



Cleveland Board of Zoning Appeals

Monday November 14, 2022 at 9:30 AM

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

Kelley Britt, Board Chair

Elizabeth Kukla, Secretary

Cleveland Board of Zoning Appeals

November 14, 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.

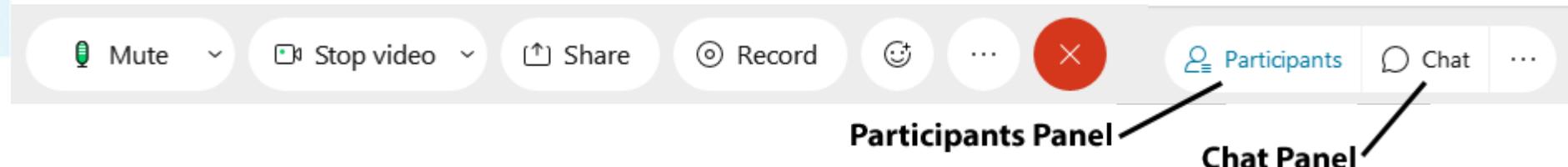
IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING 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



Cleveland Board of Zoning Appeals

November 14, 2022

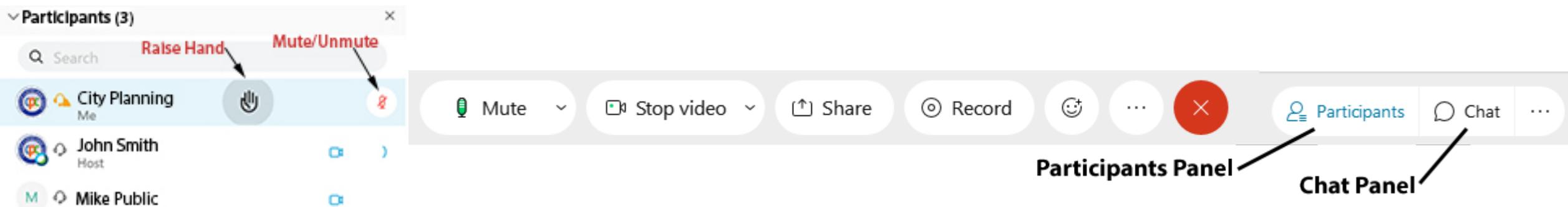
Preamble

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



From: Charles Slife <cslife@clevelandcitycouncil.org>
Sent: Wednesday, November 9, 2022 12:58 PM
To: Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Cc: Rosemary Mudry <rosemary@westparkkamms.org>
Subject: Postponement Request

Secretary Kukla,

I am requesting that calendar item 22-193 be postponed on Nov 14 to allow for West Park Kamm's Neighborhood Development to coordinate a community meeting. WPK reached out to the applicant seeking this variance and has, to date, been unable to get in contact with them.

Thank you,
Charles J. Slife, Councilman - Ward 17
Cleveland City Council
601 Lakeside Ave. East Room 220



Postponement

Calendar No. 22-188:

2915 Detroit Avenue.

Ward 3

2915 Detroit Avenue LLC , proposes to change of use from factory to office, café, yoga studio and bicycle spin studio in a D3 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the section 349.04(c) of the Cleveland Codified Ordinances, which states that 44 parking spaces are required and none are proposed.

Cleveland Board of Zoning Appeals

Public Hearing



Public Hearing



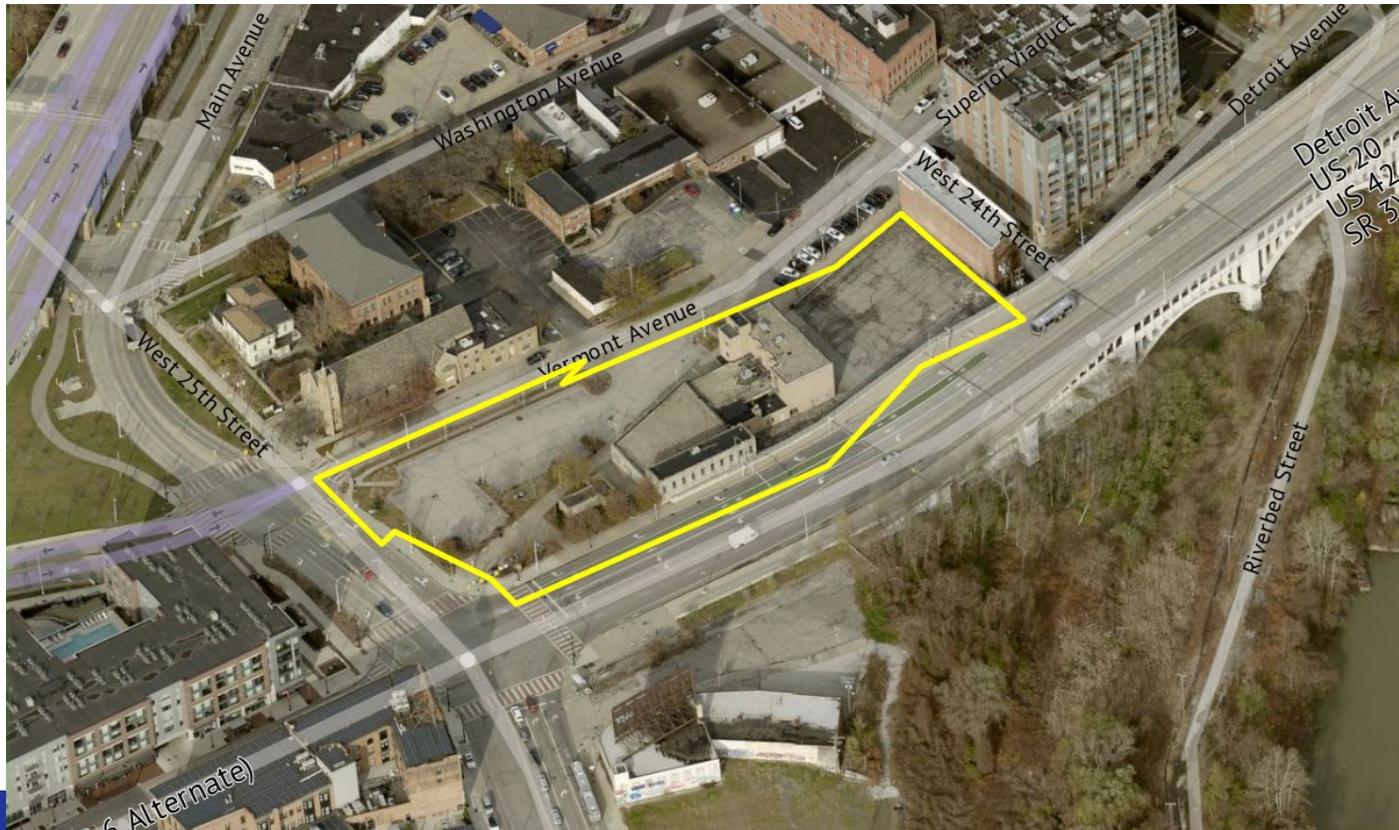
Calendar No. 22-147:

2429 West Superior Avenue.

Ward 3

Bridgeworks LLC, proposes to erect 15 story tower with 140 residential apartment on floors 2-10, a 4,200 square foot restaurant on floor 11, and 130 hotel rooms on floor 12-15; a 200 space parking garage; and retail use throughout the ground level the tower, garage and in a separate building facing W.25th St. in a Limited Retail Business District and an Urban Form Overlay District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 348.04(d)(1)(A&B) which states front setbacks in Urban Form Overly District are limited to 8 feet maximum; varying proposed setbacks exceed 8 feet. Setbacks on secondary streets are limited to 6 feet; varying setback exceeds 6 feet.
2. Section 348.04(d)(2)(A&B) which states frontage buildout of 80% of street frontage required, 68% frontage buildout proposed. Secondary street frontage buildout of 100% is required and 75% secondary street frontage buildout.
3. Section 349.04 which states 269 accessory off-street parking spaces are required (389 standard space requirement minus 120 space reduction for Urban Form Overlay District per Section 348.04 (d)(4)(A): 200 parking spaces are provided.
4. Section 341.02 which states review and approval of the Cleveland Landmarks Commission is required.



Public Hearing

Calendar No. 22-147:

2429 West Superior Avenue.

Ward 3



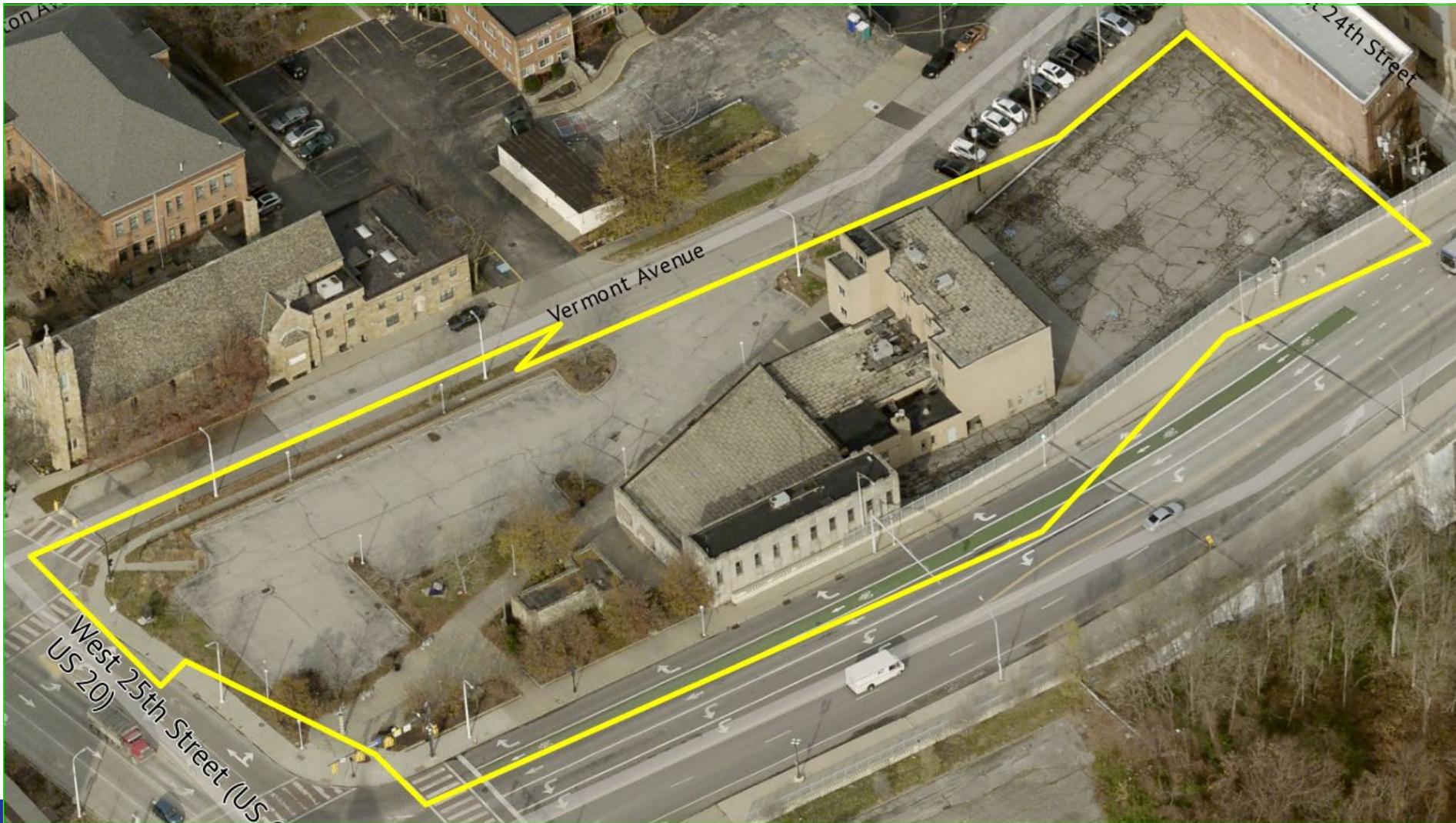
SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

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.**



HISTORY OF THE PROPERTY





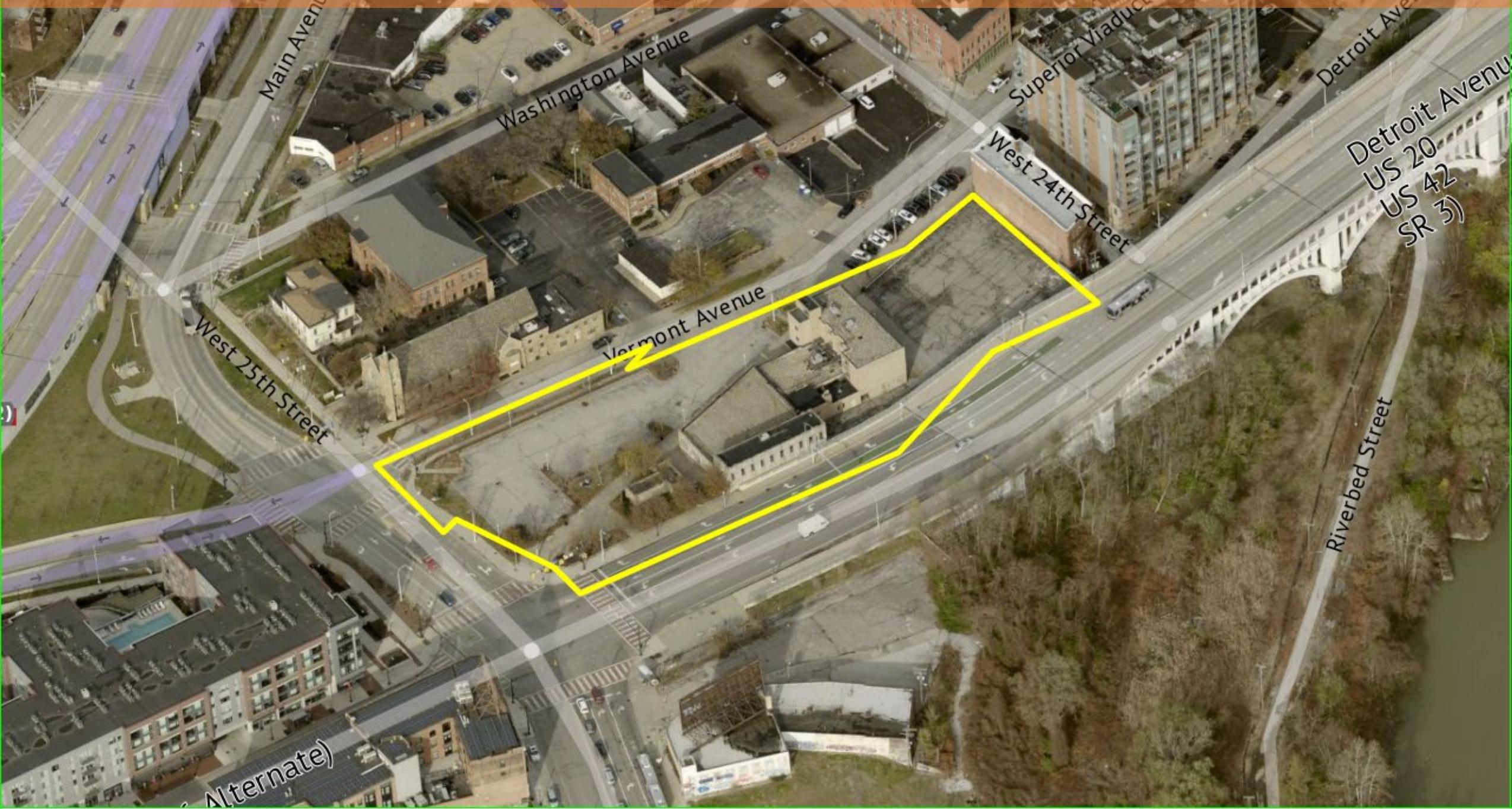
LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the setback, frontage buildout, and parking regulations of the zoning code.

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

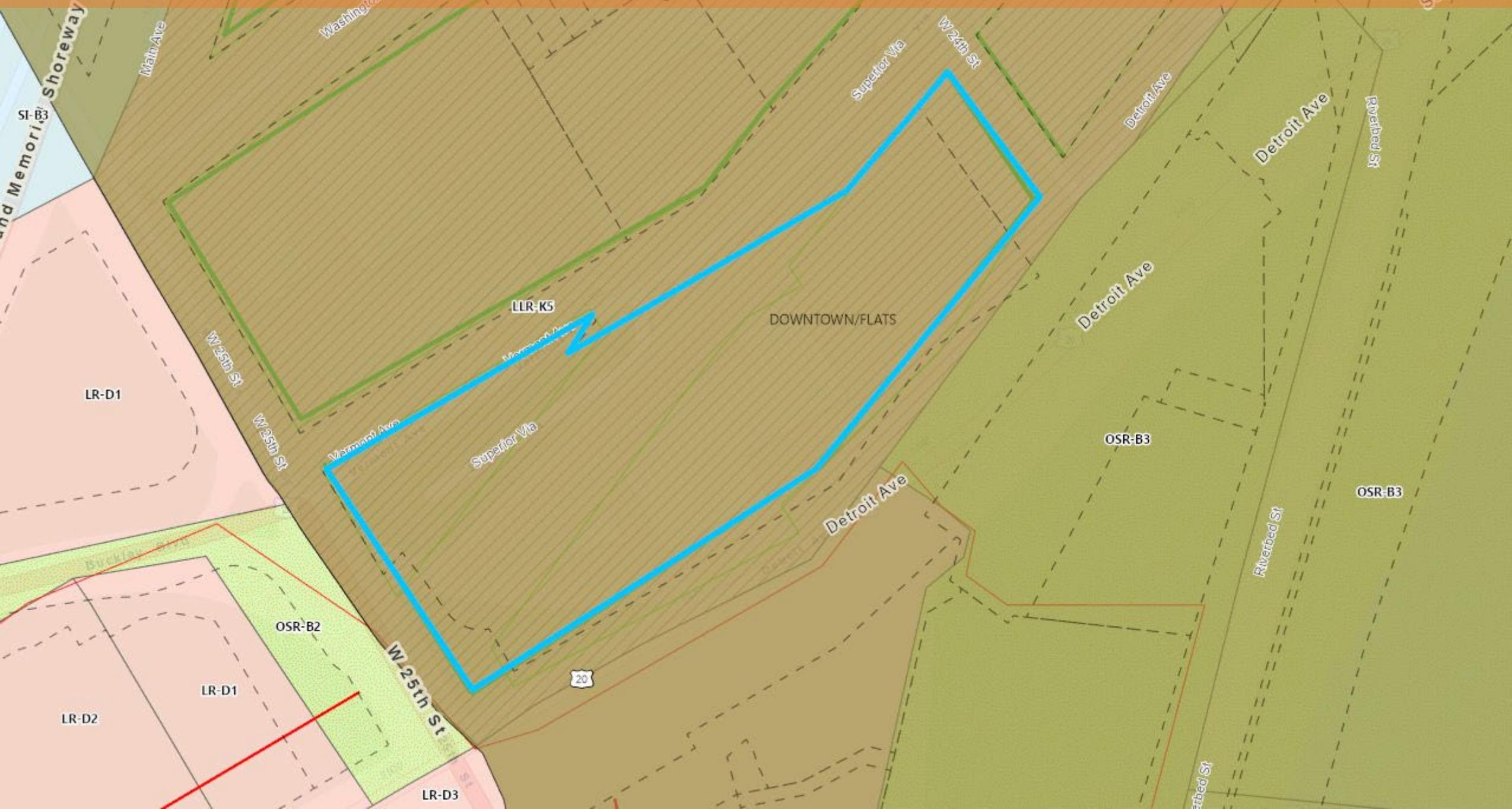
1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.





