



Cleveland Board of Zoning Appeals

Monday September 19, 2022

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

Kelley Britt, Board Chair

Elizabeth Kukla, Secretary

Cleveland Board of Zoning Appeals

September 19, 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.

CALL-IN USERS CAN UNMUTE BY USING *6

Participants Panel

Chat Panel

Cleveland Board of Zoning Appeals

September 19, 2022

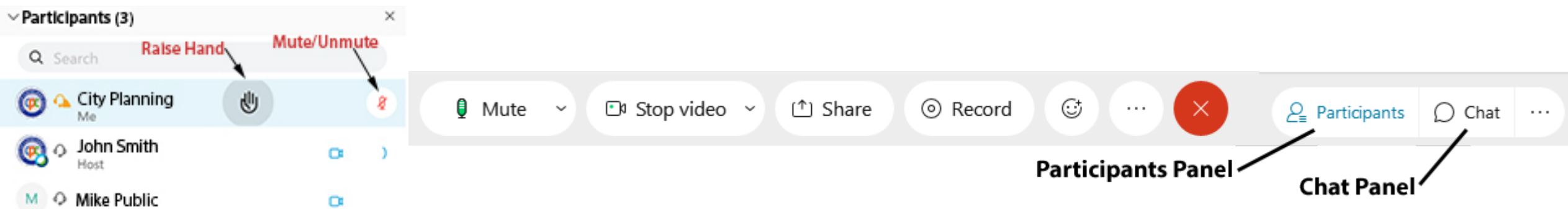
Preamble

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



Cleveland Board of Zoning Appeals

Postponements/Withdrawals





Withdrawals

Calendar No. 22-112

3522 Clark Ave.

Ward 14

Charter Food Inc, proposes to establish a new Taco Bell structure with drive-through in a G2 Limited Retail Business and an Urban Form Overlay District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 343.22 which states in the Limited Retail Business District Drive-Through Restaurant is permitted only as regulated in section 348.04 in the Urban Form Overlay.
2. Section 348.04(c)(3) which states any business served by a drive-thru shall have all points of customer intersection located outside of the urban street space; proposed restaurant building is within urban street space.
3. Section 348.04(d)(2)(A) which states 80 % Principal street frontage build out is required; proposed is less than 80%.

Cleveland Board of Zoning Appeals

Public Hearing



Public Hearing

Calendar No. 22-154:

6501 Denison Ave.

Ward 14



Rasheeda Properties proposes to install 6' high wooden fence in the actual rear yard running parallel to adjacent driveway in C2 General Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358(a) which states that a fence located along and parallel to a driveway within fifteen (15) feet of its intersection with a public sidewalk or public street, if no sidewalk is present, shall be at least 75% open. (Filed August 15, 2022)



Public Hearing

Calendar No. 22-154:

6501 Denison Ave.

Ward 14



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.



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting an area variance from the fencing regulations 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.

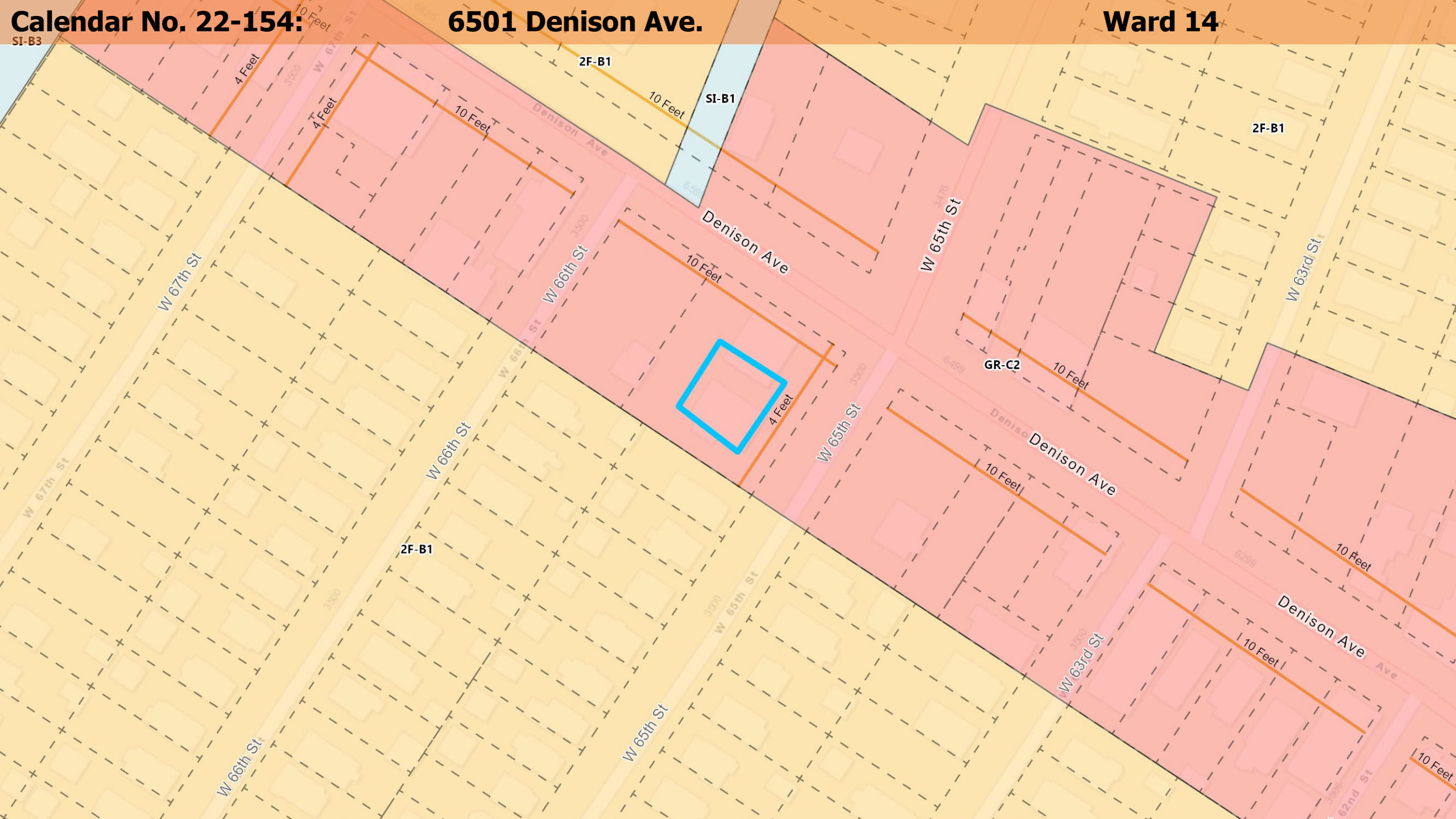
Calendar No. 22-154:

6501 Denison Ave.

Ward 14







Calendar No. 22-154:

6501 Denison Ave.

Ward 14

SI-B3

2F-B1

SI-B1

2F-B1

GR-C2

2F-B1

W 67th St

W 66th St

W 66th St

W 66th St

W 65th St

W 65th St

W 65th St

W 65th St

W 63rd St

W 63rd St



Denison Ave

Denison Ave

Denison Ave

4 Feet

4 Feet

10 Feet

10 Feet

10 Feet

4 Feet

10 Feet

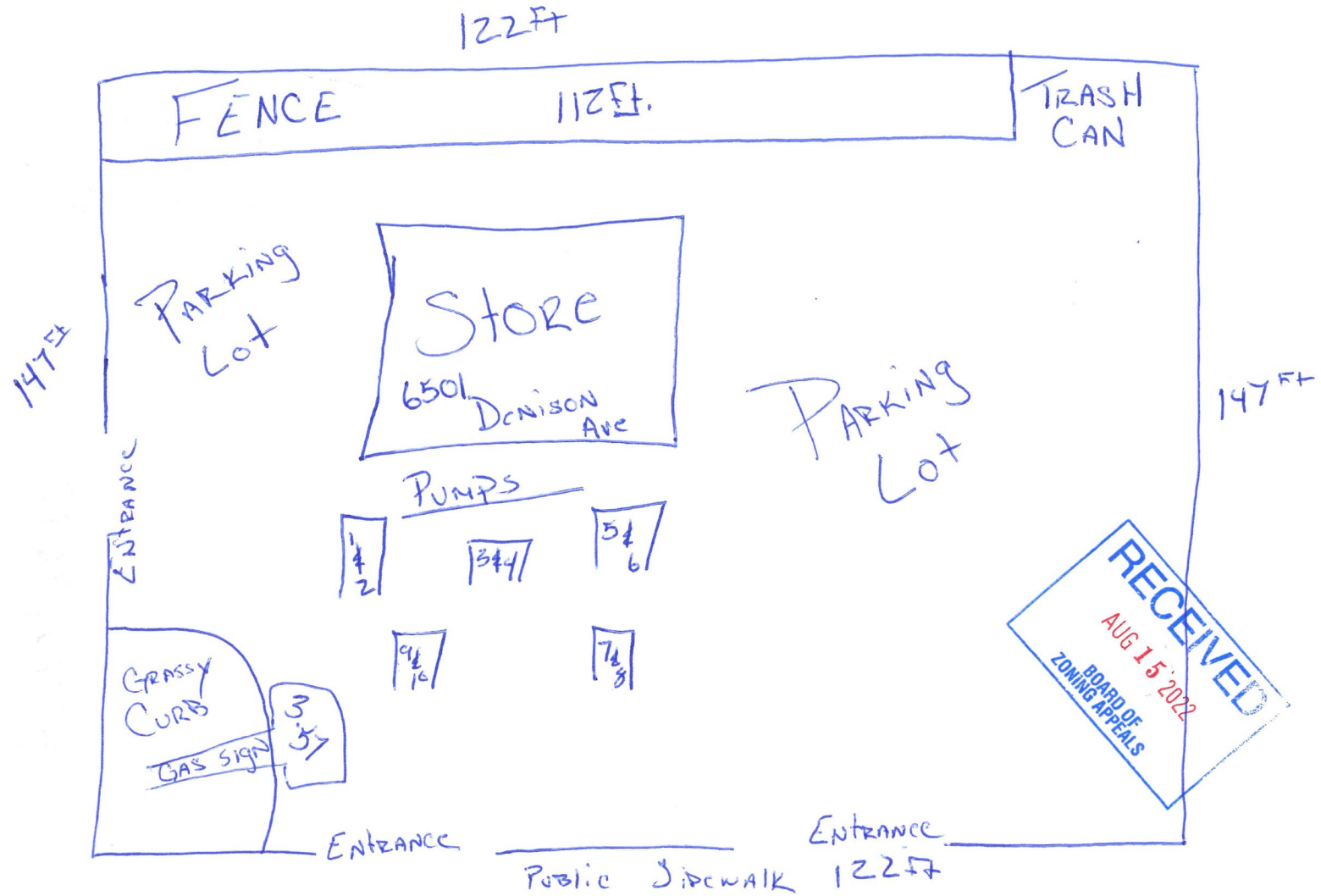
10 Feet

10 Feet

10 Feet

10 Feet

B2#22-00134



DENISON Ave

Public Hearing

Calendar No. 22-155:

17617 Sedalia Ave.

Ward 17

Cassiernarie Leighton-Callahn, owner, proposes to erect approximately 15 linear feet of 5 feet 6 inch tall wood fence, and gate, in a 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 358.04(a) which states that no fence shall be higher than its distance from a residence building on an adjoining lot; proposed fence is within 3.5 feet from neighboring house. (Filed August 15, 2022)



Public Hearing

Calendar No. 22-155:

17617 Sedalia Ave.

Ward 17



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
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HISTORY OF THE PROPERTY



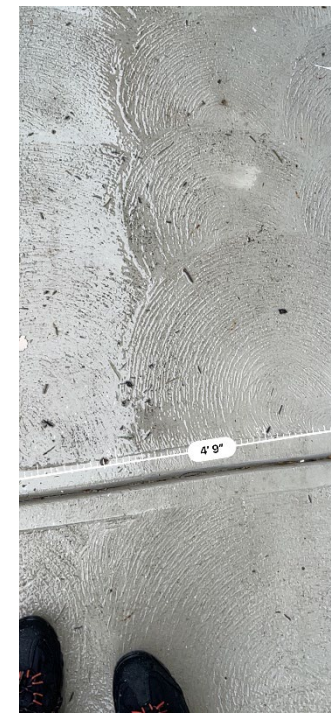


LEGAL STANDARD

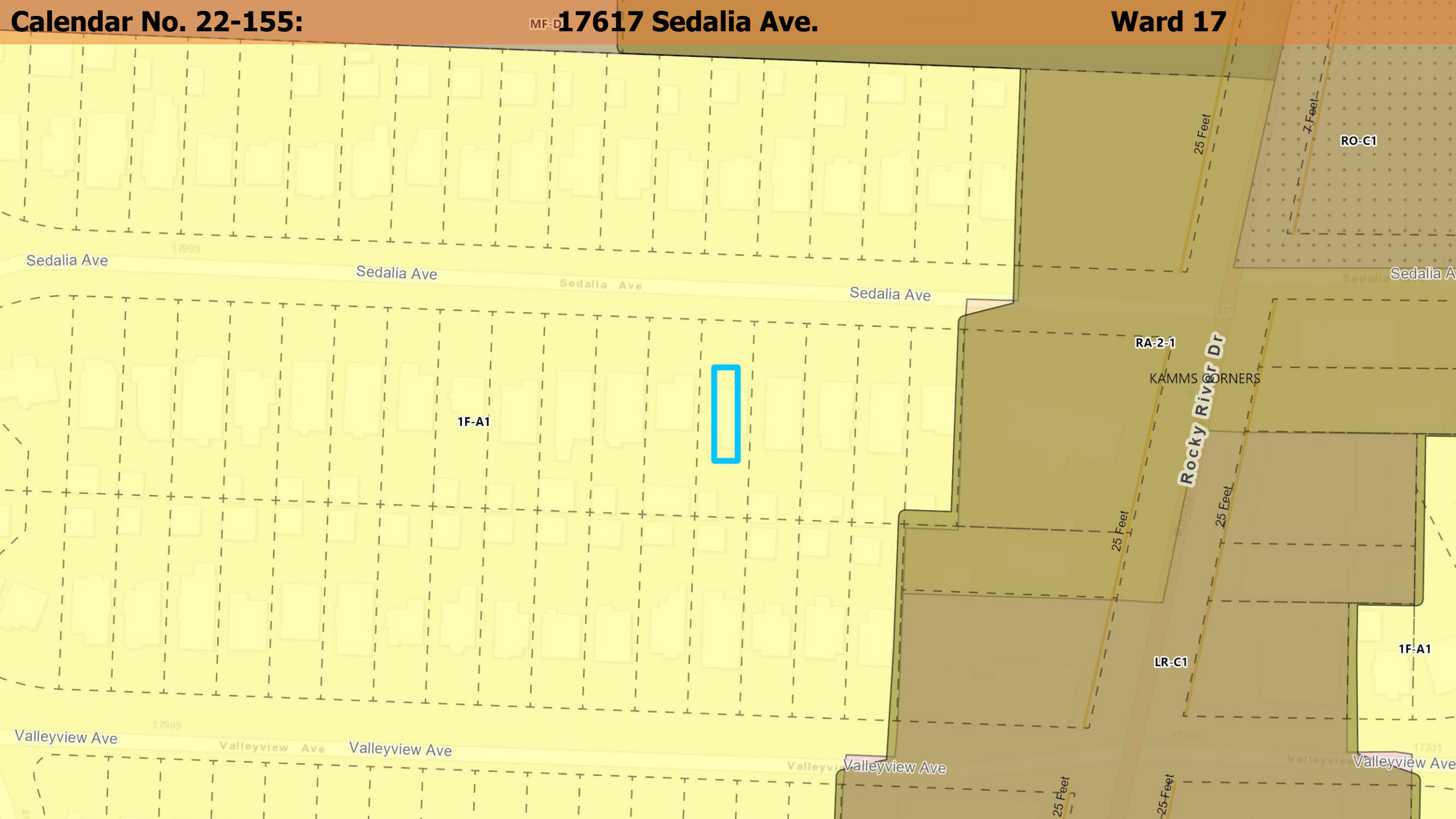
Madam Chair, Members of the Board, Appellant is requesting an area variance from the fencing regulations of the zoning code.

