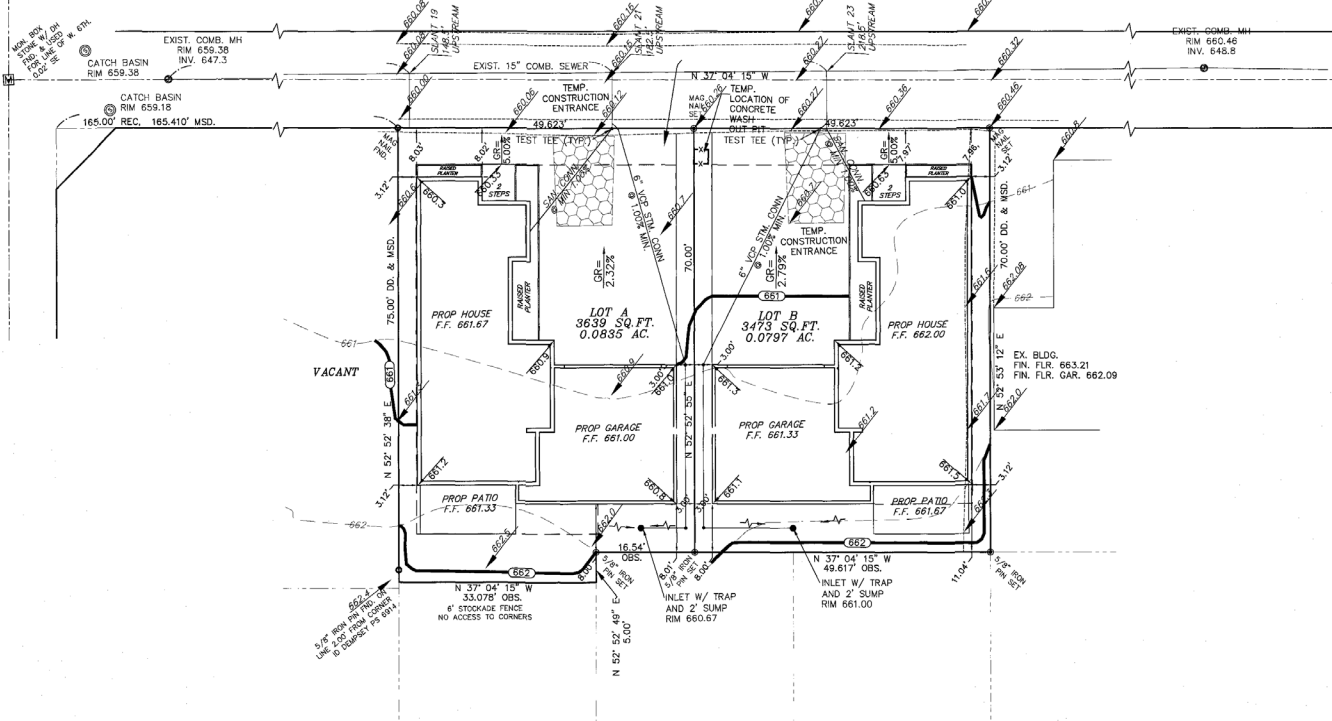
SITE CONTEXT / EXISTING SITE

C1.00



HERSCHEL COURT S.W. (16')

WEST 6th STREET (16')



CONCRETE WASHOUT DETAIL NOT TO SCALE

THE CONTRACTOR MUST OBTAIN A SEWER PERMIT FROM THE CITY OF CLEVELAND, DIVISION OF WATER POLLUTION CONTROL, PRIOR TO PERFORMING ANY SEWER WORK.

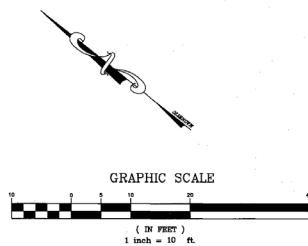
A PREMIUM JOINT VITRIFIED CLAY PIPE (VCP) MUST BE PROVIDED WITH EACH SEWER CONNECTION. THE TEST TEE SHOULD BE INSTALLED IN THE PROPERTY AT 1 FT. TO 2 FT. FROM THE RIGHT-OF-WAY.

SEWER BOOK VOL. 7, PAGE 62.

NOTE: SEEDING OR MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF HOUSE.  
LIMIT OF DISTURBANCE: AS SHOWN. (DISTURBANCE UNDER 1 ACRE NO NOI PERMIT REQUIRED)

**LEGEND**

- STORM MANHOLE
- SANITARY MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXIST. ELEV.
- 100.0
- 100.0 PROP. ELEV.
- DIRECTION OF SURFACE DRAINAGE



Revisions:

1	
2	
3	
4	
5	
6	
7	

TREMONT TOWNHOMES  
WEST 6TH STREET  
TREMONT - CUYAHOGA COUNTY - OHIO

GUTOSKEY & ASSOCIATES, INC.  
Civil Engineers, Surveyors and Land Planners  
10000 W. 12th Street, Suite 4  
Cleveland, Ohio 44120  
Tel: (216) 445-7778

TREMONT TOWNHOMES

Date: OCT. 2022  
Scale: Hor. 1"=10'  
Vert. N/A  
Filename: G-0  
Checked By:  
F.B. No.:

Sheet	Of
1	1

CONTRACT No.  
22-3707

JOSEPH GUTOSKEY  
P.E. No. 51851



2 WORKING DAYS BEFORE YOU DIG  
OHIO UTILITIES PROTECTION SERVICE



TREMONT TOWNHOMES  
 PPNs: 004-18-032, 004-18-031, 004-18-068, West 6th Street, Tremont, Ohio 44113

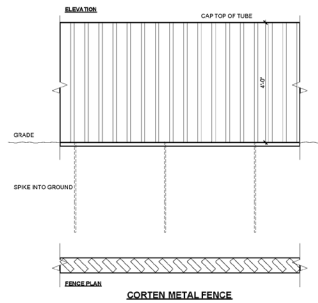
PROJECT # 2105  
 ISSUE: 04-23-2021  
 BID PRICING: 06-17-2022  
 OWNER REVIEW: 07-20-2022  
 PROGRESS: 08-02-2022  
 FOR PERMIT: 08-02-2022  
 100% CADD CHANGES: 09-12-2022  
 PROGRESS: 10-10-2022  
 FOR PERMIT: 10-10-2022  
 REVISIONS: 11-07-2022

CONCEPTUAL  
 LANDSCAPE PLAN

L1.00



3 PAVER EXAMPLE



2 FENCE  
 SCALE: 1/2" = 1'-0"

PLANT LIST

SINGLE STEM RED MAPLE (ACER RUBRUM)



LITTLE HENRY (ITEA VIRGINICA)



DWARF KOREANSPICE VIBURNUM (VIBURNUM CARLESII)



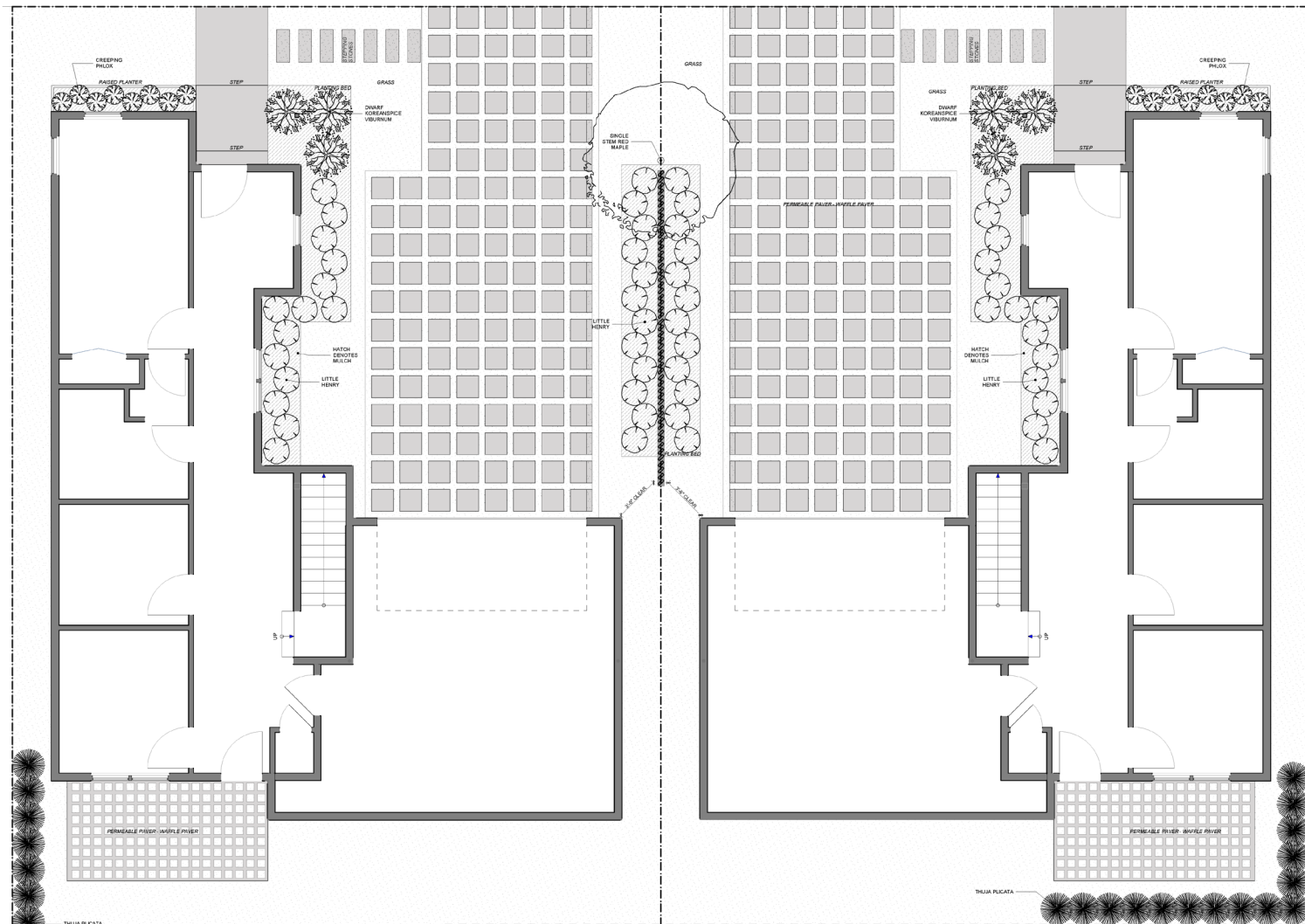
CREeping PHLOX (PHLOX STOLONIFERA)



