



## 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

**MAY 8, 2017**

**9:30**

**Calendar No. 17-75:**

**11702 Euclid Ave.**

**Ward 6**

**Mamie J. Mitchell**

**16 Notices**

Euclid 117 LLC, owner, proposes to construct a four story, 53 unit apartment building on a parcel that is located in C3 General Retail Business and B2 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified

1. Section 357.09(b)(2)(C) which states that an 11' 4" interior side yard is required and a 10' 1" side yard is proposed
2. Section 357.08(b)(2) which states that the required rear yard must equal 23 feet and 5'2" is proposed.
3. Section 355.04 which states that 2400 square feet of lot area is required per dwelling unit therefor a 127,200 square foot lot is required and the existing lot is 34,375 square feet.
4. Section 349.04(a) which states that one parking space is required per dwelling unit and 25 spaces are proposed. (Filed March 22, 2017)

**9:30**

**Calendar No. 17-79:**

**2214 West 20 Street**

**Ward 3**

**Kerry McCormack**

**13 Notices**

Michael Horton, owner, proposes to construct a new second floor addition in a B1 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)(B) which states that in a One-Family District or in a Two-Family District no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. Building height is approximately 26'-6" thus no interior side yard shall be less than 6'-7", a minus 8" side yard is proposed and the total aggregate width of side yards is 2'-6".
2. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot and the distance to main building on adjoining lot is approximately 3 feet.
3. Section 359.01(a) which states that no enlargement or expansion shall be permitted except by special permit from the Board of Zoning Appeals. (March 24, 2017)

**9:30**

**Calendar No. 17-80:**

**2005 Cypress Rd./Violation  
Notice**

**Ward 12**

**Anthony Brancatelli**

True Freedom Ministries (aka Holy of Holies Tabernacle), owner, appeals 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 a Notice of Violation Number V17009360 issued on March 15, 2017 by the Cleveland Department of Building and Housing for failure to comply with Sections 357.13 of the Cleveland Codified Ordinances which states that air conditioning condenser units are not permitted encroachments. (Filed March 28, 2017).

**9:30**

**Calendar No. 17-81:**

**4902 Superior Ave.**

**Ward 7**

**TJ Dow**

**20 Notices**

Ihab Wattar, owner, proposes to alter the interior of the building to expand his retail sales business in a C3 Semi-Industry District. The owner appeals for relief from Section 349.04(f) which states that customer parking is required at one space per 500 square feet and no new parking proposed. (Filed March 29, 2017)

**9:30**

**Calendar No. 17-82:**

**1148 Euclid Ave.**

**Ward 3**

**Kerry McCormack**

**13 Notices**

CAC Project 2014 LLC, owner, proposes to change use from office and assembly to multi-family and assembly in an E5 General Retail Business 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)(C) which states that one fourth the height of the building is required for side yard and 0' proposed.
2. Section 355.04 which states that the maximum gross floor area of building cannot exceed 3 times lot area. 58,500 square feet are allowed and 260,437 square feet are proposed.
3. Section 357.08(b)(2) which states that a 47 foot (1/2 of height of building) rear yard is required and 0' is proposed. (Filed March 30, 2017)

**9:30**

**Calendar No. 17-83:**

**2001 West 17 Street**

**Ward 3**

**Kerry McCormack**

**9 Notices**

Jeremy Began, owner, proposes to erect a 3 story, 3100 square foot single family house with an attached garage on a 3,333 square foot lot in a C1 Two-Family Residential district. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances;

1. Section 355.04(a) which states that the maximum gross floor area in a "C" area district shall not exceed 1/2 the lot area, or in this case 1,666 square feet and approximately 3,100 square feet is proposed. The minimum lot width for a single family dwelling in a "C" area district is 40

feet and a 33.3 foot wide lot is proposed. The minimum lot area for a single family dwelling is 4,800 square feet and the existing lot area is approximately 3,333 square feet.

2. Section 357.09(b)(2)(B) which states that no interior side yard, shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. Building mean height is approximately 32'- 10" thus no interior side yard shall be less than 8'-10". A 3'-0" side yard is proposed and the aggregate width of side yards is 6'-0".
3. Section 357.08 which states that the depth of required rear yard shall be not less than the height of the main building, 32'-10" and a 16'-8" rear yard is proposed.
4. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot the proposed distance to main building on adjoining lot is 4'-0". (Filed April 3, 2017)

**9:30**

**Calendar No. 17-99:**

**4899 Pearl Road**

**Ward 13**

**Kevin J. Kelley**

**21 Notices**

Old Brooklyn Investments LLC., owner, proposes to establish use as an auto service garage in a C1 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 Service garage not permitted in Local Retail District
2. Section 352.10 which states that a 4 foot wide landscape strip is required where the auto sales lot abuts public Streets (Pearl Rd Burger Ave and Bader Ave.)
3. Section 349.04(f) which states that an auto sales lot must provide 25 percent of their gross lot area for customer parking and less than 25% customer parking shown on site plan.
4. Sections 352.08-11 which state that an 8' wide transition strip is required at the rear where lot abuts One Family District. (filed April 3, 2017)

**9:30**

**Calendar No. 17-100:**

**12703 Triskett Rd.**

**Ward 16**

**Brian Kazy**

**23 Notices**

T69P Properties, owner, proposes to establish use as office, storage and screen printing in an A1 One Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.01(G)(3) which states that office use is first permitted in Local Retail Business District and the proposed location is a Single Family Residence District.
2. Section 343.03 which states that non-retail uses of screen printing and vehicle storage are first permitted in a Semi-Industrial District. (Filed April 3, 2017)

**9:30**

**Calendar No. 17-101:**

**1228 Euclid Ave.**

**Ward 3**

**Kerry McCormack**

**20 Notices**

1228 Euclid Ave. LTD, owner, proposes to change use of floors 6 through 11 from business to 122 residential units in an E6 General Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.04 which states that in an "E" area district, maximum gross floor area of residential building is limited to one and one-half times the lot area. 31,050 maximum gross floor area for residential building permitted and 539,066 square foot gross floor area proposed.
2. Section 357.01(c) which states that rear and side yards are required for all residence for all buildings.
3. Section 357.08(b)(2) which states that a rear yard equal to one-half the height of the building is required and no rear yard proposed.
4. Section 357.09(b)(2)(C) which states that side yards equal to one fourth the height of the buildings are required and none are proposed. (filed April 4, 2017)

**9:30**

**Calendar No. 17-111:**

**4800 Ruffini Court**

**Ward 12**

**Anthony Brancatelli**

**6 Notices**

ETC Commercial Property LLC, owner, proposes to construct a new 2 story building and parking lot in an A3 General Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that 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 spaces, surface with concrete, asphaltic concrete, asphalt or other surfacing materials.
2. Section 352.10(3)(b) which states that outdoor storage of equipment requires a screen barrier of 75% or more opacity to conceal use and no barrier is proposed.
3. Sections 352.10-352.12 which states that a six foot wide landscaped strip screening parking from the street is required and no screening is proposed. (Filed April 13, 2017)