



# Cleveland Board of Zoning Appeals

Monday January 23, 2023

**\*\*PLEASE MUTE YOUR MICROPHONE\*\***

Kelley Britt, Board Chair

Elizabeth Kukla, Secretary

# Cleveland Board of Zoning Appeals

January 23, 2022

## Preamble

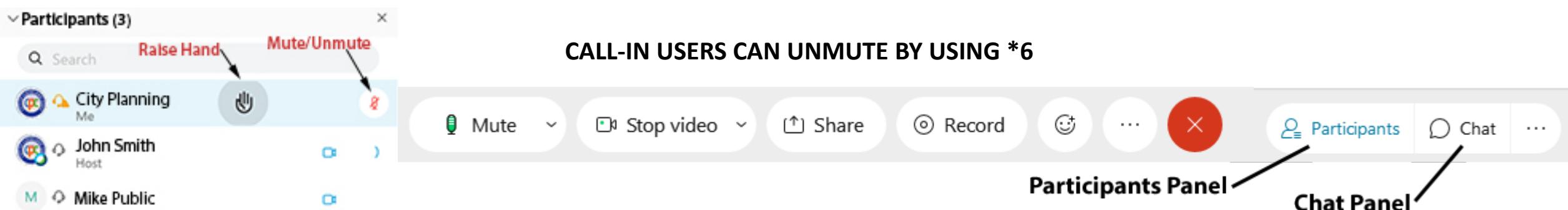
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF THE CITY'S OPEN MEETING LAW, AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK.

WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.



# Cleveland Board of Zoning Appeals

January 23, 2022

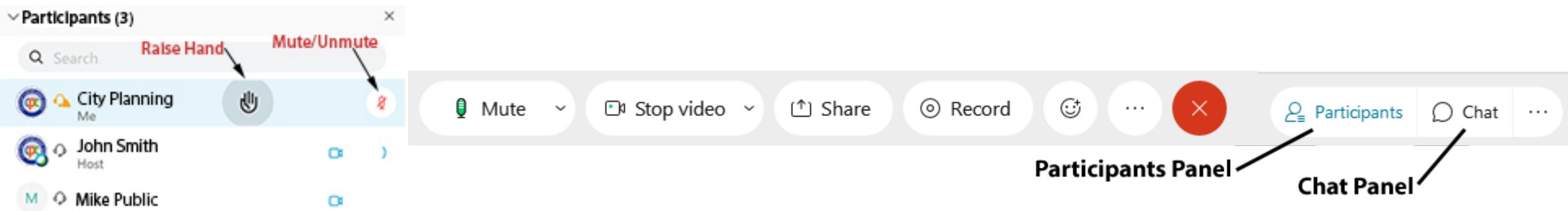
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## Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.  
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE FOR PUBLIC  
VIEW.  
WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A  
PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.**

**ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER HAVE BEEN CONSIDERED.**

**WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN  
COMMENT ON A PARTICULAR MATTER.**



# Cleveland Board of Zoning Appeals

## Call to Order & Roll Call

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# Cleveland Board of Zoning Appeals

## Postponements/Withdrawals

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# Postponements / Withdrawals

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## POSTPONEMENT

**Calendar No. 22-233:**

**9119 Kempton Ave.**

**Ward 9**

Bill Paige, owner, proposes to establish use as a Residential Facility/Family Home for a maximum of 5 residents 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 325.571 which states 325.571 Residential Facility "Residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.03(b) which states such facility/home shall not be located less than 1,000 feet from another residential facility. The proposed residential facility is within 1,000 feet of an existing residential facility at 9602 Empire Ave Cleveland.



# Cleveland Board of Zoning Appeals

## Public Hearing

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# Public Hearing

**Calendar No. 22-227:**

**12702 Triskett Ave.**

**Ward 16**

Adrian Ortega, owner, proposes to establish use as motor vehicle repair garage/auto body shop in a B3 Semi-Industry District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 345.03(c)(2) which states that a repair garage for repair or painting of motor vehicles is permitted in a Semi-Industry zoning district, provided that such use is located not less than one hundred (100) feet from a Residence District. The proposed use is within 100 feet of Two Family Residential District directly across Triskett Avenue.



# Public Hearing

Calendar No. 22-227:

12702 Triskett Ave.

Ward 16



**SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**

# Public Hearing

Calendar No. 22-227:

12702 Triskett Ave.

Ward 16



## HISTORY OF THE PROPERTY



# Public Hearing

Calendar No. 22-227:

12702 Triskett Ave.

Ward 16

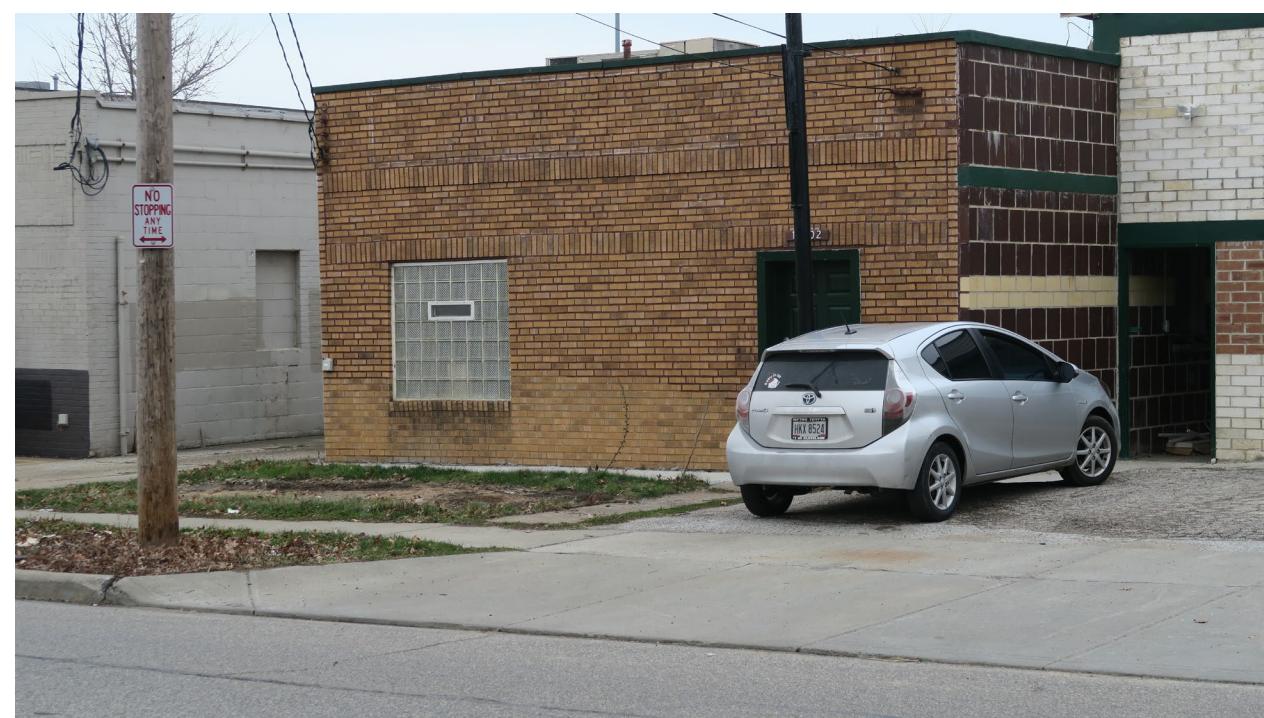


## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting an area variance from the minimum distance requirements of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.



Calendar No. 22-227:

12702 Triskett Ave.

Ward 16

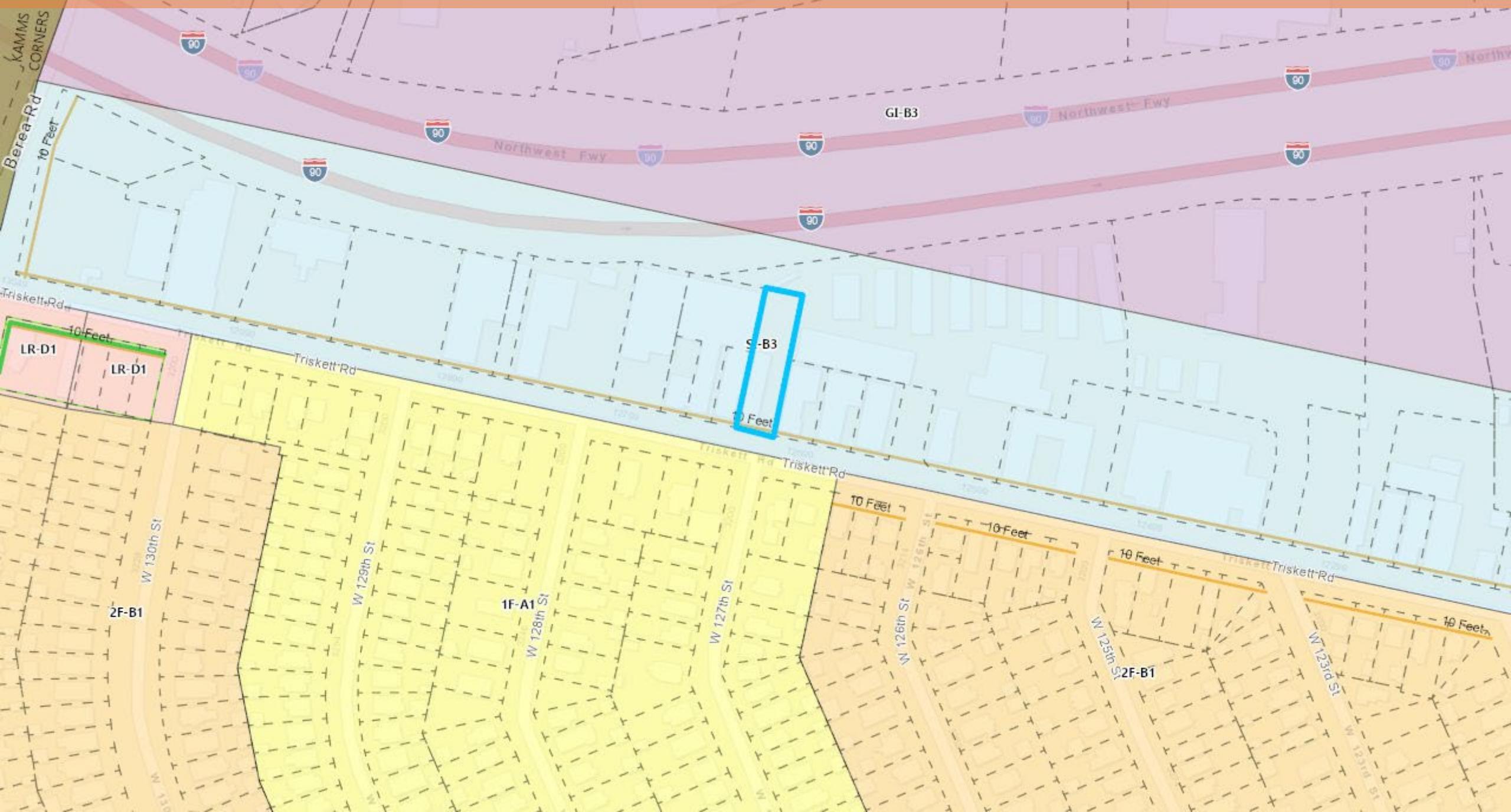


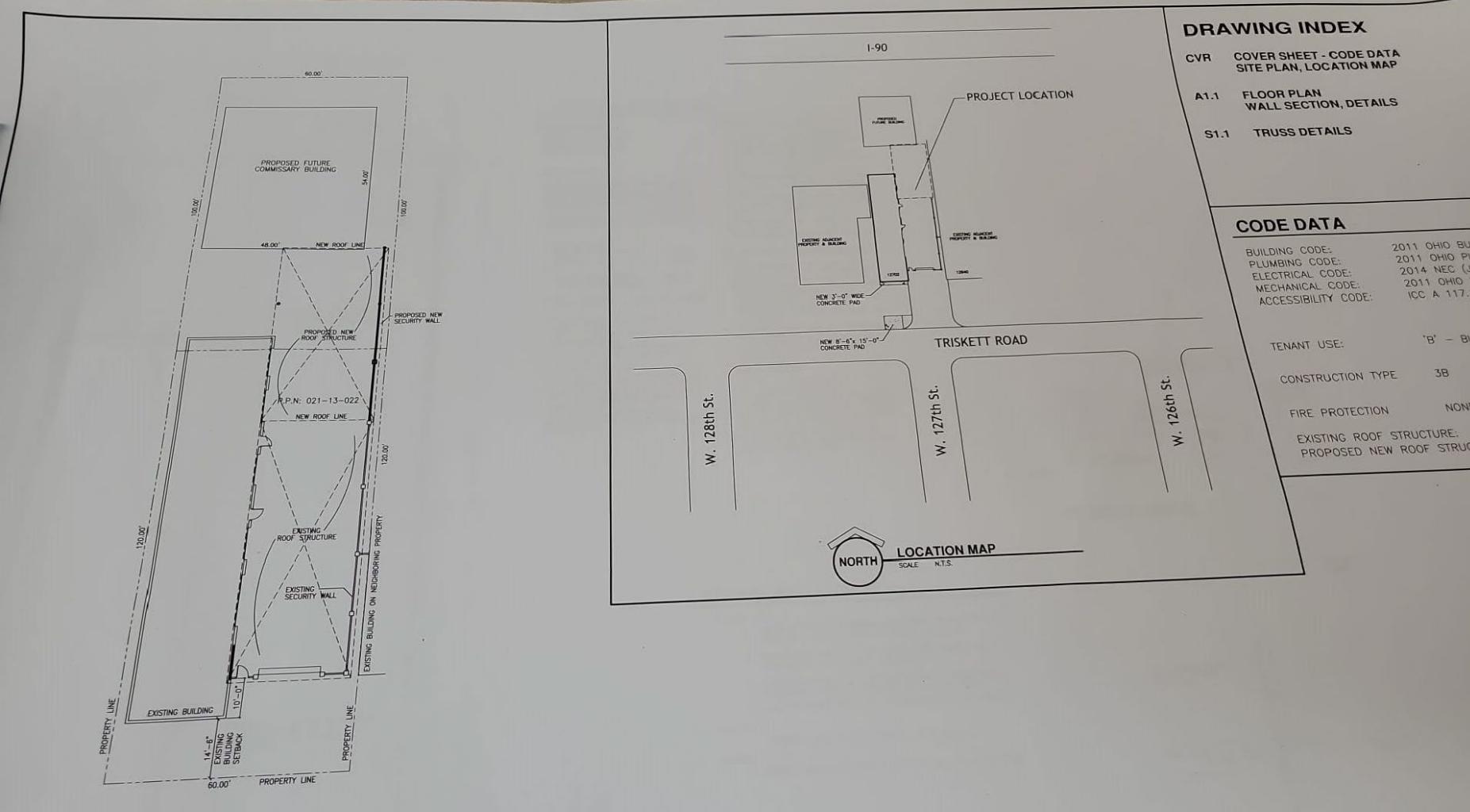
Triskett Road

Calendar No. 22-227:

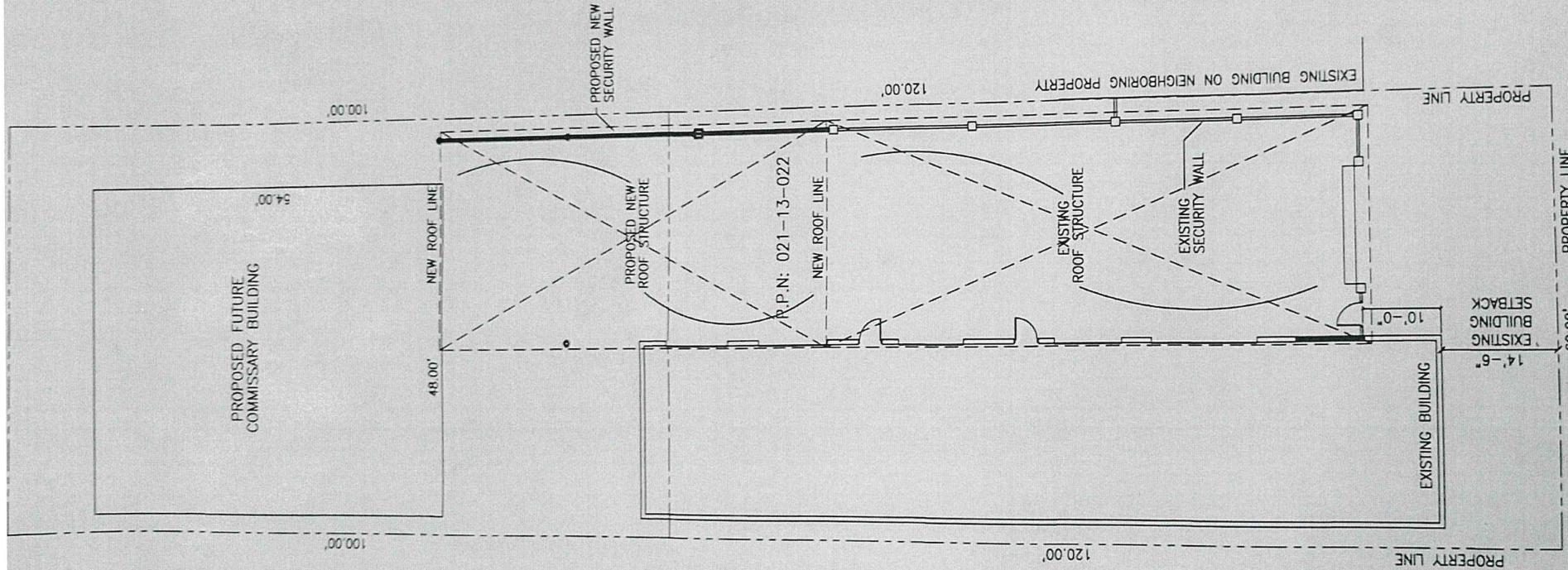
12702 Triskett Ave.

Ward 16





TRISKETT ROAD 66' R.O.W.



# Public Hearing

**Calendar No. 22-229:**

**2283 Chestnut Hills Dr.**

**Ward 6**

Amar Krishnaswamy ET AL, proposes to erect a 5,274 square foot 2 story frame single family residence with 3 bay attached garage in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances: Section 337.23(a)(6)(A) which states that attached garages must be located on the rear half of the lot, and the entire width and height should be screened by an active use a least 9 feet in depth.

*Note: Engineering & Construction Room 518 has to approve access driveway width & curb-cut apron radius and easements.*



# Public Hearing

Calendar No. 22-229:

2283 Chestnut Hills Dr.

Ward 6



## **SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

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IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

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**Reply with I DO, YOUR NAME and YOUR ADDRESS.**

# Public Hearing

Calendar No. 22-229:

2283 Chestnut Hills Dr.

Ward 6



## HISTORY OF THE PROPERTY



# Public Hearing

Calendar No. 22-229:

2283 Chestnut Hills Dr.

Ward 6



## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the location and screening requirements of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

Calendar No. 22-229:

2283 Chestnut Hills Dr.

Ward 6



12128001

Martin Luther King Jr Boulevard

12115012

12115011

12115010

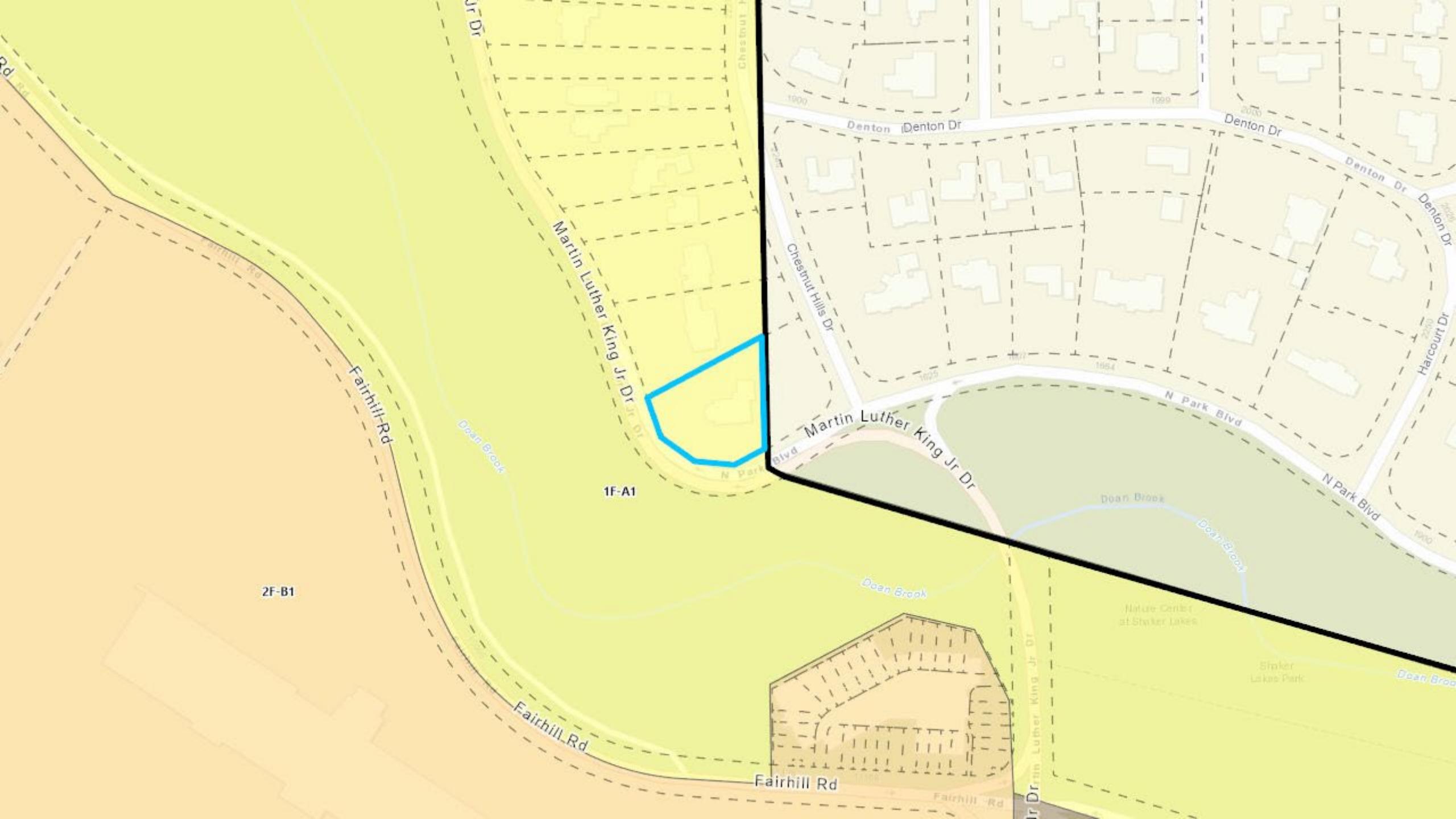
Cleveland Heights

68520001

Jr Boulevard

North Park

Chestnut Hills Drive



## GENERAL DRAWING INDEX

1.s. COVER SHEET / SITE PLAN

## ARCHITECTURAL DRAWING INDEX

- a1.0 BASEMENT PLAN
- a1.1 GROUND FLOOR PLAN
- a2.0 SECOND FLOOR PLAN
- a2.1 EXTERIOR ELEVATIONS
- a2.2 EXTERIOR ELEVATIONS
- a2.3 EXTERIOR ELEVATIONS
- a2.4 GROUND FLOOR REFLECTED CEILING PLAN
- a2.5 SECOND FLOOR REFLECTED CEILING PLAN
- a3.0 HOUSE SECTIONS
- a3.1 HOUSE SECTIONS
- a3.2 HOUSE SECTIONS
- a3.3 HOUSE SECTIONS
- a3.4 HOUSE SECTIONS
- a3.5 HOUSE SECTIONS
- a3.6 HOUSE SECTIONS
- a3.7 HOUSE SECTIONS

## STRUCTURAL DRAWING INDEX

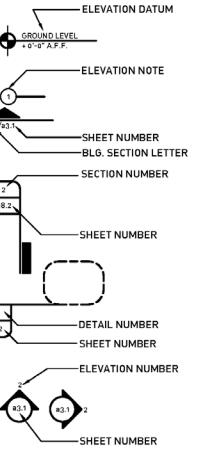
- s2.0 FOUNDATION PLAN / GROUND FLOOR FRAMING PLAN
- s2.1 SECOND FLOOR FRAMING PLAN
- s2.2 ROOF FRAMING PLAN
- s2.3 STRUCTURAL DETAILS