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. 22-155:

17617 Sedalia Ave.

Ward 17

Sedalia Ave

Sedalia Ave

Sedalia Ave

Sedalia Ave

Sedalia Ave

1F-A1

RA-2-1

KAMMS CORNERS

RO-G1

Rocky River Dr

25 Feet

25 Feet

LR-G1

1F-A1

Valleyview Ave

Valleyview Ave

Valleyview Ave

Valleyview Ave

Valleyview Ave

25 Feet

25 Feet

DATE: JULY 5, 2006

CITY: CLEVELAND

Y.N.: 1216149NE

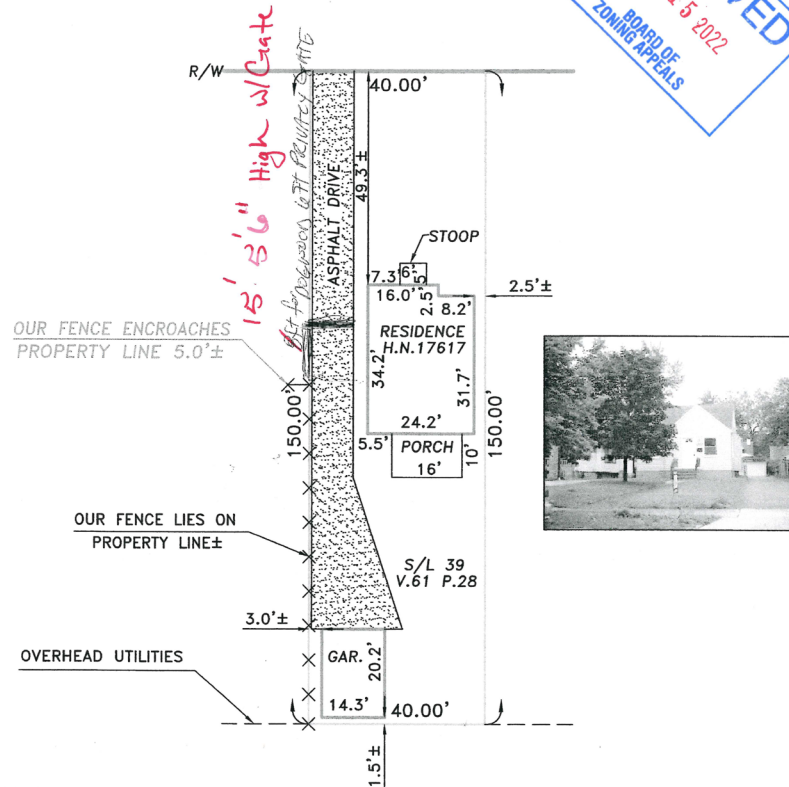
THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS. THIS IS A COPY OF AN ORIGINAL LOCATED AT MACKAY ENGINEERING & SURVEYING CO. NO CHANGES MAY BE MADE TO THIS COPY WITHOUT OUR WRITTEN PERMISSION.



Richard R. Mackay
RICHARD R. MACKAY
REG# 4195



SEDALIA AVE. 50'



SCALE: 1"=30'

Public Hearing

Calendar No. 22-157:

4351 W. 191 St.

Ward 17



Giovanna Rojas, proposes to install approximately 53 linear feet of six foot high fence 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 358.04 (a) which states fences in actual front yards and in actual side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open. A six-foot high fence of indeterminate opacity is proposed on side street property line. (Filed August 15, 2022)



Public Hearing

Calendar No. 22-157:

4351 W. 191 St.

Ward 17



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?

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HISTORY OF THE PROPERTY





LEGAL STANDARD

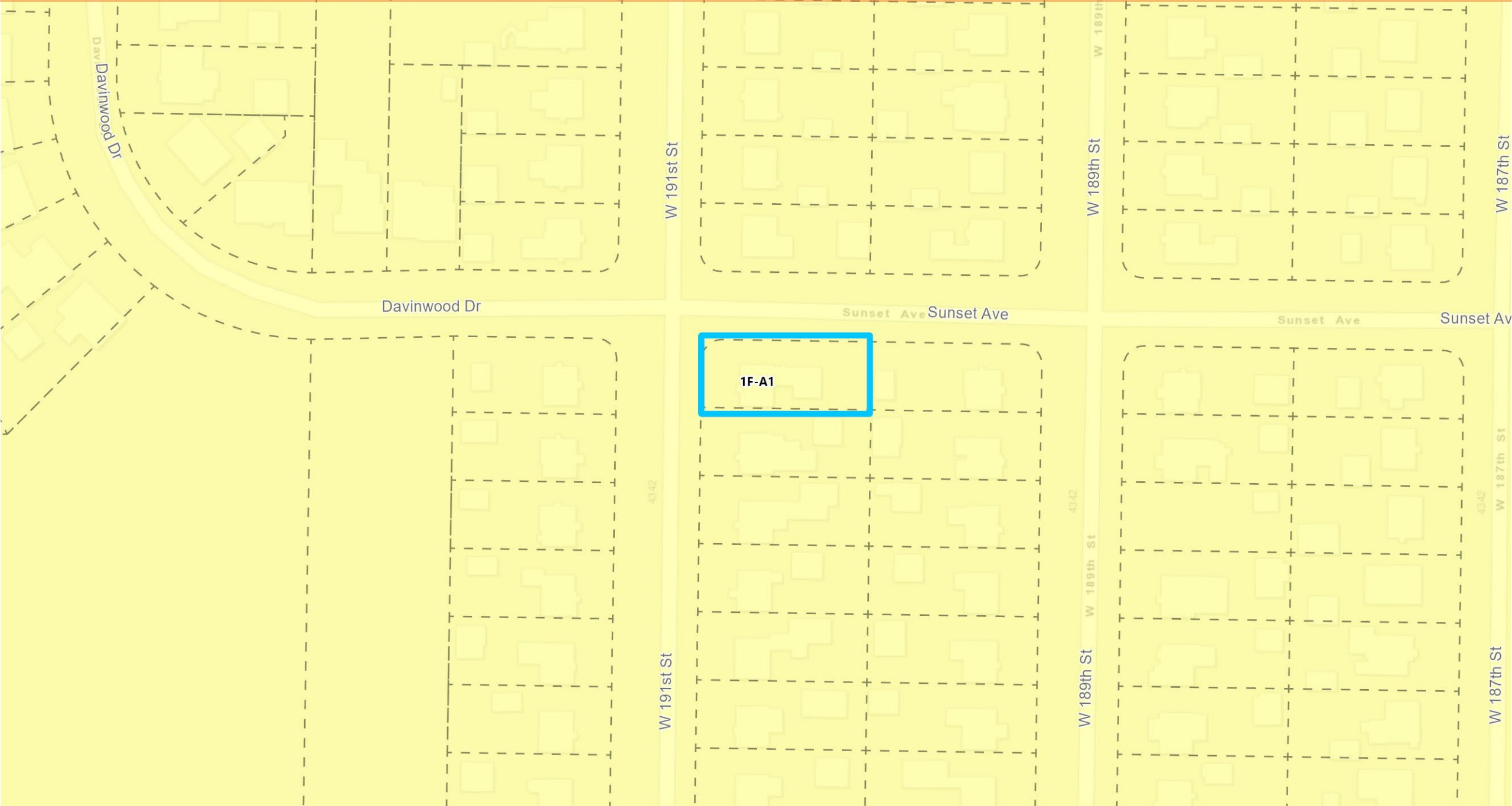
Madam Chair, Members of the Board, Appellant is requesting an area variance from the fencing regulations of the zoning code.