GIANT WESTERN ARBORVITAE (THUJA PLICATA)



GRASS - TALL FESCUE (FESTUCA ARUNDINACEA)

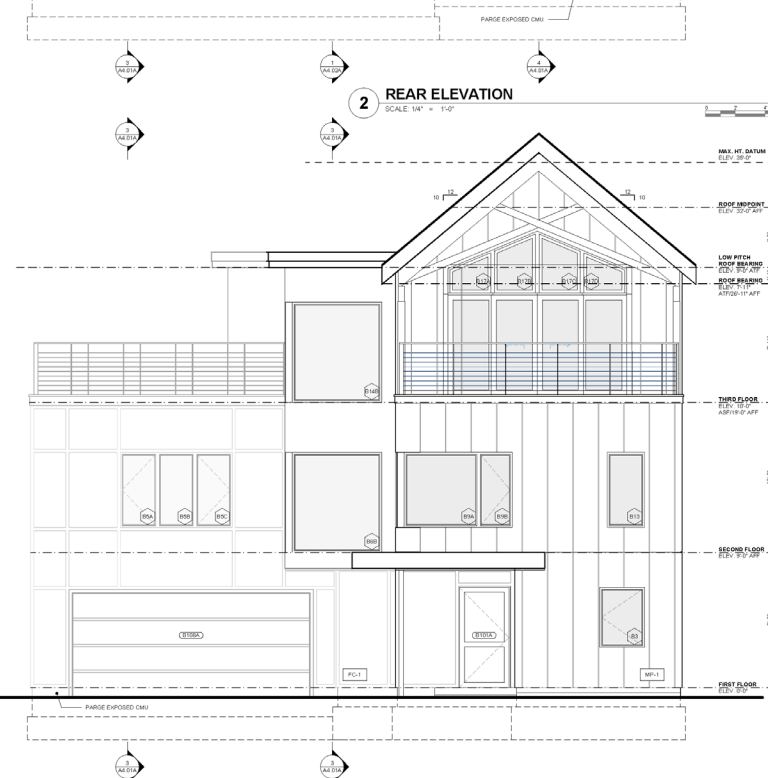
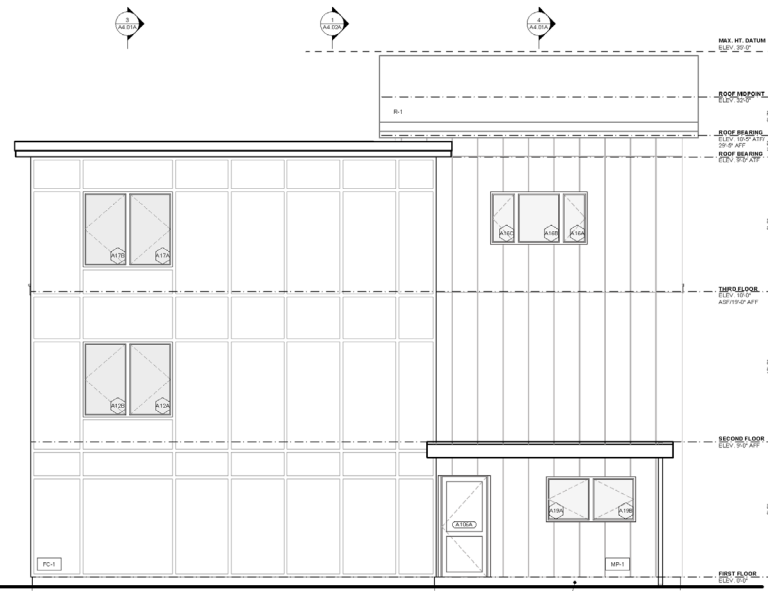
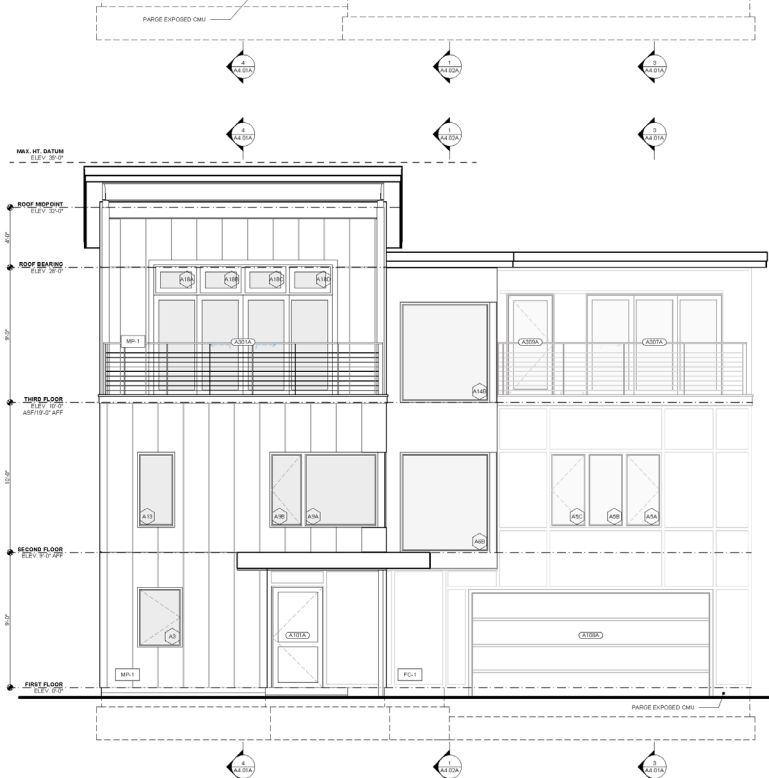
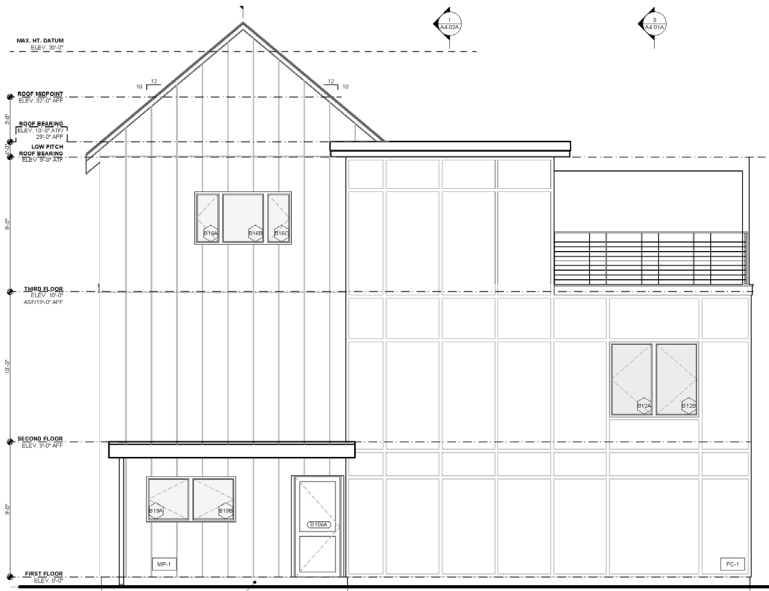