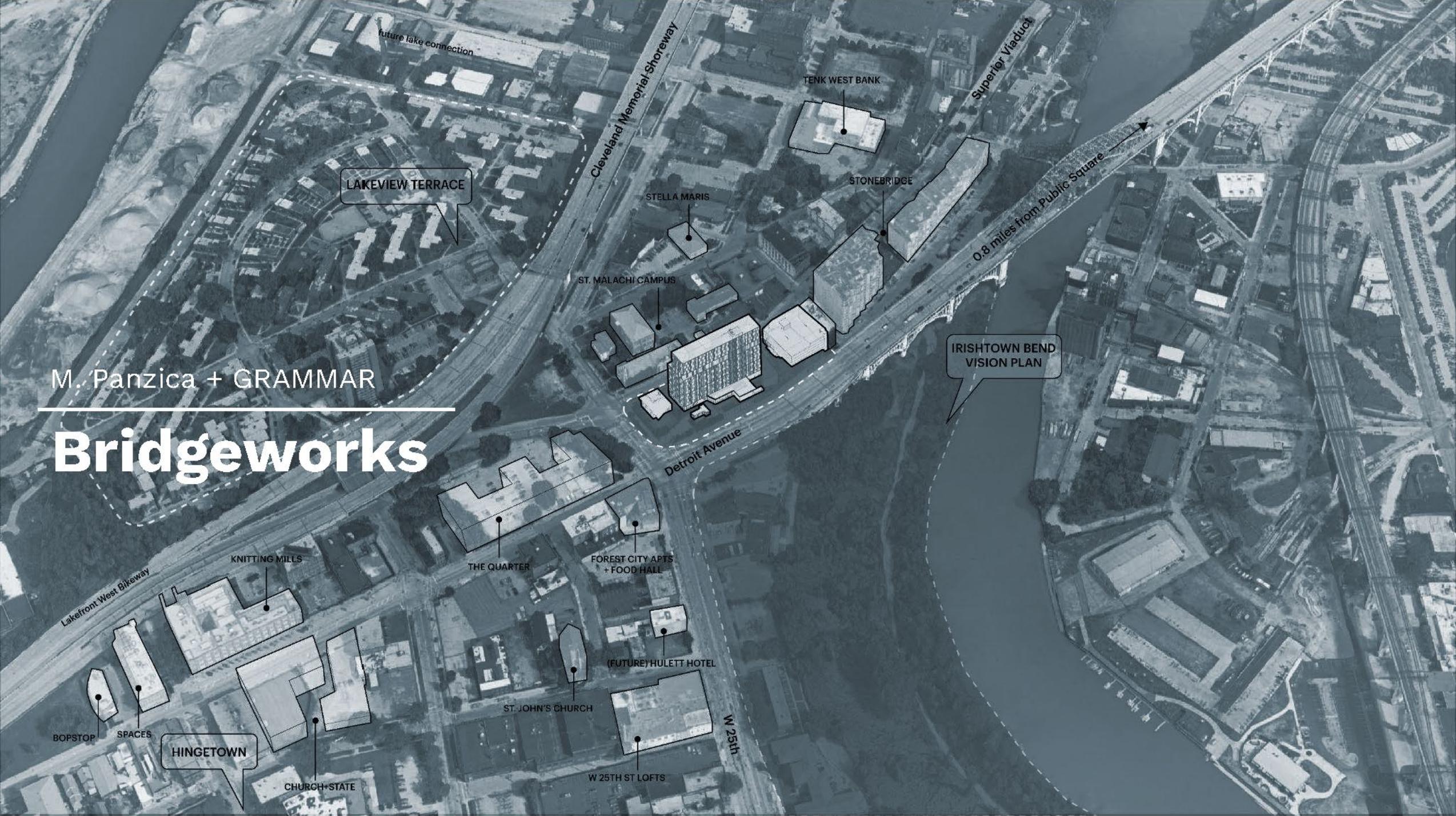
(Alternate)

Detroit Avenue
US 20
US 42
SR 3)



M. Panzica + GRAMMAR

Bridgeworks



LAKEVIEW TERRACE

STELLA MARIS

ST. MALACHI CAMPUS

TENK WEST BANK

STONEBRIDGE

IRISHTOWN BEND
VISION PLAN

KNITTING MILLS

THE QUARTER

FOREST CITY APTS
+ FOOD HALL

(FUTURE) HULETT HOTEL

ST. JOHN'S CHURCH

W 25TH ST LOFTS

CHURCH+STATE

HINGETOWN

BOPSTOP

SPACES

LAKEFONT WEST BIKEWAY

future lake connection

Cleveland Memorial Shoreway

Superior Viaduct

0.8 miles from Public Square

Detroit Avenue

W 25th

Development Summary

Site Area 88,306 SF

Open Space 28,786 SF

Parking 200 spaces [structured]

Commercial

21,905 Total SF

2,139 West Retail SF

2,540 Tower SF

12,800 Office(Above the Garage) SF

2,040 Spa SF

2,386 Micro Retail SF

Public Cafe

2,193 SF

Hotel

51,337 GSF

130 Guest Rooms

Restaurant

9,880 GSF

120 Seats + 3-season outdoor deck

Residential

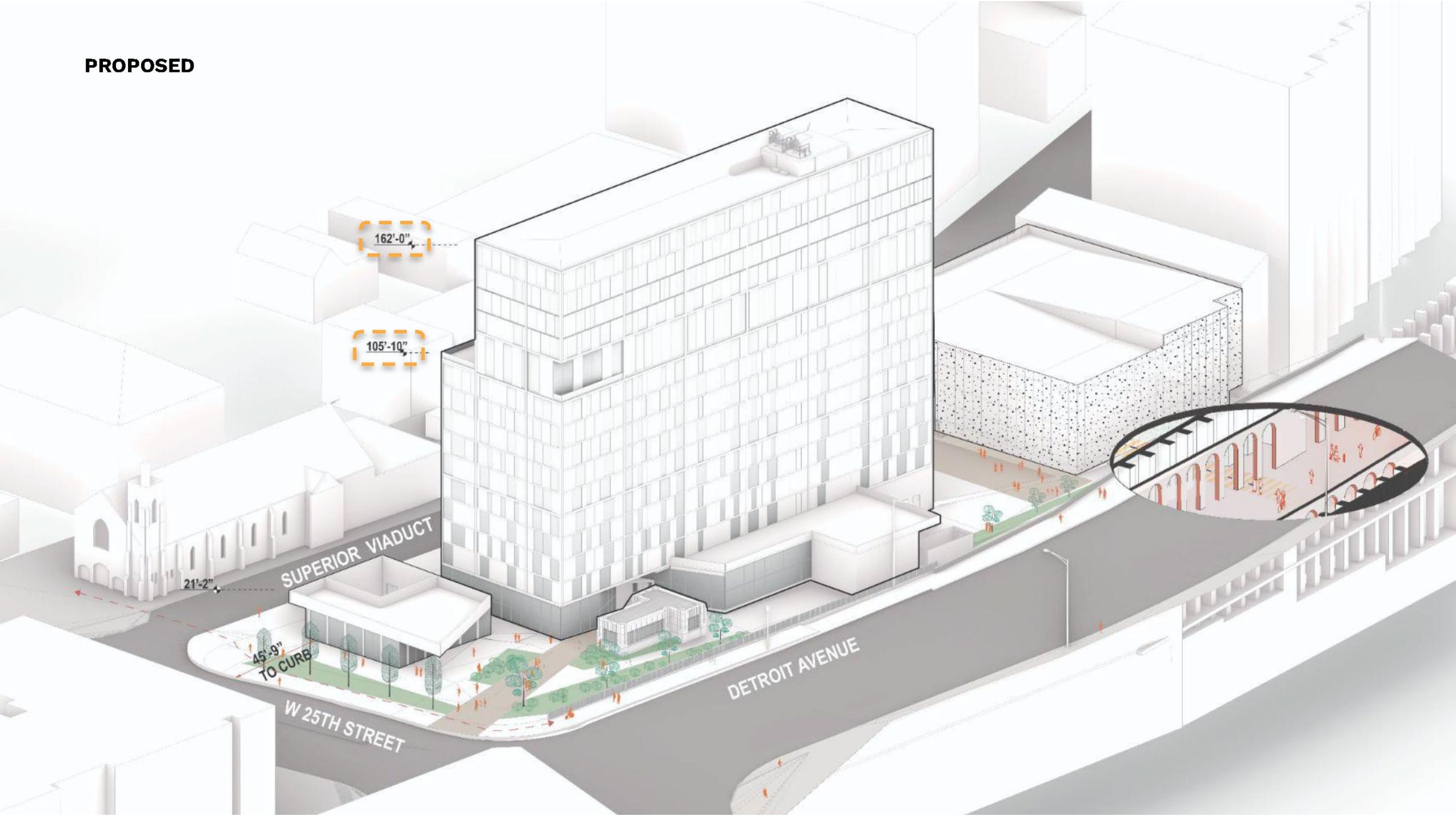
134,375 Total GSF

105,687 Leasable GSF

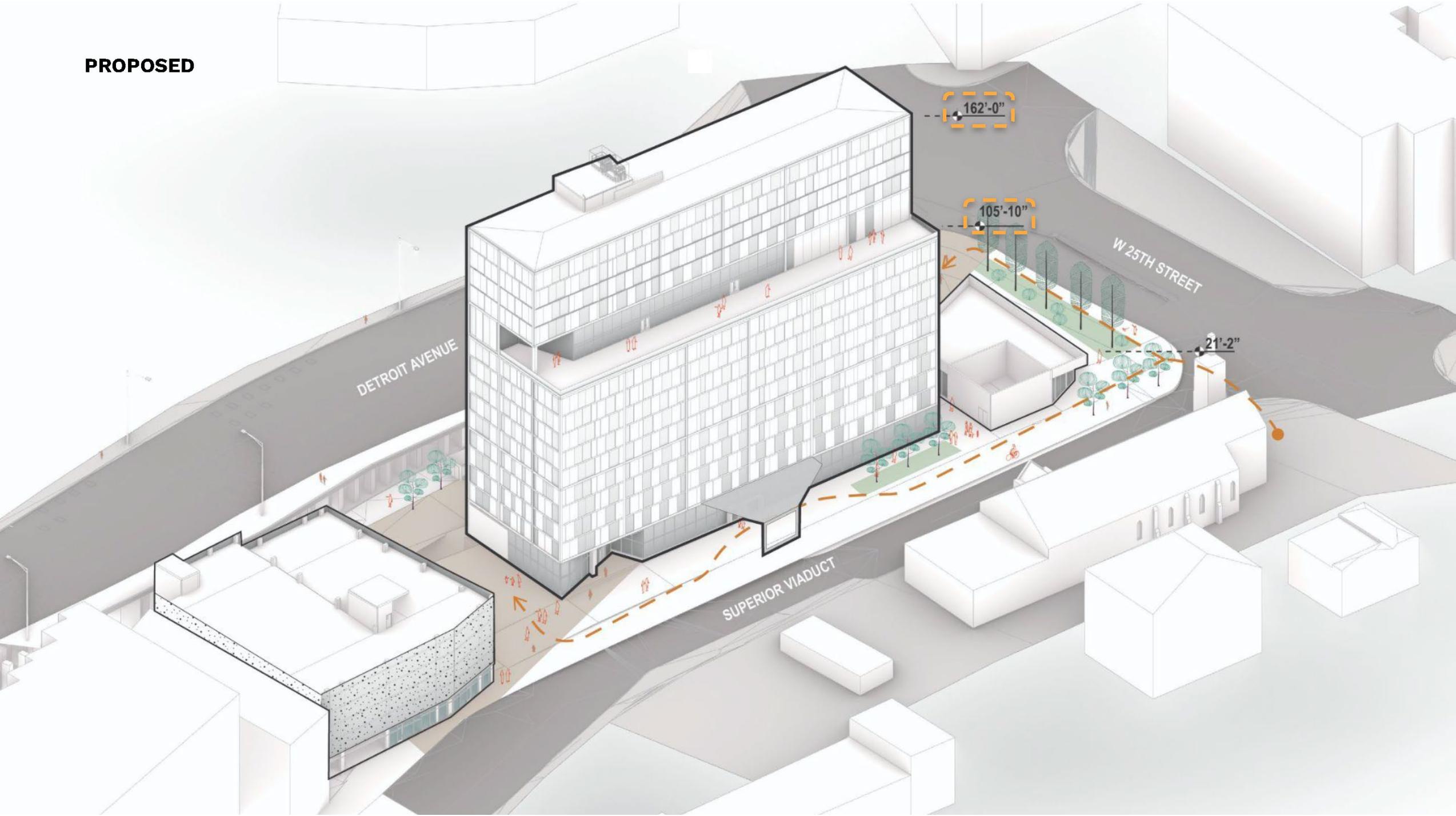
140 Residential Units



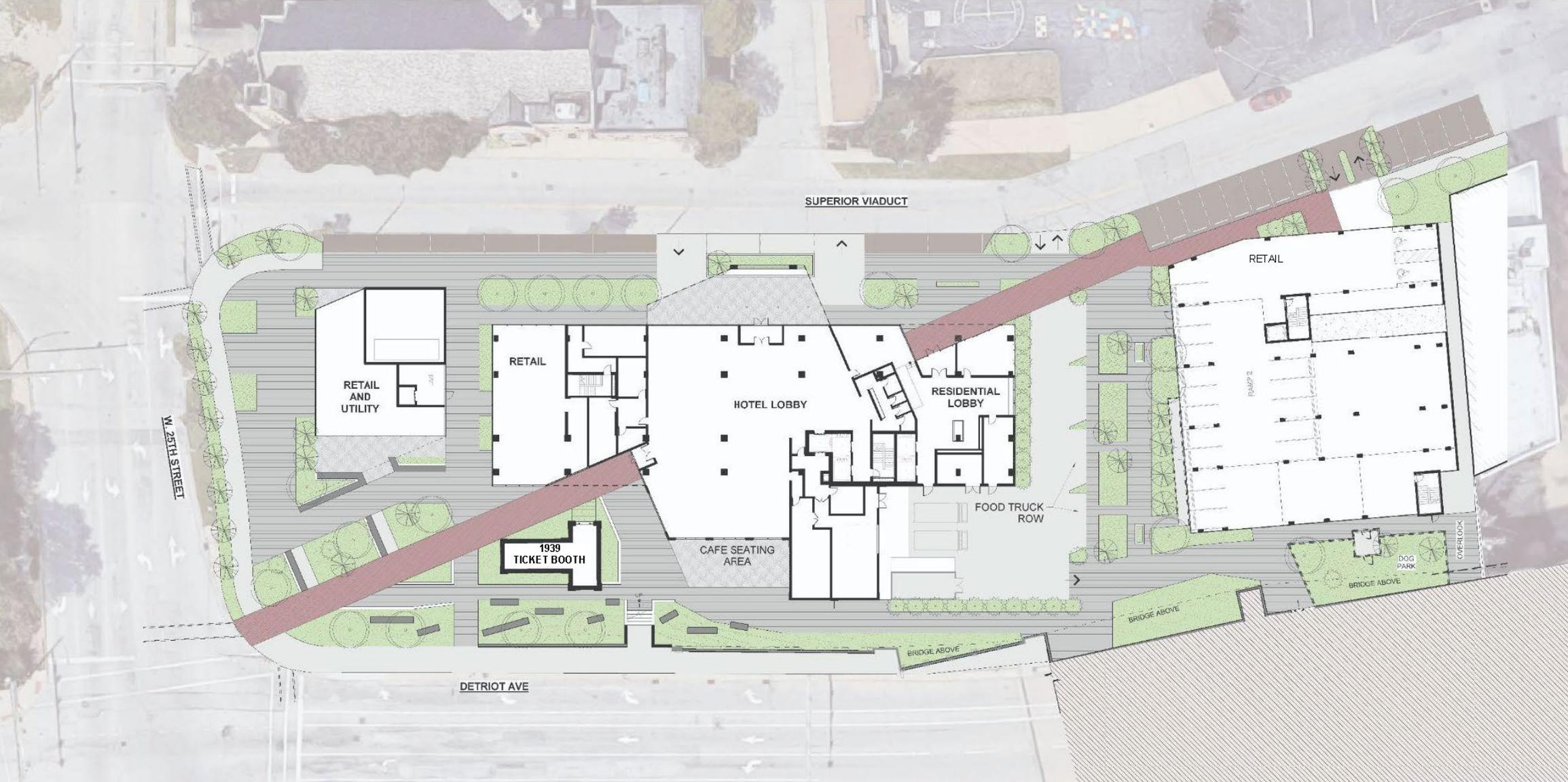
PROPOSED



PROPOSED



SITE PLAN





£5.95
ed or
& Tea or coffee)
£1.25
£2.25
£2.95
£2.75
£3.50

1941

HOGA SQUATRY

MASS. **DA**
LOA ARCHITECTS

Bridgeworks | M.Panzica Development + GRAMMAR





MASS.



Bridgeworks | M. Panzica Development + GRAMMAR





MASS.



Bridgeworks | M. Panzica Development + GRAMMAR



From: Doug Astler <dastler123@gmail.com>
Sent: Thursday, November 3, 2022 3:08 PM
To: Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Subject: Bridgeworks Board of Zoning Appeals Comment

Hello,

As a citizen of Cleveland that lives near the Bridgeworks proposal, I am writing to express my support of granting the zoning appeals requested. Specifically, I am very much in favor of eliminating the parking spaces required for the property. I would like to see parking minimums abolished and no longer required for the city of Cleveland.

Doug Astler

Public Hearing

Calendar No. 22-191

1331 W. 70 Street.

Ward 15



Villa Mercede Comm. Redev. Corp, proposes to install a 5' tall ornamental fence/gate in actual front yard in Multi-Family Zoning District.

1. Section 358.04(a) which states that a fence in the actual front yard shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open above two (2) feet in height. Proposed automated slide gates are 5' in height.



Public Hearing

Calendar No. 22-191

1331 W. 70 Street.

Ward 15



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HISTORY OF THE PROPERTY



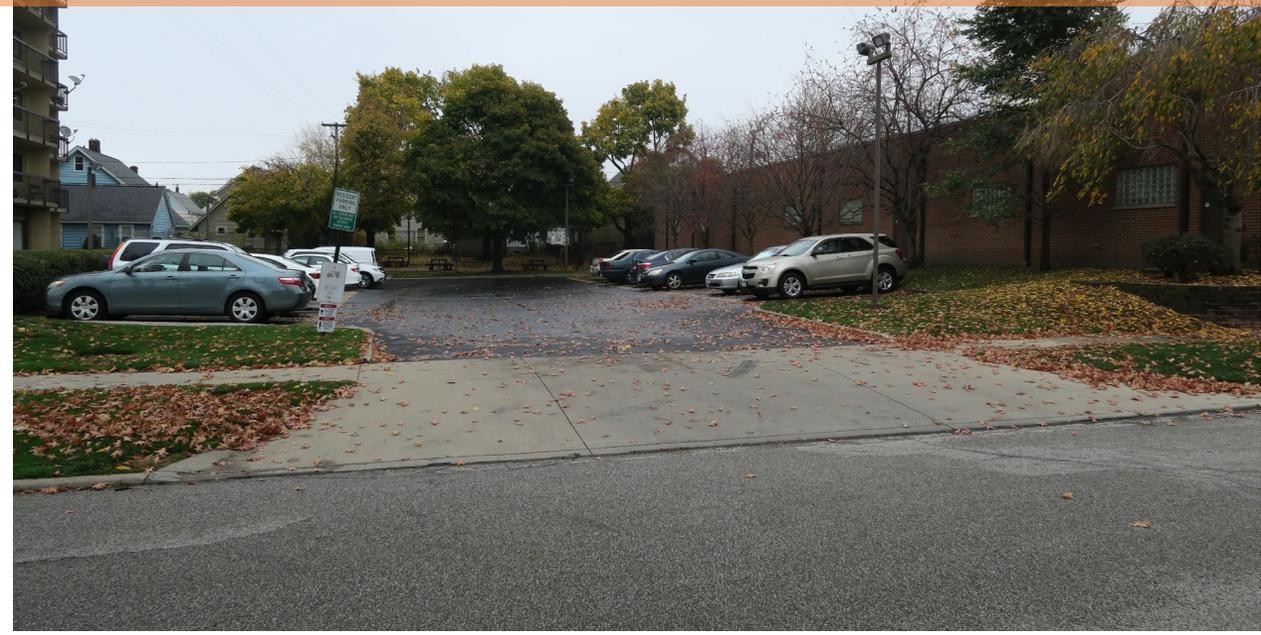
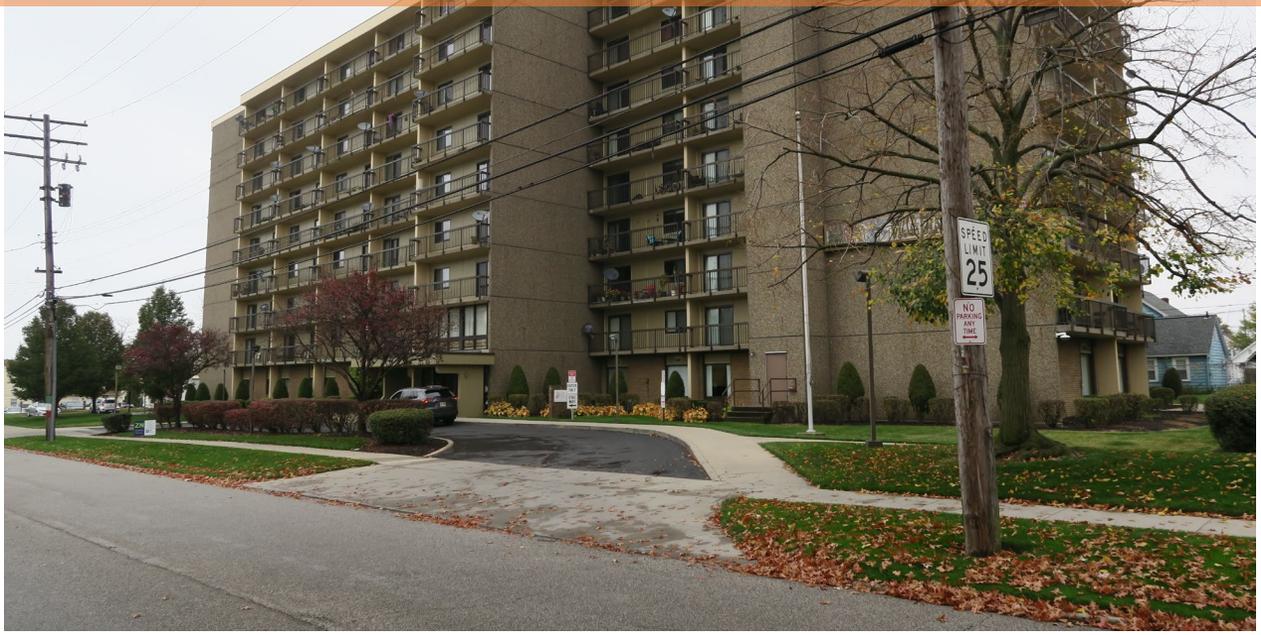


