



CITY OF CLEVELAND
Mayor Frank G. Jackson

Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/bbs.html](http://planning.city.cleveland.oh.us/bza/bbs.html)

216.664.2580

JANUARY 5, 2015

9:30

Calendar No. 14-229:

1326 West 116th Street

Ward 15

Matt Zone

10 Notices

House Under the Green Bottle, owner, proposes to demolish existing parking lot and install new parking lot with striping in a B2 Semi-Industry District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(a) which states that 16 parking spaces are required and 9 are proposed.
2. Section 349.05(a) which states that no parking shall be located within 10 feet of a residential building.
3. Section 349.07(c)(1) which states the one driveway shall be permitted for each 100 feet of frontage (filed November 19, 2014).

9:30

Calendar No. 14-231:

1349 East 79th Street

Ward 7

TJ Dow

19 Notices

Cleveland Metropolitan School District, owner, proposes to erect one 10'-3" x 6'-4" x 7'-2" high single faced non-illuminated identification sign and two 6'-2" x 3'-10" x 3'-10" high double faced non-illuminated directional sign in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 350.13(a) which states that the maximum square footage allowed for identification signs is 40 square feet and 66 square feet are proposed. The maximum height allowed is 5 feet and 7'-2" are proposed.
2. Section 350.13(b) which states that information signs required setback in a residential district is 20 feet and no setback is proposed (filed November 19, 2014).

9:30

Calendar No. 14-233:

2501 Thurman Avenue

Ward 3

Joe Cimperman

9 Notices

6603 Cedar Inc., owner, proposes to erect a new 18'-8" x 38' single family townhouse on a parcel located in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that off-street parking space shall be properly graded and drained within the lot.
2. Section 349.07(c) which states that a driveway used to provide accessibility to accessory off-street parking spaces shall be arranged to minimize traffic congestion.
3. Section 353.02(b) which states that the maximum height allowed is 35 feet and 40'-8" are proposed.

4. Section 355.04 (b) which states that the minimum required lot width is 40 feet and 23'-8" are proposed.
5. Section 355.04(b) which states that the minimum required lot area is 4800 square feet and 2508 square feet are proposed.
6. Section 357.08(b)(1) which states that the required rear yard is 40 feet and 20 feet are proposed.
7. Section 357.09(2)(A) which states that no building shall be erected less than 10 feet from a main building on an adjoining lot within a Residence District and 0' are proposed.
8. Section 357.09(2)(B) which states that the minimum required interior yard is 3 feet and 0' are proposed, nor shall both interior side yards be less than 10' on the same premises and 3 feet are proposed.
9. Section 358.03(a) which states that fence located parallel to a driveway are required to be 75% open and a 4 foot solid masonry fence is proposed. (filed November 20, 2014).

9:30

Calendar No. 14-234:

2503 Thurman Avenue

Ward 3

Joe Cimperman

9 Notices

6603 Cedar Inc., owner, proposes to erect a new 18'-8" x 38' single family townhouse on a parcel located in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that off-street parking space shall be properly graded and drained within the lot.
2. Section 349.07(c) which states that a driveway used to provide accessibility to accessory off-street parking spaces shall be arranged to minimize traffic congestion.
3. Section 353.02(b) which states that the maximum height allowed is 35 feet and 40'-8" are proposed.
4. Section 355.04 (b) which states that the minimum required lot width is 40 feet and 18'-8" are proposed.
5. Section 355.04(b) which states that the minimum required lot area is 4800 square feet and 1429 square feet are proposed.
6. Section 357.08(b)(1) which states that the required rear yard is 40 feet and 20 feet are proposed.
7. Section 357.09(2)(A) which states that no building shall be erected less than 10 feet from a main building on an adjoining lot within a Residence District and 0' are proposed.
8. Section 357.09(2)(B) which states that the minimum required interior yard is 3 feet and 0' are proposed, nor shall both interior side yards be less than 10' on the same premises and 0' feet are proposed.
9. Section 358.03(a) which states that fence located parallel to a driveway are required to be 75% open and a 4 foot solid masonry fence is proposed. (filed November 20, 2014).

9:30

Calendar No. 14-235:

2505 Thurman Avenue

Ward 3

Joe Cimperman

9 Notices

6603 Cedar Inc., owner, proposes to erect a new 18'-8" x 38' single family townhouse on a parcel located in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that off-street parking space shall be properly graded and drained within the lot.
2. Section 349.07(c) which states that a driveway used to provide accessibility to accessory off-street parking spaces shall be arranged to minimize traffic congestion.
3. Section 353.02(b) which states that the maximum height allowed is 35 feet and 40'-8" are proposed.
4. Section 355.04 (b) which states that the minimum required lot width is 40 feet and 23'-8" are proposed.
5. Section 355.04(b) which states that the minimum required lot area is 4800 square feet and 2508 square feet are proposed.
6. Section 357.08(b)(1) which states that the required rear yard is 40 feet and 20 feet are proposed.
7. Section 357.09(2)(A) which states that no building shall be erected less than 10 feet from a main building on an adjoining lot within a Residence District and 0' are proposed.
8. Section 357.09(2)(B) which states that the minimum required interior yard is 3 feet and 0' are proposed, nor shall both interior side yards be less than 10' on the same premises and 3 feet are proposed.
9. Section 358.03(a) which states that fence located parallel to a driveway are required to be 75% open and a 4 foot solid masonry fence is proposed. (filed November 20, 2014).