GENERAL LANDSCAPE NOTES

- NO INVASIVE PLANTS
- ADD MULCH TO ANY SOIL AMENDMENTS. DEEMED BENEFICIAL BY LANDSCAPE INSTALLER
- ALL COMPACTED SOILS FROM CONSTRUCTION ACTIVITIES MUST BE TILLED AT LEAST 6"
- PERFORM TYPICAL EROSION AND SEDIMENTATION CONTROL MEASURES
- HOLD 6" CLEAR BETWEEN ALL GRADE AND LANDSCAPING AND NON-MASONRY SIDING
- NATIVE OR ADAPTED PLANTING SHOULD BE AT LEAST 50% OF THE TOTAL SOFTSCAPE SQUARE FOOTAGE (COMPARED TO TOTAL TURF AREA)

1 CONCEPTUAL LANDSCAPE PLAN  
 SCALE: 1/4" = 1'-0"





2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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

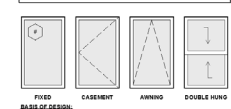
**MATERIAL SCHEDULE**

ALL MATERIAL ASSEMBLIES LISTED BELOW TO OCCUR OVER THE FOLLOWING UNLESS NOTED OTHERWISE  
 OF WEATHER BARRIER  
 (1) 1/2" X 1/2" TYPICAL GRADE DWS SHIELDING  
 OF 2X4 STUDS W/ 21 RAMP F FACED BATT INSULATION  
**FABRIC GARDEN SCREENING:** (1) 1/2" BITTEN OR APPROVED EQUAL COORDINATE FINISH COLOR (UPON ARCHITECT AND OWNER BASIS OF DESIGN JAMES HARGRE PANNEL SMOOTH SIDING)  
**METAL CLASH LINES:** (1) 1/2" BITTEN OR APPROVED EQUAL  
**ROOF JAILS:** (1) 1/2" BITTEN OR APPROVED EQUAL  
 OF 1/2" X 1/2" TYPICAL GRADE DWS SHIELDING  
 OF 2X4 STUDS W/ 21 RAMP F FACED BATT INSULATION  
 EXPPOSED METAL TO BE GALVANNEZED AND PAINTED

**EXTERIOR ELEVATION GENERAL NOTES**

ROOF SOFFITS TO BE PAINTED AC PLYWOOD  
 ALL PRESSURE TREATED WOOD TRIM TO BE AXER OR BORAL, PAINTED, OR APPROVED EQUAL  
 ALL EXPOSED WOOD ELEMENTS AND TONGUE AND GROOVE CEILING IS TO BE COOL W/ 1/2" AXER AND SEALED. COORDINATE FINISH COLOR WITH ARCHITECT AND OWNER  
 MAINTAIN A 2" MIN. DISTANCE BETWEEN TRIM, GRADE AND SIDING  
 ALL ROOF PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED  
 GUTTER PROFILES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING. ALL GUTTERS TO ENDURE AT LEAST 5 FEET FROM THE BUILDING  
 SAFETY GLASSING TO BE IN ACCORDANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO (SECTION R508)  
 BEYOND EGRESS WINDOWS TO COMPLY WITH THE 2019 RESIDENTIAL CODE OF OHIO (SECTION R510)

**WINDOW LEGEND**



ALL WINDOWS ARE TO BE PELLA CONTAMPORARY SERIES  
 INSULATED GLASS UNITS (IGU) OR APPROVED EQUAL. UNGLAZED DIVIDED LITE W/ SPACERS BE TWEEN THE GLASS  
 WINDOW HEADS ON ABOVE FIRST AND SECOND FLOOR, COFFIN WINDOW GLAZING WITH EQUALSIZES  
 \* WINDOW COUNT PROVIDED FOR GENERAL REFERENCE AND VERIFIED ONLY. CONTRACTOR TO VERIFY TOTAL NUMBER OF WINDOWS WITH DOCUMENTS.

**WINDOW SCHEDULE**

ID	W x H	HEAD HEIGHT	TYPE	REMARKS
A1A	2'-0" x 0'-0"	0'-0"	CASEMENT	
A1B	2'-0" x 0'-0"	0'-0"	CASEMENT	
A2	2'-0" x 0'-0"	0'-0"	CASEMENT	
A3	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A4	2'-0" x 0'-0"	0'-0"	AWNING	
A5A	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A5B	2'-0" x 0'-0"	0'-0"	FIXED	
A6	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A7	2'-0" x 0'-0"	0'-0"	FIXED	
A8	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A9A	2'-0" x 0'-0"	0'-0"	FIXED	
A9B	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A10	2'-0" x 0'-0"	0'-0"	AWNING	
A11	2'-0" x 0'-0"	0'-0"	AWNING	
A12A	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A12B	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A13	2'-0" x 0'-0"	0'-0"	FIXED	
A14A	0'-0" x 0'-0"	0'-0"	FIXED	
A14B	0'-0" x 0'-0"	0'-0"	FIXED	
A15A	0'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A16	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A17	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
A18A	2'-0" x 0'-0"	0'-0"	FIXED	TRANSOM
A18B	2'-0" x 0'-0"	0'-0"	FIXED	TRANSOM
A18C	2'-0" x 0'-0"	0'-0"	FIXED	TRANSOM
A18D	2'-0" x 0'-0"	0'-0"	FIXED	TRANSOM
A19A	2'-0" x 0'-0"	0'-0"	CASEMENT	
A19B	2'-0" x 0'-0"	0'-0"	CASEMENT	
B1A	2'-0" x 0'-0"	0'-0"	CASEMENT	
B1B	2'-0" x 0'-0"	0'-0"	CASEMENT	
B2	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
B3	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
B4	2'-0" x 0'-0"	0'-0"	AWNING	EGRESS
B5A	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
B5B	2'-0" x 0'-0"	0'-0"	FIXED	
B5C	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
B6A	0'-0" x 0'-0"	0'-0"	FIXED	
B6B	0'-0" x 0'-0"	0'-0"	FIXED	
B7	2'-0" x 0'-0"	0'-0"	FIXED	
B8	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
B9A	0'-0" x 0'-0"	0'-0"	FIXED	
B9B	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
B10	2'-0" x 0'-0"	0'-0"	AWNING	
B11	2'-0" x 0'-0"	0'-0"	AWNING	
B12A	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
B12B	2'-0" x 0'-0"	0'-0"	CASEMENT	EGRESS
B13	2'-0" x 0'-0"	0'-0"	FIXED	
B14A	0'-0" x 0'-0"	0'-0"	FIXED	
B14B	0'-0" x 0'-0"	0'-0"	FIXED	
B15A	1'-0" x 3'-0"	0'-0"	CASEMENT	
B15B	2'-0" x 0'-0"	0'-0"	FIXED	
B16	1'-0" x 3'-0"	0'-0"	CASEMENT	
B17A	2'-0" x 3'-0"	10'-2"	FIXED	TRANSOM (ANGLED)
B17B	2'-0" x 3'-0"	11'-0"	FIXED	TRANSOM (ANGLED)
B17C	2'-0" x 3'-0"	11'-0"	FIXED	TRANSOM (ANGLED)
B17D	2'-0" x 3'-0"	10'-2"	FIXED	TRANSOM (ANGLED)
B18A	2'-0" x 0'-0"	0'-0"	CASEMENT	
B18B	2'-0" x 0'-0"	0'-0"	CASEMENT	

PROJECT # 2125

ISSUE	DATE
SO PRICING	04-28-2021
OWNER REVIEW	06-17-2022
PROGRESS	01-20-2022
FOR PERMIT	08-02-2022
100% COLLECTED CHANGES	09-12-2022
PROGRESS	10-18-2022
FOR PERMIT	10-12-2022
REVISIONS	11-07-2022





# Public Hearing

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**Calendar No. 23-024:**

**2296 W 6<sup>th</sup> Street.**

**Ward 3**



J. Noel, INC, proposes to erect a 3,241 square foot 3-story frame single family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 357.08(a) which states that the required rear yard is 32 feet and the appellant is proposing 8 feet.
2. Section 355.04(b) which states maximum gross floor area shall not exceed 50 percent of lot size or in this case 1,737 square feet and the appellant is proposing 2,756 square feet.
3. Section 357.09(b) which states the minimum distance between main buildings on adjoining lots is 6 feet and the appellant is proposing 3.12 feet.

# Public Hearing

---

Calendar No. 23-024:

2296 W 6<sup>th</sup> Street.

Ward 3



**SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**



# Public Hearing

---

Calendar No. 23-024:

2296 W 6<sup>th</sup> Street.

Ward 3



# HISTORY OF THE PROPERTY



## LEGAL STANDARD

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



# Public Hearing



## Calendar No. 22-226:

## 4750 Hinckley Ave.

## Ward 12

Christina McDermott, owner, proposes to erect a 2,776 square foot storage structure for existing greenhouse/warehouse use in an A1 One-Family Residential District.

The owner appeals for relief from the strict application of the following sections of the Cleveland Codified:

1. Section 337.02 which states a storage structure is not permitted in a One-Family Residential District.
2. Section 359.01 which states that no enlargement or expansion of a nonconforming use shall be permitted except as a variance under the terms of Chapter 329.

(Filed December 6, 2022)



# Public Hearing

Calendar No. 22-226:

4750 Hinckley Ave.

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.**





# HISTORY OF THE PROPERTY





## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance from the 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.