LEGAL STANDARD

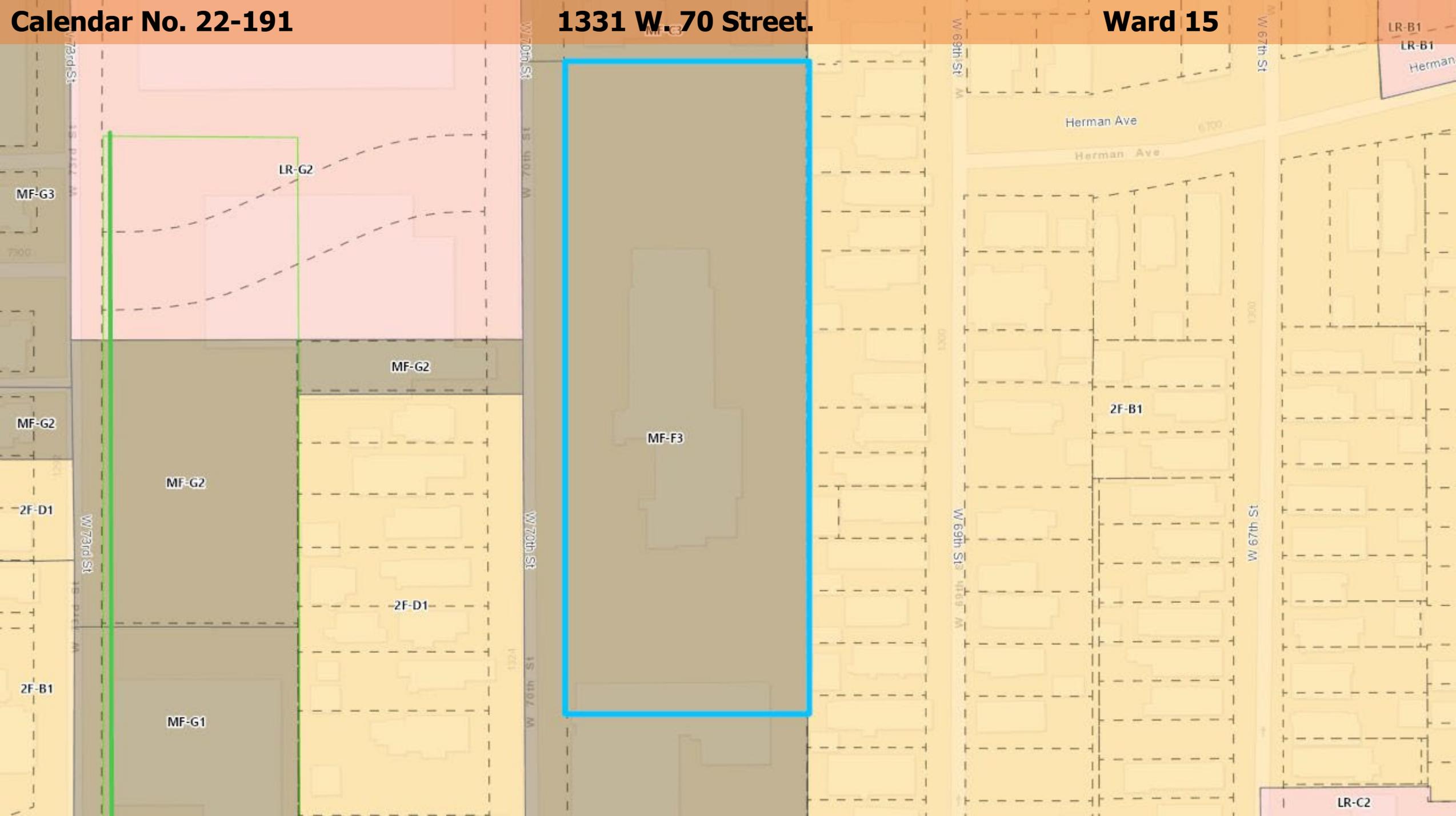
Madam Chair, Members of the Board, Appellant is requesting an area variance from the fence regulations of the zoning code.

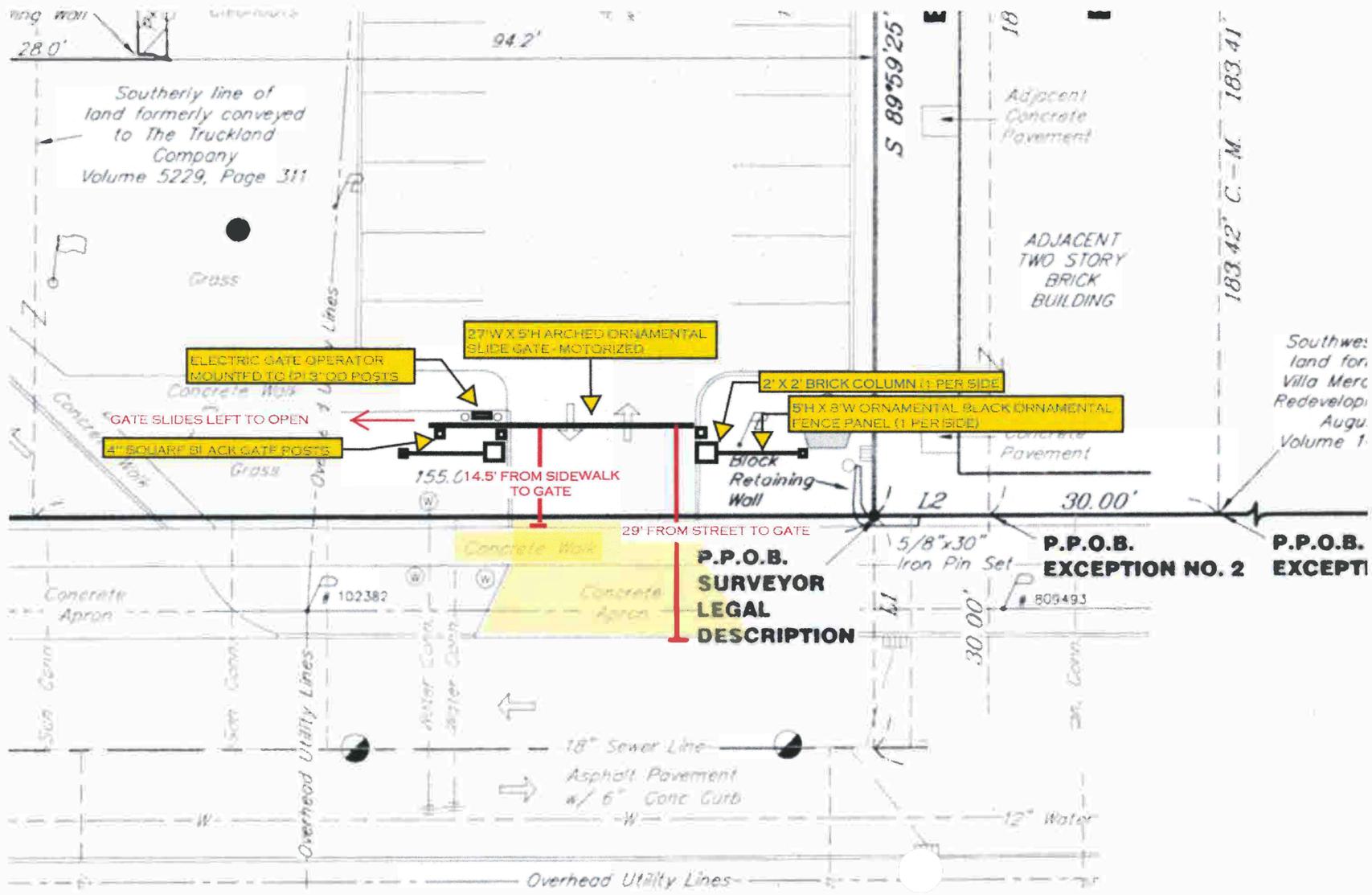
To obtain the area variance, Appellant must prove that denying the request:

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







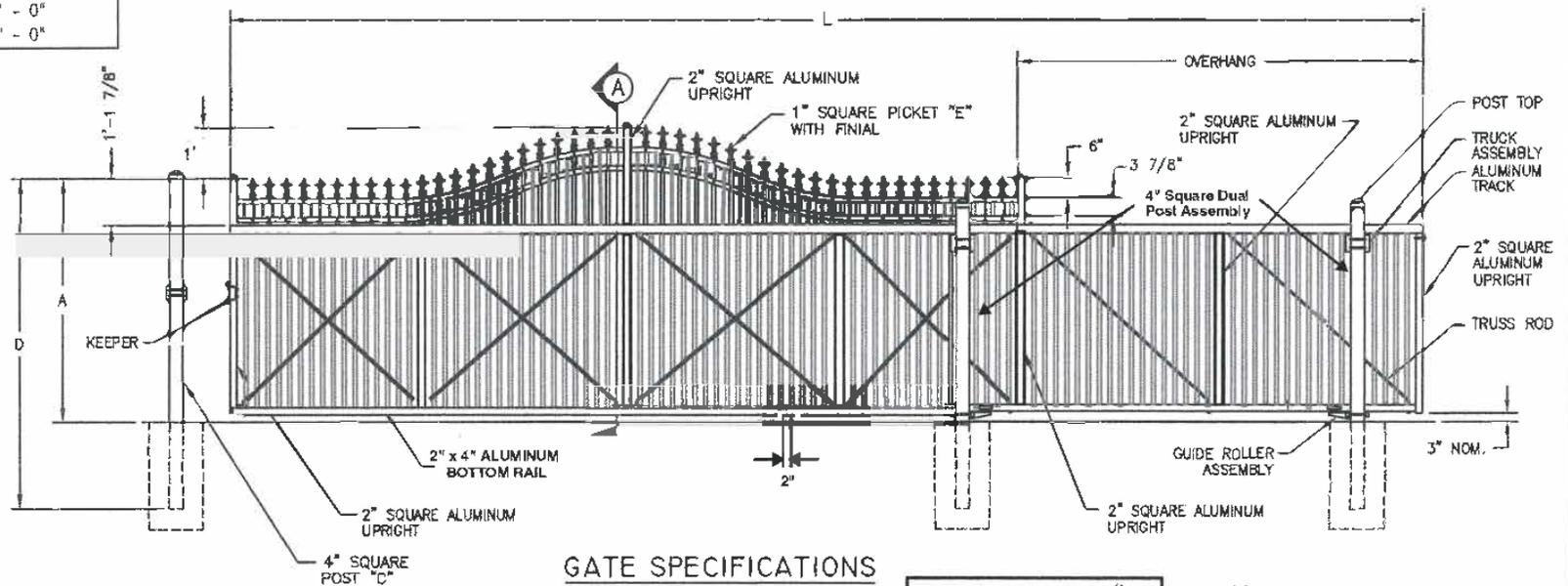


11

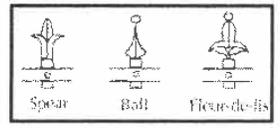


- NOM HEIGHT (A)
- 3' - 0"
 - 3' - 6"
 - 4' - 0"
 - 5' - 0"**
 - 6' - 0"
 - 7' - 0"
 - 8' - 0"

GATE PLAN



GATE SPECIFICATIONS



B 324\"/>

SUBMITTED

	GEORGETOWN ARCHED SINGLE CANTILEVERED SLIDE GATE 1\"/>	CONTRACTOR	IRONWORLDFENCING.COM OWFS NO IWF 1108
	JOB/PROJECT	ARCHITECT	
		ENGINEER	

Public Hearing

Calendar No. 22-192:

5169 Fowler Avenue.

Ward 5



Mary Cuiksa, proposes to construct a 64' x 25' (1,600 square feet) single story garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.23(a)(6)A which states In Dwelling House District the floor area of a private garage erected as an accessory building shall not exceed 800 square feet unless the lot area exceeds four thousand eight hundred (4,800) square feet in which event the floor area may be increased in the ratio of one (1) square foot for each twelve (12) square feet of additional lot area. The proposed garage and existing garage total equal 1,600 square feet and the maximum permitted is 1,193 square feet.



Public Hearing

Calendar No. 22-192:

5169 Fowler Avenue.

Ward 5



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HISTORY OF THE PROPERTY





LEGAL STANDARD

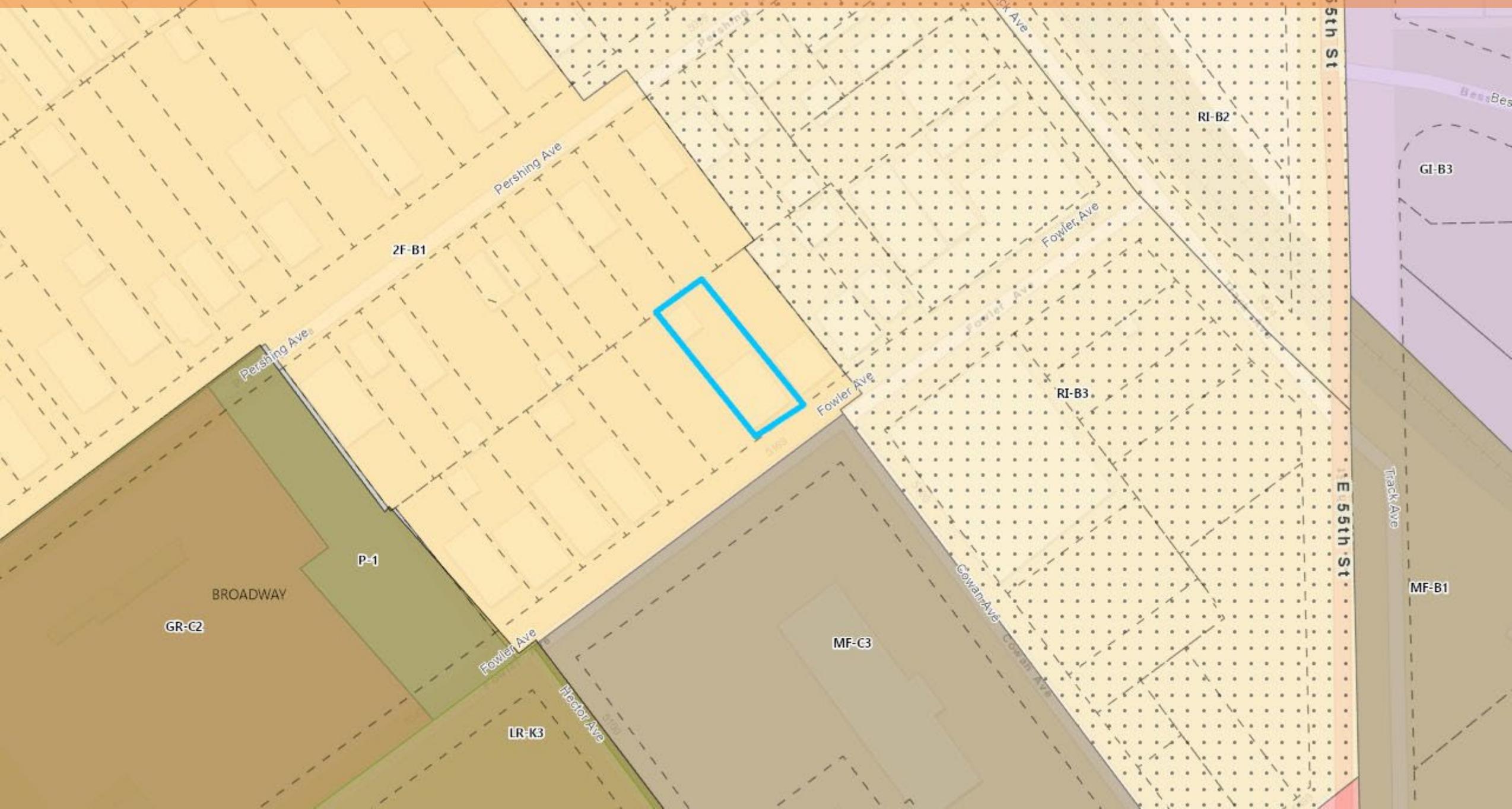
Madam Chair, Members of the Board, Appellant is requesting an area variance from the ancillary building regulations of the zoning code.

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

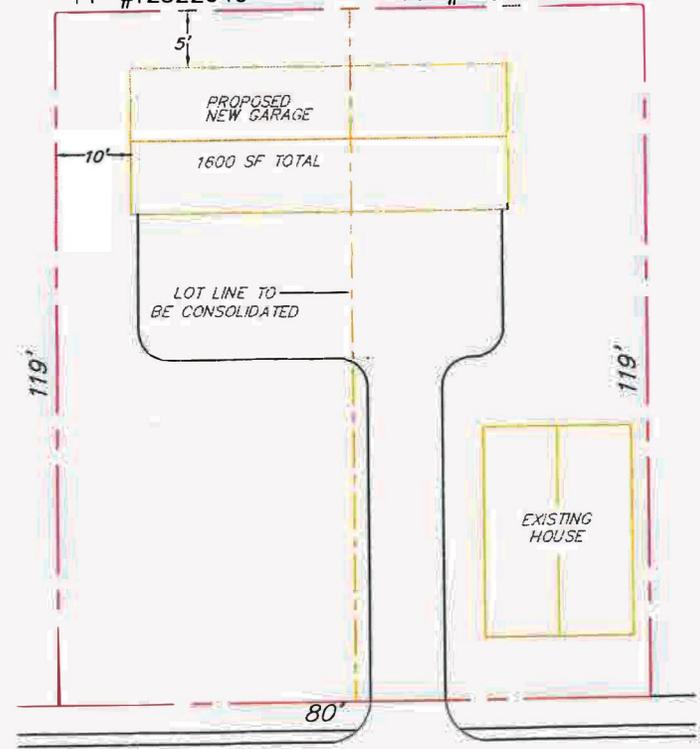






OWNER OF TWO LOTS CONSOLIDATING INTO
ONE LOT WITH TOTAL SIZE TO BE 9,520 SF.

PP #12322049 80' PP #12322050



FOWLER AVENUE

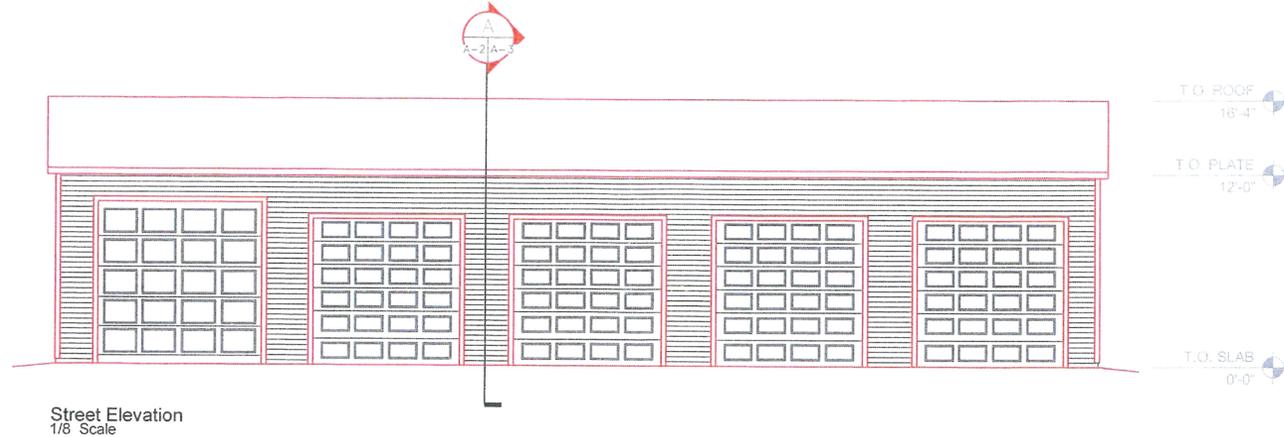
N Site Plan
n.t.s.