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

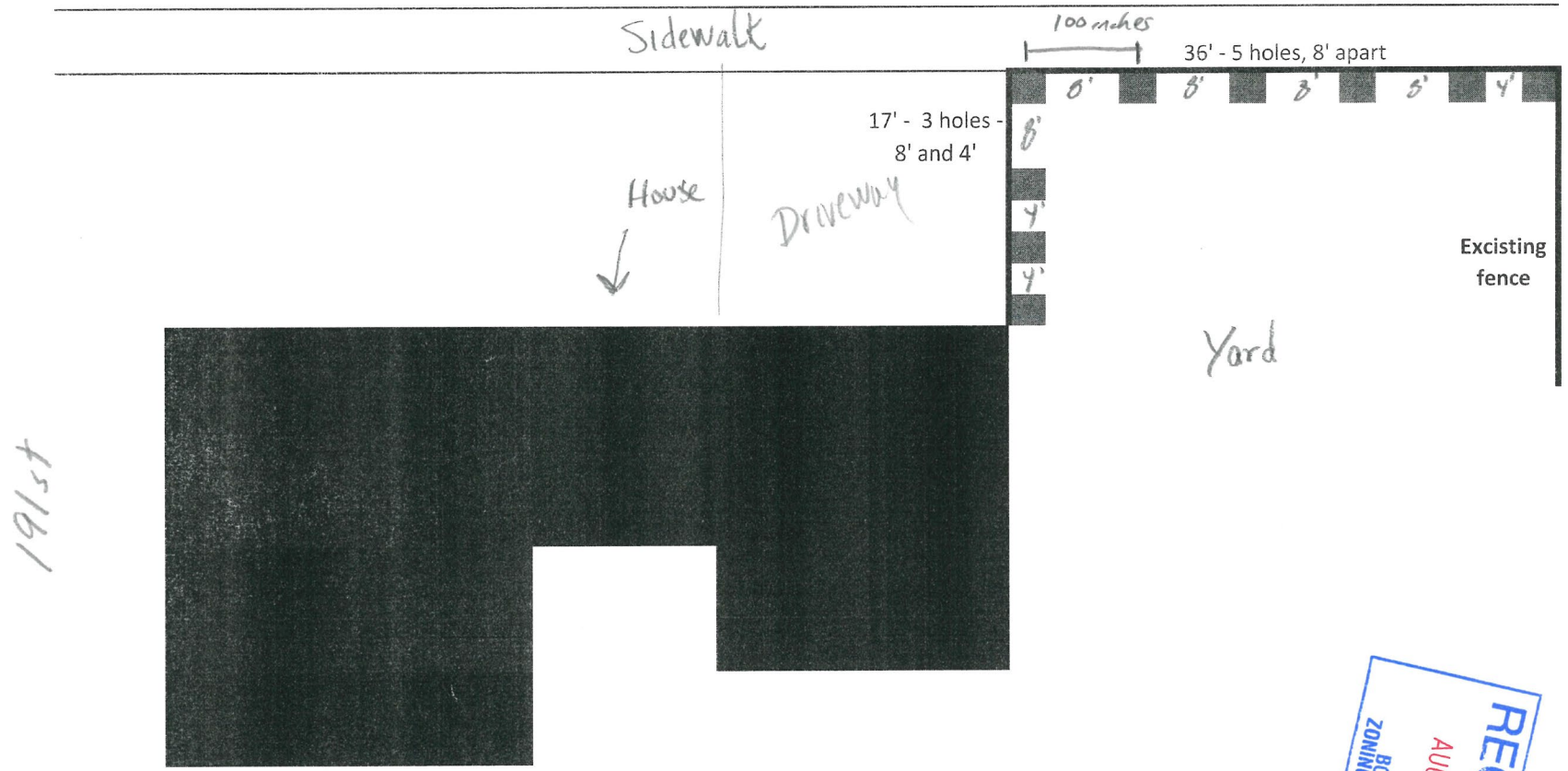
1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.







Sunset Ave.



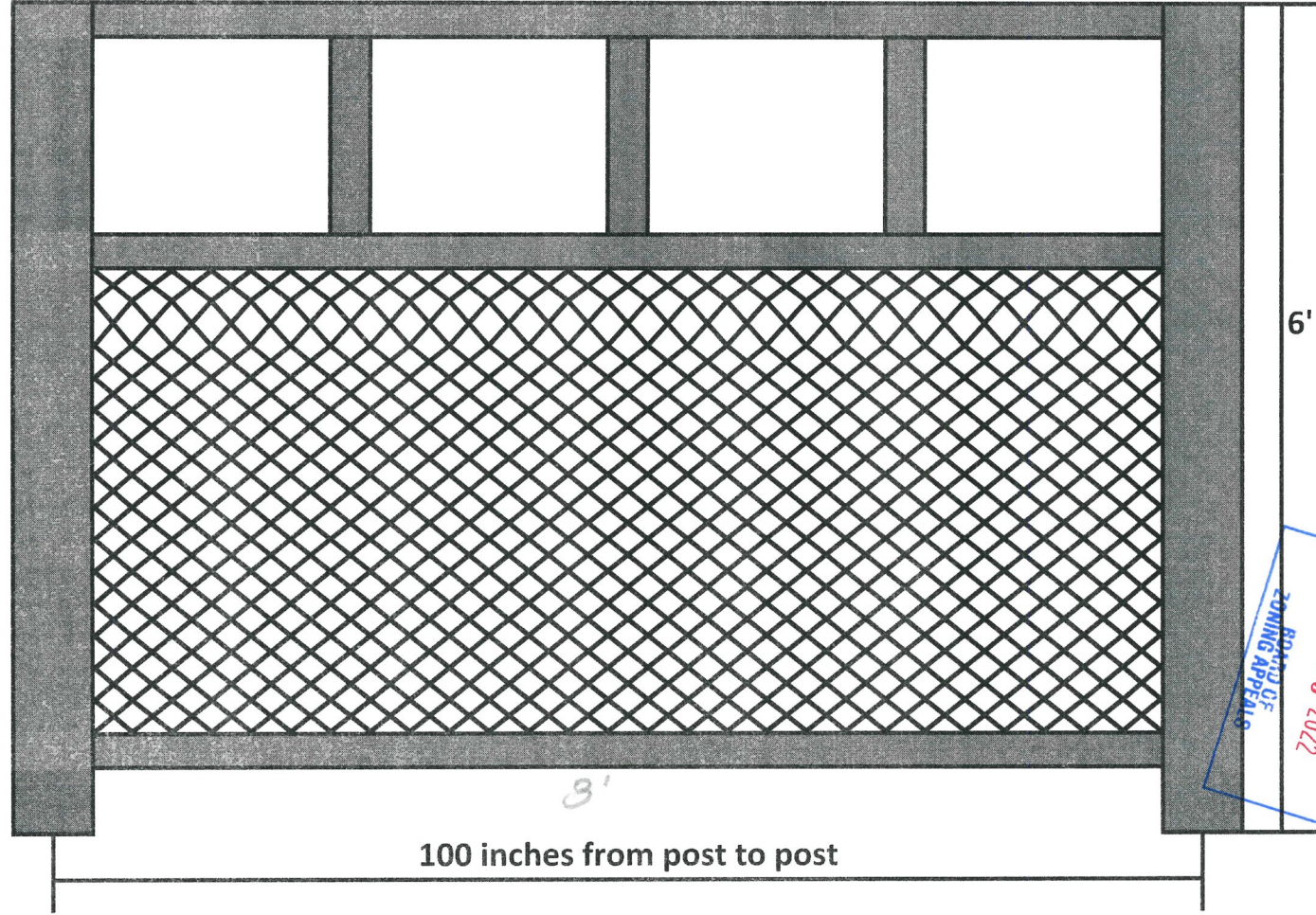
191st

Materials:

Wood
Vynel.