Jennings Freeway (SR 176)

West 11th Street

Marcie Drive

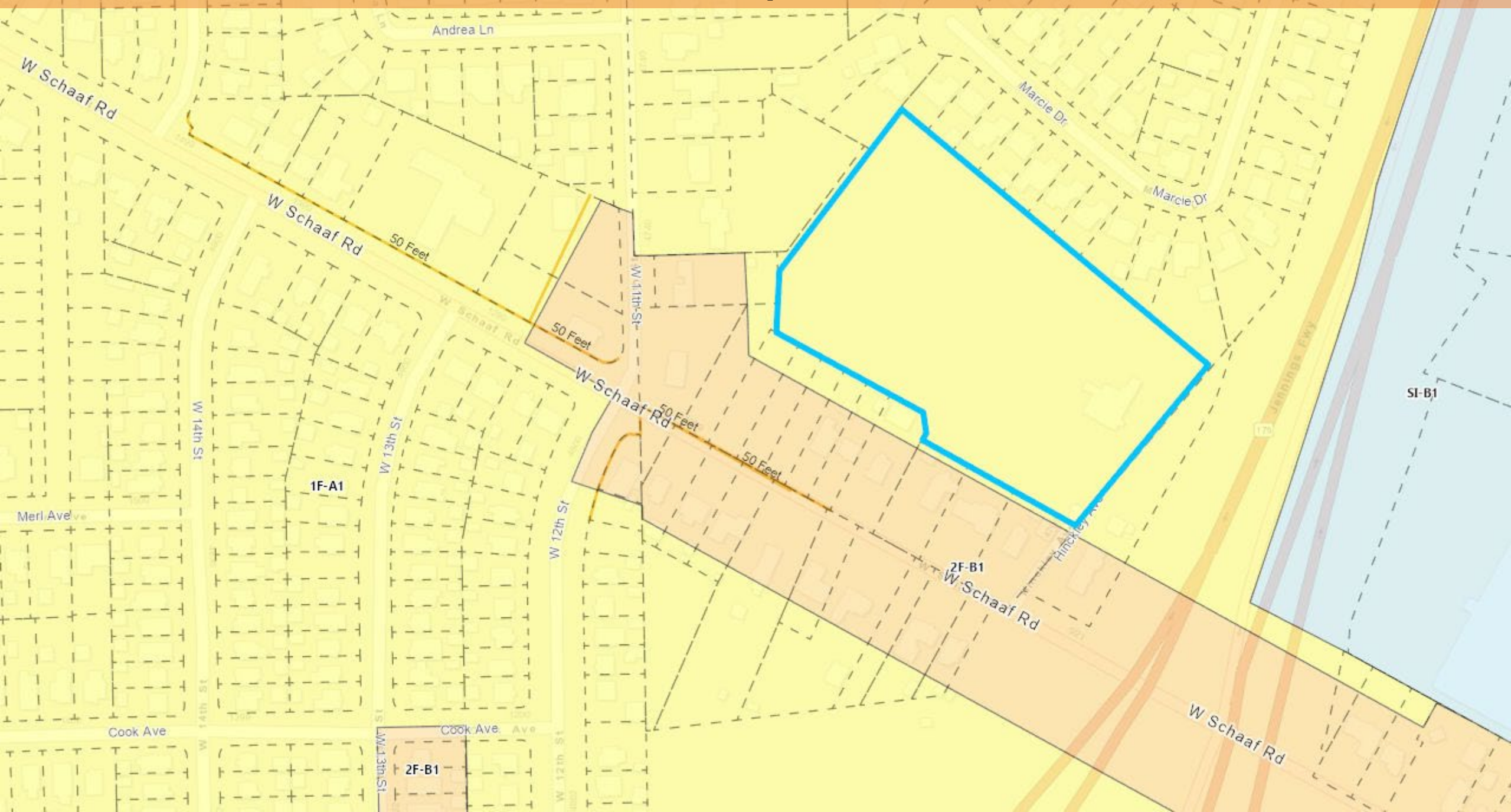
West Schaaf Road

Hinckley Avenue

West 12th Street

West Schaaf Road



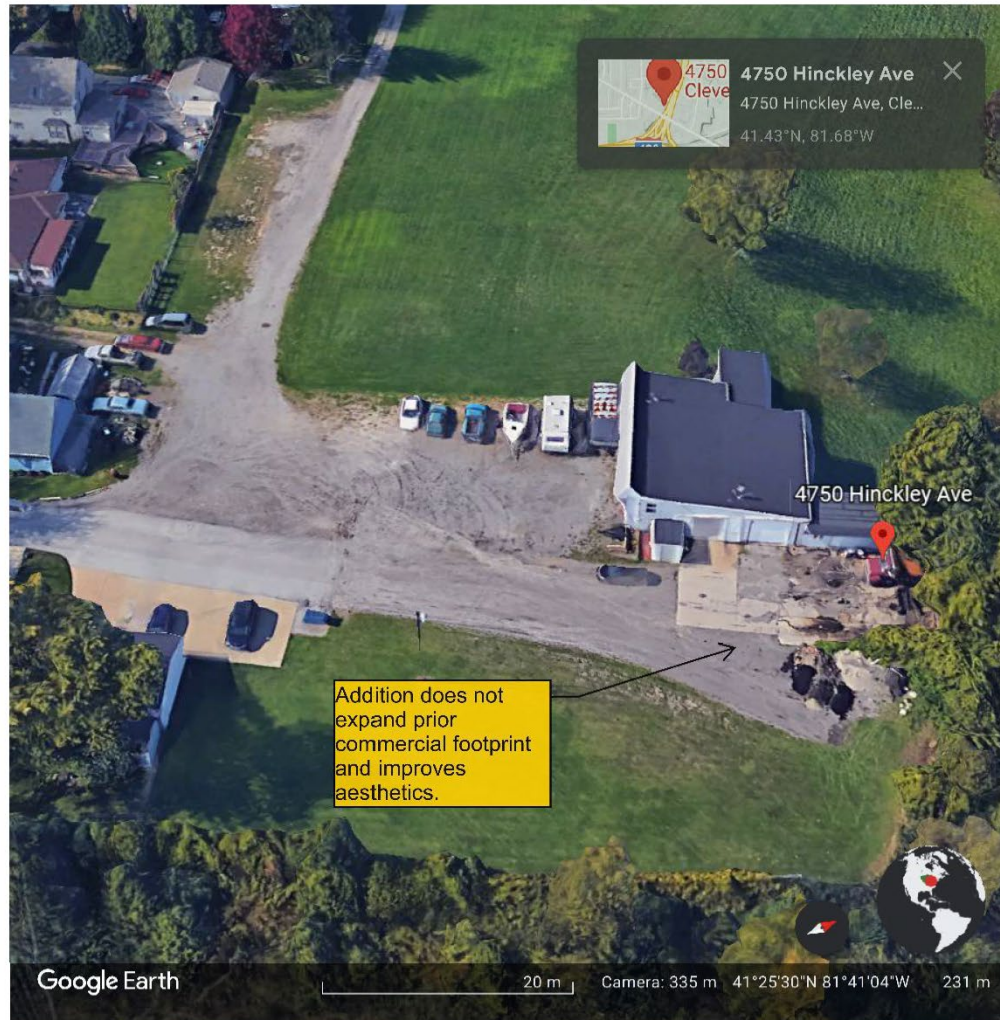


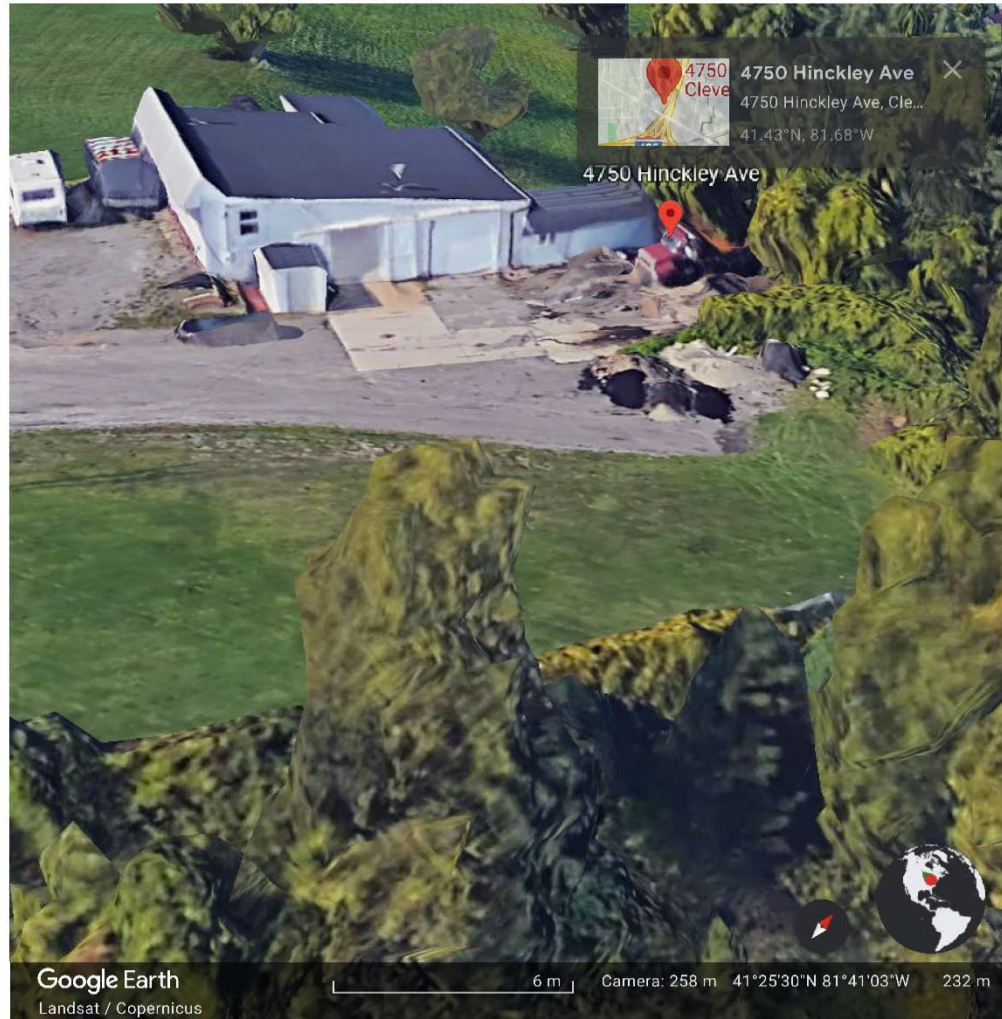




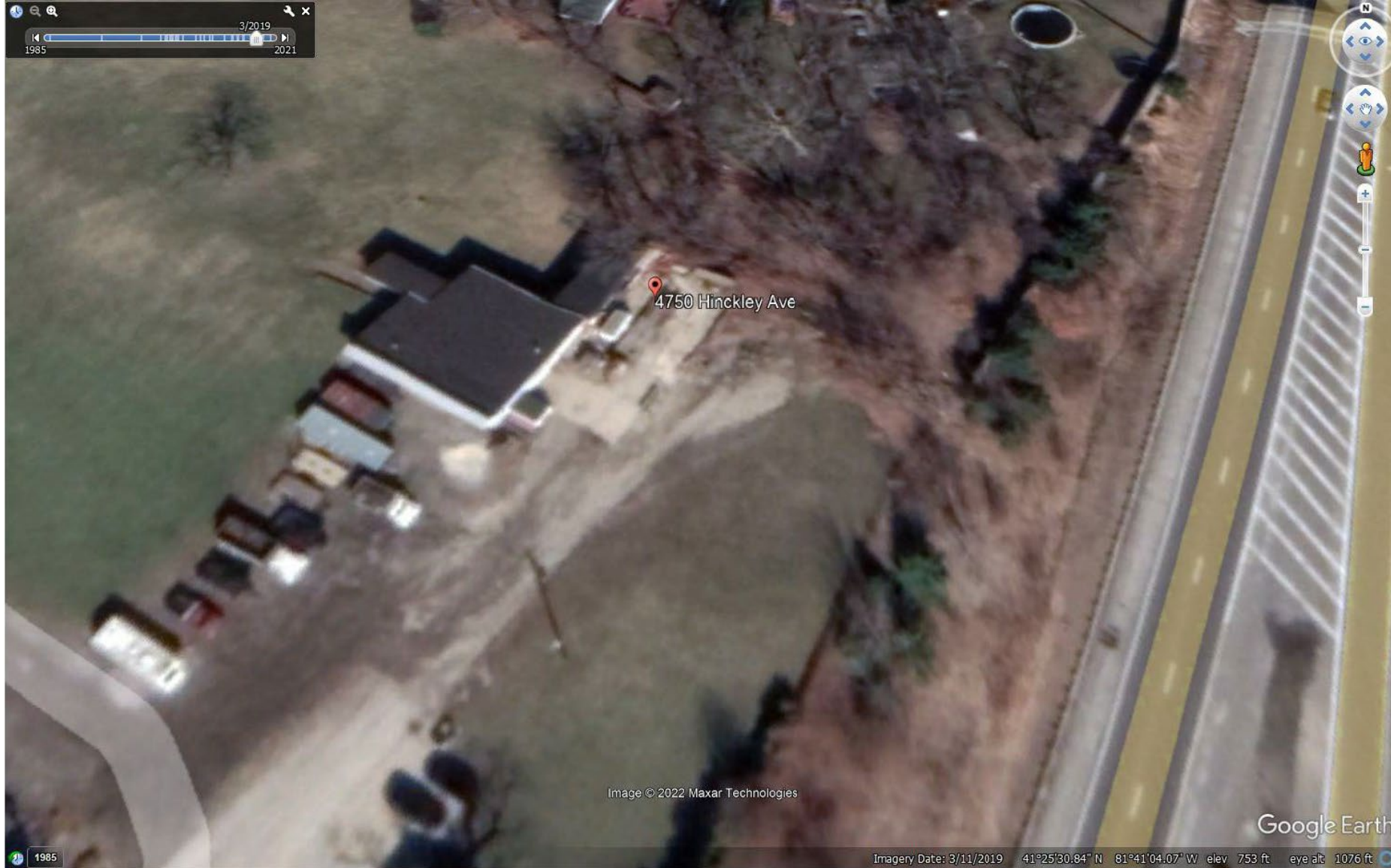
McDermott Trust, 4750 Hinckley Avenue, PPN 010-25-004, BZA22-226 000004











**Google Earth from 03/2019 before McDermott Trust's June 2019 ownership.**

**McDermott Trust, 4750 Hinckley Avenue, PPN 010-25-004, BZA22-226 000007**





**Google earth 11/2021  
image after addition.  
Addition maintains the drive  
footprint.**

4750 Hinckley Ave

ber Office Plus



< leveland

trulia



OFF MARKET

2

### 4750 Hinckley Ave

Cleveland, OH 44109 [Old Brooklyn](#)

🏠 Studio  
(on 4.94 acres)

### Homes for Sale Near 4750 Hinckley Ave



**\$125,000**  
872 E Dawnwood Dr,  
Seven Hills, OH 44131  
HOWARD HANNA, MLS NOW



**22,999 ↓**  
🏠 3bd 📏 1,465 sqft  
326 Fortune Ave,  