Cruz Residence

New Garage

5169 Fowler Avenue
Cleveland, OH 44124

22 August 2022
Issue Date

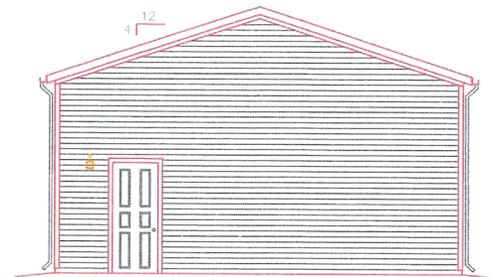


Street Elevation
1/8 Scale



Exp. ~~12.31.22~~
12.31.22

REVISIONS		
No	Date	Purpose



Side Elevation
1/8 Scale

prepared by:

WILLIAM OEFLEIN, RA
28650 S. Woodland Rd.
Pepper Pike, OH 44124

216.905.7150 MOBILE
billoeflein@yahoo.com

A-2
ELEVATIONS
1/8" = 1'-0 SCALE

Cruz Residence

New Garage

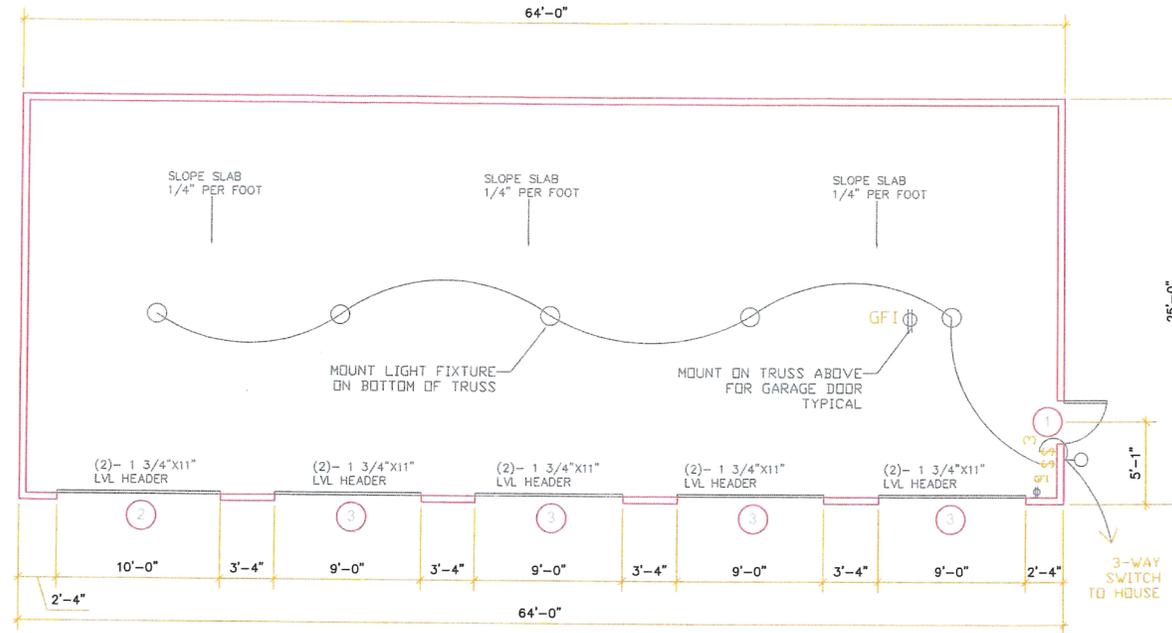
5169 Fowler Avenue
Cleveland, OH 44124

22 August 2022
Issue Date



Exp 12-31-22

REVISIONS		
No	Date	Purpose



GENERAL NOTES

1. WALL DIMENSIONS ARE TO FACE OF STUD.

DOOR SCHEDULE			
MARK	NO.	SIZE (WxH) NOM.	DESCRIPTION
1	1	3'-0x6'-8x1 3/4"	METAL INSULATED EXTERIOR
2	2	10'-0"x10'-0"	OVERHEAD
3	4	9'-0"x9'-0"	OVERHEAD

prepared by:

WILLIAM OEFLEIN, RA
28650 S. Woodland Rd.
Pepper Pike, OH 44124

216.905.7150 MOBILE
billoeflein@yahoo.com

A-1
FLOOR PLAN
1/8" = 1'-0 SCALE

Public Hearing

Calendar No. 22-193

15722 Lorain Avenue.

Ward 17



Annette Pakis, proposes to establish use as assembly/meeting/party venue in a C2 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.01 which states assembly/meeting/party venue is not permitted in Local Retail Business District, first permitted in General Retail Business District.
2. Section 349.04 (e) which states parking area in the amount of three times the gross floor area, or a parking area of 7,335 square feet would ordinarily be required, however: due to location in a Pedestrian Retail Overlay District, per Section 343.23(i), parking area may be reduced by 33%, resulting in a required parking area of 4,841 square feet. No parking details are provided on non-scaled, non-dimensioned site plan.



Public Hearing

Calendar No. 22-193

15722 Lorain Avenue.

Ward 17



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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 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 variance, Appellant must prove that denying the request:

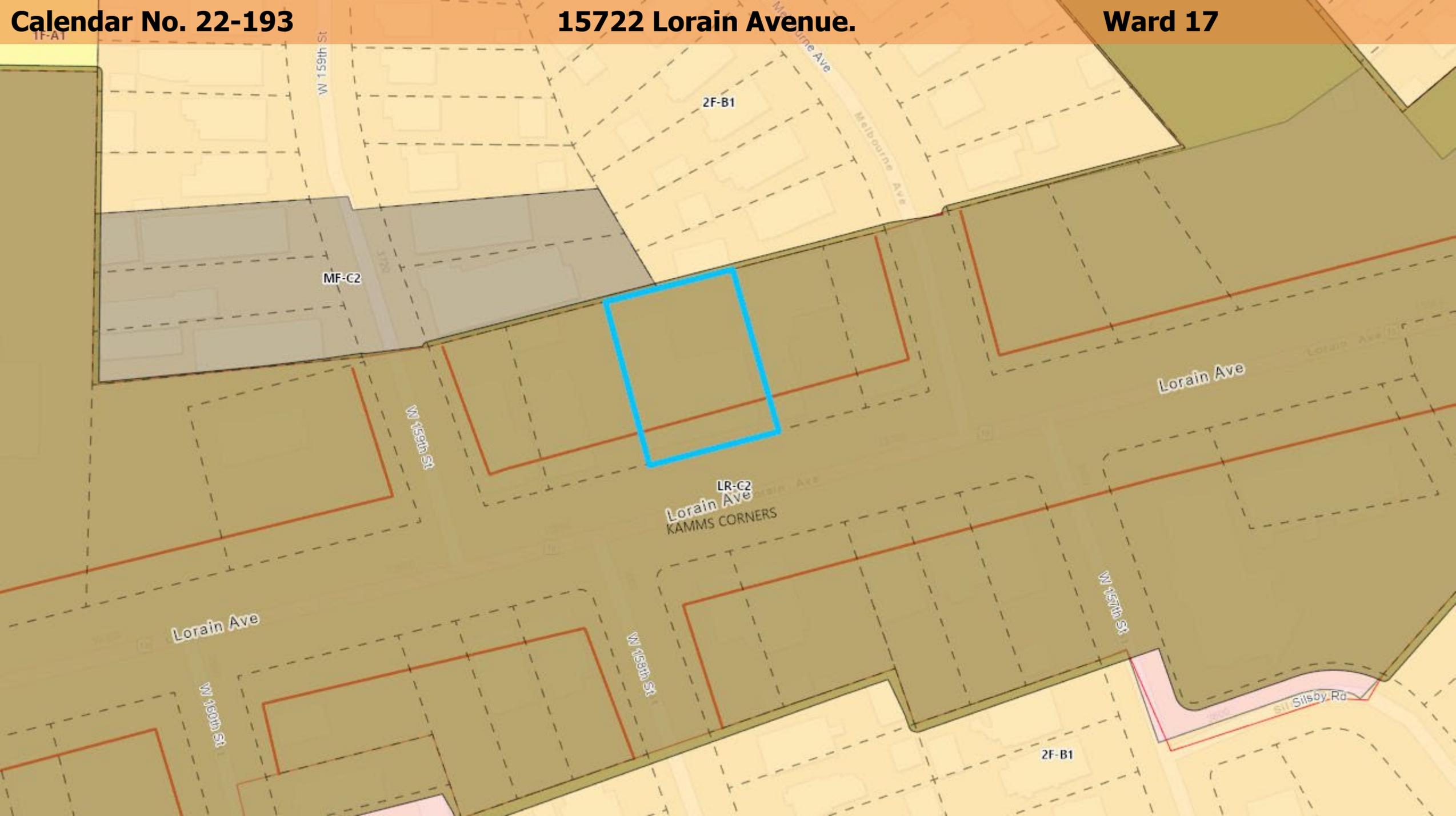
1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.





Melbourne Avenue

Lorain Avenue (SR 10)



Public Hearing



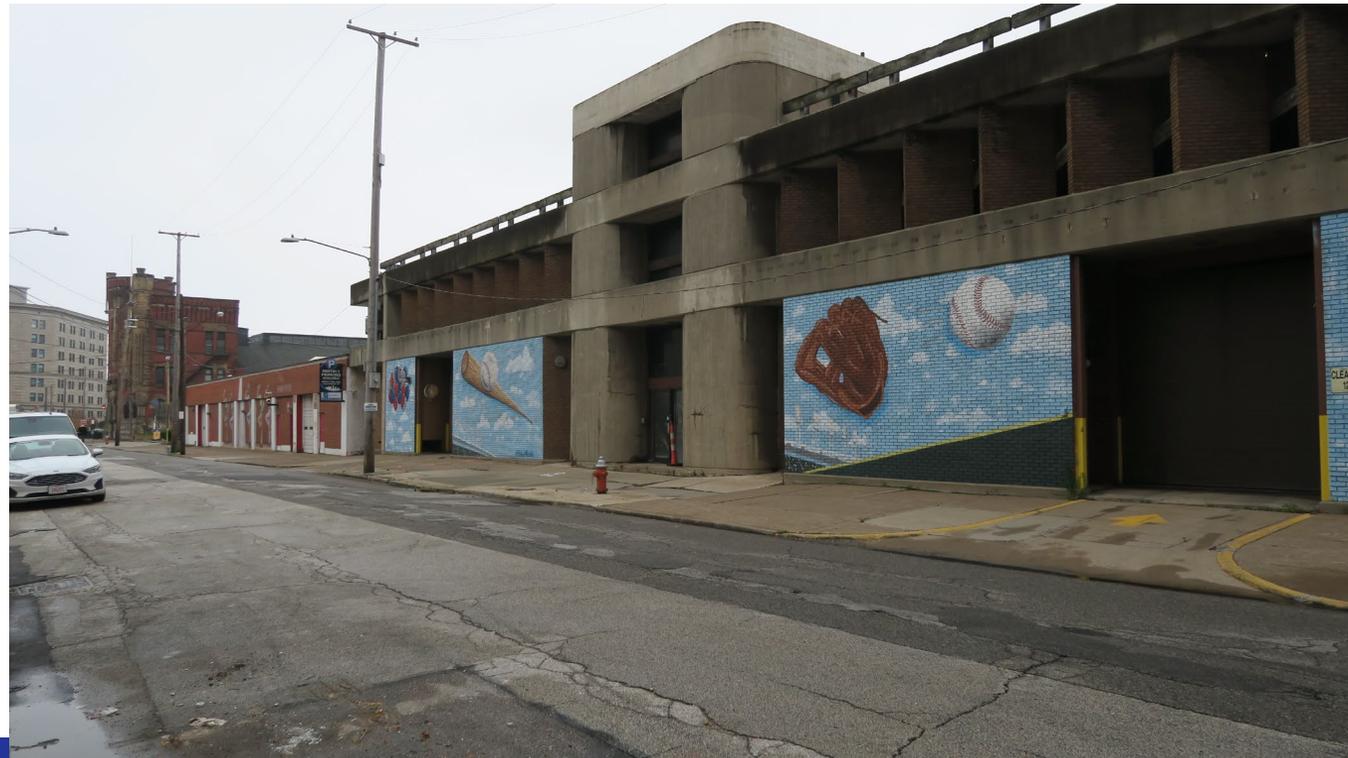
Calendar No. 22-194:

1060 Bolivar Road.

Ward 5

MTP, Bolivar Residences Propco, LLC proposes to erect a four story, 178 residential unit building with retail use on portions of the first floor, including 277 space structured parking that incorporates an existing, nonconforming parking garage. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 356.02(a-e) which states that a "Liner Building" (defined in Section 348.01 (g) as a building that is placed between a street line and off street parking in order to screen the parking from the public right of way) is required in the Central Business District. Such Liner Building must be equal to or greater than the height of the structured parking building, at a minimum equal in width (less the permitted vehicle access points) to the structured parking, and at least 15 feet in depth. No Liner Building along Bolivar Road is proposed for half of proposed project. Active use (retail, non-parking) is required along 70% of Bolivar Road.
2. Section 356.02 (f) which states that a minimum of 70% of Building Frontage between 2'6" and 7'6" above grade shall be transparent windows and doors.
3. Section 359.01(a) which states that use of building or land lawfully existing on the effective date of this Zoning Code or of any amendment or supplement thereto, or for which a permit has been lawfully issued, may be continued even though such use does not conform to the provisions of this Zoning Code for the use district in which it is located, but no enlargement or expansion shall be permitted except as a variance.
4. Section 341.02(a, b) Review and approval of the City Planning Commission is required.



Public Hearing

Calendar No. 22-194:

1060 Bolivar Road.

Ward 5



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HISTORY OF THE PROPERTY





LEGAL STANDARD

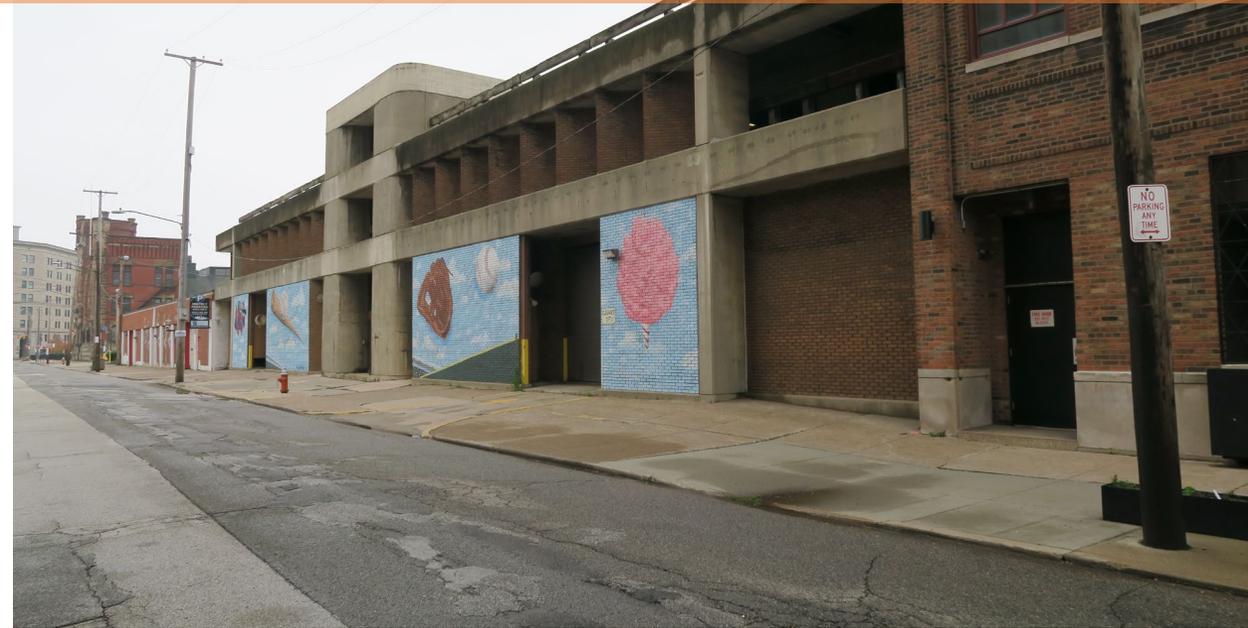
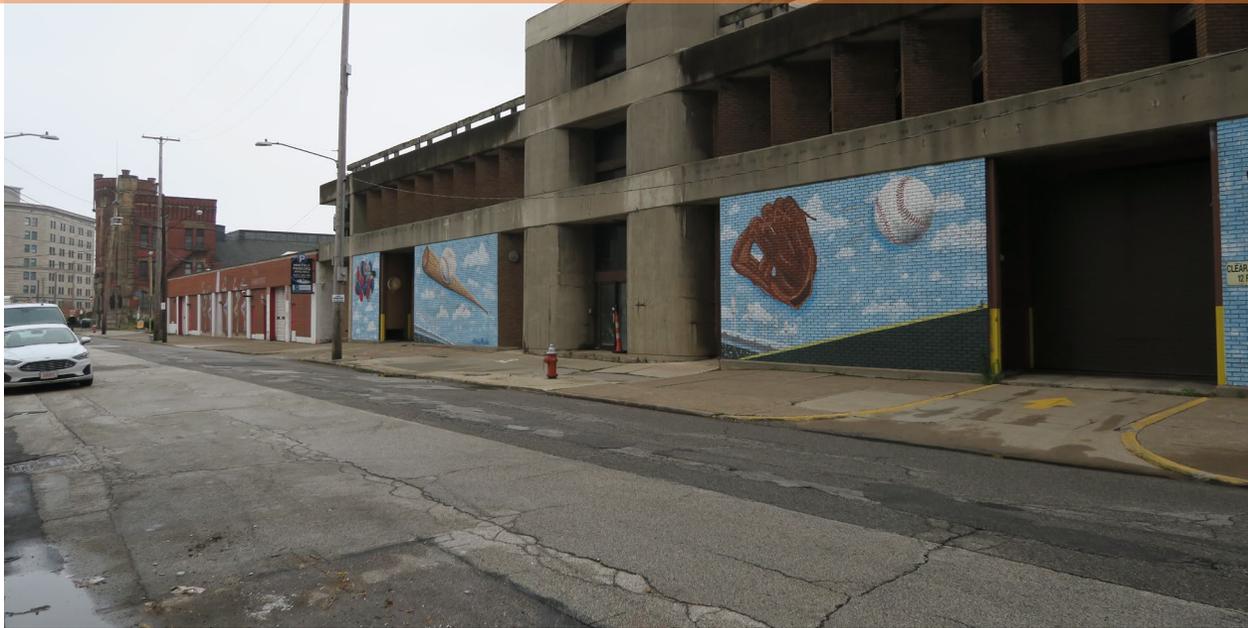
Madam Chair, Members of the Board, Appellant is requesting a use variance and area variances from the parking and transparent windows and doors regulations of the zoning code.

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.





Erie Court

Bolivar Road

Prospect Avenue East

East 9th





1020 BOLIVAR RD (EXISTING STRUCTURE TO REMAIN - NOT IN SCOPE)

1060 BOLIVAR RD EXISTING 2 STORY PARKING STRUCTURE

1124 BOLIVAR RD EXISTING 1 STORY PARKING GARAGE (TO BE RAZED)

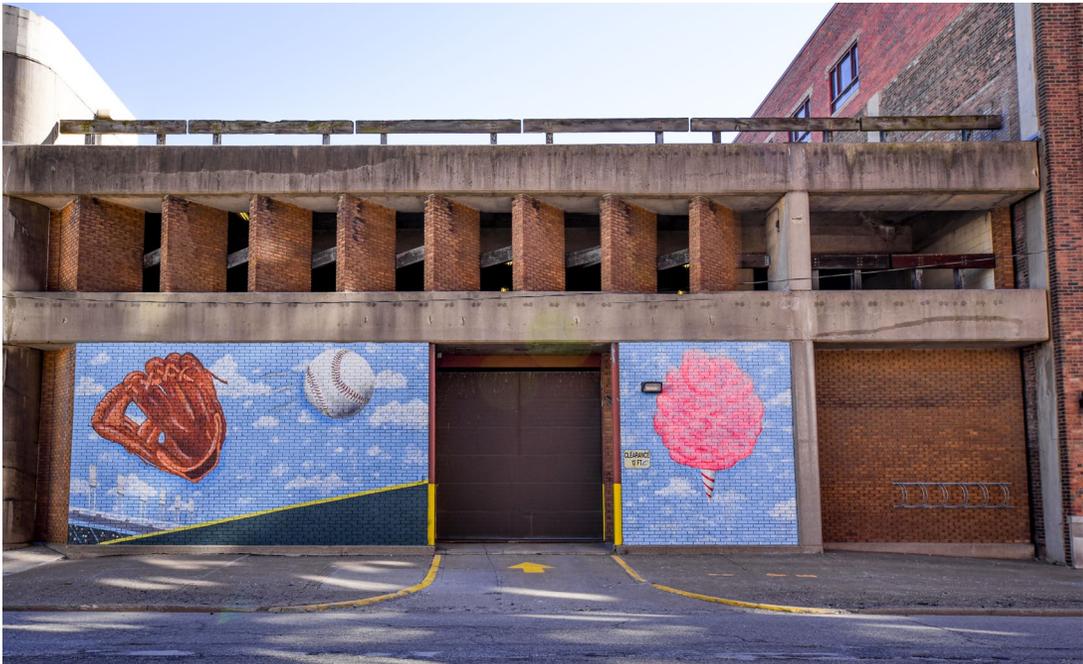


1020 Bolivar Rd, Cleveland, OH 44115



Erie Street Cemetery





NEW PLANTER BOXES
& SITE LANDSCAPING

BOLIVAR ROAD

EXISTING 1060 PARING GARAGE

NEW BUILDING

EXST. GARAGE DOOR
REMOVED AND REPLACED
WITH SCREENING

NEW OPENINGS PROVIDED
FOR NATURAL VENTILATION
AND SCREENED TO MATCH
ADJACENT 1020 CONTEXT

EXST. PARKING
ENTRY TO REMAIN

RESIDENTIAL LOBBY

NEW PROPOSED RETAIL SPACE

32'-10"
LINER BLDG DEPTH - NEW BUILDING

15'-0"
LINER DEPTH

EXST PARKING GARAGE

EXST PARKING GARAGE

NEW PARKING GARAGE

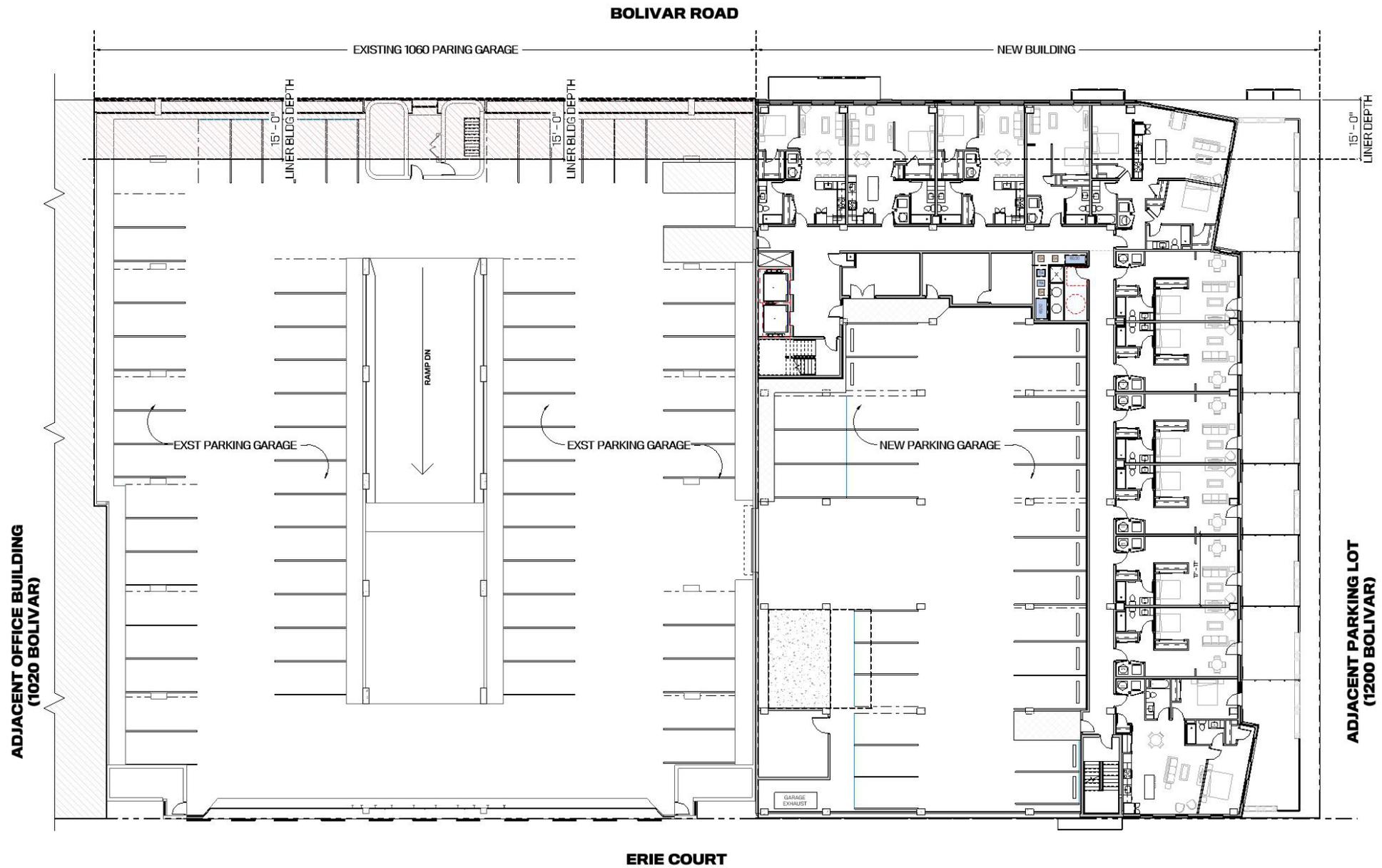
**ADJACENT OFFICE BUILDING
(1020 BOLIVAR)**