## ELECTRICAL DRAWING INDEX

- e2.0 BASEMENT POWER PLAN
- e2.1 GROUND FLOOR POWER PLAN
- e2.2 SECOND FLOOR POWER PLAN

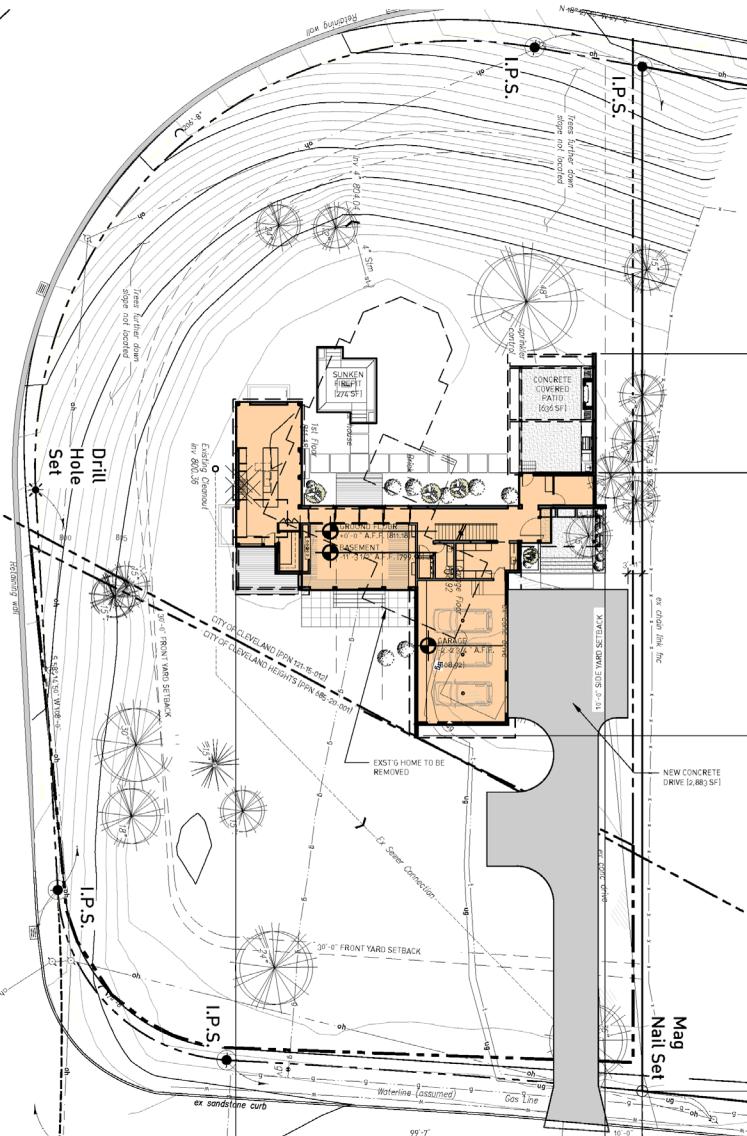


## SYMBOL LEGEND:



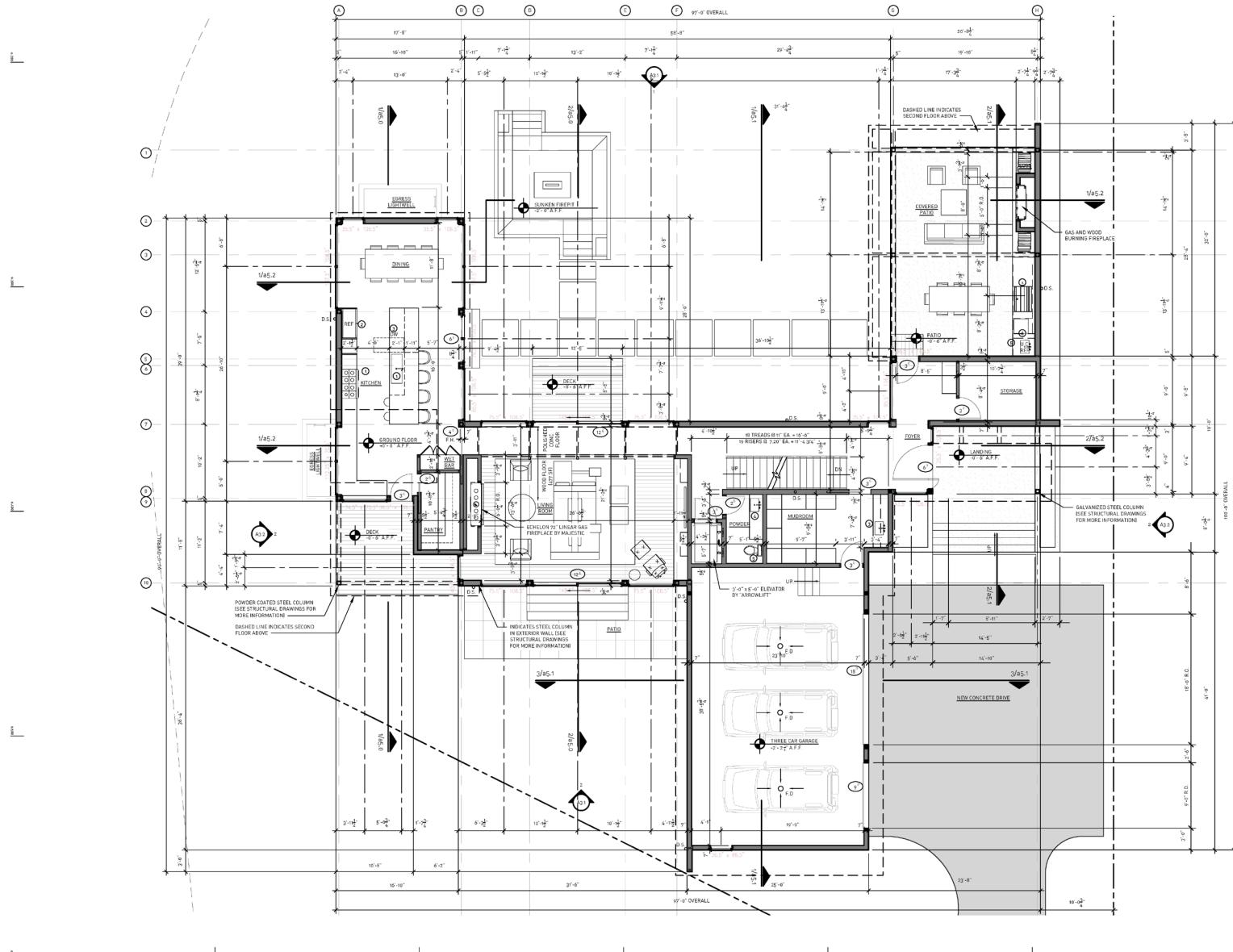
# KRISHNASWAMY RESIDENCE

2283 CHESTNUT HILLS DRIVE • CLEVELAND, OH 44106



**SITE PLAN**  
 SCALE: 1" = 1'-0"  
 1.s. T.S.  
 GROUND FLOOR 2,265 SF  
 SECOND FLOOR 3,000 SF  
 TOTAL 5,265 SF  
 BASEMENT (FINISHED) 1,883 SF





**WALL LEGEND:**

**EXTERIOR WALL**  
2x6 STUD WALL 8' 0" c. w/ 1/2" DRYWALL  
ATTACHED TO EXTERIOR ZIP SYSTEM  
B-CAFTING BY HUEBER ENGINEERED  
WOOD™ & M-8 IN-OUT INSULATION IN WALLS.  
SEE ELEVATIONS ON SHEET 0 & 1 FOR  
EXTERIOR FINISH

**INTERIOR WALL**  
2x6 STUD WALL 8' 0" c. w/ 1/2" DRYWALL AT  
BOTH EDGES. PROVIDE 2x6 STUD WALL 8' 0"  
c. w/ 1/2" PLUMBING WALL & POCKET DOOR  
LOCATIONS & MOISTURE RESISTANT  
DINING, KITCHEN, BATH, & DRYING  
DRYWALL AT ALL BATHROOMS, MASTER SUITE  
& MECHANICAL ROOM

**DOOR LEGEND:**

ALL DOORS TO BE 4" SOLID CORE RIF, SAWN WHITE OAK FLUSH DOORS.  
COORDINATE w/ INTERIORS

GROUND FLOOR - 8'-0" H.  
SECOND FLOOR - 7'-0" H. [U.N.O.]  
BASEMENT - 7'-0" H. [U.N.O.]

"FH" - INDICATES FULL HEIGHT DOOR w/ CEILING FLUSH KIT

#### **FLOORING LEGEND:**

**CONCRETE SLAB**  
MIN. W/ 6" X 6' 10/10 W.W.M. ON 6 MIL. VA  
ON 4" COMPACT GRAVEL FILL, TYP. PROV.  
TROWEL FINISH W/ CONTROL AS REQ'D.

#### APPLIANCE LEGEND

**APPLIANCE LEGEND:**

- ① RANGE
- ② REFRIGERATOR
- ③ DISHWASHER
- ④ GRILL
- ⑤ U.C. REFRIGERATOR (COVERED PATIO)
- ⑥ U.C. REFRIGERATOR (BASEMENT)

**PLUMBING FIXTURE LEGEND:**

- 1 KITCHEN SINK
- 2 KITCHENETTE SINK (BASEMENT)
- 3 SINK (MUDROOM)
- 4 LAVATORY (POWDER ROOM)
- 5 TOILET (POWDER ROOM)
- 6 BATHROOM SINK

SELECT THE E20

PROJECT #: KIR-SANASHEM RESIDENCE  
205 CHESTNUT HILLS  
CLEVELAND, OH 44116  
PERMIT # 132  
DATE: 10/10/04

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TH  
SHEET TITLE: GROUND FLOOR PLAN  
SHEET NO: a2.1  
DRAWN BY: MSH 2021-04  
REVISION: 1  
DATE: 10/10/2021  
CITY: TORONTO  
PROVINCE: ONTARIO  
CANADA  
INC.

a2.1



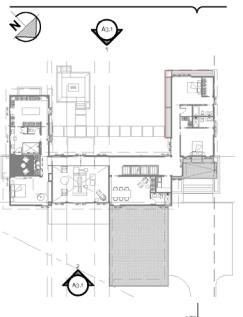
### EXTERIOR FINISH LEGEND

- ⑩ **ETERNAL REINFORCED MERVINATEK® INSULATION**  
SHEETING ON (LOW SLOPE) PRE-INSULATED TRUSS TRIM 4" FOR FLOOR SLOPES FLAT & BATT TRIM 1" CLOSED CELL SPAN FOAM INSULATION w/ STYLICELL® INTERIOR.
- ⑪ **TURAL FASCI BOARD**  
TURAL FASCI BOARD, TURAL FASCI BOARD  
INSTALLED PER MANUFACTURER'S SPECIFICATION.  
PAINT TO MATCH EXTERIOR WINDOW FINISH.
- ⑫ **METAL WALL PANEL**  
METAL SALES 1/8" METAL WALL PANEL, INSTALLED PER  
MANUFACTURER'S SPECIFICATION.  
COLOR TO BE MATCH BLACK.  
[HTTPS://WWW.METAL-SALES.COM/PRODUCTS/E-WALL/](https://www.metal-sales.com/products/e-wall/)
- ⑬ **KOLBE ULTRA LOW PROFILE MINI-MAX® WOOD WINDOW**  
KOLBE ULTRA LOW PROFILE MINI-MAX® WOOD WINDOW  
EXTERIOR COLOR ONLY  
INTERIOR COLOR STAINED BLACK, BLACK FINISH
- ⑭ **TURAL WINDOW TRIM**  
TURAL WINDOW TRIM, TURAL TRIM BOARD INSTALLED  
PER MANUFACTURER'S SPECIFICATION. PAINT TO  
MATCH EXTERIOR WINDOW FINISH.
- ⑮ **NEW TECH WOOD SIDING, BRANZ SCREEN SYSTEM**  
NEW TECH WOOD SIDING, BRANZ SCREEN SYSTEM  
SHEETING ON (LOW SLOPE) EXTERIOR SASH COLOR  
SHEETING W/ CONCEALED FASTENERS  
COLOR: PERUVIAN TEAK
- ⑯ **W/ HIGHER W/ WIDE ANGLE W/ HIGHER W/ WIDE**  
W/ HIGHER W/ WIDE ANGLE W/ HIGHER W/ WIDE GARAGE  
DOORS & PARK FRONTRONIC GARAGE FINISH & IVAC  
CLEAR GLASS & PARK FRONTRONIC GLASS
- ⑰ **GA VANTAGE STRUCTURAL STEEL**  
DARK BRONZE COATED STRUCTURAL STEEL, FINISH WELDING &  
STRUCTURAL STEEL, DARK BRONZE COATED. SEE STRUCTURAL DRAWINGS  
FOR DETAILS & DETAILS.
- ⑱ **LIGHTWEIGHT CONCRETE PANE**  
LIGHTWEIGHT CONCRETE PANE, ALUMINUM VENIER  
CONCRETE PANE, 1/2" MEDIUM SHEET NOT ALLOWED  
PER MANUFACTURER'S SPECIFICATIONS FOR EXTERIOR  
APPLICATIONS.
- ⑲ **PWOTODOR**  
CUSTOMIZED FRONT DOOR (D2" WIDE x 18'H TALL)  
THE DOOR IS PRE-PAINTED IN WHITE, WHITE  
FINISH, WHITE OAK FUNCTION, LEFT HAND INSWING  
[HTTPS://WWW.PWOTODOR.COM/COMPANY/PRODUCTION/](https://www.pwotodor.com/company/production/)
- ⑳ **LONGBOARD® PRIVACY BEAM**  
LONGBOARD® PRIVACY BEAM, LONGBOARD®  
INSTALLED HORIZONALLY, PRIVACY BEAM BY LONGBOARD®  
COLOR: WHITE, WHITE FINISH  
[HTTPS://WWW.LONGBOARDPRODUCTS.COM/LONGSOFT/PRIVACY-BEAMS](https://www.longboardproducts.com/longsoft/privacy-beams)
- ㉑ **ALUMINUM CHANNEL TRIM**  
DARK BRONZE POWDER COATED ALUMINUM C-CHANNEL  
ALUMINUM CHANNEL TRIM
- ㉒ **ALUMINUM CORNER**  
DARK BRONZE POWDER COATED ALUMINUM CORNER  
PARAPET, W/ MULI DROP EDGE
- ㉓ **SHUTTERS**  
DARK BRONZE POWDER COATED ALUMINUM DUE FRAME  
W/ NEWCASTLE PLATE, COLOR: ROMAN ANTIQUE
- ㉔ **TRISTRIP PANEL**

### EXTERIOR NOTES:

1. D.S. INDICATES DOWN SPOUT LOCATION.
2.  NUMBER INDICATES LOCATION OF PLANE IN RESPECT TO DEPTH OF THE FAÇADE IN "INCH" INCREMENTS; SEE DETAILED WALL SECTIONS (A&B SERIES) FOR FURTHER INFORMATION.
3. E INDICATES "EGRESS" WINDOW FOR GIVEN BEDROOM.
4. NOTIFY ARCHITECT OF ANY DISPARANCES OR UNCLEAR ITEMS REGARDING RELATIONSHIP OF EXTERIOR MATERIALS BEFORE RECALCULATION.

