



BOARD OF ZONING APPEALS
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114-1071
<https://planning.clevelandohio.gov/bza/cpc.html>
216.664.2580

FEBRUARY 1, 2021

Under the conditions specified by law, the Board of Zoning Appeals will be conducting virtual meetings in a 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/UCB8ql0JrhmpYIR1OLY68bw/>

In order to keep the WebEx session manageable we are asking individuals that wish to participate in the meeting to contact the City Planning office by phone or email by noon on January 29, 2021. 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 City Planning office and request access to the WebEx Board of Zoning Appeals Meeting please call 216.664.3826 or email us at cityplanning@clevelandohio.gov by You can also email Secretary Elizabeth Kukla at ekukla@city.cleveland.oh.us.

9:30

Calendar No. 21-001

4116 Biddulph Rd.

Ward 13

Kevin J. Kelley

17 Notices

Premier Cleveland, owner, proposes to change the use of existing single family residence to a two family residence with existing detached 2 car garage in an A1 One-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.02(a) which states that two family residence not permitted in a One-Family Residential Zoning District; first allowed in Two-Family District 337.03(a). (Filed January 8, 2021)

9:30

Calendar No. 21-002

3420 W. 130th Street

Ward 16

Brian Kazy

8 Notices

Tony Ciero, owner, proposes to change the use of existing single family residence to two family residence in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(b) which states that the minimum required lot width is 50' and 40' are proposed. Minimum lot area of 6,000 square feet is required; proposing 4,800 square feet.(Filed January 8, 2021)

9:30

Calendar No. 21-003

1297 West 115th Street

Ward 15

Jenny Spencer

11 Notices

Gus Kazak proposes to change use of a two family dwelling to a three family dwelling in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.03 which states that a three dwelling unit residence is not permitted in a Two Family Residential District, first permitted in a Multi-Family Residential District.
2. Section 349.04 which states that one accessory off-street parking space per dwelling unit is required, no compliant parking spaces are provided (due to proposed non-paved parking area).
3. Section 349.07 which states that accessory off-street parking spaces must be paved and drained within the lot.
4. Section 355.04(b) which states that in a 'B' area district, a lot size of at least 2,400 per dwelling unit is required. 7,200 square foot lot size is required where 4,760 square feet are proposed. (Filed January 4, 2021)

9:30

Calendar No. 21-005:

3120 Clark Ave

Ward 14

Jasmine Santana

19 Notices

Hani and Samira Ziadeh, owners, propose to construct a new 50 unit multi-family building located on a parcel that is split zoned C2 General Retail Business District and B1 Two Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.03 which states that an apartment building is not permitted in a Two Family district, first permitted in a Multi-Family residential district 337.08(b).
2. Section 349.04(a) which states that 50 off-street parking spaces are required; 25 spaces provided.
3. Section 352.10 which states that 6' wide landscape stripe is required between parking lot and street; none is proposed. Property is enclosed at sidewalk with 14 poles (bollards) continuous pavement; former car dealership lot in front of property.
4. Section 355.04 which states that one half lot area is permitted or in this case 21,510 square feet and 60,393 square feet are proposed. (Filed January 12, 2021)
5. Section 349.15 which states that 3 bicycle parking spaces required; none proposed.
6. Section 341.02(b) which states City Planning Commission approval is required. (January 13, 2021)

POSTPONED FROM DECEMBER 21, 2020

9:30

Calendar No. 20-196:

4161 West 150th Street

Ward 16

Brian Kazy

7 Notices

4161 W. 150th Street LLC., owner, proposes to erect 145 square foot pole sign in a General Industry Zoning District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 350.14(e)(1) which states that a Maximum 100 square foot pole sign is permitted; 145 square feet are proposed.
2. Section 350.14(b) which states that 25' maximum height of pole sign is permitted and a 30' high pole sign proposed.
3. Section 350.15(c) which states that a free standing sign located in an Industrial Zoning District shall be 3 feet from the Street Right of Way. (Filed November 25, 2020-Testimony Taken) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE CITY PLANNING COMMISSION TO ALLOW TIME FOR FURTHER REVIEW.*