**ADJACENT PARKING LOT
(1200 BOLIVAR)**

ERIE COURT

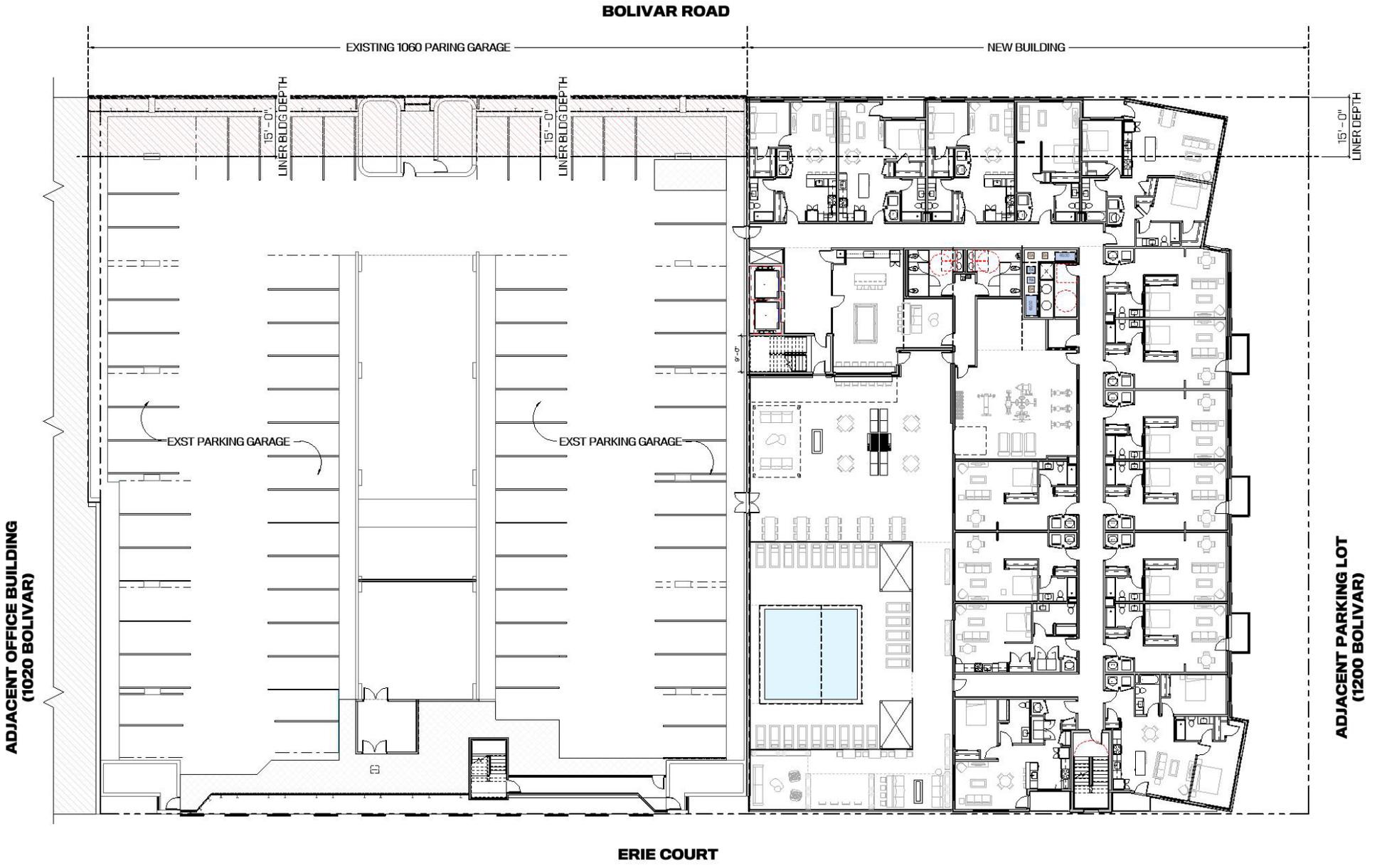
Proposed First Floor Plan





Proposed Second Floor Plan





Proposed Third Floor Plan

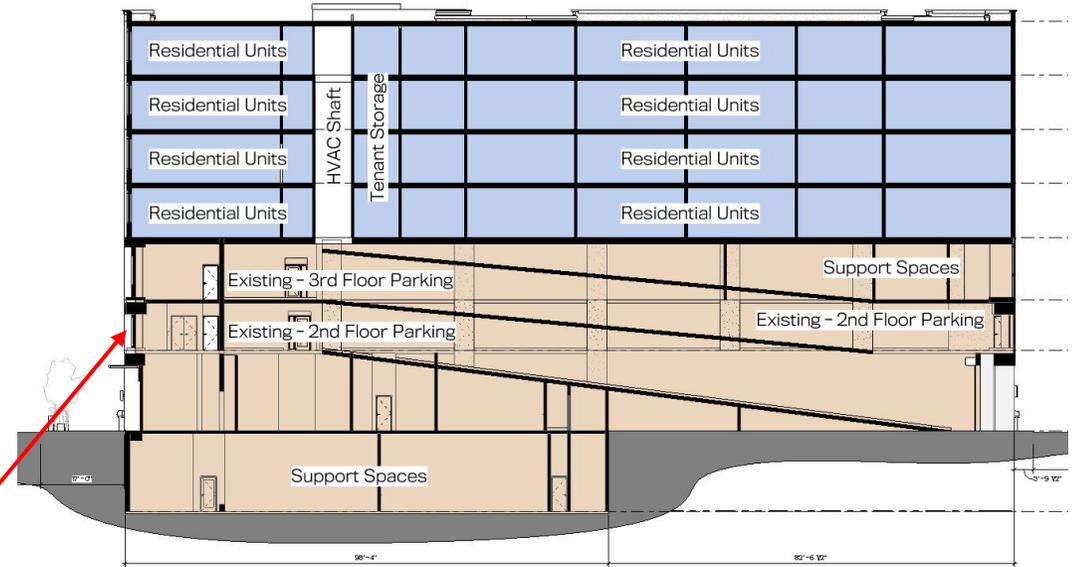




Decorative Garage Openings

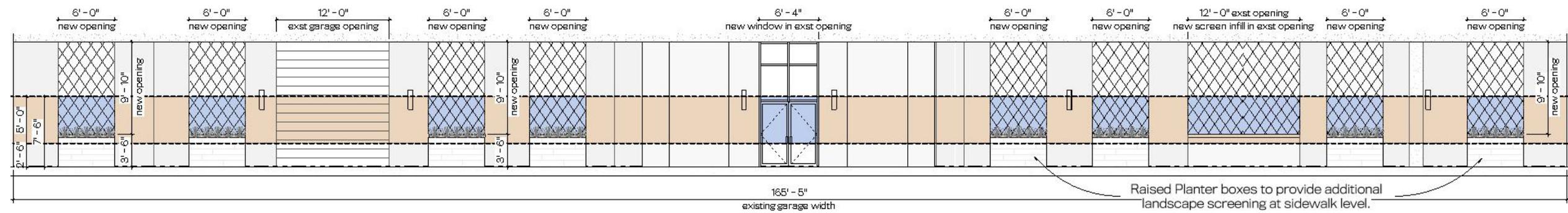


Mesh/Perforated Screening
(BoD: McNichols Rectangular Mesh)



Proposed Building Elevation & Section

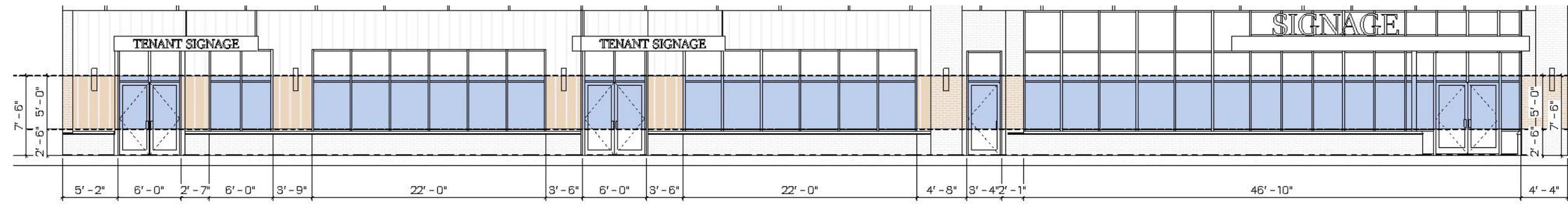




- Solid wall:** Total area between 2'-6" & 7'-6": 555 SF (67% opaque)
- Transparent Doors/Windows:** Total area between 2'-6" & 7'-6": 272 SF (33% transparent)

**Total area between 2'-6" & 7'-6": 827 SF*

Existing Garage Elevation



- Solid wall:** Total area between 2'-6" & 7'-6": 148 SF (21% opaque)
- Transparent Doors/Windows:** Total area between 2'-6" & 7'-6": 558 SF (79% transparent)

**Total area between 2'-6" & 7'-6": 706 SF*

New Building Elevation

Bolivar Road – Ground Level Transparency





Bolivar Façade





View at Bolivar looking East



Existing vs New Massing- From Bolivar Road



Public Hearing



Calendar No. 22-195:

4506 Lorain Avenue.

Ward 3

North Coast Shuffleboard Club LLC, proposes to expansion of office & salon use to include a tattoo studio in Local Retail Business District and a Pedestrian Retail Overlay District (PRO). The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 343.01 which states that a Tattoo Studio is not permitted in Local Retail Business but is first permitted in General Retail District 343.11, if it meets the conditions described in section 347.12(b) which states: (1.) No such use shall be establishes within one thousand (1,000) feet of a residential district or day care center, kindergarten, elementary or secondary school, public library, church, playground, public or nonprofit recreation center or community center. (2.) No such use shall be established within one thousand (1,000) feet of another such use.



Public Hearing

Calendar No. 22-195:

4506 Lorain Avenue.

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.**



HISTORY OF THE PROPERTY





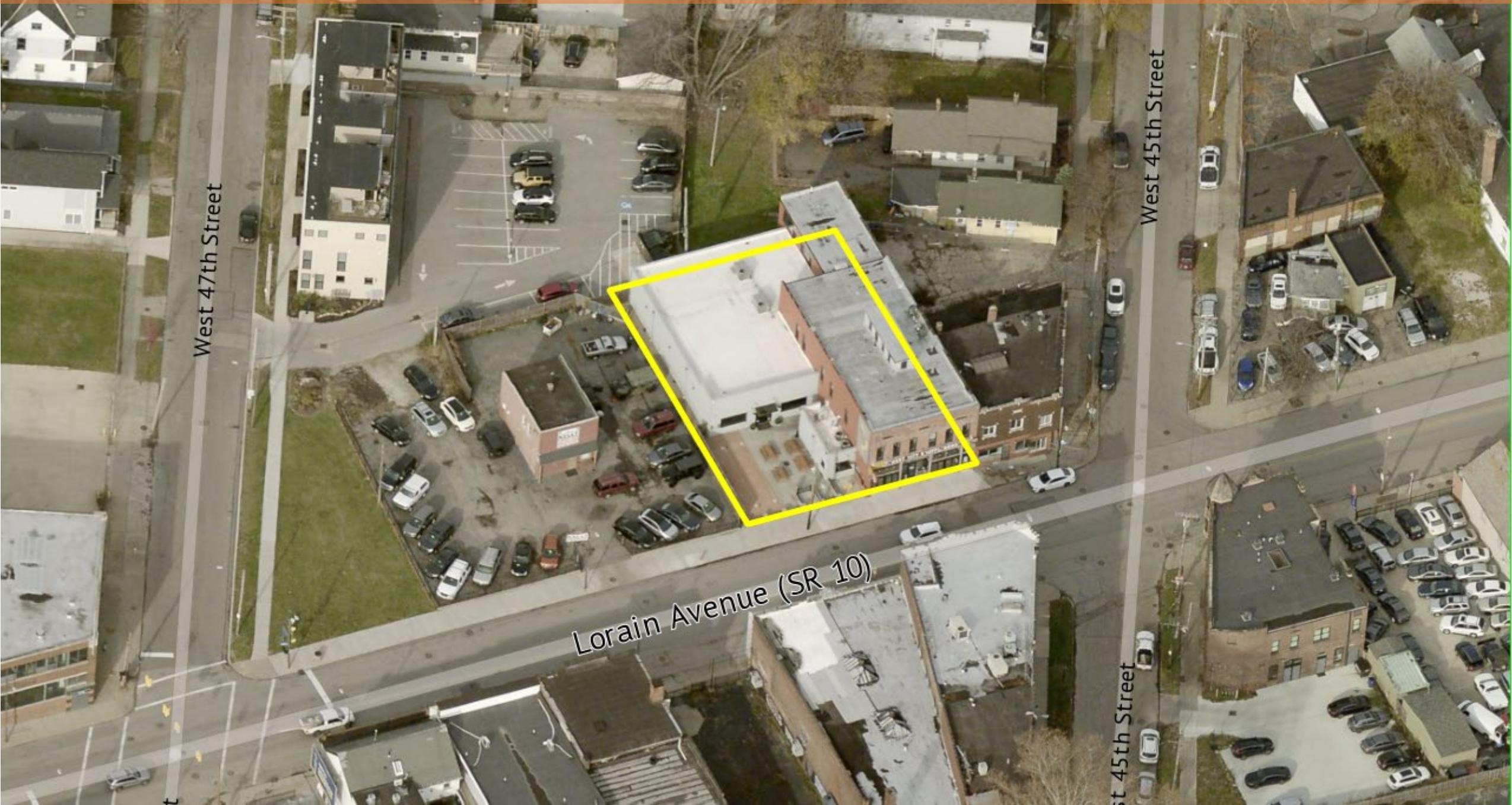
LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance from the 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.



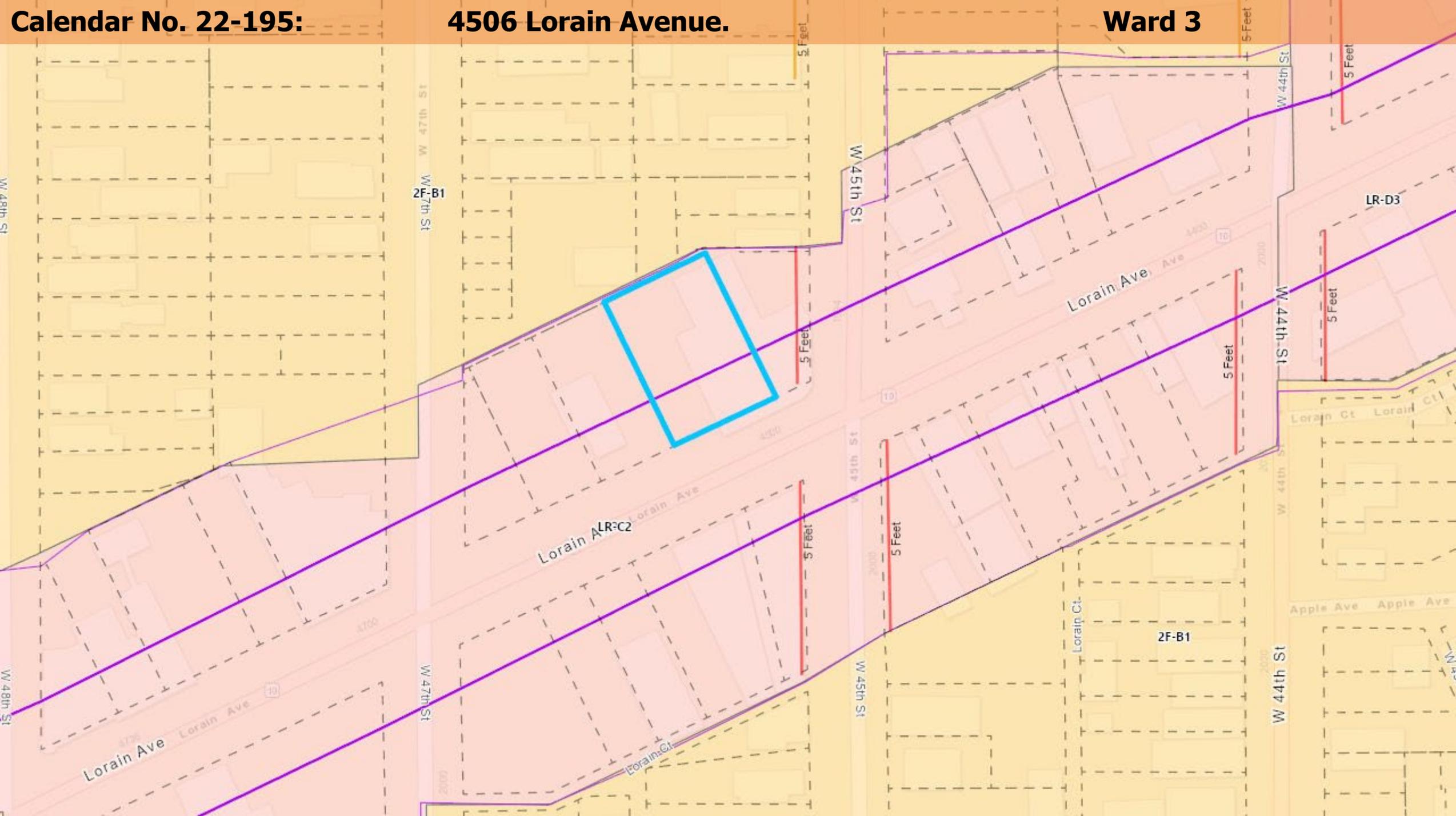


West 47th Street

West 45th Street

Lorain Avenue (SR 10)

West 45th Street



W 47th St

W 45th St

W 44th St

LR-D3

Lorain Ave

W 44th St

Lorain Ave

2F-B1

Lorain Ave

W 47th St

W 45th St

W 44th St

Lorain Ct

Lorain Ct

Apple Ave

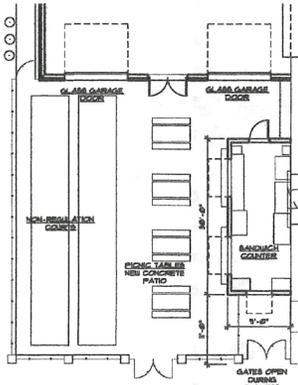
Apple Ave

SITE ANALYSIS	
TOTAL SITE AREA:	19,375 S.F.
TOTAL BUILDING AREA:	7,849 S.F.
TOTAL PROVIDED PARKING STALLS:	17 OFF STREET SPACES, 8 STREET SPACES, AND 6 BICYCLE SPACES
PARKING RATIO:	1.1 PER 450 S.F.