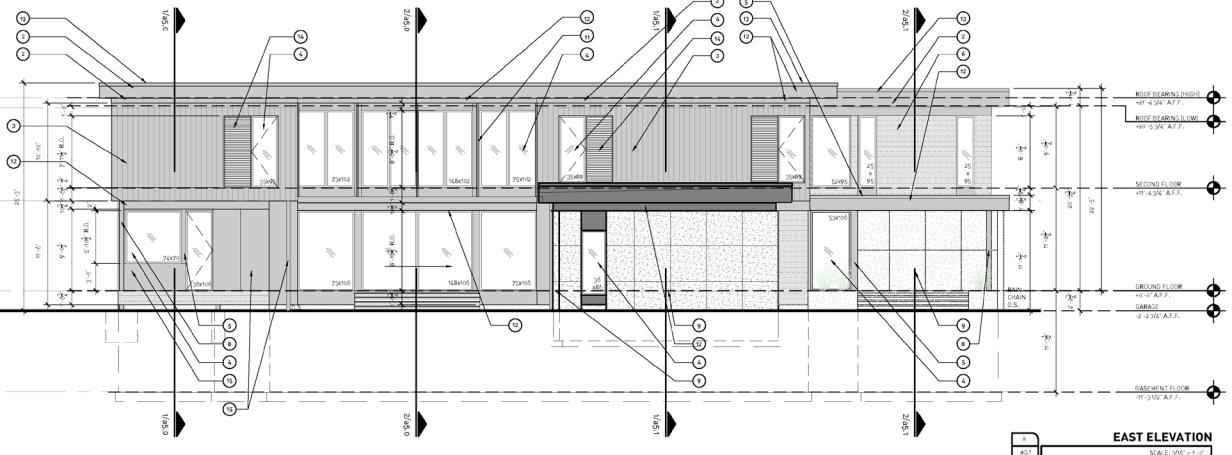
## PLAN KEY



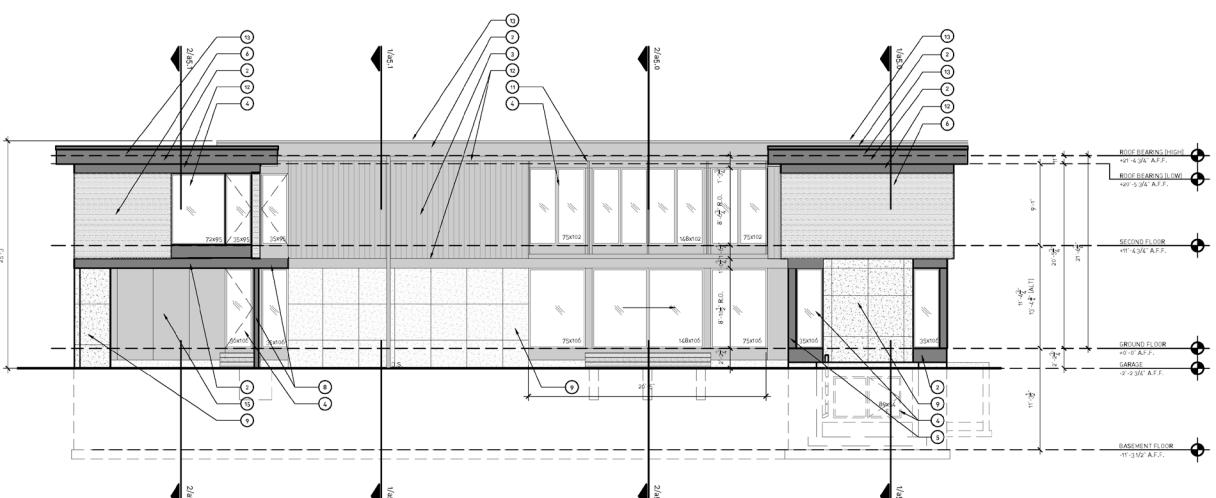
KRISHNASWAMY RESIDENCE  
PROJECT TITLE:

PROJECT #	BISHOPSHAW RESIDENCE BICKERSTAFF HILLS CLEVELAND, OH 44198	
	PERMIT	10313002
DRAWING NO.	THIS DRAWING, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF AIA/C AND ARE THE PROPERTY OF THE ENGINEER. ANY USE, ALTERATION OR REPRODUCTION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM AIA/C.	
	MHS 2021-14	
SHEET NO.	ELEVATIONS	
	a3.1	

a3.1



**EAST ELEVATION**



WEST ELEVATION



DAVID KRIEHL, LICENSE NO. 17058  
EXPIRATION DATE 02-28-2018

RECORDED BY THE STATE OF OHIO

KRISHNASWAMY RESIDENCE

PROJECT NO.

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# Public Hearing

Calendar No. 22-231:

2260 Thurman Ave.

Ward 3

Vino Vin LLC., owner, proposes to erect one story frame detached reverse gable pole barn 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 337.23(a)(6)A 1 which states accessory structure and parking spaces shall be on rear half of lot 49.5" proposing 28'.
2. Section 337.23(a) which states the minimum distance of accessory garage is 18" from all property lines; proposing zero.
3. Section 349.05(a) which states no parking space shall be located less than 10 feet from any wall with ground floor windows that provide for light & ventilation.

*Note: Consolidation of two parcels requires engineering and construction approval Room 518 Traffic engineering approval is required for apron & traffic.*



# Public Hearing

Calendar No. 22-231:

2260 Thurman Ave.

Ward 3



## **SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

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**Please Raise Your Hand.**  
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# Public Hearing

Calendar No. 22-231:

2260 Thurman Ave.

Ward 3



## HISTORY OF THE PROPERTY



# Public Hearing

Calendar No. 22-231:

2260 Thurman Ave.

Ward 3



## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the minimum distance and parking requirements of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

Calendar No. 22-231:

2260 Thurman Ave.

Ward 3



Calendar No. 22-231:

2260 Thurman Ave.

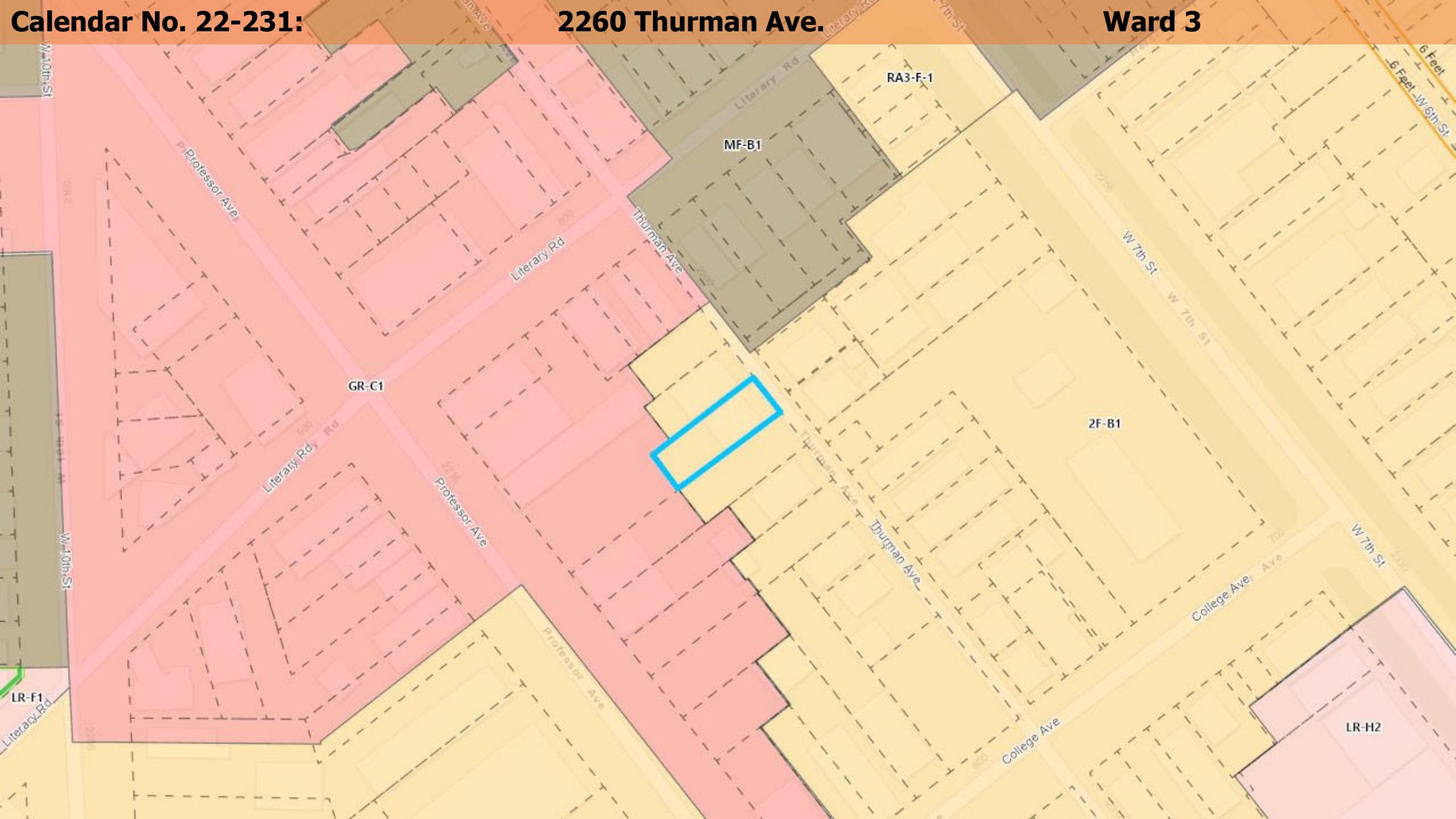
Ward 3

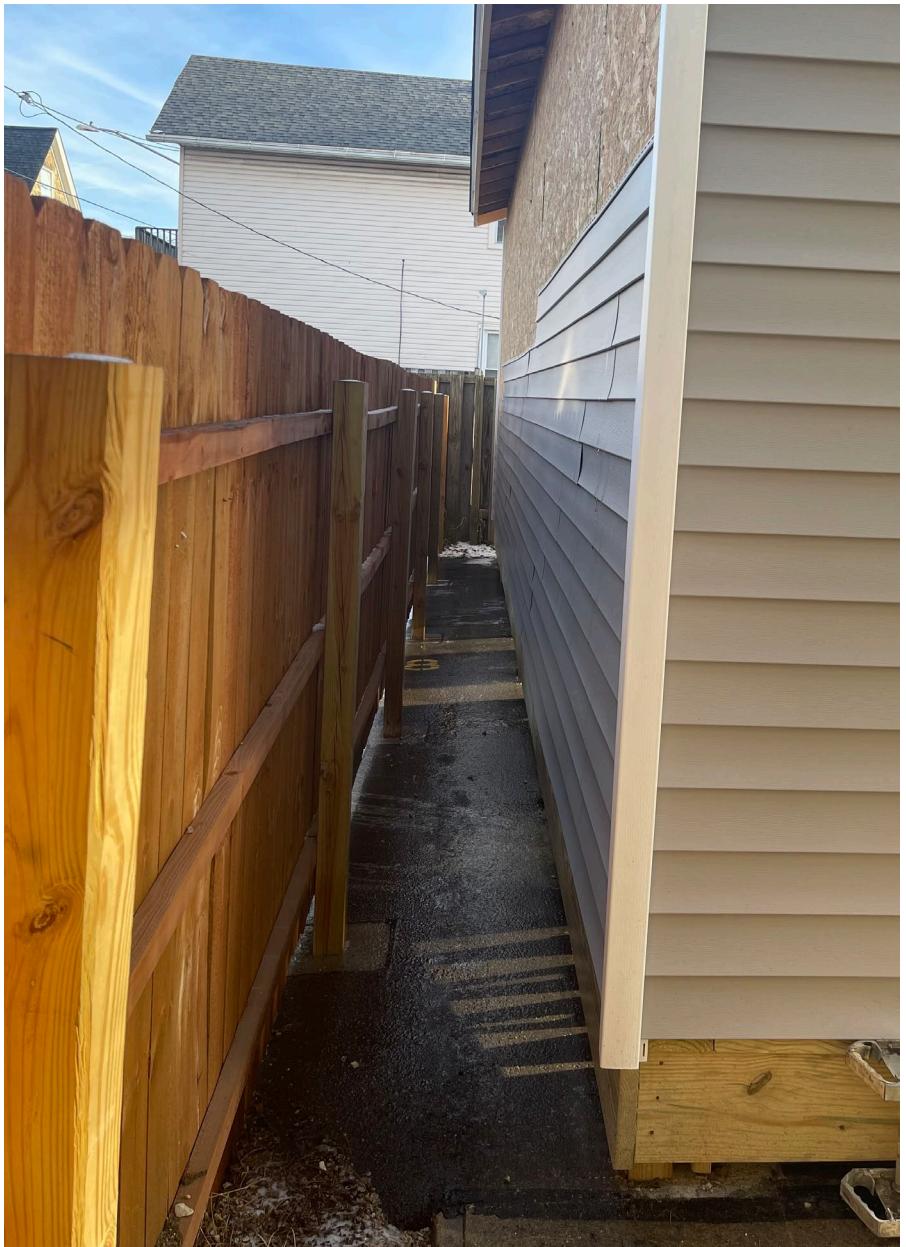


Calendar No. 22-231:

2260 Thurman Ave.

Ward 3













PROJECT DESCRIPTION	
A. ARCHITECTURAL:	NEW FRAMING OF NEW GARAGE WOOD FRAME SHEATHING, SIDING FOUNDATION SYSTEM: WOOD POSTS w/ CONCRETE FOOTER FLOOR SYSTEM: EXISTING CONCRETE SLAB ROOF SYSTEM: ASPHALT ROOFING ON FLYWOOD SHEATHING
B. STRUCTURAL:	WOOD BEAMS 4 POSTS
C. MECHANICAL:	NONE
D. PLUMBING:	NONE
E. ELECTRICAL:	NONE

SITE INFORMATION:	
PROPERTY LOCATION:	2260 THURMAN AVE, CLEVELAND, OH
ZONING DISTRICT:	RESIDENTIAL
PERMITTED LAND USES:	RESIDENTIAL
PARCEL SIZE:	APPROXIMATELY 3261 SF (0.075 ACRES)
FRONT LOT LINE:	THURMAN AVE

