



CITY OF CLEVELAND
Mayor Justin M. Bibb

BOARD OF ZONING APPEALS

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

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

216.664.2580

MARCH 13, 2023

9:30 AM

Under the conditions specified by law, the Board of Zoning Appeals will be conducting virtual meetings using the WebEx Platform. The Board of Zoning Appeals will also be live streamed on YouTube. The links for the live streams will be available before the meeting on our website at:

<http://www.clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/ZoningAppeals>

Or https://www.youtube.com/channel/UCB8qI0JrhM_pYIR1OLY68bw/

In order to keep the WebEx session manageable, we are asking individuals that wish to participate in the meeting to contact the Board of Zoning Appeals office by phone or email **by noon on March 10, 2023. Those individuals not planning to comment on any agenda item during the WebEx session are encouraged to view one of the live streams.**

IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY contact the Board of Zoning Appeals office and request at 216-664-2580. You can also email us boardofzoningappeals@clevelandohio.gov.

Calendar No.23-030: Chuck Hoven, Eric Ambro and Laura Cyrocki appeals the decision of the Cleveland Landmarks Commission

Chuck Hoven, Eric Ambro, Laura Cyrcoki 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 decision of the Cleveland Landmarks Commission to issue a Certificate of Appropriateness for an addition at 1975 Ford Drive on January 12, 2023.

Calendar No. 23-031:

3015 Chatham Ave.

Ward 3

Kerry McCormack

M&M Property Group, LLC, owner, proposes to erect a 2-story frame reverse gable second floor 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 sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that the Required Rear Yard is 21 feet and 5 inches where the appellant is proposing 5 feet.

Calendar No. 23-037:

3200 Monroe Ave.

Ward 3

Kerry McCormack

Matthew Kirk, owner, proposes to erect a 2-story frame attached garage with bedroom on second floor 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 337.23(a)(6)(B)(2)(b) which states that an Attached Garage shall be setback 18 feet from Side Street Line where the appellant is proposing 14 feet.
2. Section 357.08(b)(1) which states that the Required Rear Yard shall not be less than 24 feet and the appellant is proposing 3 feet.

Calendar No. 23-038:

1407 W. 45 Street

Ward 3

Kerry McCormack

Noshy Henen, owner, and Thomas Richard Sr. propose to expand store to include outside patio with 20 seats for eating in a D2 Local Retail Business District. The appellant is requesting relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that an additional 5 off-street parking spaces are required for the new patio space at the rate of 1 for each four seats and no parking spaces are proposed.

Calendar No. 23-039:

2362 W. 6th Street

Ward 3

Kerry McCormack

Todd Burger, owner, proposes to construct an addition to existing two-story, single-family residence 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(b)(1) which states that the depth of required rear yard shall not be less than one-half the height of the main building (approximately 20 feet) where 4 feet and 10 inches are proposed.
2. Section 337.17 which states that an unobstructed driveway (width of at least 20 feet) is required to provide accessibility to each parking garage, a common access to the garages is shown but no separate access to each garage provided.

Calendar No. 23-042:

5909 Cable Avenue

Ward 5

Richard Starr

ABA Enterprise Connect LLC., owner, proposes to expand existing children's boarding home for ages 10-17 in a B1 Two-Family Residential District. The owner was granted a variance in Calendar Number 20-072 (9/21/2020) to establish a children's boarding home for a maximum of six (6) children. The appellant is requesting to add one (1) additional child and for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. 337.03 which states that the use is not permitted in a Two-Family Residential District, first permitted in a Multi-Family Residential District and only when at least 15 feet from other premises, per Section 337.08(e)(3).

POSTPONED FROM FEBRUARY 6, 2023

Calendar No.22-219:

**FEB Inc. Appealing Decision of
the Director of the Office of
Equal Opportunity**

FEB Inc., appeals under the authority of Section 76-6 of the Charter of the City of Cleveland, Sections 329.02(d) and 188.05(d) of the Cleveland Codified Ordinances from the decision of the Director of the Office of Equal Opportunity on November 3, 2022 to uphold penalty assessments to FEB Inc. for the Trailside II and Trailside III projects (Filed November 17, 2022). *(Postponed from February 6 at the request of the appellant due to a scheduling conflict. No testimony taken)*