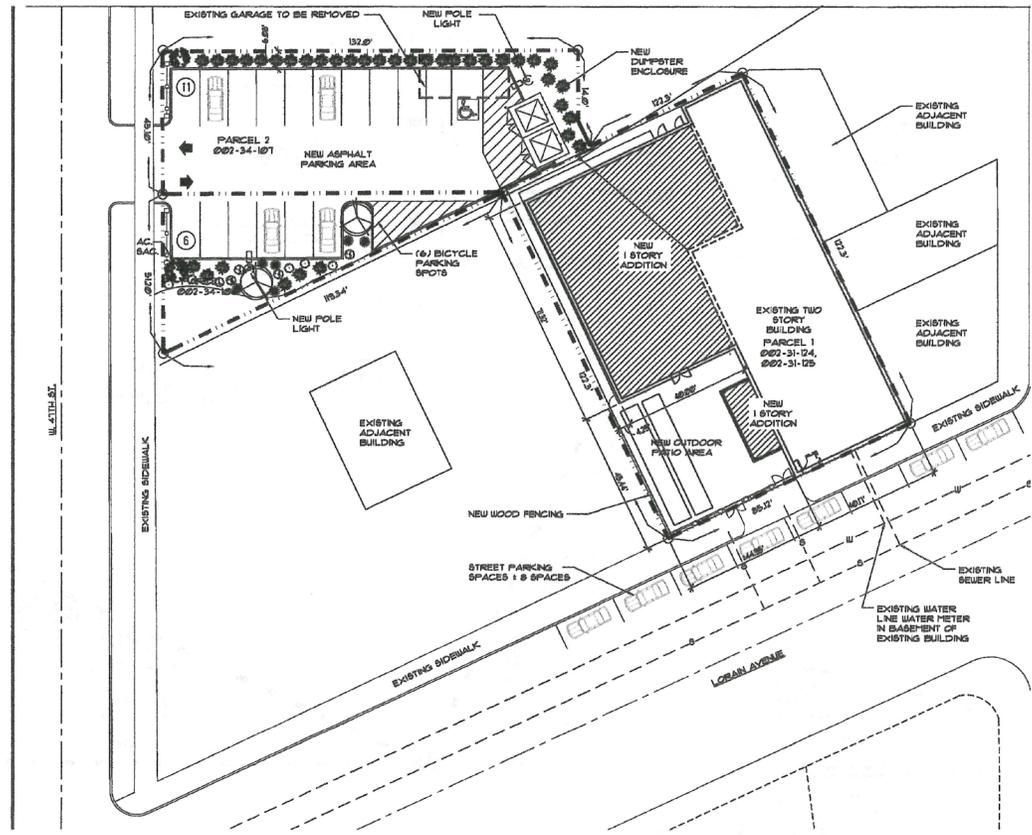
PARKING INFORMATION				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED BY QTY	1.1 PER EACH EMPLOYEE + 1 FOR EACH 4 SEATS DEVOTED TO PATRON USE WITH A 25% FOR LOCAL RETAIL REDUCTION 86 SEATS / 4 LESS 33% = 44 SPACES	14 PARKING SPACES 1 ACCESSIBLE PARKING SPACE 8 ON STREET PARKING SPACES 20 SPACES	NO
2	MINIMUM PARKING STALL SIZE	MINIMUM OF 180 S.F.	10' X 10'-10"	NO
3	MINIMUM AISLE WIDTH	14'-0"	14'-0"	NO
4	MINIMUM OFF-STREET LOADING AREA	N/A	N/A	NO
5	MINIMUM STAGING SPACE SIZE	N/A	N/A	NO
6	ON-STREET PARKING/PAVEMENT AREA	YES	YES 17 SPACES OFF STREET	NO

SIGN INFORMATION				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAXIMUM FREESTANDING SIGN AREA	N/A	N/A	NO
1	MAXIMUM SIGN HEIGHT	PROJECTING SIGNS BY ABOVE SIDEWALK, 10' ABOVE STREET, 7' FROM THE STREET A.D.W.		NO
3	MAXIMUM BUILDING SIGN AREA	33 S.F.	39' S.F.	NO
4	MINIMUM SETBACK FROM PAV	3'-0"	5'-0"	NO

ZONING INFORMATION	
LOCATION:	CLEVELAND, OH
CURRENTLY ZONED:	PRO STREET FRONTAGE, PRO SPECIAL SIGN, AND LOCAL BUSINESS RETAIL
USE:	RETAIL STORE



2 ENLARGED PATIO PLAN
AS-1 SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN
AS-1 SCALE: 1/20" = 1'-0"



1736 columbus road
cleveland, oh 44119
www.faboarch.com
1:216.395.0059

fabo architecture

ERIE SOCIAL SHUFFLEBOARD CLUB
4503 LORAIN RD
CLEVELAND, OH 44113

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Issue date: 06-XX-16

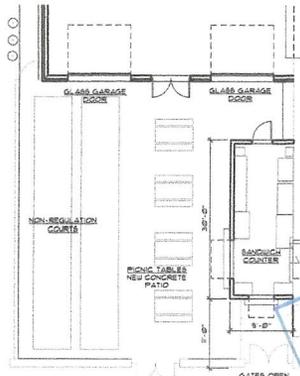
AS-1
sheet No.
job No. FA16045

SITE ANALYSIS	
TOTAL SITE AREA:	19,415 S.F.
TOTAL BUIL. ZONING AREA:	7,865 S.F.
TOTAL PRO. VIDEO PARKING STALLS:	17 OFF STREET SPACES, 8 STREET SPACES, AND 6 BICYCLE SPACES
PARKING RATIO:	1 PER 450 S.F.

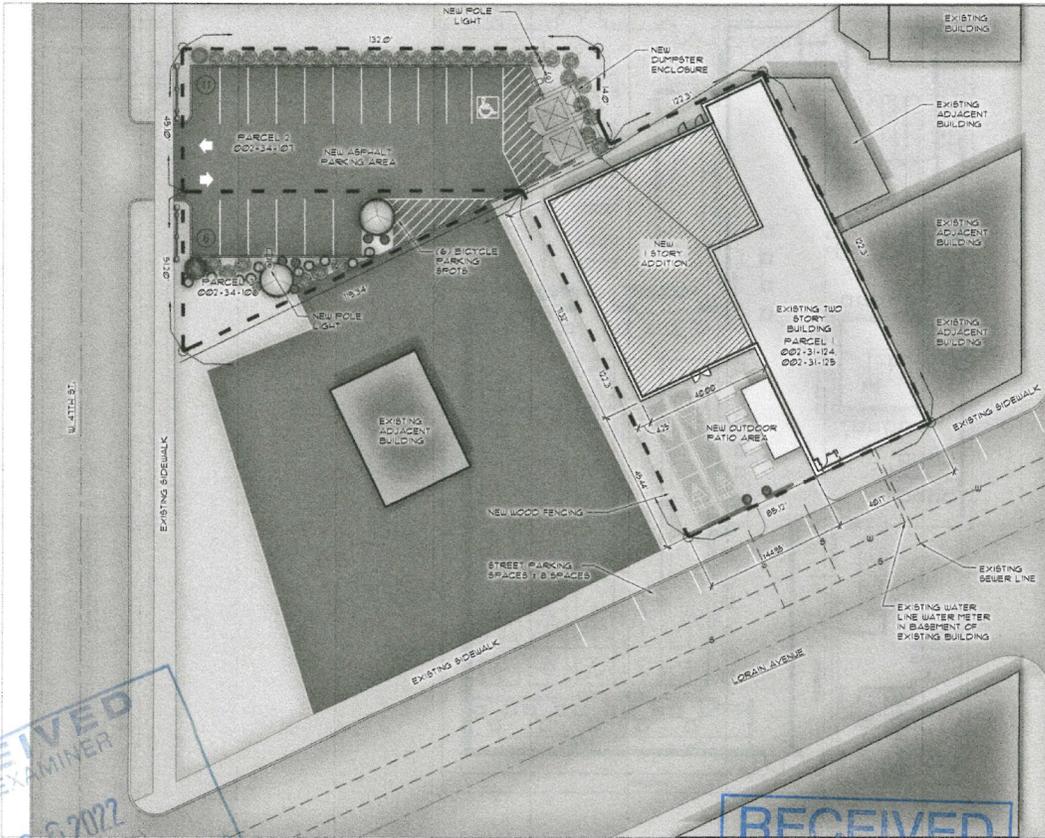
PARKING INFORMATION				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED BY CITY	1 PER EACH EMPLOYEE + 1 FOR EACH 4 SEATS DEVOTED TO PATRON USE WITH A 25% PRO. LOCAL RETAIL REDUCTION 86 SEATS / 4 LESS 35% = 44 SPACES	44 PARKING SPACES 1 ACCESSIBLE PARKING SPACE 8 ON-STREET PARKING SPACES 35 SPACES	NO
2	MINIMUM PARKING STALL SIZE	MINIMUM OF 180 S.F.	10' X 20'-0"	NO
3	MINIMUM AISLE WIDTH	14'-0"	24'-0"	NO
4	MINIMUM OFF-STREET LOADING AREA	N/A	N/A	NO
5	MINIMUM WAITING SPACE PER	N/A	N/A	NO
6	ON-SITE PAVING / PAVEMENT AREA	YES	YES 12 SPACES OFF STREET	NO

SIGN INFORMATION				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAXIMUM FREE-STANDING SIGN AREA	N/A	N/A	NO
2	MAXIMUM SIGN HEIGHT	PROJECTING SIGNS UP ABOVE SIGNAGE, 10' ABOVE STREET, 3' FROM THE STREET R.O.W.	N/A	NO
3	MAXIMUM BUILDING SIGN AREA	33 S.F.	30' S.F.	NO
4	MINIMUM SETBACK FROM PAV.	3' 0"	6' 0"	NO

ZONING INFORMATION	
LOCATION:	CLEVELAND, OH
CURRENTLY ZONED:	PRO STREET FRONTAGE, PRO SPECIAL SIGN, AND LOCAL BUSINESS RETAIL
USE:	RETAIL STORE



2 ENLARGED PATIO PLAN
AS-1 SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN
AS-1 SCALE: 1/20" = 1'-0"

RECEIVED
PLAN EXAMINER
OCT 08 2022
DIVISION OF CONSTRUCTION PERMITTING

RECEIVED
OCT 18 2022
BOARD OF ZONING APPEALS



1736 columbus road
cleveland, oh 44103
www.fabo.com
t: 216.241.6150
f: 216.395.0053

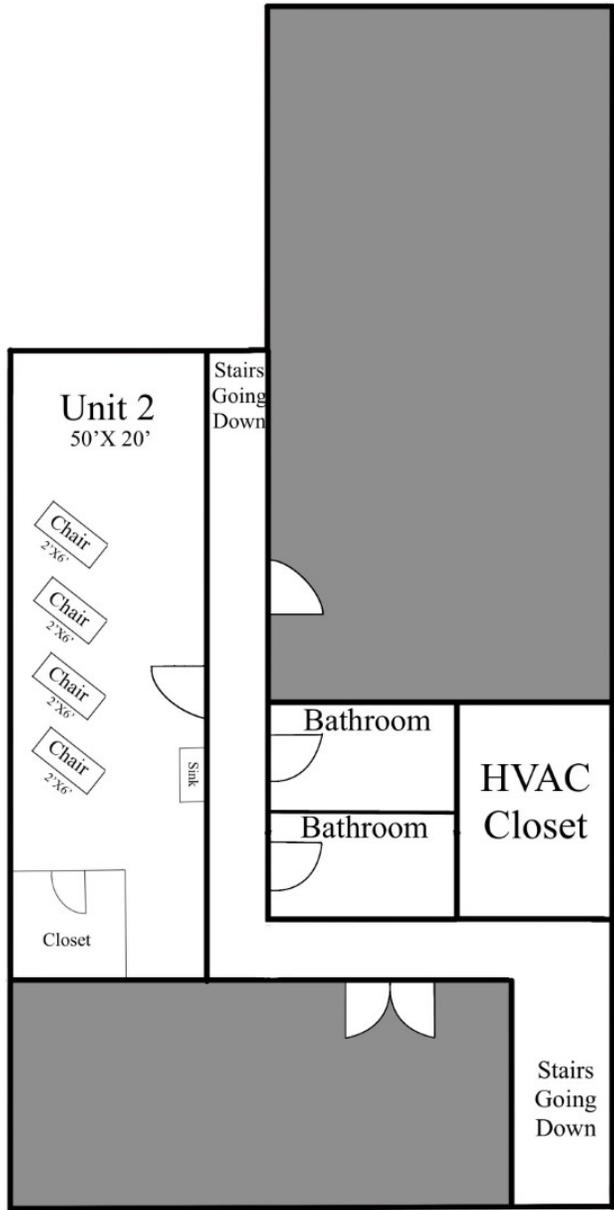


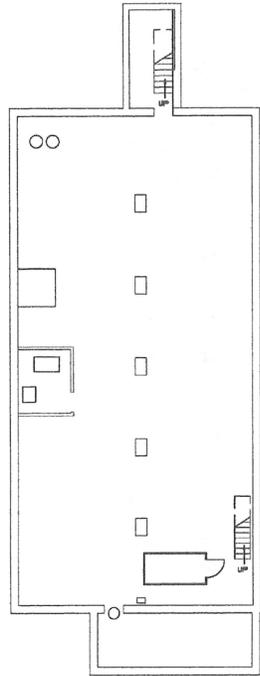
ERIE SOCIAL CLUB
CLEVELAND, OH 44113
4654 LORAIN RD

REVISIONS:

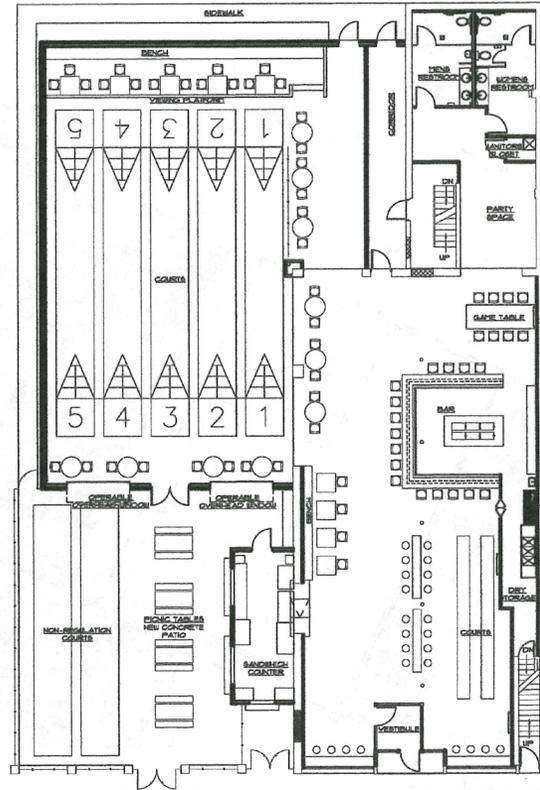
Issue date: 03-22-16

AS-1
sheet No.
job No. FA16045





2
 BASEMENT
 PROPOSED PLAN
 PP-1 SCALE: 1/8" = 1'-0"



1
 FIRST FLOOR
 PROPOSED PLAN
 PP-1 SCALE: 1/8" = 1'-0"



1738 columbus road
 cleveland, oh 44113
 www.faboarch.com
 fabo@faboarch.com
 216.291.0000
 216.291.0000

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 architecture

ERIE SOCIAL SHUFFLEBOARD CLUB

4696 LORAIN RD CLEVELAND, OH 44113

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REVISIONS:	

issue date : 03-22-16

PP-1
 sheet No.
 job No. FA16045

Public Hearing



Calendar No. 22-188:

2915 Detroit Avenue.

Ward 3

2915 Detroit Avenue LLC , proposes to change of use from factory to office, café, yoga studio and bicycle spin studio in a D3 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the section 349.04(c) of the Cleveland Codified Ordinances, which states that 44 parking spaces are required and none are proposed.



Public Hearing

Calendar No. 22-188:

2915 Detroit Avenue.

Ward 3



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 an area variance from the parking 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.

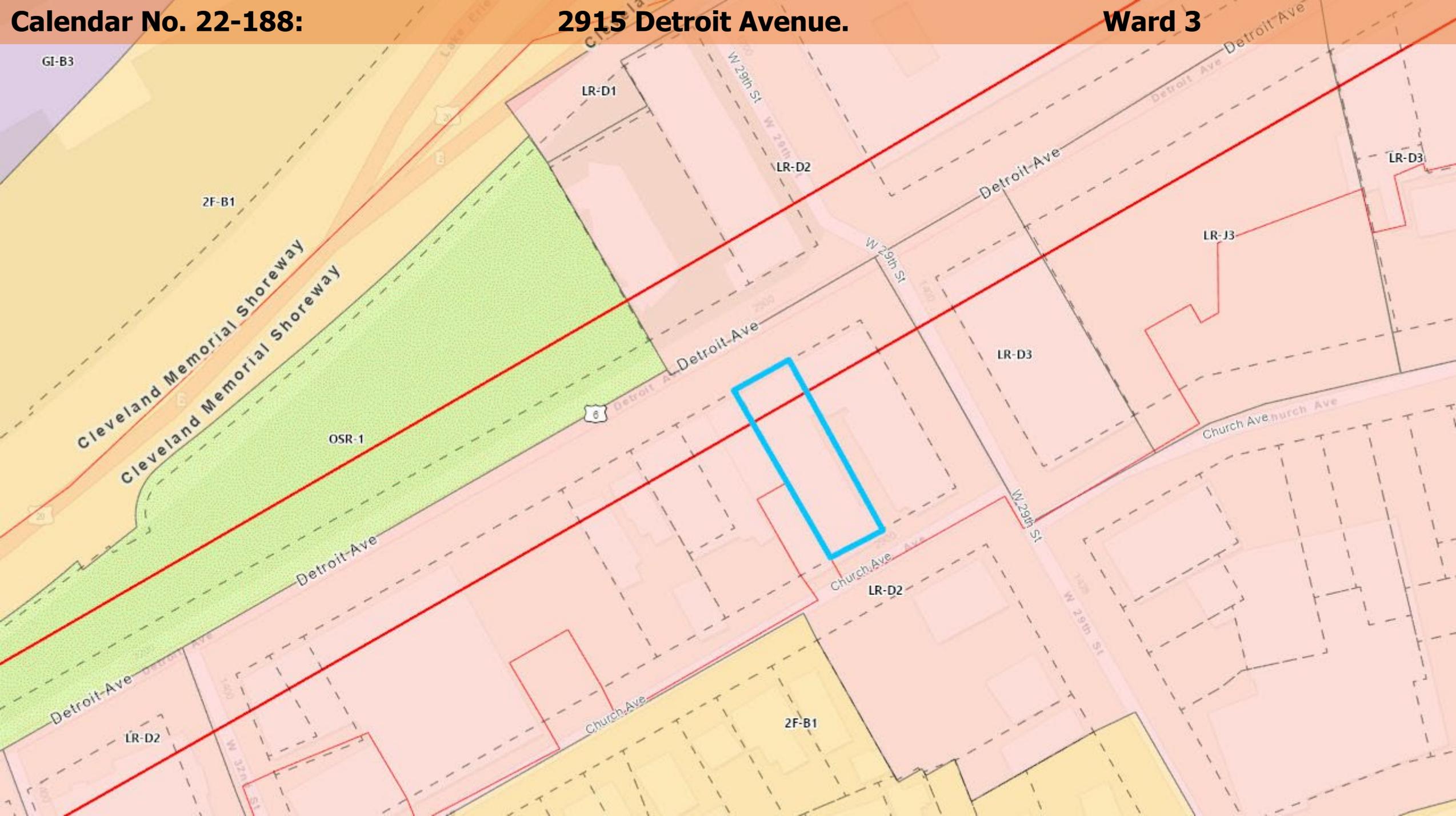


Calendar No. 22-188:

2915 Detroit Avenue.

Ward 3





PATRON SAINT

INTERIOR ALTERATIONS

2915 DETROIT AVE. CLEVELAND, OHIO 44113

ZONING 7/12/2022

PROJECT INFORMATION

INTERIOR ALTERATIONS FOR PROPOSED NEW CAFE AND BAR
AT 1ST FLOOR OF EXISTING 2 STORY BUILDING

± 1,758 SF PROJECT AREA

PARKING CALCULATION

49 PROPOSED OCCUPANTS

PER ORDER 1 PARKING SPACE PER 4 SEATS REQUIRED

13 SPACES REQUIRED
0 SPACES PROVIDED

MASTER DRAWING INDEX				
NO.	NAME	REV. NO.	CURRENT REV.	DATE
G-101	TITLESHEET SITE PLAN	1	ZONING	7/12/2022
A-100	DEMO AND CONSTRUCTION PLANS	1	ZONING	7/12/2022

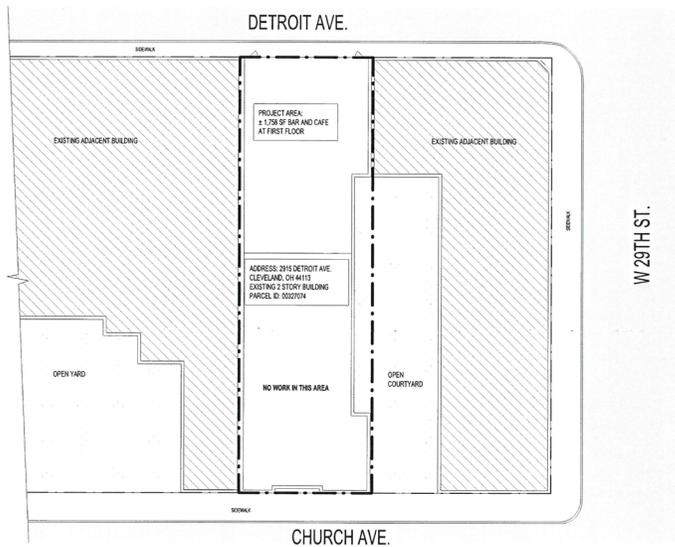
SYMBOL LEGEND

---	CALLOUT
⌀	CENTERLINE
---	CONTROL JOINT
(10)	DOOR NUMBER
⊕	ELEVATION MARK
1 < A101 > 1	EXTERIOR ELEVATION
⊙	KEYED NOTE
→	MATERIAL TYPE
⊕	NORTH ARROW
Room name (10)	ROOM TAG
(1)	SPECIALTY EQUIPMENT TAG
1 A101	BUILDING SECTION
1 A101	WALL SECTION
1 A101	DETAIL SECTION
◇	WALL TYPE
◇	WINDOW TYPE