9:30

Calendar No. 14-236:

3401 Denison Avenue

Ward 12

Anthony Brancatelli

19 Notices

George Sevastos, owner, proposes to re-establish use as motor vehicle sales in a C1 Multi-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 337.07 which states that in a Multi-Family Residential District motor vehicle sales facility is not permitted.
2. Section 352.09 which states that an 8' wide transition strip is required along all sides where the lot abuts a Multi-Family Residential District.
3. Section 349.04(f) which states that the customer parking area must be equal to 25% of the total lot area and none is shown.
4. Section 359.02(a) which states that a nonconforming use that has been discontinued shall not thereafter be returned to such a nonconforming use (filed November 21, 2014).

9:30

Calendar No. 14-238:

1862 East 123 Street

Ward 6

Mamie J. Mitchell

18 Notices

East 123 St. Properties LTD., owner, proposes to erect two new buildings to house 205 residential units, with 258 accessory off-street parking spaces in a C3 Semi-Industry District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that in a 'C' Area District, for a residential use, the maximum gross floor area of the building(s) cannot exceed one half the lot area. The proposed lot area is 93,149 square feet, allowing a maximum gross floor area of 46,574.5 square feet and 175,298 square feet are proposed.
2. Section 357.09(b)(2)(C) which states that the interior side yards must be equal to ¼ the height of the main building; in this case 16 feet are required. The varying interior side yards equal less than 16 feet.
3. Section 357.08(b)(2) which states that the rear yard must be equal to one half the height of the main building, in this case 34 feet, and an 11'-4" rear yard is provided for the building on the rear property line.
4. Section 349.07(a) which states that all parking areas and vehicle maneuvering areas must be pave and some areas on plan are designated as "gravel parking area".(filed November 21, 2014)

POSTPONED FROM NOVEMBER 24, 2014

9:30

Calendar No. 14-205:

5605 Detroit Avenue

Ward 15

Matt Zone

13 Notices

Muhammad Riaz, owner, proposes to change use of a 2 story boarding house to a convenience store with no use on the second floor on a corner parcel located in a C2 Local Retail Business District. The owner appeals for relief from the strict application of Section 352.07(b) of the Cleveland Codified Ordinances which states that a determination by the Board of Zoning Appeals is required prior to issuing a Building Permit or Certificate of Occupancy for any change of use when the proposed site is not in conformance with applicable landscape regulations. Pursuant to Section 352.08-352.12 an eight foot wide landscape transition strip providing 75% year round opacity is required in the rear of the lot where it abuts a Two-Family Residential District and a six foot wide landscape frontage strip providing 50% year round opacity is required where the parking lot abuts West 57th Street and no landscaping is proposed (filed October 14, 2014-No Testimony).

Postponement made at the request of the Councilman to allow for more time for further review.

POSTPONED FROM NOVEMBER 24, 2014

9:30

Calendar No. 14-207:

5801 Ensign Avenue

Ward 5

Phyllis E. Cleveland

7 Notices

Carey Holdings Inc., owner, proposes to use property for storage of fill dirt on a parcel located in a C2 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 345.03 which states that outdoor storage of dusty materials not listed as a permitted use. Said use is first permitted in a General Industry District per Section 345.04(a)(1)(B).
2. Section 345.04(a)(1)(C)(3) which states that open yard storage requires a seven foot high, nontransparent fence.
3. Section 349.07(a) which states that all vehicle maneuvering areas shall be paved, and drained within the lot and no paving or grad shown. (filed October 16, 2014).

Postponed at the request of the Councilwoman to allow for more time for review.

POSTPONED FROM DECEMBER 1, 2014

9:30

Calendar No. 14-208:

1310 East 125th Street

Ward 9

Kevin Conwell

8 Notices

Reginald Phillips, owner, proposes to change use from tool grind shop to auto detailing shop 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 343.01 which states that auto detailing is not permitted in a Local Retail Business District
2. Section 343.11(b)(2)(I)(2) states that auto detailing is first permitted in a General Retail Business District if located 100' from a Residential District.
3. Section 349.04(g) which states that 4 parking spaces are required and none are proposed.
4. Section 359.01 states that a substitution of a nonconforming use requires Board of Zoning Appeals approval (filed October 21, 2014).

POSTPONED IN ORDER TO ALLOW FOR DESIGN REVIEW TO TAKE PLACE.