



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

**NOVEMBER 22, 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/UCB8ql0Jrhm\\_pYIR1OLY68bw/](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

**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 November 17, 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 216.664.2580 or email us at [cjones3@clevelandoh.gov](mailto:cjones3@clevelandoh.gov) . You can also email Secretary Elizabeth Kukla at [ekukla@city.cleveland.oh.us](mailto:ekukla@city.cleveland.oh.us).**

**9:30**

**Calendar No. 21-152: 11300 Hessler Rd.**

**Ward 6  
Blaine A. Griffin  
18 Notices**

Ford-Hessler Property Reorganization LLC, owner, proposes to erect a new 3 story, 12-unit apartment building in an E2 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) which states that a 7-foot interior side yard is required and a zero-foot side yard is proposed.
2. Section 357.08(b)(1) which states that a 20-foot rear yard is required and approximately 10 feet are proposed.
3. Section 349.04 which states that one accessory off-street parking space is required per dwelling unit (12 parking spaces required) and five parking spaces are proposed.
4. Section 349.08 which states that where five (5) or more accessory off-street parking spaces are provided, and are located on a lot that is adjacent to a Residence District or that adjoins a building containing dwelling units, such parking spaces shall be screened from all adjoining lots in the Residence District or a building containing dwelling units, by an opaque wall, a uni-

formly painted fence of fire-resistant material or a strip of land at least four (4) feet wide and densely planted with shrubs that form a dense screen year-round. Such wall, fence or shrubs shall be at least three (3) feet, but not more than six (6) feet six (6) inches in height. No landscaping or screening is proposed.

5. Section 341.02 which states that Approval of the Cleveland Historic Landmarks Commission is required. (Filed October 26, 2021)

**9:30**

**Calendar No. 21-173:**

**1975 Ford Dr.**

**Ward 6**

**Blaine A. Griffin**

**18 Notices**

Ford-Hessler Property Reorganization LLC., owner, proposes to reconfigure lot for existing three story, five unit apartment building in an E3 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that a 20-foot rear yard is required and approximately 10 feet are proposed.
2. Section 349.04 which states that 5 parking spaces are required and this reconfiguration will reduce the number to zero.
3. Section 349.02 which states that in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the requirements of Chapter 349.
4. Section 309 which states that Lot Platting and Subdivision must be reviewed and approved by the Cleveland Planning Commission (Filed October 26, 2021)

**9:30**

**Calendar No. 21-174:**

**1981 Ford Dr.**

**Ward 6**

**Blain A. Griffin**

**18 Notices**

Ford-Hessler Property Reorganization LLC., owner, propose to reconfigure lot for existing two story, four-unit apartment building in an E3 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that a 20-foot rear yard is required and approximately 1 foot is proposed.
2. Section 349.04 which states that 4 parking spaces are required and this reconfiguration will reduce the number to zero.
3. Section 349.02 which states that in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the requirements of Chapter 349.
4. Section 309 which states that Lot Platting and Subdivision must be reviewed and approved by the Cleveland Planning Commission (Filed October 26, 2021)