BUILDING INFORMATION:	
A. USE GROUP CLASSIFICATION:	R - COMMON AREA PLATTED LOT
B. CONSTRUCTION CLASS:	VB, UNPROTECTED, NONCOMBUSTIBLE / COMBUSTIBLE
C. PROJECT AREA:	GARAGE FOOTPRINT: 16'6" x 24'6"

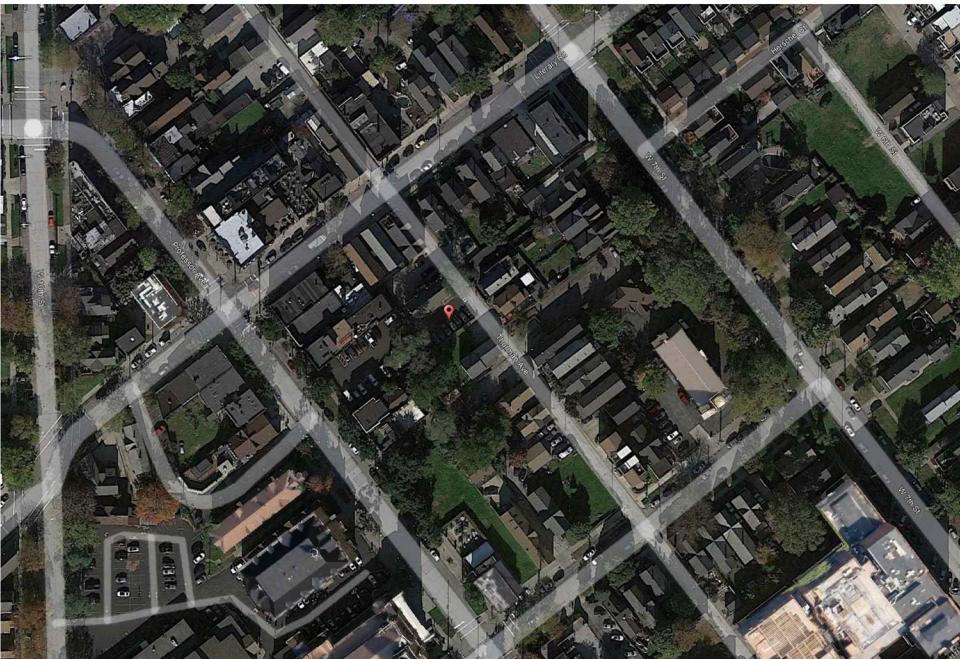
#### WOOD FRAMING

1. WOOD STRESS GRADES:  
FB = 1200 PSI  
E = 1700000 PSI  
FV = 95 PSI

2. CONSTRUCTION TO CONFORM TO THE NATIONAL DESIGN GUIDELINES FOR WOOD CONSTRUCTION. WOOD TO BE DUGLAS FIR, HEM FIR, OR SOUTHERN PINE GRADE NO. 2 OR BETTER.

#### DESIGN LOADS, AS PER SDC

ROOF LIVE LOAD: 30 PSF  
ROOF SNOW DESIGN: 20 PSF  
MIN. SNOW DESIGN: 18 PSF  
DESIGN WIND CRITERIA: V = 10 MPH, I = 10, EXP B, P = 112 PSF, MIN. WIND DESIGN PRESSURE IS 10 PSF.  
SEISMIC CRITERIA: AV = 0.07, AA = 0.05, HAZ GROUP 1, PERFORMANCE CAT B, SOIL PROFILE TYPE S2, SEINF: MASONRY SHEAR WALL, R = 4, ID = 4



SITE LOCATION MAP

NTS.

#### GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH REQUIREMENTS OF THESE DOCUMENTS AND THE REQUIREMENTS OF THE OWNER AND THE 2019 INTERNATIONAL CODE OF OHIO (2019IRC).

2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ANY AND ALL FIRE AND SAFETY CODES, OR CODES OF GOVERNMENT, STATE, COUNTY, OR MUNICIPALITY, HAVING JURISDICTION OVER SUCH WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THE WORK TO BE PERFORMED, THE SAME AS IF NOTED IN THESE CONTRACT DOCUMENTS. CONFLICTS BETWEEN WORK SET FORTH IN THESE DOCUMENTS AND BUILDING CODES, LAWS OR REGULATIONS NOTED BY THE CONTRACTOR SHALL BE DRAUGHT TO THE ATTENTION OF THE CLIENT AND ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY FEDERAL, STATE, COUNTY, MUNICIPAL LAW AND SHALL INCLUDE IN THE CONTRACT THE COST OF SUCH FEES.

4. THE GENERAL CONTRACTOR IS TO ARRANGE FOR ALL HOISTING FACILITIES FOR MATERIALS AND EQUIPMENT. THE CONTRACT SHALL INCLUDE ALL COSTS FOR DELIVERY AND/OR HANDLING OF MATERIALS.

5. ALL ARRANGEMENTS FOR CONSTRUCTION PERSONNEL ENTERING THE BUILDING DURING WORKING HOURS, MATERIAL DELIVERY, DEBRIS REMOVAL, MATERIAL RETURNED TO BUILDING, IS TO BE MADE WITH THE OWNER.

6. EACH CONTRACTOR AND VENDOR SHALL CHECK BUILDING OPENINGS AND CLEARANCES FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS (SIZES OF ELEVATORS, DOORS, CORRIDORS, ETC.)

7. THE GENERAL CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING WITH ANY WORK.

8. DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN.

9. THE GENERAL CONTRACTOR IS TO ERECT ALL NECESSARY TEMPORARY, SOLID, AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT OCCUPIED AREAS INCLUDING THE PROTECTION OF FLOORING MATERIALS WHILE CONSTRUCTION AND DEMOLITION ARE IN PROGRESS.

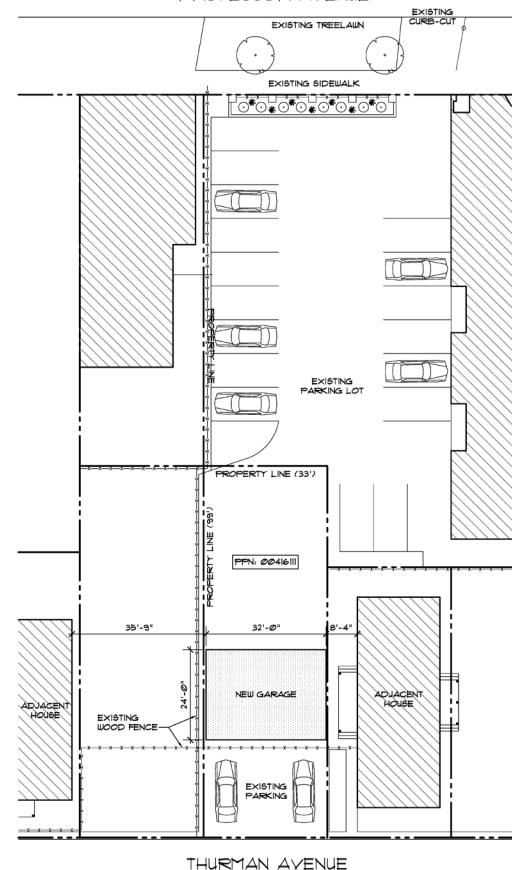
10. THE GENERAL CONTRACTOR IS TO REMOVE ALL DEBRIS AND LEAVE ALL AREAS BROOM CLEAN AT THE END OF EACH WORK DAY, AND TO BE CAREFUL TO PROTECT AND NOT DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED.

11. GENERAL CONTRACTOR IS TO PERFORM ALL WORK FOR THE CONTRACT SUM WITHOUT ADJUSTMENT IN THE EVENT OF LABOR DISPUTES AND/OR WORK STOPPAGES.

12. INSPECTOR OWNER TO CONTRACT WITH A QUALIFIED TESTING LABORATORY FOR TESTING OF CONCRETE REBAR, SOIL BEARING, SOIL COMPACTION, MASONRY, GROUT, ETC. AS REQUIRED BY LOCAL CODES.

# 2260 Thurman Avenue

#### PROFESSOR AVENUE



ARCHITECTURAL SITE PLAN

1/16" = 1'-0" 0' 20' 40' NORTH GRAPHIC SCALE (FEET)

ISSUE	DATE	DESCRIPTION
1	11.10.22	plan review and permit



PAUL R. BEEGAN, LICENSE #12574

EXPIRATION DATE: 12.31.2023

**BEEGAN**  
ARCHITECTURAL DESIGN

15703 MADISON AVENUE  
LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 2022\_dante\_garage

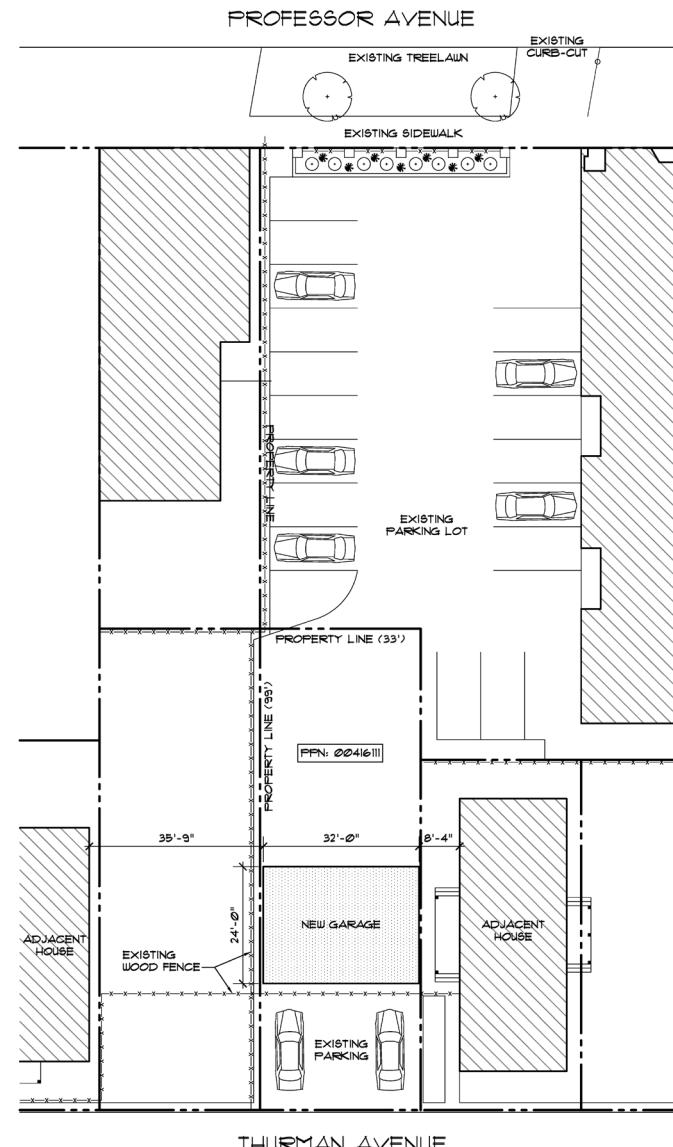
Dante Bocuzzi  
New Garage

2260 thurman ave  
cleveland, ohio 44113

General Notes and  
Architectural Site Plan

A0

# 2260 Thurman Avenue



From: Maksim Styrt <maksstyr@gmail.com>

Sent: Monday, January 23, 2023 5:38:58 AM (UTC+00:00) Monrovia, Reykjavik

To: Board of Zoning Appeals

Subject: 22-231 2260 Thurman Ave

Hi,

I am the owner of property 2274 thurman ave. I am not able to participate due to a work conflicts but would like to express concern for line 2 (337.23(a) on appeal proposing 0 distance of garage from property line. I have no issue with the current construction and believe it meets the requirement of 18 inches from my property line but want to ensure this does not create an exemption for any future construction.

Thanks,

Maksim Styrt

216-526-5691

# Public Hearing

**Calendar No. 22-232:**

**12503 Kinsman Ave.**

**Ward 4**

Davi & King. LLC, proposes to establish use as a carryout restaurant 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 337.03 which states that carryout restaurant is not permitted in a Two-Family Residential District but is first permitted in Local Retail District per section 343.01.
2. Section 352.10 which states that a 6-foot-wide landscape strip is required along Kinsman Rd. and E. 125 Street where the lot abuts streets and a 4 foot wide landscape strip is proposed.
3. Sections 352.08 through 352.12 which states that an 8-foot-wide transition landscape strip providing at least 75% year round opacity is required at the side of property abutting residential district and a 3-foot-wide strip is proposed.