RECEIVED
AUG 23 2022
BOARD OF
ZONING APPEALS

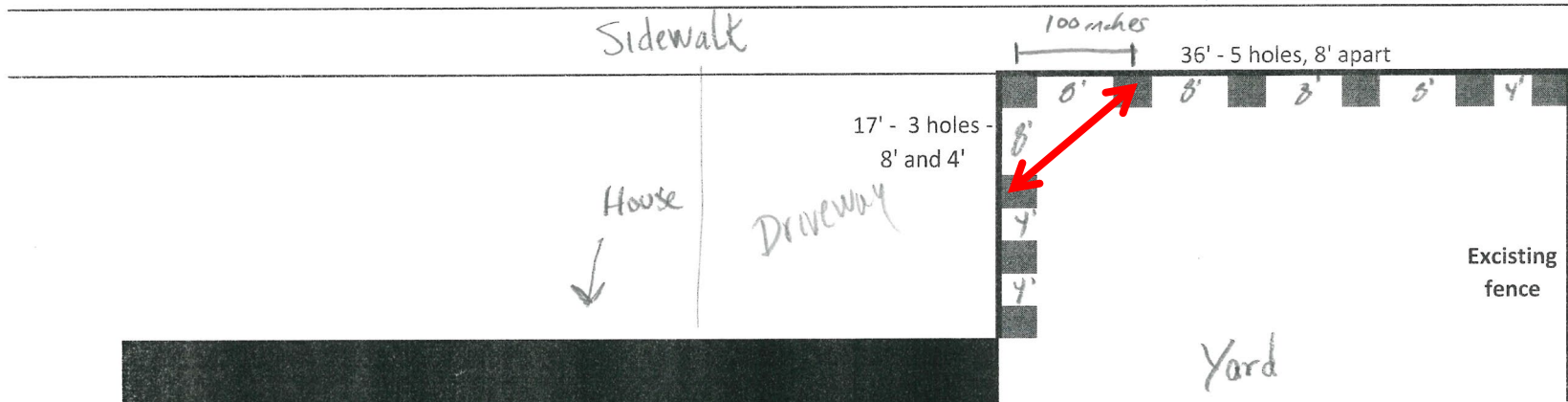
16100-22429



152A22-00157

Sunset Ave.

Remove 1 section
from each side.



19161

Materials:

Wood
Vynel.

RECEIVED
AUG 23 2022
BOARD OF
ZONING APPEALS

16100-22429

Public Hearing

Calendar No.: 22-134:

6015 Linwood Ave.

Ward 7

Public Works Invoice Numbers

WO-7010-1316055, WO-7010-1316057, WO-7010-1316059, WO-7010-1316060, WO-7010-1286773

Norman Brown, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the hearing officer dated May 25, 2022 to uphold the City of Cleveland's Department of Public Works to issue invoice WO-7010-1316057, WO-7010-1316059, WO-7010-1316060, WO-7010-1286773 regarding abating nuisances (grass cutting) at the subject property



Public Hearing

Calendar No.: 22-134:

6015 Linwood Ave.

Ward 7

Public Works Invoice Numbers

WO-7010-1316055, WO-7010-1316057, WO-7010-1316059, WO-7010-1316060, WO-7010-1286773

SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

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



Public Hearing

Calendar No.: 22-134:

6015 Linwood Ave.

Ward 7

Public Works Invoice Numbers

WO-7010-1316055, WO-7010-1316057, WO-7010-1316059, WO-7010-1316060, WO-7010-1286773

LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is appealing an administrative decision. The standard of review to be applied is whether the administrative decision was illegal, arbitrary, capricious, unreasonable or unsupported by the preponderance of substantial, reliable, and probative evidence. If the Appellant fails to meet this burden, the administrative decision must be affirmed.



OFFICIAL NOTICE
City of Cleveland
Board of Zoning Appeals
601 Lakeside Avenue
Cleveland, OH 44114
Telephone (216) 664-2580
Fax (216) 664-2631

July 27, 2022

Norman Brown
P.O. Box 1474
Stow, OH 44224

You are hereby notified that the matter stated below is scheduled to be heard before the Board of Zoning Appeals on Board of Zoning Appeals on **August 15, 2022 at 9:30 AM**. The hearing will be held on the **WebEx platform** and will be livestreamed on YouTube.

9:30 AM

Calendar No.: 22-134: 6015 Linwood Ave. Ward 7
Public Works Invoice Numbers
WO-7010-1316055, WO-7010-
1316057, WO-7010-1316059,
WO-7010-1316060, WO-7010-
1286773
Stephanie D. Howse

Norman Brown, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the hearing officer dated May 25, 2022 to uphold the City of Cleveland's Department of Public Works to issue invoice **WO-7010-1316057, WO-7010-1316059, WO-7010-1316060, WO-7010-1286773** regarding abating nuisances (grass cutting) at the subject property.

YOU WILL RECEIVE AN INVITATION VIA E-MAIL WITH INSTRUCTIONS ON HOW TO JOIN THE WEBEX VIRTUAL MEETING.

CC: Todd Alexander, Manager, 4150 E. 49 St. Building 6., Cleveland OH 44105
Temeisha Crismon, Administrative Manager, 3000 Woodhill Ave., Cleveland, OH 44104
Arielle Kolk, Department of Finance Cleveland City Hall RM. #122
Natasha Bruister, 500 Lakeside Ave., Cleveland OH 44114
Dedrick C. Stephens, Commissioner of Assessments and Licenses
Councilmember Stephanie Howse
File

BZA 22-134
On the Lot ending in 58, the only thing that was
cut was the growth on the fence 40' (6.07) \$2.80

On the Lot ending in 8A, the only thing that was cut was
the growth on the fence 30' (6.07) \$2.10

On the Lot ending in 83, 40'x30' - 10'x30' driveway
and very large tree branch, (\$112.00 - 7.70) \$104.30

On the Lot ending in 82, 40'x30' (6.07) \$112.00

On the Lot ending in 81, 40'x40' (6.07) \$116.00

Total 347.20

This is the amount of work that was done

Norman Brown





City of Cleveland
Justin M. Bibb, Mayor

Department of Public Works
Division of Park Maintenance and Properties
500 Lakeside Avenue, 4th Floor
Cleveland, Ohio 44114-1099
216/664-3550 • Fax: 216/664-4087
www.cleveland-oh.gov

B2A22-134

NOTICE OF HEARING

PARCEL NO.: 104-19-081

APPELLANT/OWNER: Norman Brown

PROPERTY ADDRESS: 6015 Linwood Ave
Cleveland, Ohio 44103

SUBJECT OF APPEAL: CHAPTER 209 of the CODIFIED
ORDINANCE VIOLATION

HEARING DATE: May 25, 2022

TIME: 9:45 A.M.

LOCATION OF HEARING: PUBLIC AUDITORIUM
500 LAKESIDE AVENUE
4TH FLOOR



APPELLANT/OWNER AND/OR APPELLANT'S/OWNER'S REPRESENTATIVE MUST BE PRESENT.

