

9:30

Calendar No. 19-138:

17721 Ingleside Ave.

Ward 8

Michael Polensek

8 Notices

County Land Bank, owner, proposes to erect 20' x 20' 1 story frame gable detached 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) which states that an accessory building shall not be less than 10' from building on adjacent lot and the appellant is proposing 6 feet.
2. Section 349.05(a) which states that no parking space shall be located within 10 feet of any wall of a residential building that contains ground floor windows. (Filed June 12, 2019)

9:30

Calendar No. 19-139:

12423 Locke Ave.

Ward 8

Michael Polensek

21 Notices

Dot Landscaping and Snow Plowing, owner, proposes to establish use as a state-licensed Residential Facility for 8 persons 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 325.571 which states that a "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 three (3) to sixteen (16) unrelated adults.
2. Section 337.03 which states that a Residential Facility for 8 persons is not permitted in Two Family residential district, first permitted in Multi-Family District.
3. Section 337.02(h) which states that a Residential Facility in a One, Two, or Multi-Family District must be located not less than one thousand (1,000) feet from another residential facility. Another residential Facility is located within 1,000 feet of proposed use (Alpha-Omega Home at 433 East 123rd Street). (Filed June 12, 2019)

9:30

Calendar No. 19-140:

4103 Memphis Ave.

Ward 13

Kevin Kelley

58 Notices

City of Cleveland, owner, and Anthony Insana, lessee, propose to establish use as commercial winery and assembly use and add pole barn addition to existing agricultural use in a C1 Residence Office District. . The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.25 (d)(3) which states that no agricultural related products may be sold from the property of an agricultural use without approval of the Board of Zoning Appeals.
2. Section 337.10 which states that assembly use for the events, restaurant/food sales is not a permitted use in a Residence Office District, first permitted in a General Retail Business District, and only in that district when it is 500 feet from a residential district. Proposed use is in a abutting a residential district.

3. Section 349.04(e) which states that a total parking area equal to three times the gross floor area is required, gravel parking area equal to approximately 2 times the gross floor area is provided.
4. Section 337.18(b) which states that accessory off-street parking areas must be surfaced with concrete or asphalt. (Filed June 13, 2019)

Calendar No. 19-142: 3645 W. 105 Street

**Ward 11
Dona Brady
26 Notices**

Shukri Massri, prospective purchaser, and Highland United Church, owner, propose to establish use as a daycare in an A1 One Family Residential District. The prospective purchaser appeals for relief from the strict application of Section 337.02 (g)(3)(c) of the Cleveland Codified Ordinances which states that Day Care use in One Family residential district requires the review and approval of the Board of Zoning Appeals, and must be at least 30 feet away from other premises in the residential district. (Filed June 18, 2019)

9:30

Calendar No. 19-146: 11427 Ashbury Ave.

**Ward 9
Kevin Conwell
24 Notices**

11427 Ashbury LLC., owner, proposes to erect a 4,650 square foot 8 unit apartment building in a C1 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 which states that the minimum width of the required side yard in a Multi-Family Residential District is 7 feet and 4 feet are proposed.
2. Section 355.04 which states that in a 'C' Area District the maximum gross floor area of a building cannot exceed ½ of the lot area or in this case 3,937.50 square feet and 4,650 square feet are proposed.
3. Section 325.03 which states that the minimum off-street parking stall size is 153 square feet; four spots are proposed at 144 square feet, and three other spots are allocated to an approximate 300 square foot area.
4. Section 341.02 which states that approval of the City Planning Commission is required (Filed June 20, 2019)

Calendar No. 19-141: 2615 Detroit Ave.

**Ward 3
Kerry McCormack
18 Notices**

TEG Properties, owner, proposes to erect a 75,251 square foot, five story retail and residential building with 114 space garage and surface parking area in a D3 Local Retail Business and a Pedestrian Retail Overlay District (PRO). The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:
(Filed June 18, 2019)

1. Section 355.04 which states that in a "D" area district, gross floor area of residential building cannot exceed the square footage of the lot. 75,251 square foot floor area is proposed on 57,095 square foot lot.

2. Section 357.05 (a) which states that a side street yard of five feet is required, none provided.
3. Section 352.10 which states that a six foot wide landscaped frontage strip is required where the parking lot abuts the street, and a landscaping plan is required, none provided.
4. Section 341.02 which states that approval from the Cleveland Landmarks Commission is required. (Filed June 14, 2019)

POSTPONED FROM JUNE 10, 2019

9:30

Calendar No. 19-102:

1400 Brookpark Rd.

Ward 13

Kevin J. Kelley

7 Notices

Blue Stone 1400 LLC., owner, proposes to change use of machine shop to an auto dealership and repair shop in a B3 General Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that 25% of the gross lot area must be reserved for customer parking. No designated customer parking spaces are proposed.
2. Section 352.10 which states that a 6 foot wide landscape strip is required along Brookpark Rd., where parking abuts street and a 4 foot wide landscape where auto sales abuts public streets (Filed May 8, 2019-No Testimony). *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE DEVELOPMENT CORPORATION TO ALLOW FOR TIME FOR FURTHER REVIEW.*

POSTPONED FROM JUNE 10, 2019

9:30

Calendar No. 19-71:

2905 Franklin Boulevard

Ward 3

Kerry McCormack

32 Notices

BZSAM 111, LLC. , owner, proposes to change use from office to 33 apartments 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 apartment use is not permitted in a Two-Family Residential District.
2. Section 357.08(b)(3) which states that a 20' minimum rear yard is required and a part of the building is in rear setback.
3. Section 357.09(b)(2)(C) which states that the required interior side yard is 7 feet (1/4 of the height of the building) and a 5.75 feet interior side yard is proposed.
4. Section 359.01(a) which states that substitution of nonconforming use requires Board of Zoning Appeals approval. (Filed April 16, 2019-No Testimony)*SECOND POSTPONEMENT WAS MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME TO MEET WITH THE NEIGHBORS. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW TIME FOR FURTHER REVIEW.*