# Public Hearing

Calendar No. 22-232:

12503 Kinsman Ave.

Ward 4



**SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**

# Public Hearing

Calendar No. 22-232:

12503 Kinsman Ave.

Ward 4



## HISTORY OF THE PROPERTY



# Public Hearing

Calendar No. 22-232:

12503 Kinsman Ave.

Ward 4



## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and area variances from the landscape requirements of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

Calendar No. 22-232:

12503 Kinsman Ave.

Ward 4



Calendar No. 22-232:

12503 Kinsman Ave.

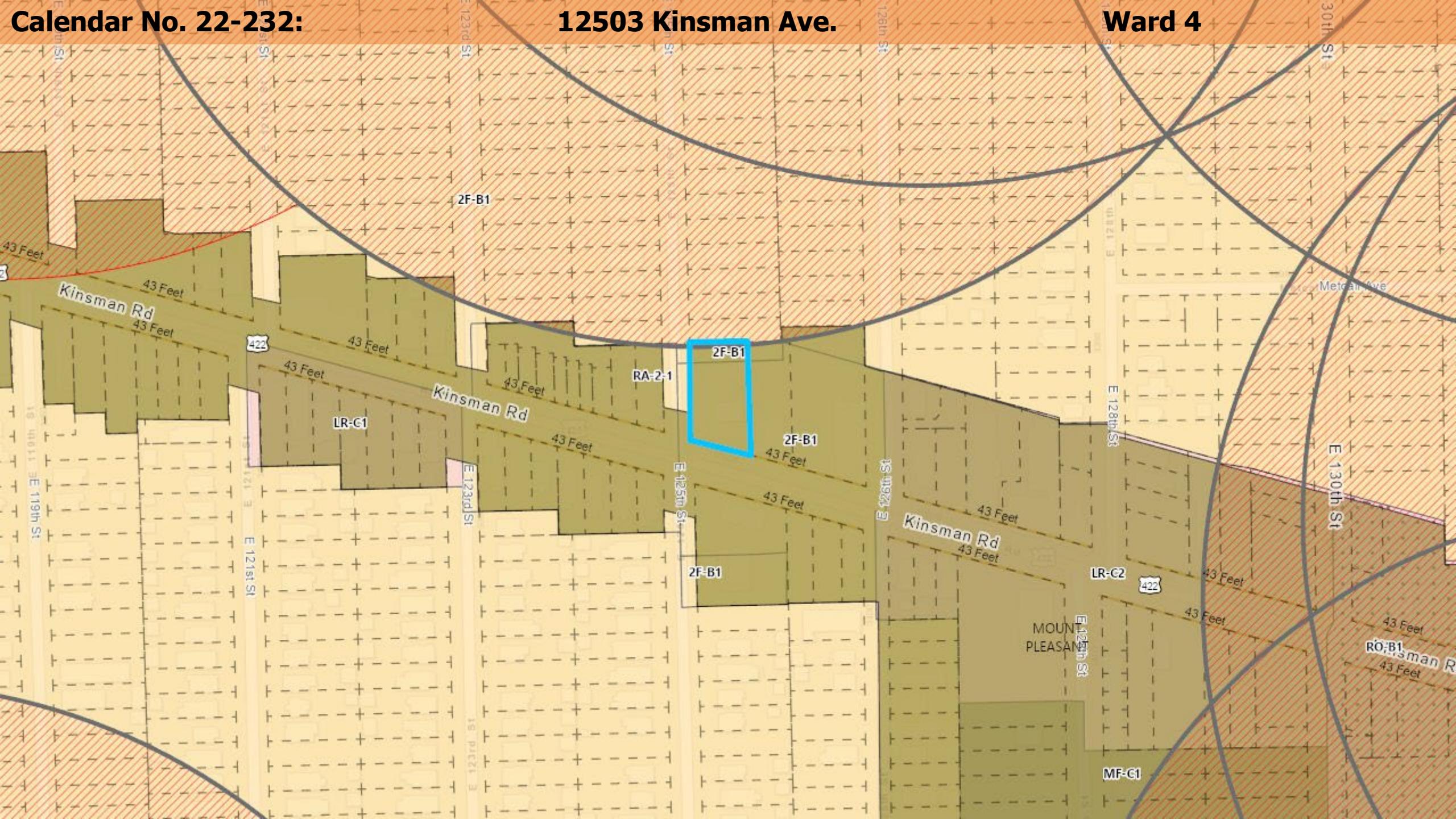
Ward 4

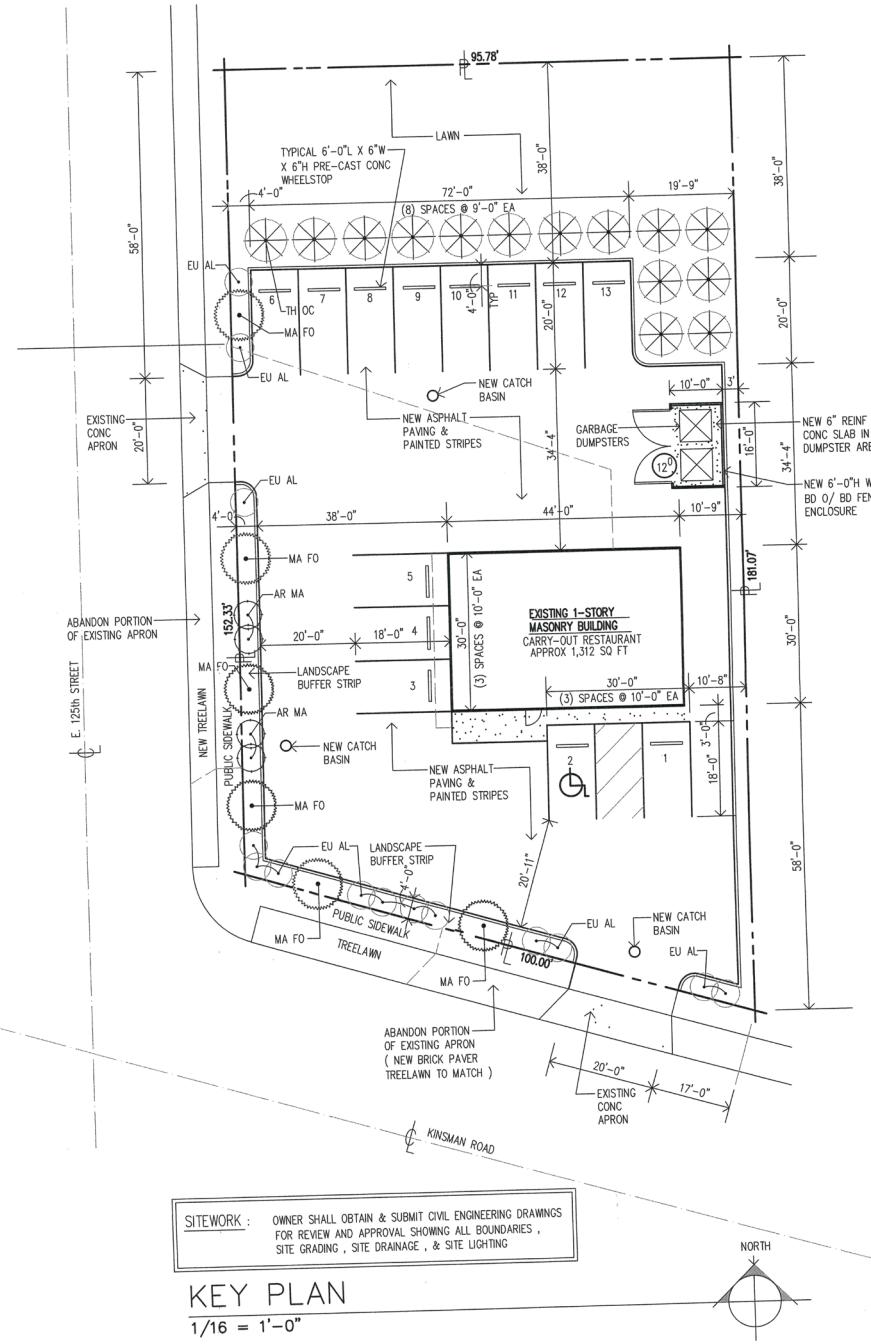


## Calendar No. 22-232:

**12503 Kinsman Ave.**

## Ward 4





# Public Hearing

**Calendar No. 22-233:**

**9119 Kempton Ave.**

**Ward 9**

Bill Paige, owner, proposes to establish use as a Residential Facility/Family Home for a maximum of 5 residents 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 325.571 which states 325.571 Residential Facility "Residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.03(b) which states such facility/home shall not be located less than 1,000 feet from another residential facility. The proposed residential facility is within 1,000 feet of an existing residential facility at 9602 Empire Ave Cleveland.



# Public Hearing

Calendar No. 22-233:

9119 Kempton Ave.

Ward 9



## **SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**

# Public Hearing

Calendar No. 22-233:

9119 Kempton Ave.

Ward 9



## HISTORY OF THE PROPERTY



# Public Hearing

Calendar No. 22-233:

9119 Kempton Ave.

Ward 9



## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the minimum distance requirements of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.



Calendar No. 22-233:

9119 Kempton Ave.

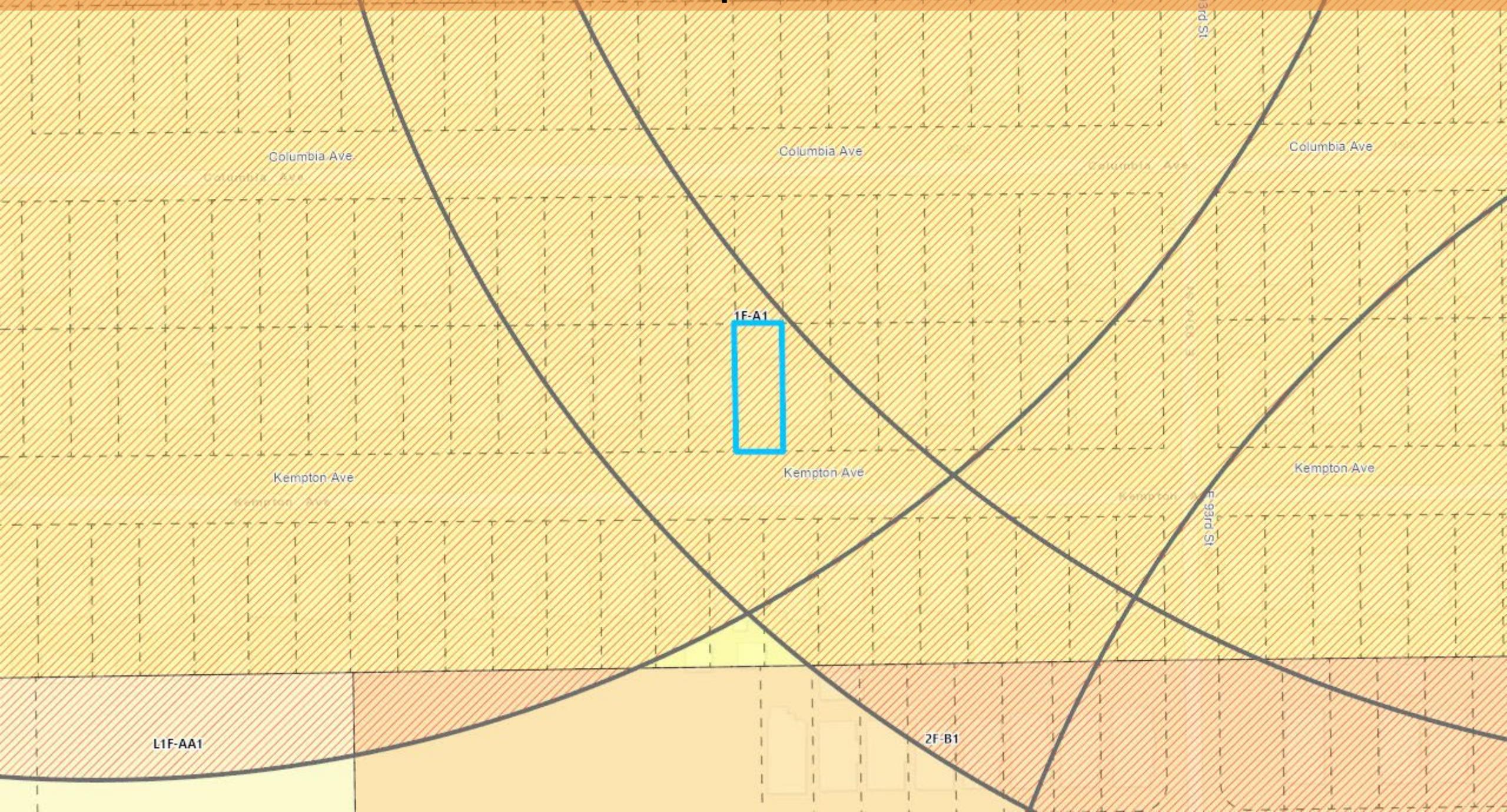
Ward 9



Calendar No. 22-233:

9119 Kempton Ave.

Ward 9



# Public Hearing

Calendar No. 22-235:

3929 Lorain Ave.

Ward 3



Triban Investment LLC, owner, proposes to renovate and change use to a bar ("speakeasy"), lounge with live entertainment and amusement use. Non-specified retail uses and dwelling unit are also proposed. 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 entertainment/amusement use is not permitted in a Local Retail Business District but is first permitted in a General Retail Business District per Zoning Code Section 343.11 (b)(2)(L).

2. Section 349.04 which states that 27 parking spaces are required per standard, unreduced formula (6 for retail tenants, 10 for bar "speakeasy", 10 for entertainment/amusement use, and 1 for dwelling unit). Parking can be reduced by one third per Zoning Code Section 343.23(i) due to location in Pedestrian Retail Overlay District, resulting in a required 18 accessory off street parking spaces where 4 parking spaces are provided.



# Public Hearing

Calendar No. 22-235:

3929 Lorain Ave.

Ward 3



**SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**

# Public Hearing

Calendar No. 22-235:

3929 Lorain Ave.

Ward 3



## HISTORY OF THE PROPERTY





## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the parking requirements of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.