FAILURE OF ANY PARTY TO APPEAR FOR A SCHEDULED HEARING WITHOUT EITHER NOTICE OR A REQUEST FOR A CONTINUANCE WILL CAUSE A DECISION TO BE RENDERED WITH RESPECT TO THE MERITS OF THE MATTER APPEALED.

PLEASE BE ADVISED THAT NO CONTINUANCES WILL BE GRANTED IF NOT REQUESTED FIVE (5) BUSINESS DAYS PRIOR TO THE SCHEDULED HEARING DATE.

NATASHA BRUISTER
PROJECT COORDINATOR
****MASK MUST BE WORN AT ALL TIMES FAILURE TO DO SO HEARING WILL BE CANCELED**



City of Cleveland
Justin M. Bibb, Mayor

Department of Public Works
Division of Park Maintenance and Properties
500 Lakeside Avenue, 4th Floor
Cleveland, Ohio 44114-1099
216/664-3550 • Fax: 216/664-4087
www.cleveland-oh.gov

Owner's Name: BROWN, JAMES E.

Protester's Name:

Property Address: 0 LINWOOD AVE, CLEVELAND, OH, 44103

Mailing Address: PO BOX 605106, CLEVELAND, OH, 44105

Parcel PIN No: 10419082

Service Date: 10/12/2021

Service Point ID: 254439

PROTEST DENIED

Protest Date: 4/11/2022

WO#: 1316057

Property Violation

Chapter 209 of the Codified Ordinances of Cleveland Authorizes the Department of Parks, Recreation, and Properties to:

- Abate nuisances on any property. Nuisances are defined as noxious weeds, grass over eight inches, garbage, junk, tires, and all other waste materials.
- Bill the owner of the abated property at a rate of seven cents per square foot.

Annually a Legal Notice is published in the Plain Dealer advising owners, operators, and persons in possession or control of vacant parcels of the requirements of Chapter 209.

On 4/12/2022, our office received a written appeal of Invoice WO-7010-1316057. In response to your appeal, an investigation was conducted and it was determined that the property was vacant, a crew was dispatched on the date(s) of service, abated nuisances found at the related parcel(s), and you were the owner of said parcel at the time(s) of service. As such, your appeal is denied. In accordance with chapter 209, you may request a hearing to challenge this decision within 10 days of the receipt of this letter by completing and returning to my office the attached Protest Hearing Request Form.

Sincerely,
Natasha Bruister
Natasha Bruister, Project Coordinator
Division of Park Maintenance Properties

cc: Dedrick C. Stephens, Commissioner
Anthony Scott, Commissioner
Todd Alexander, Manager
Temeisha Crismon, Administrative Manager





City of Cleveland
Justin M. Bibb, Mayor

Department of Public Works
Division of Park Maintenance and Properties
500 Lakeside Avenue, 4th Floor
Cleveland, Ohio 44114-1099
216/664-3550 • Fax: 216/664-4087
www.cleveland-oh.gov

Owner's Name: BROWN JR JAMES E

Protester's Name:

Property Address: 0 LINWOOD AVE,CLEVELAND,OH,44103

Mailing Address: 2229 NORMAN DR, STOW, OH, 44224

Parcel PIN No: 10418058

Service Date: 10/12/2021

Service Point ID: 230104

PROTEST DENIED

Protest Date: 4/1/2022

WO#: 1316060

Property Violation

Chapter 209 of the Codified Ordinances of Cleveland Authorizes the Department of Parks, Recreation, and Properties to:

- Abate nuisances on any property. Nuisances are defined as noxious weeds, grass over eight inches, garbage, junk, tires, and all other waste materials.
- Bill the owner of the abated property at a rate of seven cents per square foot.

Annually a Legal Notice is published in the Plain Dealer advising owners, operators, and persons in possession or control of vacant parcels of the requirements of Chapter 209.

On 4/6/2022, our office received a written appeal of Invoice WO-7010-1316060. In response to your appeal, an investigation was conducted and it was determined that the property was vacant, a crew was dispatched on the date(s) of service, abated nuisances found at the related parcel(s), and you were the owner of said parcel at the time(s) of service. As such, your appeal is denied. In accordance with chapter 209, you may request a hearing to challenge this decision within 10 days of the receipt of this letter by completing and returning to my office the attached Protest Hearing Request Form.

Sincerely,

Natasha Bruister, Project Coordinator
Division of Park Maintenance Properties

cc: Dedrick C. Stephens, Commissioner
Anthony Scott, Commissioner
Todd Alexander, Manager
Temeisha Crismon, Administrative Manager



City of Cleveland
Justin M. Bibb, Mayor

Department of Public Works
Division of Park Maintenance and Properties
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Cleveland, Ohio 44114-1099
216/664-3550 • Fax: 216/664-4087
www.cleveland-oh.gov

Owner's Name: BROWN JR JAMES E

Protester's Name:

Property Address: 6003 LINWOOD AVE,CLEVELAND,OH,44103

Mailing Address: P O BOX 605105, Cleveland, OH, 44105

Parcel PIN No: 10419084

Service Date: 8/4/2021

Service Point ID: 149962

HEARING DENIED

Protest Date: 2/23/2022

WO#: 1286773

Property Violation

Chapter 209 of the Codified Ordinances of Cleveland Authorizes the Department of Parks, Recreation, and Properties to:

- Abate nuisances on any property. Nuisances are defined as noxious weeds, grass over eight inches, garbage, junk, tires, and all other waste materials.
- Bill the owner of the abated property at a rate of seven cents per square foot.

Annually a Legal Notice is published in the Plain Dealer advising owners, operators, and persons in possession or control of vacant parcels of the requirements of Chapter 209.

On 5/25/2022, we conducted a hearing at your request to appeal the denied protest of Invoice WO-7010-1286773. In response to your appeal, it was determined that the property was vacant, a crew was dispatched on the date(s) of service, abated nuisances found at the related parcel(s), and you were the owner of said parcel at the time(s) of service. As such, your appeal remains denied. In accordance with chapter 209, you may further appeal the decision to the board of zoning appeals within 30 days of the decision by ailing 216-664-2580.

Sincerely,

Natasha Bruister, Project Coordinator
Division of Park Maintenance Properties

cc: Dedrick C. Stephens, Commissioner
Anthony Scott, Commissioner
Todd Alexander, Manager
Temeisha Crismon, Administrative Manager



Protest Hearing Request Form

In accordance with Chapter 209 of the Codified Ordinances of the City of Cleveland, you may request a hearing to dispute the Department of Parks, Recreation, and Properties denial of your appeal to reverse or modify a billing for vacant property services. In order to process your request for a hearing, please provide us with the following information:

First and last name and daytime contact number with area code:

Mailing address:

Indicate the property address and parcel number(s) in dispute:

Indicate the date(s) of service and invoice number(s) in dispute:

Briefly give the reason for your protest:



Please mail your protest to:

Protest Hearing Request
Division of Park Maintenance and Properties
500 Lakeside Ave.
Cleveland, Ohio 44114

Our offices will contact you as soon as possible regarding the date, time, and location of your hearing. Please allow ten to fifteen business days from the date of your letter in order to receive a response from our office.

Public Hearing

Calendar No. 22-132

7407 Union Ave.

Ward 6

TMS Enterprises LTD, proposes to establish a used car lot in C2 Local Business District. The appellant appeals for relief from the strict application of the following sections of the codified ordinances:

1. Section 343.01 which states that used car lot is not permitted in Local Retail Business District; first permitted in General Retail Business District 343.11 (b) (2)(I) (4).
2. Section 352.08 through 352.12 which states 10' Wide transition strip of at least 75% year round opacity is required where property abuts residential district at rear.
3. Section 349.04(f) which states that Auto Sales lot must provide 25 percent of their gross lot area for customer parking.
4. Section 352.10 which states that a 4' frontage strip is required where the auto sales lot abuts street on Union Ave.