arma, OH 44134



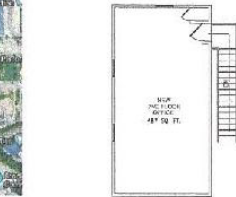
**\$10,000 ↓**  
2208 Hurley Ave,  
Cleveland, OH 44109  
CLASSIC REALTY GROUP, INC., MLS NOW

### Local Information

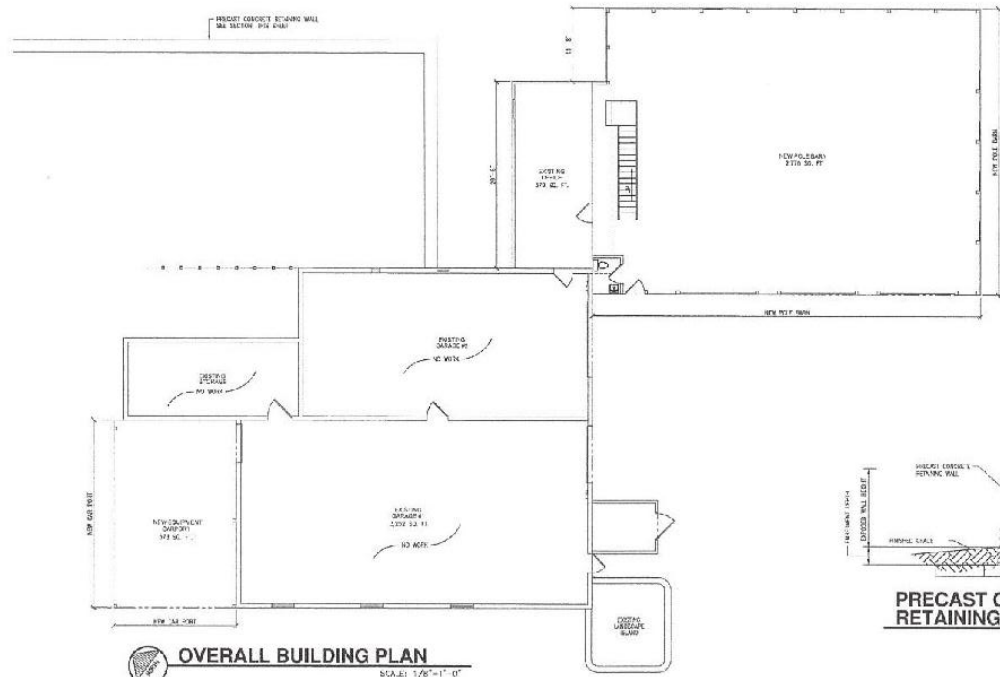
Map Schools Shop & Eat



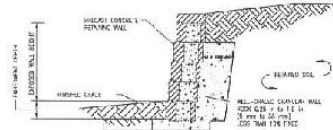
**LOCATION MAP**  
SCALE: NONE



**SECOND FLOOR OFFICE**  
SCALE: 1/8"=1'-0"



**OVERALL BUILDING PLAN**  
SCALE: 1/8"=1'-0"



**PRECAST CONCRETE RETAINING WALL**  
SCALE: NONE

**DRAWING INDEX**

- CVR COVER SHEET-CODE DATA, LOCATION MAP, DRAWING INDEX, OVERALL BUILDING PLAN
- A1.1 FLOOR PLANS, DETAILS, PLUMBING DETAILS, DOOR & ROOM FINISH SCHEDULE
- A2.1 FOUNDATION PLANS, CAR PORT FRAMING PLAN
- A3.1 EXTERIOR ELEVATIONS & MATERIAL LEGEND
- A4.1 ROOF FRAMING PLAN, WALL SECTION BUILDING SECTION
- E1.1 LIGHTING/CEILING PLAN, POWER PLAN, PANEL SCHEDULE, ELECTRICAL NOTES, ELECTRICAL SPECIFICATIONS & DETAILS

**CIVIL DRAWINGS:**

CIVIL DRAWINGS WERE PREPARED UNDER A SEPARATE CONTRACT.