Calendar No. 22-235:

3929 Lorain Ave.

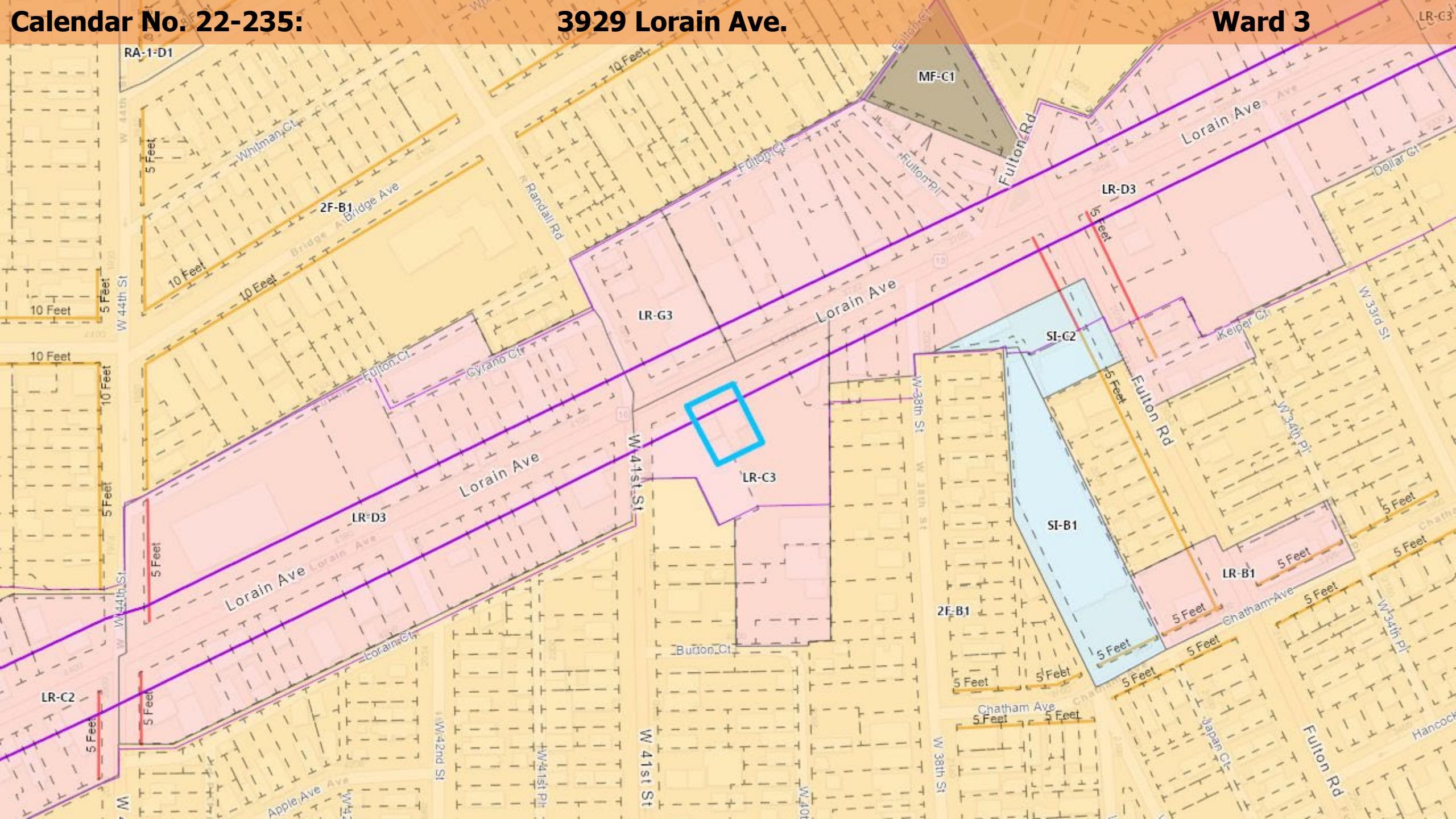
Ward 3



## Calendar No. 22-235:

**3929 Lorain Ave.**

## Ward 3



# Improvements at 3929 Lorain Ave

AT  
3929 Lorain Ave, Cleveland



NOT FOR  
CONSTRUCTION

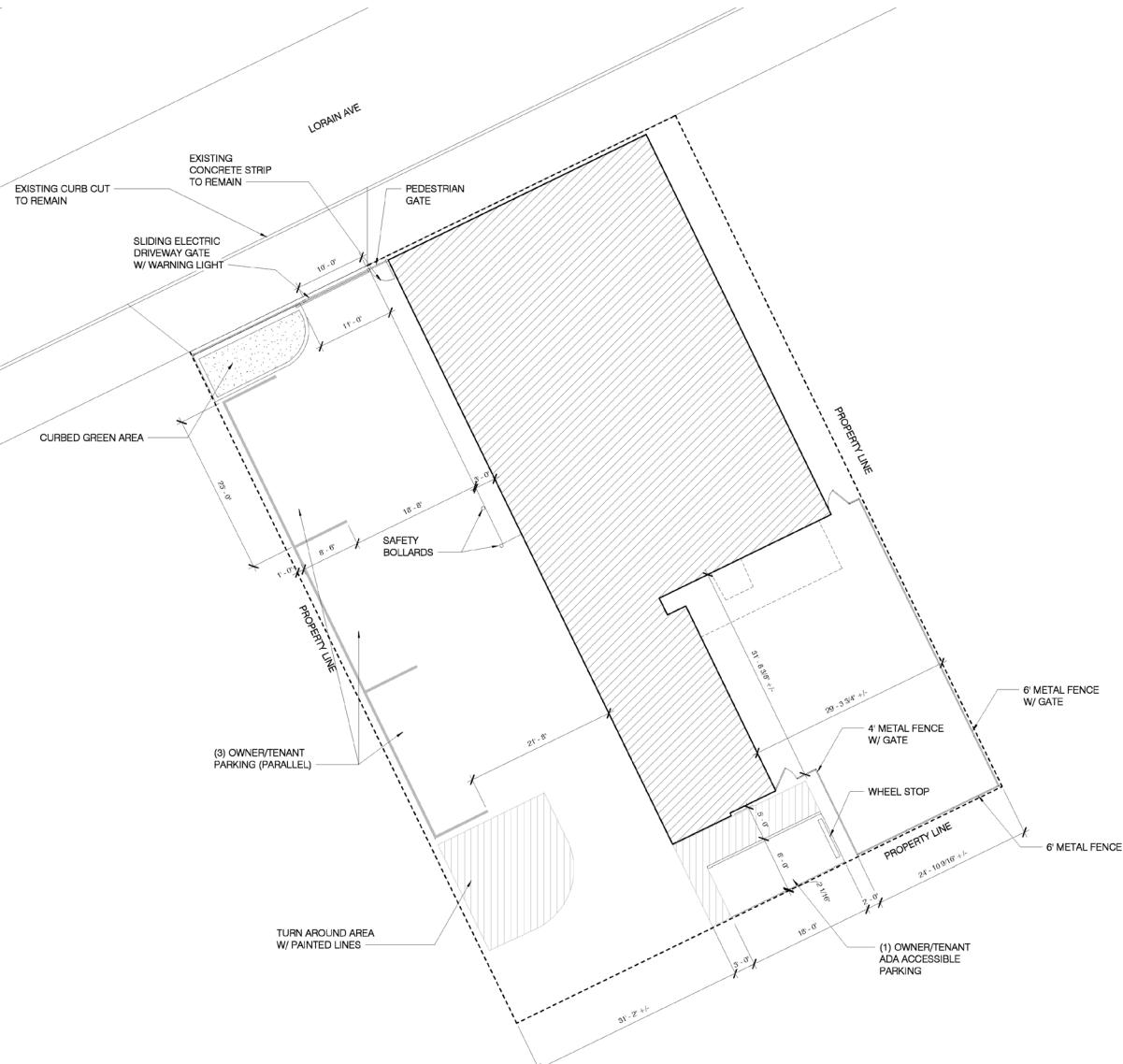
Zachariah Cooper  
3929 Lorain Ave, Cleveland

Improvements at  
3929 Lorain Ave  
3929 Lorain Ave, Cleveland

Title Sheet  
Revisions:

0 10.13.2022  
Project Number: 4045-01-22  
Design by: Designer  
Drawn by: Author  
Checked by: Checker

T1.0



NOT FOR  
CONSTRUCTION

Zachariah Cooper  
3929 Lorain Ave, Cleveland

Improvements at  
3929 Lorain Ave  
3929 Lorain Ave, Cleveland

Site Plan

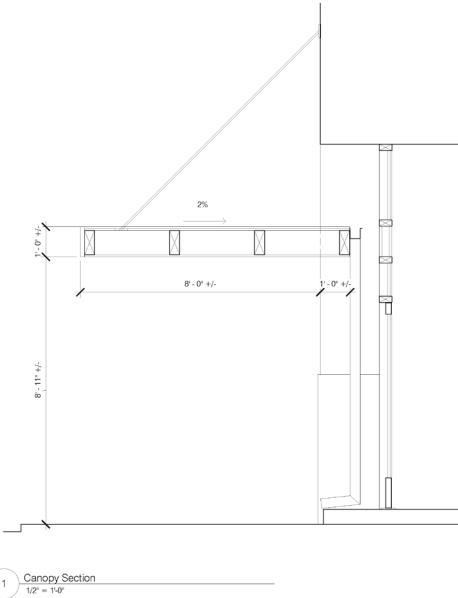
Scale: 1/8" = 1'-0"  
Revisions:

0 10.13.2022

Project Number: 4345.01.22  
Design by: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_



A1.0



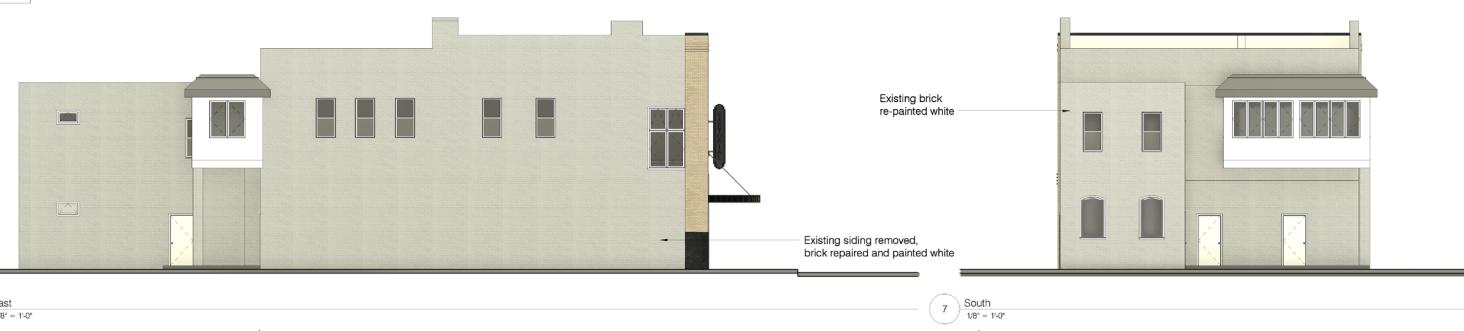
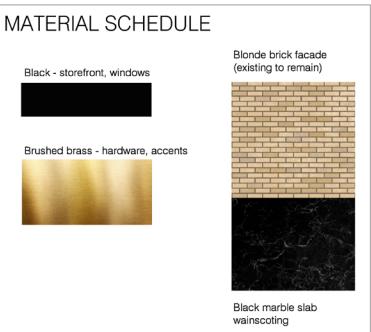
NOT FOR  
CONSTRUCTION

Zachariah Cooper

3929 Lorain Ave, Cleveland

Improvements at  
3929 Lorain Ave

3929 Lorain Ave, Cleveland



Facade Design

Scale As indicated

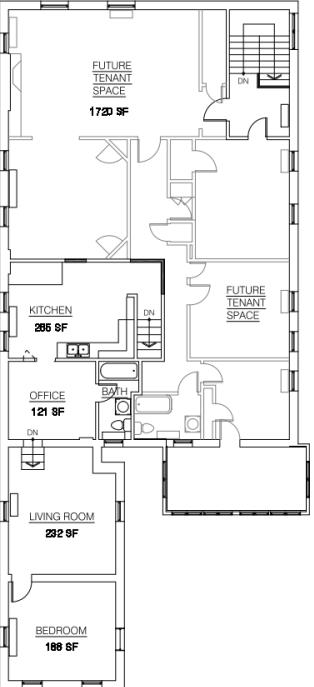
Revisions:

1 11.16.2022

0 10.13.2022

Project Number: 4045.01.22  
Design by: KAT  
Drawn by: KAT  
Checked by: JRC

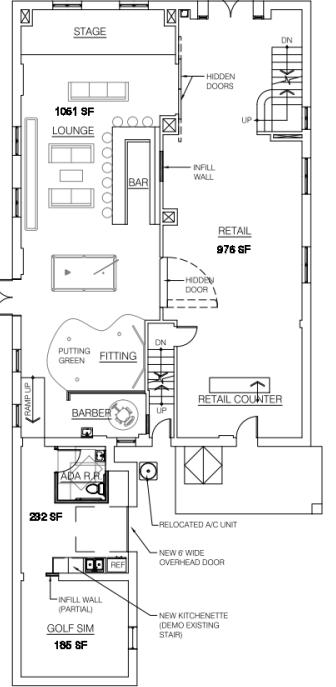
A1.1



## Schematic Design - Second Floor

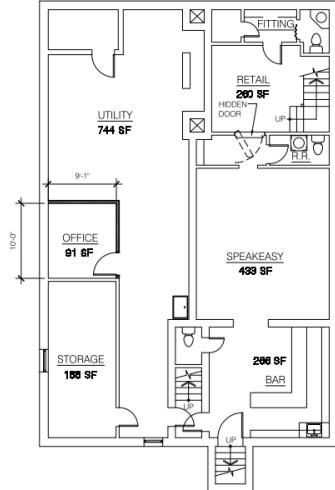
WILSON / 113

RESIDENTIAL UNIT: 900 SQUARE FEET      FUTURE TENANT SPACE: 1,700 LEASABLE SQUARE FEET



## Schematic Design - Ground Floor

1000 - 100



## Schematic Design - Basement

GROWTH IN THE U.S.