PROJECT TEAM



ARCHITECT:
Oliver Architecture
715 East 29th
7150 East Avenue #200
Cleveland, OH 44133
www.oliverarchitect.com



1 SITE PLAN
1" = 20'-0"

PATRON SAINT

INTERIOR ALTERATIONS

2915 DETROIT AVE. CLEVELAND, OHIO
44113

1 ZONING 7/12/2022
ISSUE DATE

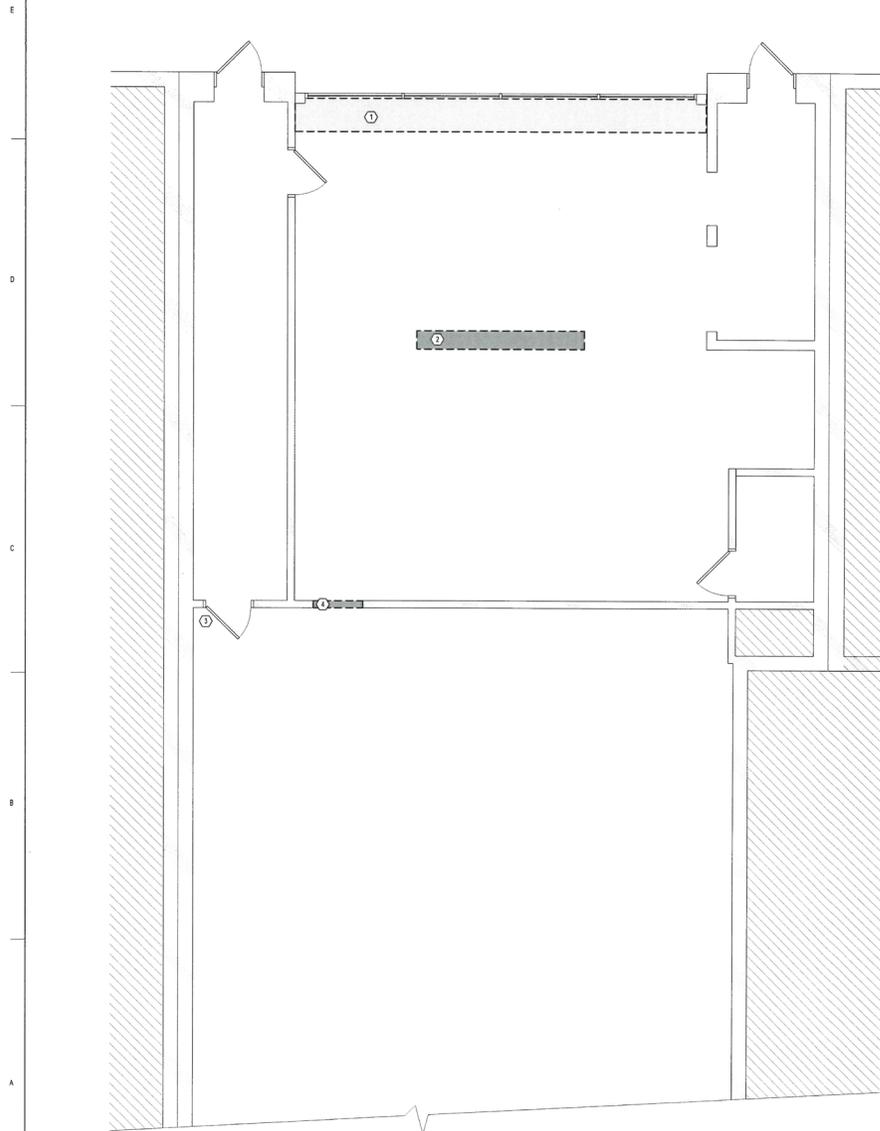


KEVIN A. OLIVER NO. 1015200
© 2018/2022, OH. 101520002

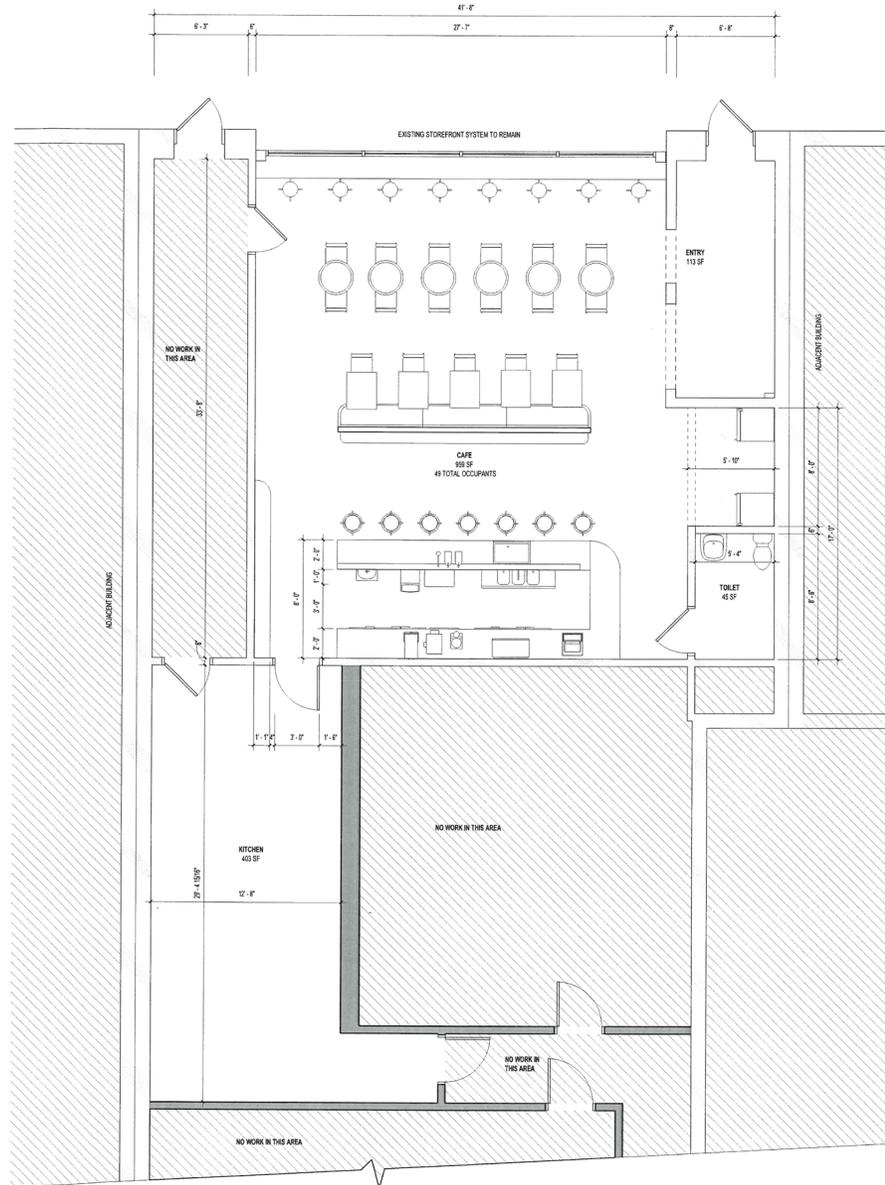
TITLESHEET SITE PLAN

As Indicated
7/12/2022 9:18:05 AM
G-101

KEYED NOTES	
NO.	NOTE
1	REMOVE EXISTING BENCH
2	WALL TO BE DEMOLISHED ALONG WITH EXISTING WINDOWS
3	EXISTING DOOR TO REMAIN
4	REMOVE SPACE FOR NEW DOOR



② PLAN - FIRST FLOOR DEMO
1/4" = 1'-0"



① FIRST FLOOR - NEW WORK
1/4" = 1'-0"

PROJECT TEAM:



ARCHITECT:
Oliver Architecture
215.405.5951
7100 Euclid Avenue #200
Cleveland, OH 44102
www.oliverarch.com

PATRON SAINT

INTERIOR ALTERATIONS

2915 DETROIT AVE CLEVELAND, OHIO
44113

1 ZONING 7102022

ISSUE DATE



KEVIN A. OLIVER NO. 1015200
EXPIRES ON 12/31/2022

DEMO AND CONSTRUCTION
PLANS

1/4" = 1'-0"
DATE 7/12/2022 9:18:05 AM A-100

Public Hearing

Calendar No. 22-172

2915 Detroit Avenue.

Ward 3



AK Detroit My Place LLC, proposes alterations and to establish use as bar/restaurant in a D3 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the following section of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that accessory off street parking is required at the rate of 1 for each employee, plus 1 for each 100 square feet of floor area devoted to patron use or 1 for each 4 seats based on maximum seating capacity, whichever is greater in this case 12 parking spaces are required. Per section 343.23(i) those properties located in the Pedestrian Retail Overlay District required parking will be reduced by 1/3 therefore 8 accessory off street parking spaces required: none are provided.



Public Hearing

Calendar No. 22-172

2915 Detroit Avenue.

Ward 3



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

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HISTORY OF THE PROPERTY





LEGAL STANDARD

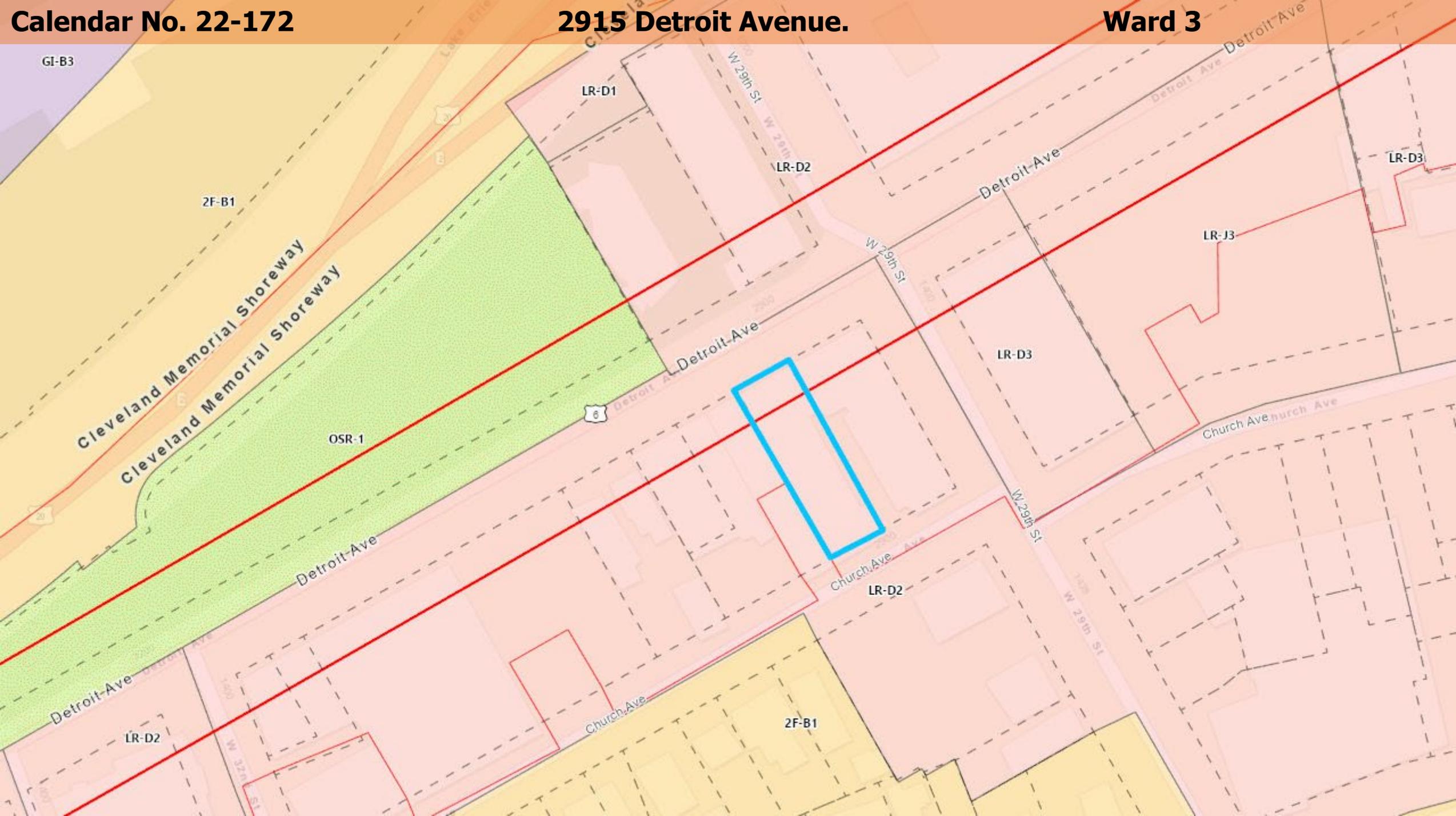
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3. That granting the variance will not be contrary to the purpose and intent of the zoning code.





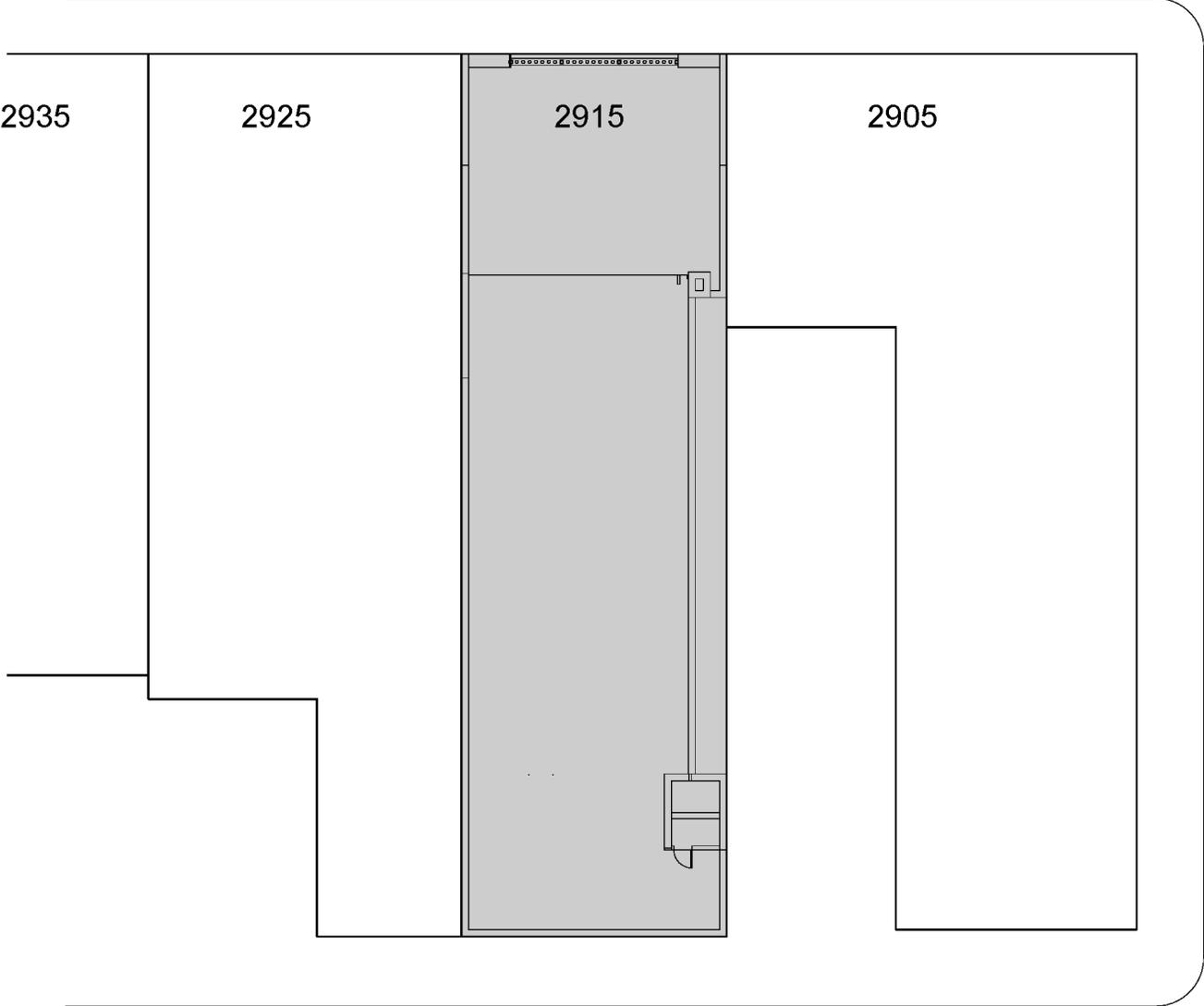




HISTORIC VITROLITE BUILDING
HARNES COLLECTIVE
J. KURTZ ARCHITECTS
BOARD OF ZONING APPEALS



DETROIT AVENUE



WEST 29TH STREET



N

CHURCH AVENUE

PROJECT CODE DATA

PROJECT SUMMARY

EXISTING BUILDING IS USE GROUP F-1 WITH ACCESSORY BUSINESS OCCUPANCY.
CONVERSION TO USE GROUP BUSINESS.
WORK CONSISTS OF INTERIOR AND EXTERIOR ALTERATIONS AND FIT-OUT TO AN EXISTING STRUCTURE.

EXISTING OCCUPANCY: F+ B
PROPOSED: B
YEAR OF CONSTRUCTION: 1926. LATEST RENOVATION: 2002
NUMBER OF STORIES: 2
HEIGHT: 28'
FIRE SUPPRESSION: YES

CHAPTER 3 USE AND OCCUPANCY

PRIMARY:

SECTION 304 BUSINESS GROUP B

304.1 BUSINESS GROUP B OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR PORTION THEREOF, FOR OFFICE PROFESSIONAL OF SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS. BUSINESS OCCUPANCES SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: PROFESSIONAL SERVICES (ARCHITECTS, ATTORNEYS, DENTISTS, PHYSICIANS, ENGINEERS, ETC.)

303.1.1 SMALL TENANT SPACES

A TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS GROUP B OCCUPANCY.

ACCESSORY:

SECTION 303 ASSEMBLY (A-3)

MOST CLOSELY LINKED TO LECTURE HALL, ART GALLERY, COMMUNITY HALL TYPE USE.

CHAPTER 5 BUILDING HEIGHT AND AREA

CONSTRUCTION TYPE: II-B (FULL AUTOMATIC SUPPRESSION SYSTEM)
ALLOWABLE NUMBER OF STORIES: 3
MAX ALLOWABLE HEIGHT: 75'
MAX ALLOWABLE SF PER FLOOR: 28,500 GSF

AREA CALCULATIONS:

BASEMENT: 6,800 GSF
LEVEL 1: 6,500 GSF
LEVEL 2: 6,500 GSF
TOTAL: 13,000 GSF (EXCLUDING BASEMENT)

CHAPTER 6 CONSTRUCTION TYPE: II-B (NON-RATED, NONCOMBUSTIBLE):

EXISTING STRUCTURE IS STEEL COLUMN AND CONCRETE SLAB
NO CHANGE TO BEARING WALLS, EXTERIOR WALLS, FLOOR CONSTRUCTION, OR ROOF CONSTRUCTION.