- C.1 SITE PLAN

**CODE DATA**

BUILDING CODE: 2017 CHIC BUILDING CODE  
 PLUMBING CODE: 2014 CHIC PLUMBING CODE  
 ELECTRICAL CODE: 2017 CHIC ELECTRIC CODE  
 MECHANICAL CODE: 2017 CHIC MECHANICAL CODE  
 ACCESSIBILITY CODE: 100 A117.1 2009

TENANT USE: B (BUSINESS) S-1 (STORAGE)  
 BUILDING CLASSIFICATION: B, S-1 (MIXED USE, NON SEPARATED)  
 CONSTRUCTION TYPE: 5 B - UNPROTECTED

**OCCUPANT LOAD:**

OFFICE-NEW (B-BUSINESS)  
 487 S.F./100 S.F. PER OCCUPANT = 5 OCCUPANTS

POLE BARN-NEW (S1-STORAGE)  
 2,776 S.F./300 S.F. PER OCCUPANT = 10 OCCUPANTS

SUB TOTAL = 15 OCCUPANTS

OFFICE-EXISTING (B-BUSINESS)  
 379 S.F./100 S.F. PER OCCUPANT = 4 OCCUPANTS

GARAGE/STORAGE-EXISTING (S1-STORAGE)  
 3,252 S.F./300 S.F. PER OCCUPANT = 11 OCCUPANTS

SUB TOTAL = 15 OCCUPANTS

TOTAL = 30 OCCUPANTS

CAR PORT-NEW (S1-STORAGE)  
 573 S.F.

**SOIL & FOOTING:**

NEW BUILDING 3,263 SQ. FT.  
 EXISTING BUILDING 3,631 SQ. FT.

TOTAL: 6,894 SQ. FT.  
 (NOT INCLUDING CAR PORT)

EROSION CONTROL: 2  
 EROSION PROVIDED: 2

FIRE PROTECTION: NONE  
 REDUCED TENANT SECT.: 0 (NO FIRE SECTIONS)

PERMANENT PARCEL NO. 010-25-004

**REVISIONS**


COVER SHEET-CODE DATA, LOCATION MAP, DRAWING INDEX, OVERALL FLOOR PLAN

INVISIBLE EXCAVATING POLE BARN/CAR PORT ADDITION  
 4700 W. HINCKLEY AVENUE, CHICAGO, IL 60631

Chris M. Dixon & Associates  
 ARCHITECTS



2024 North Branch of the Chicago River  
 4700 W. Hinckley Avenue, Chicago, IL 60631  
 Telephone: 474-0055  
 Fax: 474-0056

DATE: 6-19-22  
 SCALE: AS NOTED  
 DRAWN: JP  
 JOB: 2222

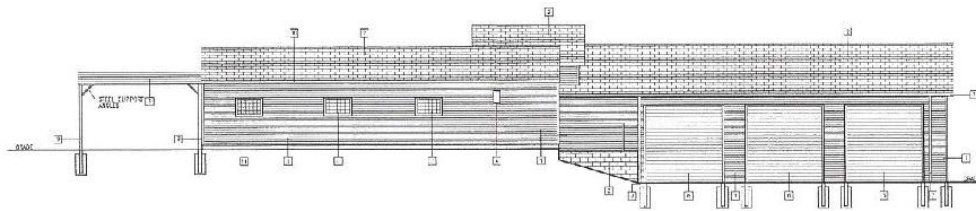
**CVR**









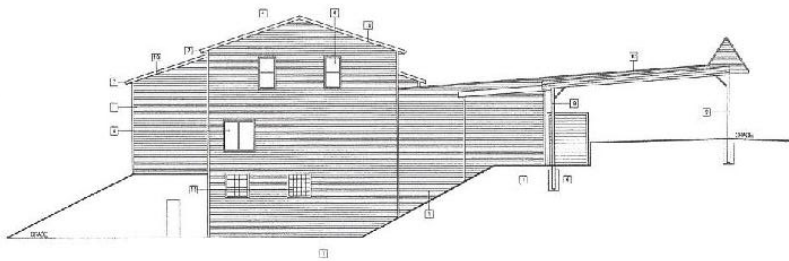


EXTERIOR ELEVATION-FRONT (SOUTH)

SCALE: 1/8"=1'-0"

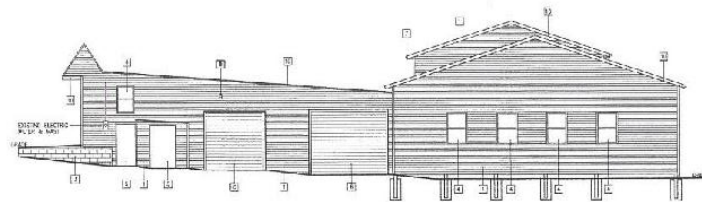
EXTERIOR MATERIAL LEGEND

- |                         |                         |                         |                         |
|-------------------------|-------------------------|-------------------------|-------------------------|
| 1. 1/2" ASPEN SHINGLES  | 2. 1/2" ASPEN SHINGLES  | 3. 1/2" ASPEN SHINGLES  | 4. 1/2" ASPEN SHINGLES  |
| 5. 1/2" ASPEN SHINGLES  | 6. 1/2" ASPEN SHINGLES  | 7. 1/2" ASPEN SHINGLES  | 8. 1/2" ASPEN SHINGLES  |
| 9. 1/2" ASPEN SHINGLES  | 10. 1/2" ASPEN SHINGLES | 11. 1/2" ASPEN SHINGLES | 12. 1/2" ASPEN SHINGLES |
| 13. 1/2" ASPEN SHINGLES | 14. 1/2" ASPEN SHINGLES | 15. 1/2" ASPEN SHINGLES | 16. 1/2" ASPEN SHINGLES |



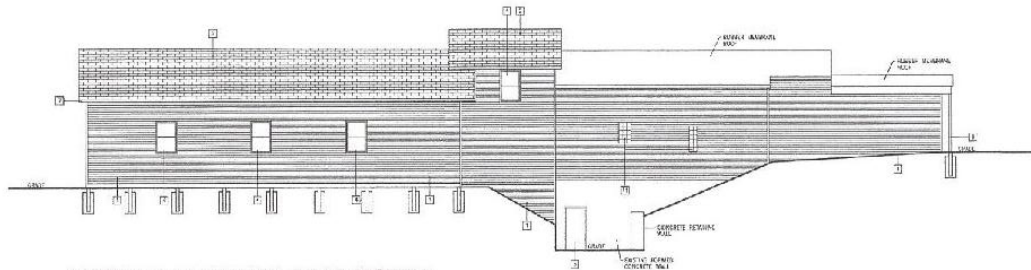
EXTERIOR ELEVATION-LEFT (WEST)

SCALE: 1/8"=1'-0"



EXTERIOR ELEVATION-RIGHT (EAST)

SCALE: 1/8"=1'-0"



EXTERIOR ELEVATION-REAR (NORTH)

SCALE: 1/8"=1'-0"