Public Hearing

Calendar No. 22-132

7407 Union Ave.

Ward 6



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
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Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and area variances from the transition strip, parking, and frontage strip regulations of the zoning code.

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

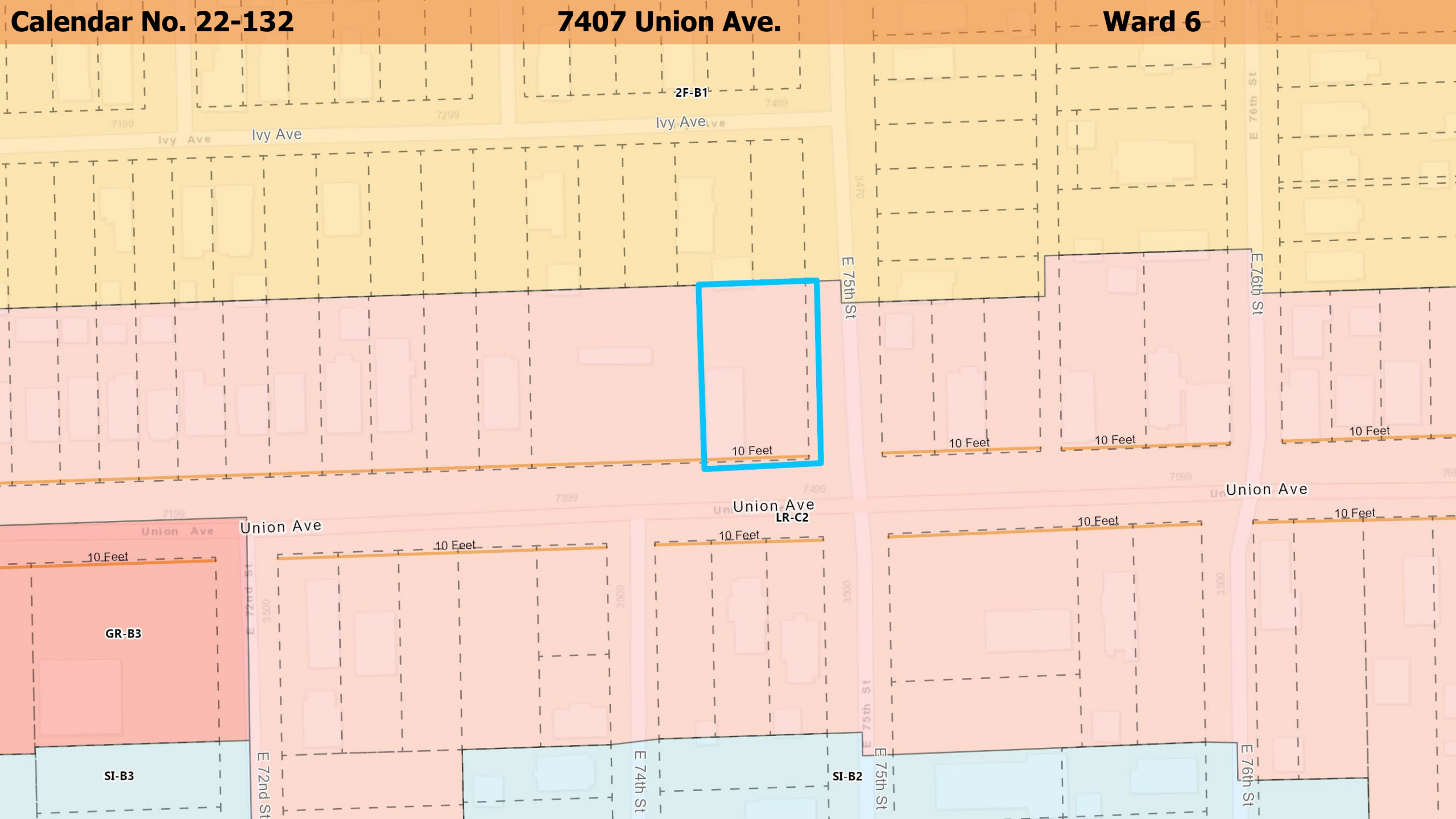
1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent 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. 22-132

7407 Union Ave.

Ward 6

2F-B1

Ivy Ave

Ivy Ave

Ivy Ave

E 75th St

E 76th St

E 76th St

10 Feet

10 Feet

10 Feet

10 Feet

7199

7399

7499

7599

7699

Union Ave

Union Ave
LR-C2

Union Ave

10 Feet

10 Feet

10 Feet

10 Feet

10 Feet

GR-B3

SI-B3

E 72nd St

E 72nd St

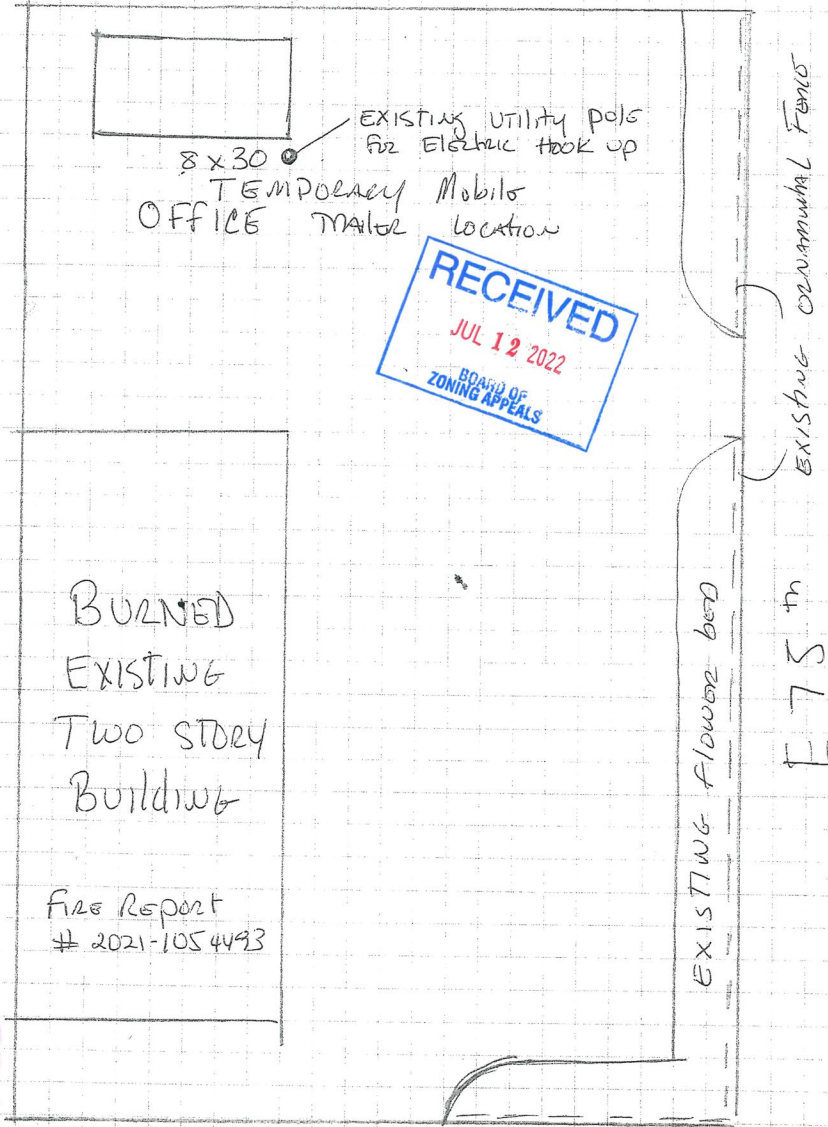
E 74th St

SI-B2

E 75th St

E 76th St

B2A 22-00132



7407 UNION AVE

Ivy St.