NOT FOR  
CONSTRUCTION

**Zachariah Cooper**  
3929 Lorain Ave., Cleveland

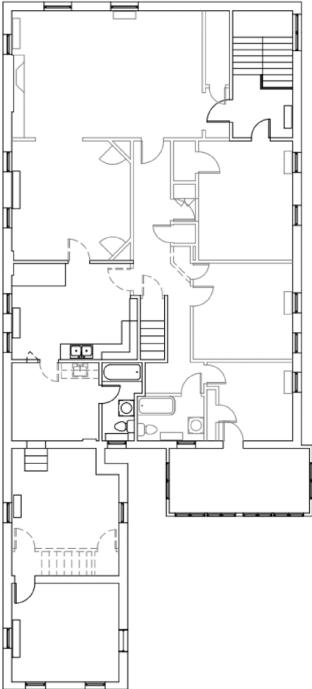
## Improvements at 3929 Lorain Ave

## Floor Plans

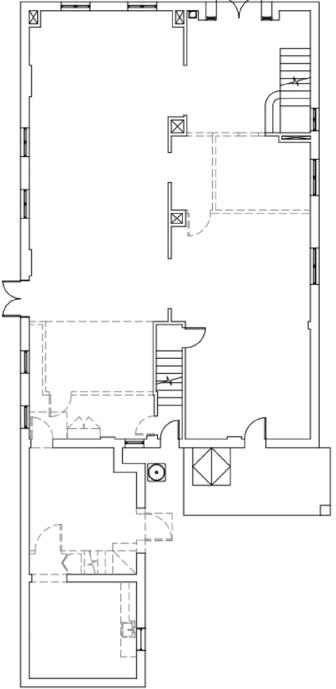
0 10 13 2022

Project Number: 4345 01 22  
Design by: Designer  
Drawn by:  
Checked by: Checker

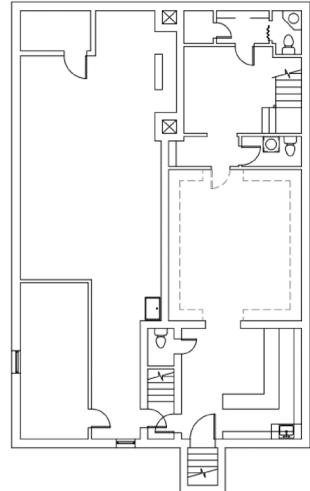
A1.2



Schematic Design Demo - Second Floor  
Scale: 1/8" = 1'-0"



Schematic Design Demo - Ground Floor  
Scale: 1/8" = 1'-0"



Schematic Design Demo - Basement  
Scale: 1/8" = 1'-0"

NOT FOR  
CONSTRUCTION

Zachariah Cooper  
3929 Lorain Ave, Cleveland

Improvements at  
3929 Lorain Ave  
3929 Lorain Ave, Cleveland

Floor Plans Demo  
Scale: 1/8" = 1'-0"  
Revisions:

0 10.13.2022  
Project Number: 4345.01.22  
Design by: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_



A1.3



## SUPPORT

01/19/2023

Board of Zoning Appeals  
City of Cleveland  
601 Lakeside Ave  
Cleveland OH 44114

Dear Board of Zoning Appeals members,

The project at 3929 Lorain Avenue, owned by Mr. Zach Cooper, has been through a robust community process as part of Ohio City Inc.'s Community Engagement Plan.

OCT's Community Engagement Plan calls for developers and businesses to present their plan at a community meeting, which occurs monthly at Urban Community School. The meeting is also live streamed and uploaded to sites such as YouTube and Facebook. As part of an effort to be inclusive and break down barriers to public meetings, OCI provides transportation, food, and childcare for those who attend. Additionally, for certain projects, OCI asks that the project be hosted on a public engagement website, CoUrbanize. CoUrbanize allows interested residents to follow the project, learn about the timeline, get direct updates, and post their questions and feedback to the page. We then submit the feedback received to the necessary Boards and Commissions.

Mr. Cooper has been a willing participant in the community process. Mr. Cooper presented his plans for 3929 Lorain Avenue at the November Ohio City Inc. Community Meeting, hosted at Urban Community School on November 15<sup>th</sup>, 2022. His project was well received by the audience in attendance. Additionally, his project was posted on CoUrbanize for public feedback. The comments received were overwhelmingly positive and in support of this project and the variances. The comments relevant to the variances today are posted in the attached document.

Thank you,

Tom McNair  
Executive Director  
CC  
Nate Lull  
Neighborhood Planning Manager

category	Question	comment	creator
General	Do you support a parking variance for this project? Why or why not?	I think this is a very unique and awesome business model coming into Ohio city. Especially on Lorain in a less inhabited part of the street.	Lauryssa R
General	Do you support a parking variance for this project? Why or why not?	I support the variance. Anything that helps access to or engagement with the store easier for Customers, especially in the beginning, will ultimately help it with long term success. Plus, even a few less vehicles taking up space on Lorain or the adjacent residential streets is helpful. I'm equal parts Ohio City resident, Cleveland entrepreneur and future patron of the store, so I'm excited about seeing it come to life!	Devin Harris
General	Do you support a parking variance for this project? Why or why not?	What a great business idea. Having lived right off lorain for 10 years, I love seeing the business growth. I'll support anything that makes this happen.	Chad Jones
General	Do you support a parking variance for this project? Why or why not?	I support a parking variance for this project. It makes practical sense to have parking spaces available for clients who may be bringing in suits to donate and/or picking up new suits and this gives them easier and safer access as opposed to attempting to find parking on then street. As well as this space being a private event space where people may need to load/unload boxes, etc.	Melissa Albers
General	Do you support a parking variance for this project? Why or why not?	Yes, I support the variance. We need to make it easier to open businesses and we need to start moving away from a dependence on cars.	Richie K
General	Do you support a parking variance for this project? Why or why not?	I strongly support the parking variance. We don't need more spaces for cars- we need to encourage Pedestrian, Bike and Transit travel. Folks become upset when parking isn't available exactly outside of the place they want to go, when there is usually plenty of parking within 2 blocks. Decreasing parking means more of our city is available for people, not cars.	Courtney Kishbaugh

## OPPOSITION

From: Ray Gajkowski <raygajkowski@gmail.com>  
Sent: Monday, January 16, 2023 2:13:12 PM (UTC+00:00) Monrovia, Reykjavik  
To: Board of Zoning Appeals <BoardofZoningAppeals@clevelandohio.gov>  
Subject: 3929 Lorain Ave.

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To whom it may concern,  
I am writing in opposition to the large reduction in parking spaces required in the proposal for 3929 Lorain Ave. There have been too many parking variances given in our area already in the past years negatively affecting me and my neighbors.

Raymond Gajkowski  
2056 West 38th st



## OPPOSITION

From: Judy Pestak <judy.pestak@gmail.com>  
Sent: Friday, January 20, 2023 7:51:24 PM (UTC+00:00) Monrovia, Reykjavik  
To: Board of Zoning Appeals  
Cc: McCormack, Kerry  
Subject: calendar No. 22-235 3929 Lorain Ave

Ms Kukla,

I am contacting the Board of Zoning Appeals to ask that the request for variances by Triban Investment LLC be denied.

My primary concern is the effect that giving another parking “pass” to a business on Lorain Ave. will have on the parking situation on nearby residential streets.

I have lived on W38th Street, south of Lorain, with my family for over 30 years. Less than half of the dwellings on W38th have off street parking. My neighbors rely on having a place to park close to their home as they unload groceries, transport children, older friends and family members.

Numerous businesses and apartments on Lorain Ave., between W38th and W42nd, have been granted parking variances over the past years, despite some citizen concerns. There is now more traffic, day and night, noise, trash and parked cars on Lorain and West 38th. This is having a negative impact on our quality of life.

I generally support small businesses and would be happy to have the former Bodnar funeral building rehabilitated and utilized. **However, I oppose the current plan that would require a parking variance.**

Sincerely,  
Judith Hough Pestak  
2044 W38th Street

## OPPOSITION

RE: Calendar No. 22-235: 3929 Lorain Ave.

Dear members of the Board of Zoning of Appeals:

I am writing today to present compelling reasons to the Board of Zoning Appeals to deny the requested variance at 3929 Lorain Avenue before BZA Monday, January 23, 2023

I live at 2027 West 38th Street, the first house on West 38th, on the east side of the street. My house is immediately behind the Metro Dental Clinic at Fulton & Lorain Avenues. My house is approximately 200-300 feet from the proposed property requesting this variance at 3929 Lorain Avenue.

I have lived here at my house with my spouse for over 40 years. And I have worked towards creating a viable, healthy neighborhood for all of those years. As my house essentially faces Lorain Avenue, even though my address is on West 38th Street, the evolution of business and dense apartment development over the last 10 years has radically altered my neighborhood into a failed parking lot!

The Board of Zoning Appeals (BZA) must enforce the regulations for the number of parking spots for the Pedestrian Overlay District and each request for a variance must meet the standard in the PRO. The failure to do so by BZA has significantly diminished my quality of life at my residence as well as for others on my street and neighborhood.

To be more specific, BZA has sponsored a parking disaster by granting of variances to several apartment buildings and many businesses over the last 10 years. This must stop. The problem is illustrated by the story of a car that was parked continuously for 8 days in front of my house. That person left his car there because he had business at the Tinnerman apartment building (51 apartments), located on Fulton Avenue, but approximately 120 feet from my front yard.

Further, the apartment building at the SE corner Lorain Avenue & West 41st (the Fourty-One; with 32 apartments) and the apartment building at the NE corner of Lorain Avenue & West 41st (41WestCle, 'a luxury Ohio City apartment community' with 74 units) makes granting of a variance at 3929 Lorain a further contribution to the failure to address parking needs in my neighborhood which is immediately contiguous to this 'entertainment district' with immediate dense apartment living.

Additionally, I want to remind BZA that a significant reshaping of parking on Lorain Avenues is on the immediate horizon. Proposed by Ohio City Inc, (OCI) and recently passed legislation by City Council this January 2023 approving the project, this project will eliminate approximately two-fifths (2/5) of the current parking on Lorain avenue, by creating a bike lane, with parking on only one side of Lorain avenue.

I reiterate: please follow your regulations and the code for the PRO regarding parking requirements and deny this variance.

Michael Fiala  
2027 West 38th St

# Cleveland Board of Zoning Appeals

## Old Business

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# Public Hearing



<b>1. Cal. No. 22-115:</b>	<b>1200 West 76 St.</b>	<b>(TB,AF,NH,PR)</b>
<b>2. Cal. No. 22-182:</b>	<b>1116 Auburn Ave.</b>	<b>(TB,AF,NH,PR)*</b>
<b>3. Cal. No. 22-224:</b>	<b>522 East 105 St.</b>	<b>(KB,TB, AF, NH,PR)*</b>
<b>4. Cal. No. 22-225:</b>	<b>1857 Collonade Rd.</b>	<b>(KB,TB,AF,NH,PR)</b>
<b>5. Cal. No. 22-230:</b>	<b>6522-6524 St. Clair Ave.</b>	<b>(KB,TB,AF,NH,PR)</b>
<b>6. Cal. No. 22-234:</b>	<b>1822 West 25 St.</b>	<b>(KB,TB,AF,NH,PR)</b>
<b>7. Cal. No. 22-206:</b>	<b>2017 West 44<sup>th</sup> St.</b>	<b>(KB,TB,AF,NH,PR)~</b>
<b>8. Cal. No. 22-208:</b>	<b>2458 Tremont Ave.</b>	<b>(KB,TB,AF,NH, PR)</b>
<b>9. Cal. No. 22-180:</b>	<b>3140 West 25 St.</b>	<b>(KB,TB,AF,NH,PR)~</b>
<b>10. Cal. No. 22-186:</b>	<b>17426 Harvard Rd.</b>	<b>( KB,TB,AF,NH,PR)*</b>
<b>11. Cal. No. 22-191:</b>	<b>1331 West 70 St.</b>	<b>(KB,AF,NH, PR)*</b>
<b>12. Cal. No. 22-184:</b>	<b>1209 Clark Ave.,</b>	<b>(AF,TB,NH,PR)*</b>
<b>13. Cal. No. 22-018:</b>	<b>4420 East 156 St.</b>	<b>(KB,TB,AF,MB)* REMINDER SENT</b>
<b>14. Cal. No. 22-035:</b>	<b>5807 Detroit Ave.</b>	<b>(KB,TB,AF, MB)*** req. rules sent</b>
<b>15. Cal. No. 22-022:</b>	<b>1010 E. 146 St.</b>	<b>(KB, TB, AF, MB)REMINDER SENT</b>
<b>16. Cal. No. 22-41:</b>	<b>1453 W. 116 St.</b>	<b>(KB, TB, AF, MB)*REMINDER SENT</b>
<b>17. Cal. No. 21-203:</b>	<b>8502 Hough Ave.</b>	<b>(KB, TB, AF, MB)*REMINDER SENT</b>
<b>18. Cal. No. 21-202:</b>	<b>5001 Memphis</b>	<b>(KB, MB, AF)*REMINDER SENT</b>
<b>19. Cal. No. 21-177:</b>	<b>18403 Euclid Ave.</b>	<b>(KB, MB, AF)*REMINDER SENT</b>
<b>20. Cal. No. 21-091:</b>	<b>4157 Lorain Ave.</b>	<b>(D,KB,AF,MB)*REMINDER SENT</b>

**AFFIRMATION:** none

**UPCOMING POSTPONEMENT:** NONE

**MISC-** None.

~ Items received

\* Pending the receipt of requested information by the Board.

\*\*\* Request for Rehearing/Reconsideration.

# Cleveland Board of Zoning Appeals

## Adjournment

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