REVISIONS

EXTERIOR ELEVATIONS

INVISIBLE EXCAVATING  
POLE BARN/CAR PORT ADDITION  
4750 HINCKLEY AVE.  
CLEVELAND, OHIO

m g m skan  
& associates  
architects



DATE: 6-19-22  
SCALE: AS NOTED  
DRAWN: ZP  
JOB: 2225

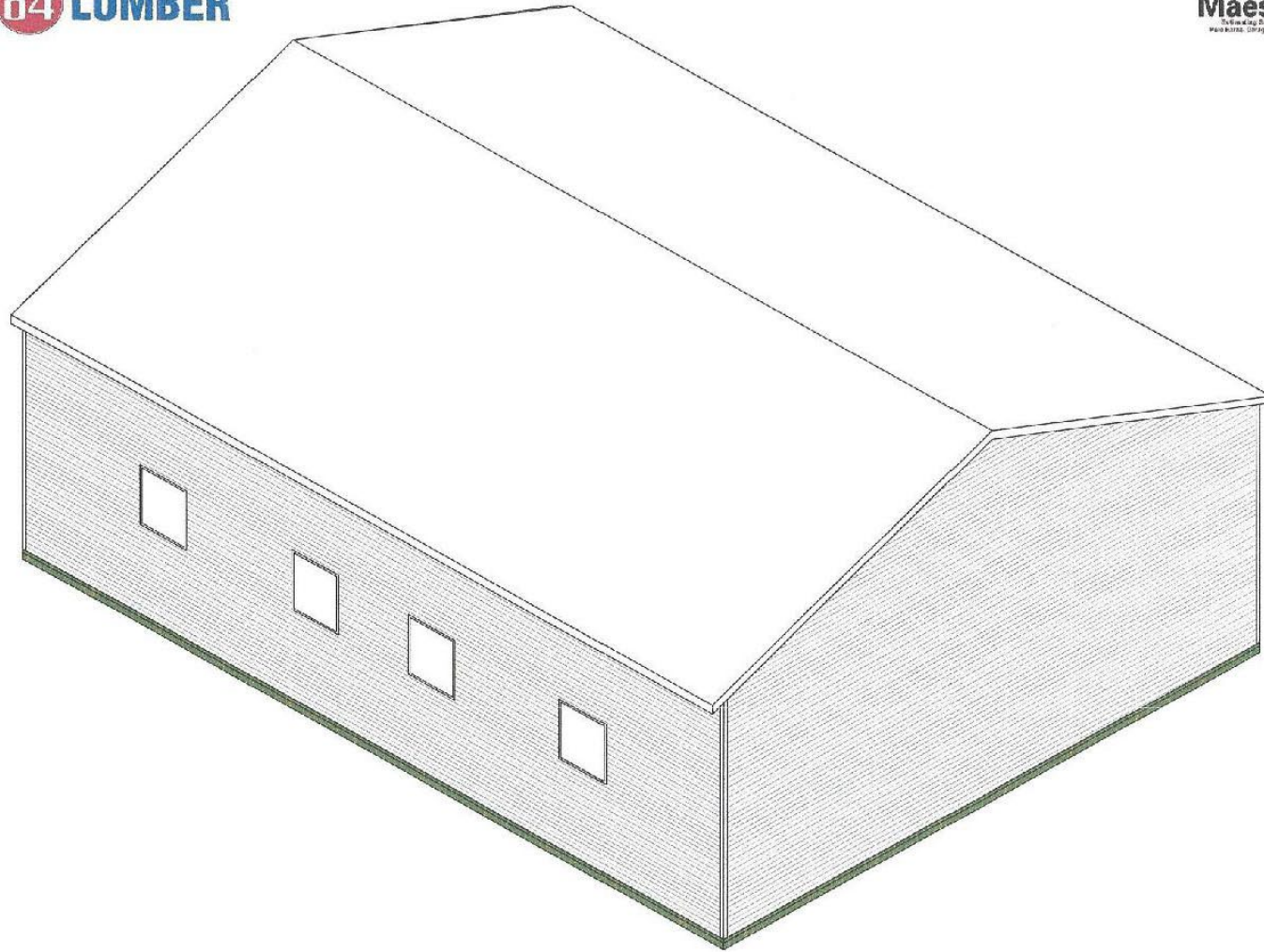
A3.1







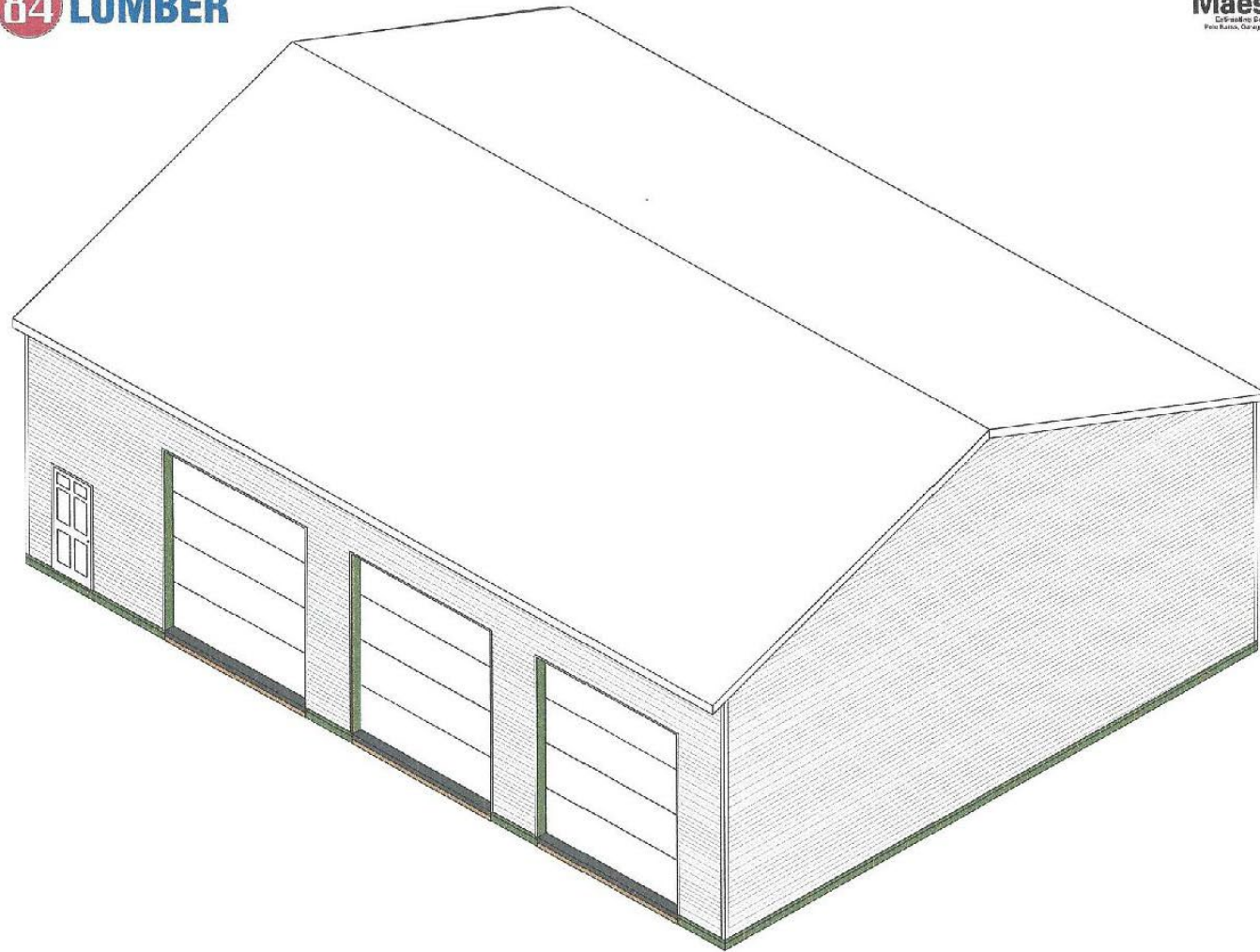




Customer  
Estimate Number: 11685  
11/8/2022

McDermott Trust, 4750 Hinckley Avenue, PPN 010-25-004, BZA22-226 000027



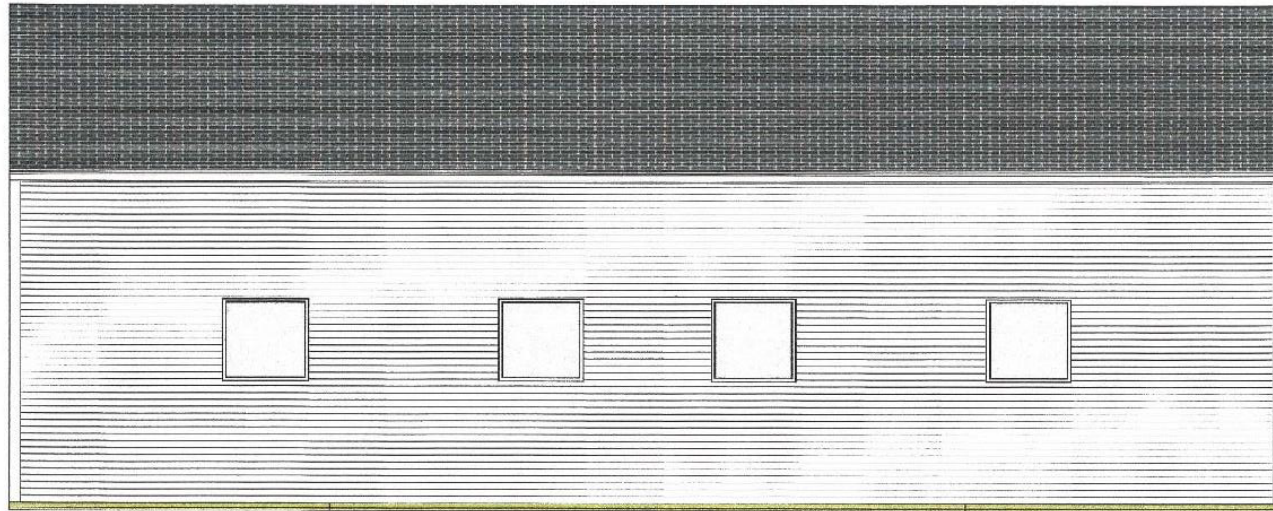


Customer  
Estimate Number: 11585  
11/9/2022

McDermott Trust, 4750 Hinckley Avenue, PPN 010-25-004, BZA22-226 000028



EAST SIDE-EAVE SIDE 2 ELEVATION



C:\0101-01  
Estimate Number: 11685  
11/8/2022





WEST SIDE-EAVE SIDE 1 ELEVATION



Customer  
Estimate Number: 11685  
11/2/2022

McDermott Trust, 4750 Hinckley Avenue, PPN 010-25-004, BZA22-226 000030



















City of Cleveland  
Frank G. Jackson, Mayor  
Department of Building & Housing  
Division of Construction Permitting  
501 Lakeside Avenue, Room 505  
Cleveland, Ohio 44114-1970  
216.664.9910  
www.cityofcleveland.oh.us