20"

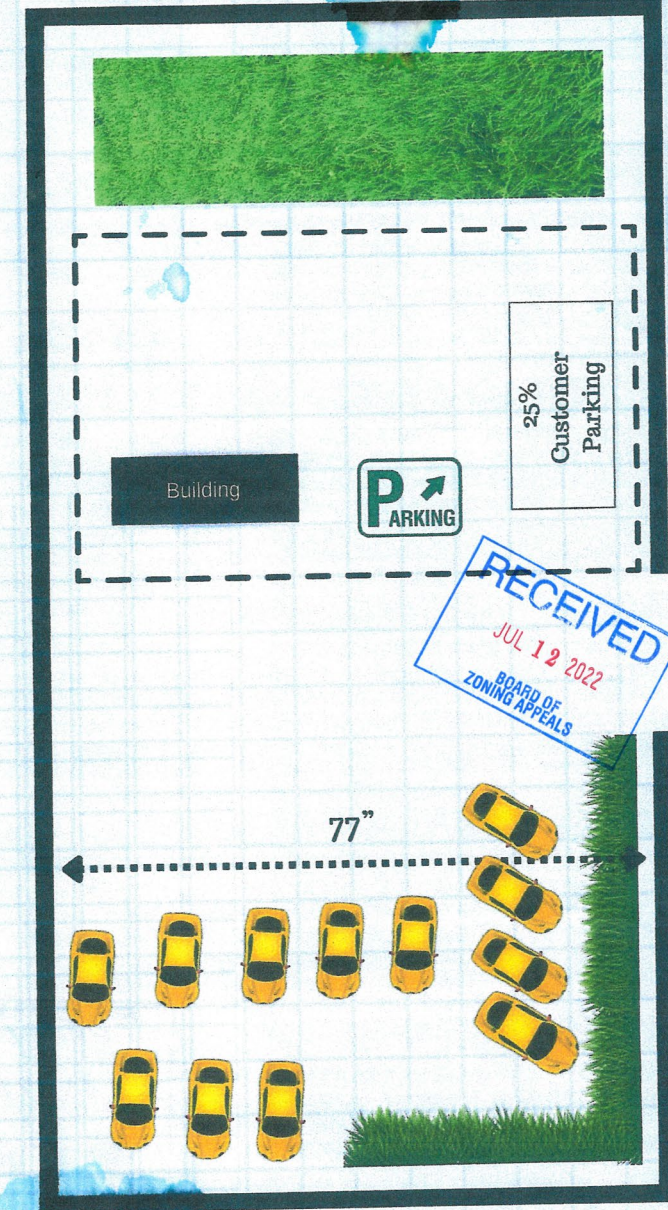
10' wide transition strip in rear

253"

4' frontage stop

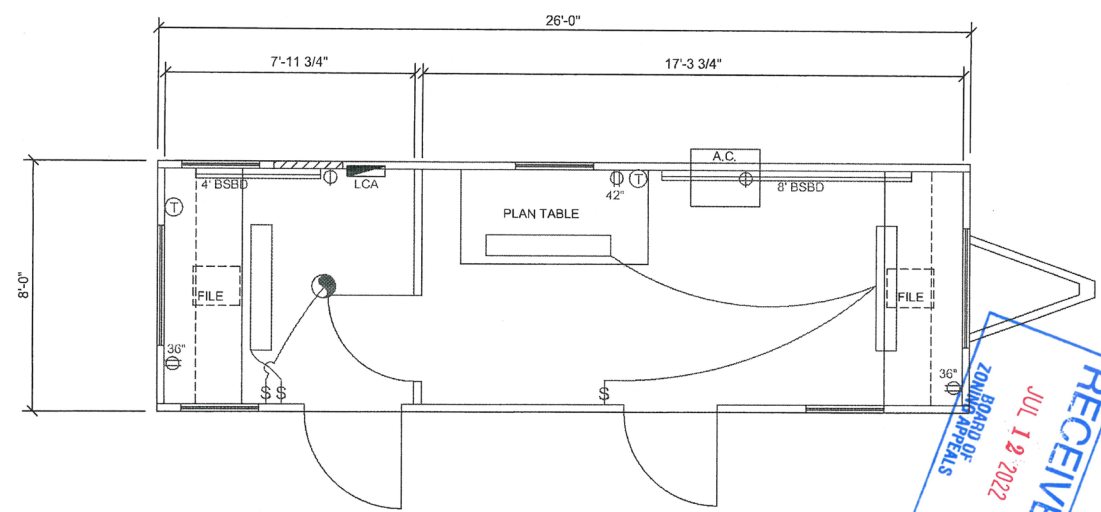
12"

Union



B2A 22-00132

SEE 8 R 305!
OFFICE WEB
RECEIVED



RECEIVED
JUL 12 2022
BOARD OF
ZONING APPEALS



Sommer's Mobile Leasing, Inc.
1800 Lorain Blvd., Elyria, OH 44035
(800) 826-5654 Fax (440) 324-2400
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For 7407 Union Ave



SLAVIC VILLAGE

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August 1, 2022

Ms. Elizabeth Kukla
City of Cleveland
Board of Zoning Appeals
601 Lakeside Avenue RM 516
Cleveland, OH 44114

RE: Calendar No. 22-132, 7407 Union Avenue

Dear Ms. Kukla:

I am writing this letter to oppose the proposed request for a variance for the used car lot at 7407 Union Avenue.

The appellant, TMS Enterprises LTD, has not met with us at Slavic Village Development nor with Councilman Blaine Griffin. We have not had a community meeting with the residents of this area to discuss his proposed plans nor have we seen what his proposed plans are for this

Cleveland Board of Zoning Appeals

Old Business



Public Hearing



1. Cal. No. 22-122:	12808 Bellaire Rd.	(KB,TB,NH)
2. Cal. No. 22-153:	1854 W. 48 th St.	(KB, TB, NH)
3. Cal. No. 22-124:	7032 Hough Ave.	(KB, MB, TB, NH) *
4. Cal. No. 22-035:	5807 Detroit Ave.	(KB,TB,AF, MB)*** req. rules.
5. Cal. No. 22-022:	1010 E. 146 St.	(KB, TB, AF, MB)*
6. Cal. No. 22-068:	3195 E. 65 St.	(KB, TB, AF, MB)*
7. Cal. No. 22-058:	2504 Thurman	(KB,TB, AF, MB) *
8. Cal. No. 22-059:	2502 Thurman	(KB, TB, AF, MB)*
9. Cal. No. 22-41:	1453 W. 116 St.	(KB, TB, AF, MB)*
10. Cal. No. 22-014:	1250 Riverbed St.	(KB, TB, AF, MB)*
11. Cal. No. 21-203:	8502 Hough Ave.	(KB, TB, AF, MB)*
12. Cal. No. 21-202:	5001 Memphis	(KB, MB,, AF)*
13. Cal. No. 21-177:	18403 Euclid Ave.	(KB, MB, AF)*
14. Cal. No. 21-141:	7202 Hague Ave.	(KB, AF, MB)*
15. Cal. No. 21-091:	4157 Lorain Ave.	(D,KB,AF,MB)*
16. Cal. No. 21-006:	9501 Pierpoint Ave.	(J,D,KB,AF,MB)* ^{5/3/21}

AFFIRMATION: Cal. No. 21-131- 1873 W. 54 Street: Anca Kaszas was granted variances to erect a two story single family residence on September 13, 2021. The cost of building materials and her travels have delayed construction.

REQUESTS FOR RE-INSTATEMENT: NONE

MISC- None

- ~ Items received
- * Pending the receipt of requested information by the Board.
- *** Request for Rehearing/Reconsideration.

Cleveland Board of Zoning Appeals

Adjournment