**SITE PLAN/ZONING APPROVAL NOTICE**

Examined by: Chuk Okoye

Date: 11/12/2021

Contact: BRIAN MCDERMOTT

Contact Address: 4750 HINCKLEY AVE

Owner: MCDERMOTT, CHRISTINA -TRS

Owner Address: 6631 HILLSIDE RD

Location: 4750 Hinckley Industrial Pkwy

Application No.: B21029769

Zoning Use:

Area:

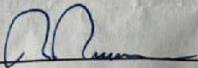
Height:

Secondary Zoning:

Attn: BRIAN MCDERMOTT

Re: POLE BARN

The site plan application for the premises listed above is **approved**. At this time, if you wish to apply for the required Building Permit for the project, you must complete the Building Application in Room 505, Cleveland City Hall. Unless they have already been submitted, at least 5 copies of any required construction documents are to be submitted with the application, and there will be a separate plan processing fee due at the time of submission. You must file the Building Permit Application within 60 days of the date of this site plan approval letter. After 60 days, this site approval is null and void, and will be discarded. If you have any questions, contact the Department of Building and Housing at 216-664-2910.

  
\_\_\_\_\_  
Zoning Administrator

Cc: . . . .

Frank Hendershot Sr. & Colleen Quellos-Hendershot  
10603 Windham Dr.  
Parma, OH 44130  
Wednesday, January 04, 2023

Board of Zoning Appeals  
601 Lakeside Ave.  
Cleveland, Ohio 44114

Phone: 216-664-2580 Email: [boardofzoningappeals@clevelandohio.gov](mailto:boardofzoningappeals@clevelandohio.gov)  
RE: 4750 Hinckley Ave.

To whom it may concern:

My wife and I own the property located at 946 West Schaaf Rd. Cleveland Ohio. Our son and his family reside in the home. It was purchased because of the neighborhood and the beautiful scenery and safety of the location. We are opposed to having a more anymore units built behind our home.

Sincerely,  
Frank Hendershot Sr. & Colleen Quellos Hendershot



To whom this may concern,

My name is Dion Cervelli and I live at 883 Marcie Dr, in Old Brooklyn. The property, 4750 Hinkley Avenue is visible from my backyard.

I am writing to you to let you know that I absolutely do not want the individuals that own the property, on Hinkley Ave, to be approved to build this so called pole barn, storage facility, or any other commercial structures. This is a residential area and must be kept as such. I moved here 4 years ago because I love the area and the fact that it is so residential. That area behind my house is a beautiful wooded piece of land. That is one of the reasons that I chose to buy this home. Having commercial structures built there will create a number of problems, including lowering the value of our homes.

The meeting that was held on Marcie Dr a while back is just an indication of the trouble that allowing this appeal to be approved will bring. The gentleman, and I use that term loosely, that is asking for the appeal has zero care or concern for the surrounding homes. The construction that he has already done, has interfered with the sewer systems already. When this, along with other concerns were brought up to him, he simply chuckled because the problems were not causing him any concern. That reaction is why I do NOT believe this individual can or should be trusted.

We need to keep Old Brooklyn a beautiful and residential area. Allowing these structures to be built, on Hinkley Ave., will only cause safety issues with the surrounding homes, such as the issues with the sewer. PLEASE do NOT allow this to happen.

Please DO NOT approve any the zoning variances for 4750 Hinkley Ave.

Sincerely,  
Dion Cervelli  
883 Marcie Dr  
Cleveland, OH 44109

Hello,

As a nearby neighbor to the property at 4750 Hinckley Ave, I am submitting a written protest of the proposed zoning changes and proposed construction project.

Our neighborhood is a residential neighborhood and a commercial business such as a self-storage unit is not an appropriate addition to our area.

Additionally, Cubesmart Self-Storage, at Brookpark Rd & Broadview Rd, is only 1.5miles from the 4750 Hinkley Ave location. Two commercial self-storage businesses so close to each other does not make economic sense in any neighborhood.

Finally, the property owner has not conducted himself with integrity as he illegally and improperly connected his new construction's (pole barn) water/sewage to the city water/sewage lines and therefore caused property damage to the neighboring properties.

I strongly oppose this property owner's request and plans for the property.

- Meghan Chrobak

440.554.2620 or [meghanchrobak@yahoo.com](mailto:meghanchrobak@yahoo.com)



Good Morning,

I am writing to express my concern regarding the proposed commercial structure. I live at 4749 W 11th St, and this property is practically right in my back yard. I do not believe the addition of a self-storage facility would be beneficial to the neighborhood for multiple reasons. First and most importantly has to do with safety. There are multiple sources that cite the correlation between these facilities and criminal activity.

“Self-storage facilities have long attracted a criminal element—and it isn’t just theft. Vandalism, assaults, drug-related incidents and even homicides have occurred.” - insideselfstorage.com

Having young children, and the proposal to build this facility in my back yard makes me fear for the safety and security of my family and possessions.

This facility will also be a major nuisance to the residents who live in the neighborhood. Currently I am already woken up early in the morning to the sounds of trucks coming in and out, the beeps from backing up, and loud noises from the current business that operates out of the facility that they are requesting a retroactive variance for. I have heard this to be true from multiple residents who currently live in the many properties that back up 4750 Hinkley Ave.

Born and raised in the city, and employed in public safety gives me great pride in being a resident of the city, and would hate to have to question whether or not I should move to a different city or outlying suburb if such a facility is built.

I greatly appreciate your time on this matter and listening to my concerns. Please feel free to contact me if you have any further questions.

Thanks,  
Brian Madzia, Lieutenant  
Fire Training Academy  
City of Cleveland | Division of Fire

# Cleveland Board of Zoning Appeals

## Old Business

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# Public Hearing



1. Cal. No. 22-213:	4100 Franklin Blvd.	(KB,TB,AF,NH,)*
2. Cal. No. 23-014:	Administrative Appeal/ 4100 Franklin	(KB,TB,AF,NH)
3. Cal. No. 23-007:	1905 E. 89 Street	(KB,AF,NH,PR)
4. Cal. No. 22-228:	4015 Gifford Ave.	(KB,AF,NH,PR)
5. Cal. No. 23-008:	3611 Chatham Ave.	(KB,AF,NH,PR)*
6. Cal. No. 22-182:	1116 Auburn Ave.	(TB,AF,NH,PR)*
7. Cal. No. 22-224:	522 East 105 St.	(KB,TB, AF, NH,PR)*
8. Cal. No. 22-208:	2458 Tremont Ave.	(KB,TB,AF,NH, PR)
9. Cal. No. 22-186:	17426 Harvard Rd.	( KB,TB,AF,NH,PR)*
10. Cal. No. 22-018:	4420 East 156 St.	(KB,TB,AF,MB)* REMINDER SENT
11. Cal. No. 22-035:	5807 Detroit Ave.	(KB,TB,AF, MB)*** req. rules sent
12. Cal. No. 22-022:	1010 E. 146 St.	(KB, TB, AF, MB) REMINDER SENT
13. Cal. No. 22-41:	1453 W. 116 St.	(KB, TB, AF, MB)* REMINDER SENT
14. Cal. No. 21-203:	8502 Hough Ave.	(KB, TB, AF, MB)* REMINDER SENT
15. Cal. No. 21-202:	5001 Memphis	(KB, MB, . AF)* REMINDER SENT
16. Cal. No. 21-177:	18403 Euclid Ave.	(KB, MB, AF)* REMINDER SENT
17. Cal. No. 21-091:	4157 Lorain Ave.	(D,KB,AF,MB)* REMINDER SENT

**AFFIRMATION:** none

**UPCOMING POSTPONEMENT:** NONE

**MISC-**

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

# Cleveland Board of Zoning Appeals

## Adjournment

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