CHAPTER 10 MEANS OF EGRESS

1004.1.2 OCCUPANT LOAD FACTORS

ACCESSORY STORAGE: 300 GROSS
ASSEMBLY, UNCONCENTRATED: 15 NET
EXERCISE ROOM AREA: 50 GROSS
BUSINESS AREA: 100 GROSS
KITCHEN: 200 GROSS
LOCKER ROOM: 50 GROSS

1006.2.1 COMMON PATH OF EGRESS TRAVEL:

'B' OCCUPANCY: 100'
'A-3' OCCUPANCY: 75'

1006.3.2 STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT

'A-3' AND 'B' OCCUPANCY:
49 MAX OCCUPANCY
75' COMMON PATH OF EGRESS TRAVEL

1017.2 MAX EXIT TRAVEL DISTANCE IN SPRINKLERED:

'B' OCCUPANCY: 300'
'A-3' OCCUPANCY: 250'

1020.4 MAX DEAD END CORRIDOR IS 20'.

CHAPTER 29 PLUMBING FIXTURE REQUIREMENTS

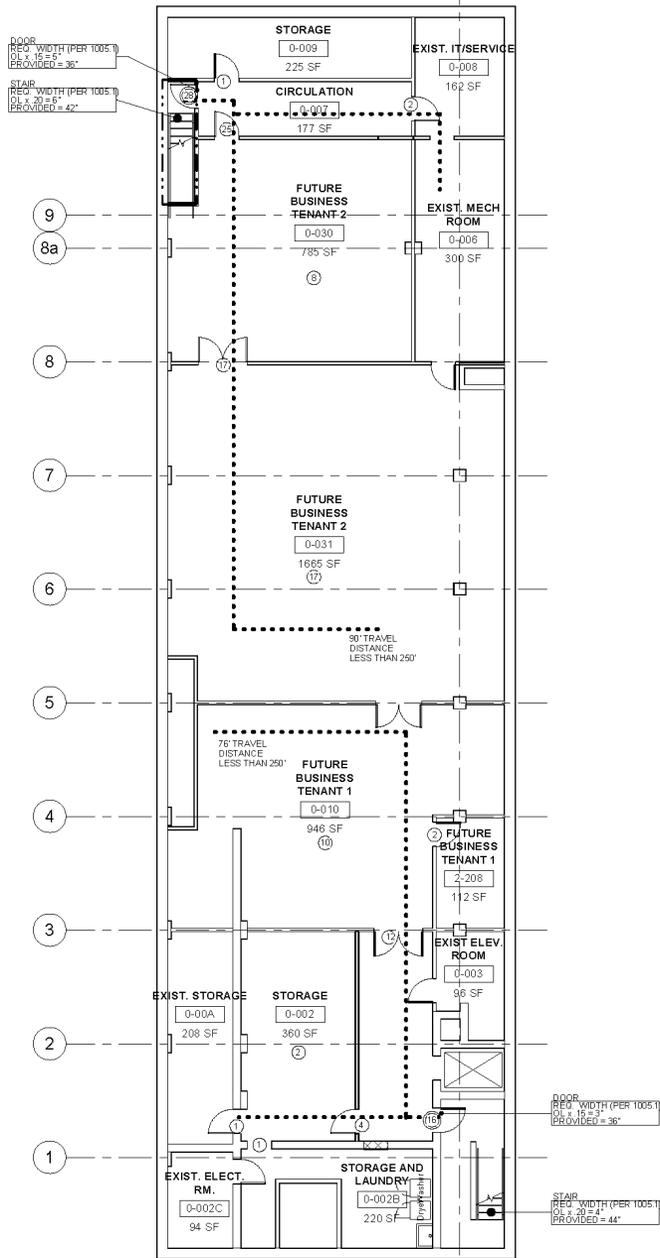
BASEMENT LEVEL OCCUPANTS: EXISTING TO REMAIN

FIRST LEVEL OCCUPANTS: 130
1 EWC REQUIRED, 1 PROVIDED
1 SERVICE SINK REQUIRED, 1 PROVIDED

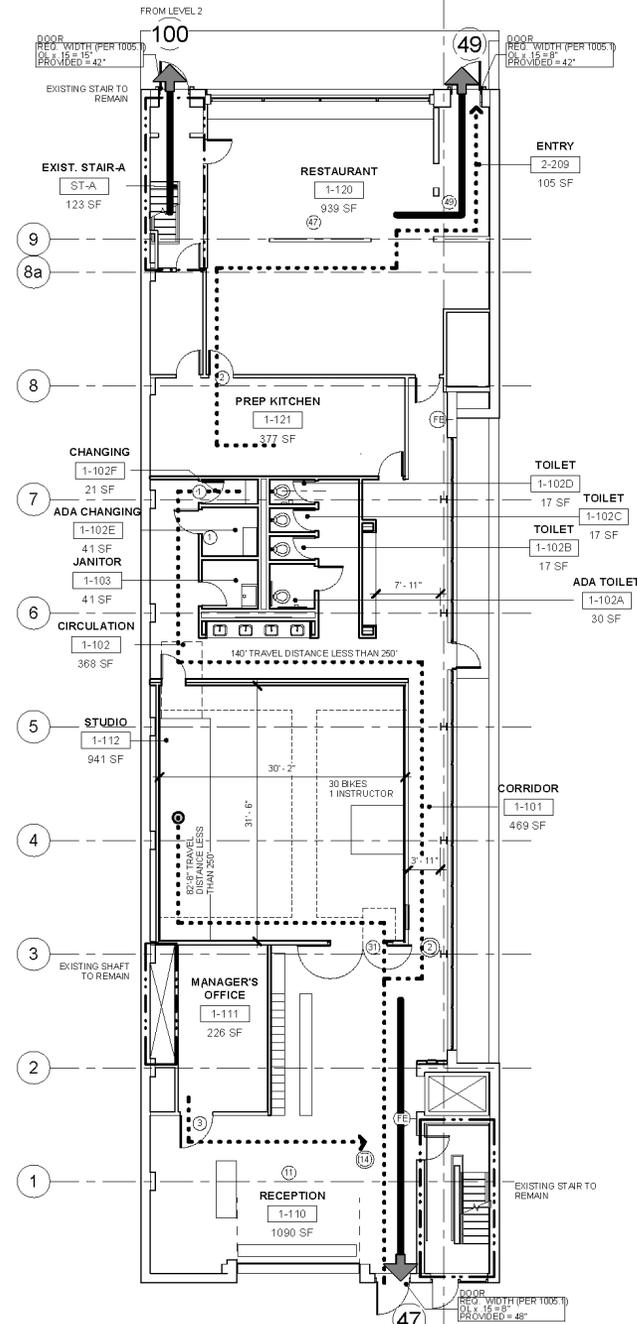
SECOND LEVEL OCCUPANTS: 192
1 EWC REQUIRED, 1 PROVIDED
1 SERVICE SINK REQUIRED, 1 PROVIDED

<u>FIXTURE COUNT</u>	<u>WC(REQUIRED)</u>	<u>LAV (REQUIRED)</u>
BASEMENT	SCOPE IN FUTURE WORK	
LEVEL 1	5 (2)	4 (2)
LEVEL 2	3 (3)	3 (2)

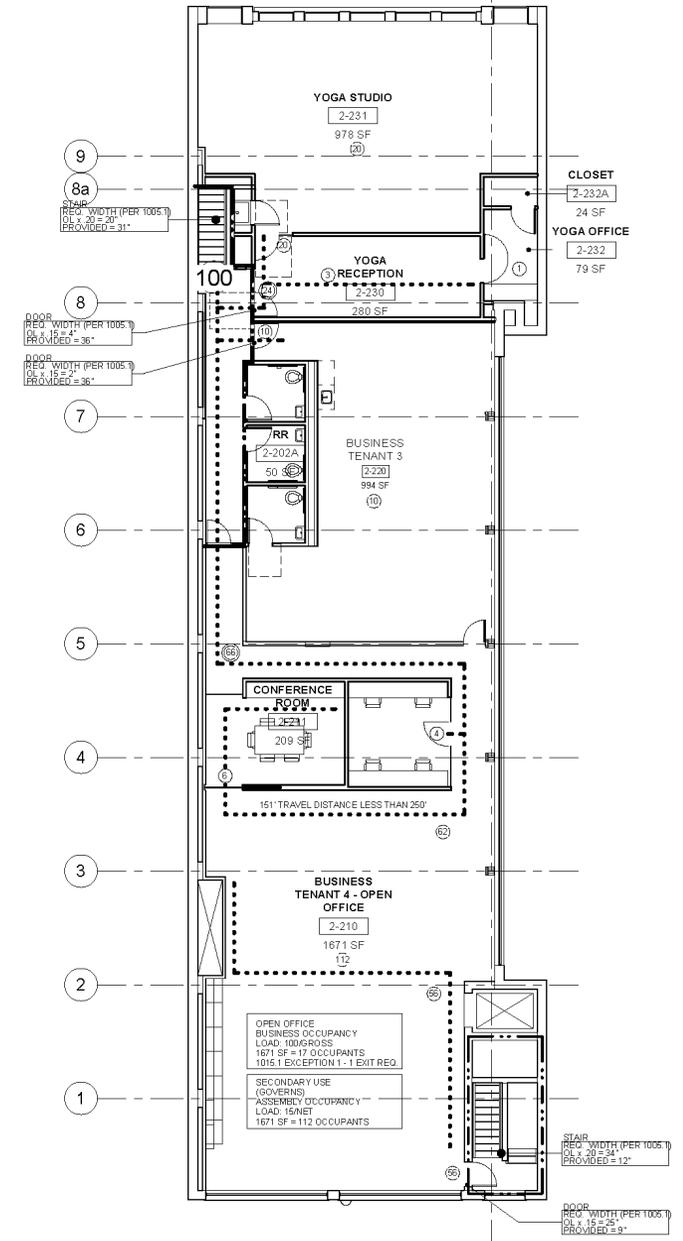
RESTROOMS ON LEVEL 1 AND 2 ARE ACCESSIBLE.



LEVEL 0 | 1/16" = 1'-0"



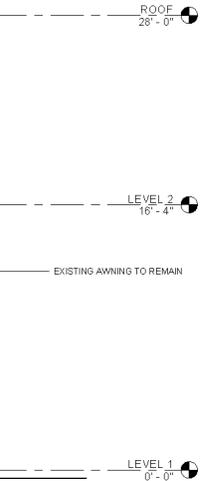
LEVEL 1 | 1/16" = 1'-0"



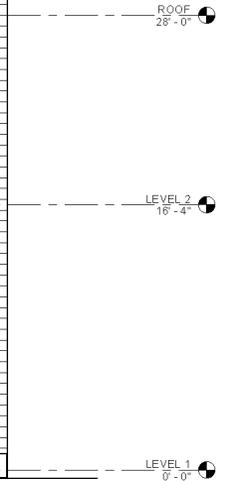
LEVEL 2 | 1/16" = 1'-0"

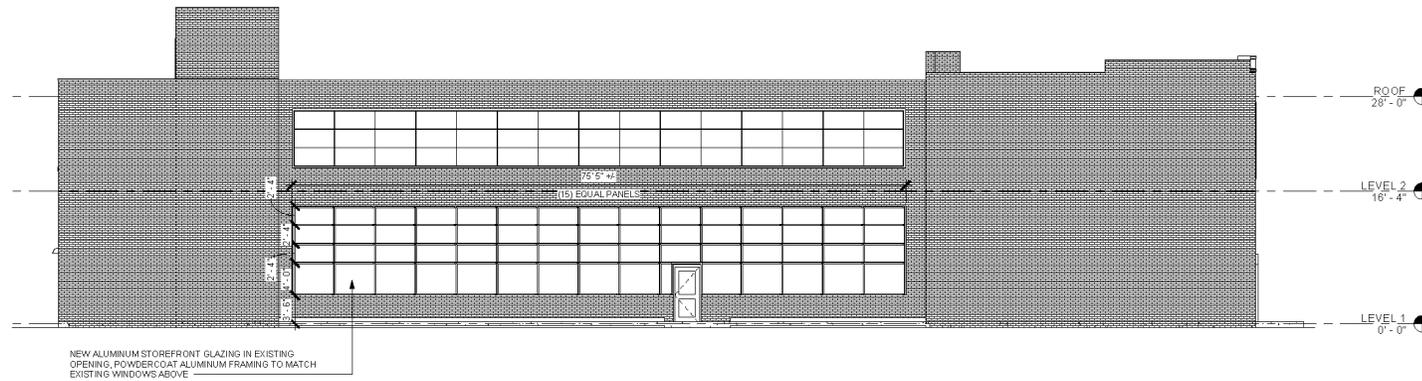


**PROPOSED NORTH ELEVATION -
ALTERNATE**

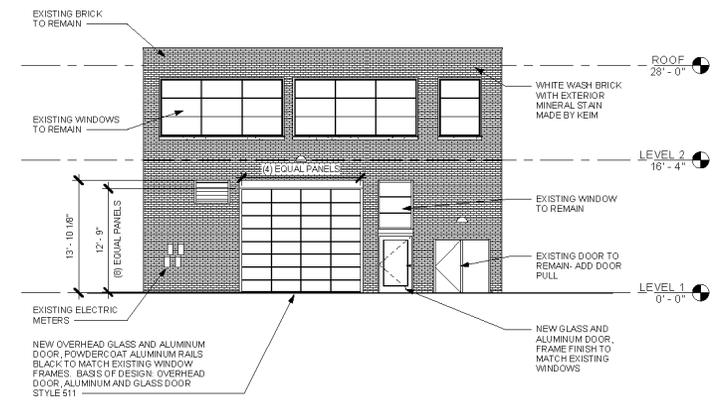


**PROPOSED NORTH ELEVATION -
BASE BID**

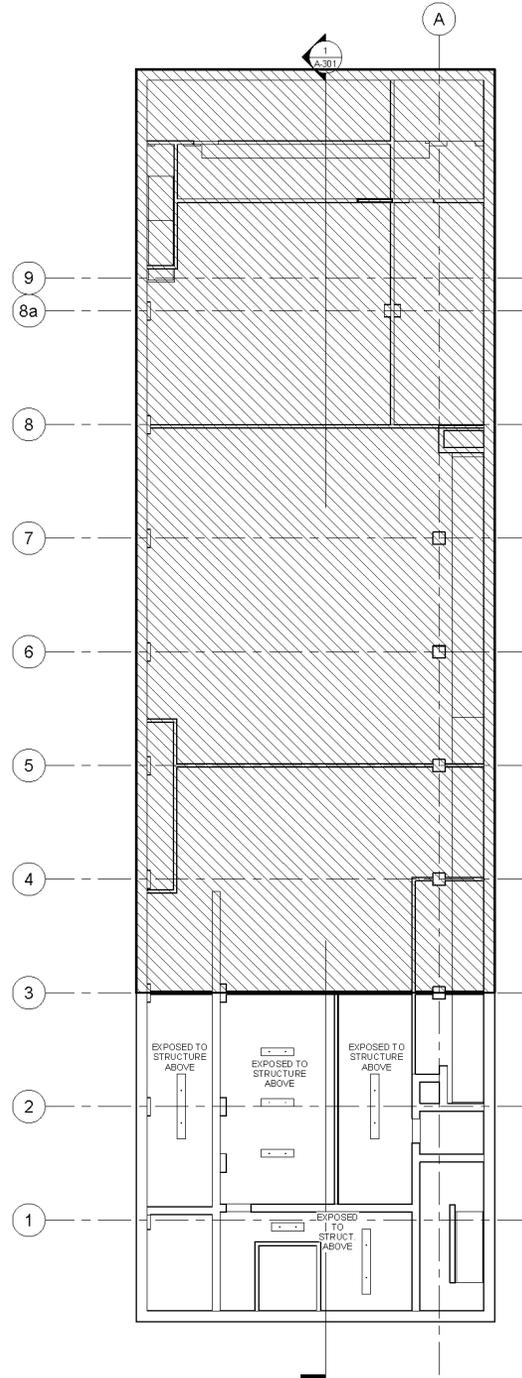




PROPOSED EAST ELEVATION

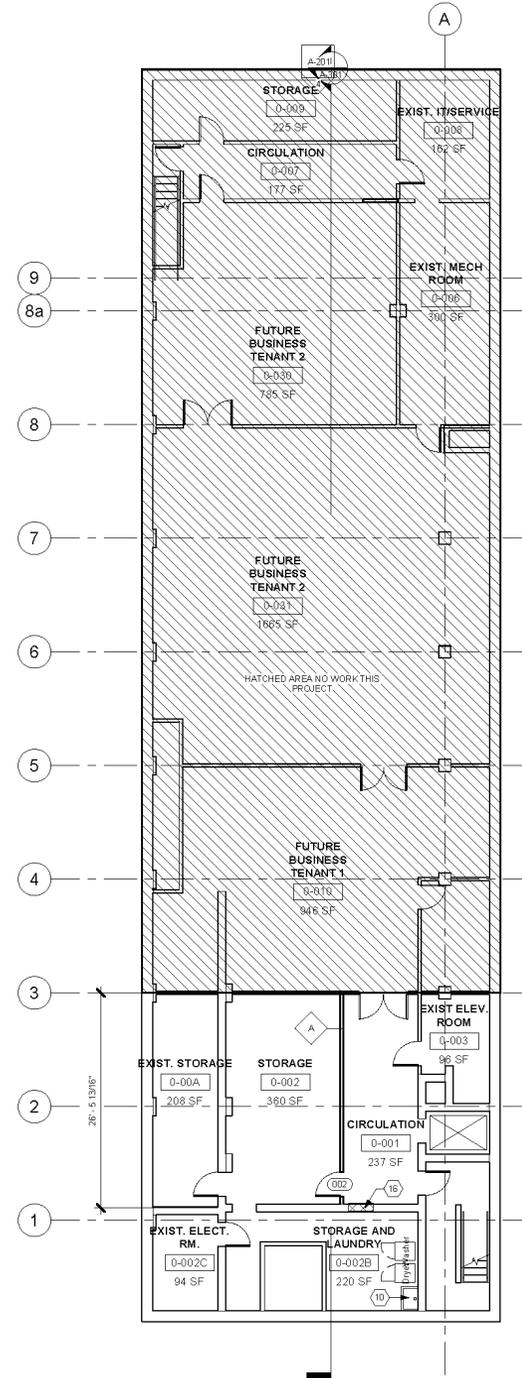


PROPOSED SOUTH ELEVATION



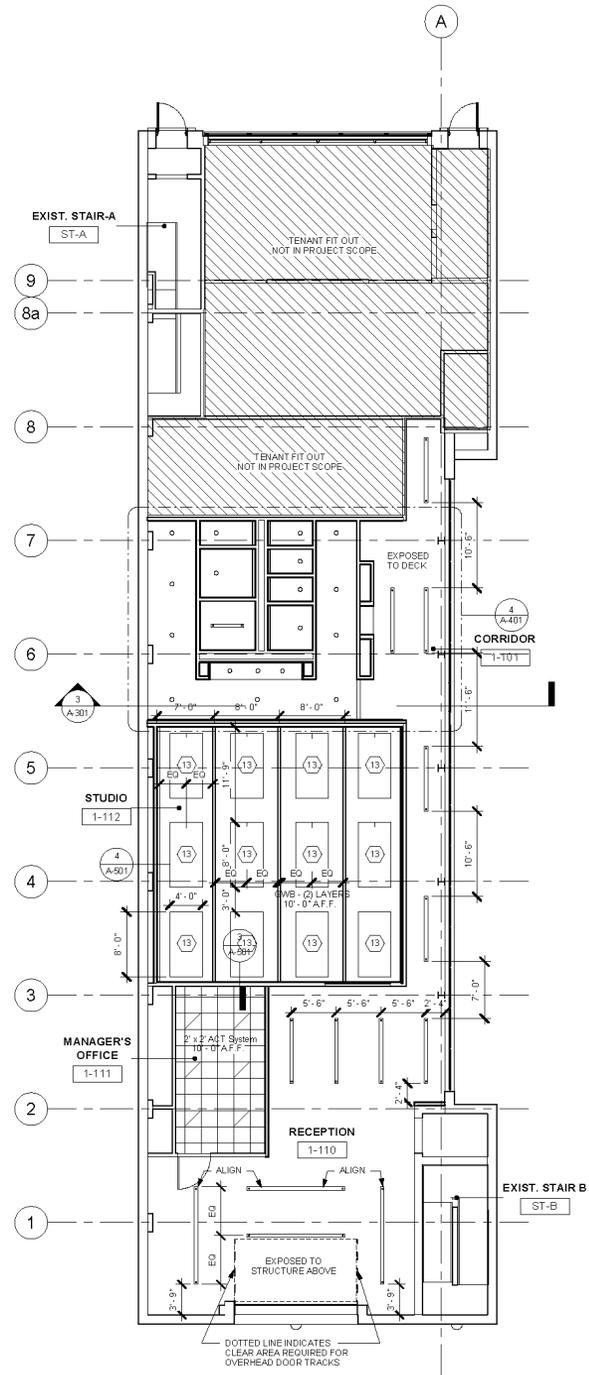
LEVEL 0 RCP
1/16" = 1' - 0"

J. KURTZ ARCHITECTS



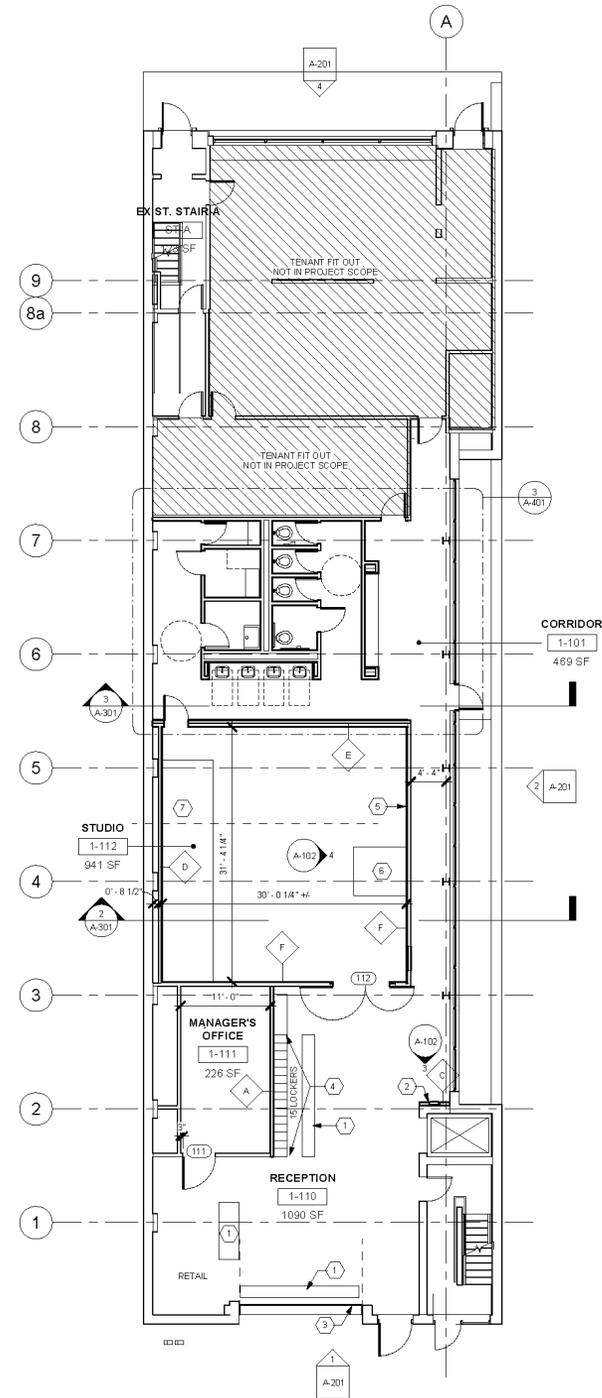
LEVEL 0 FLOOR PLAN
1/16" = 1' - 0"

PLANS



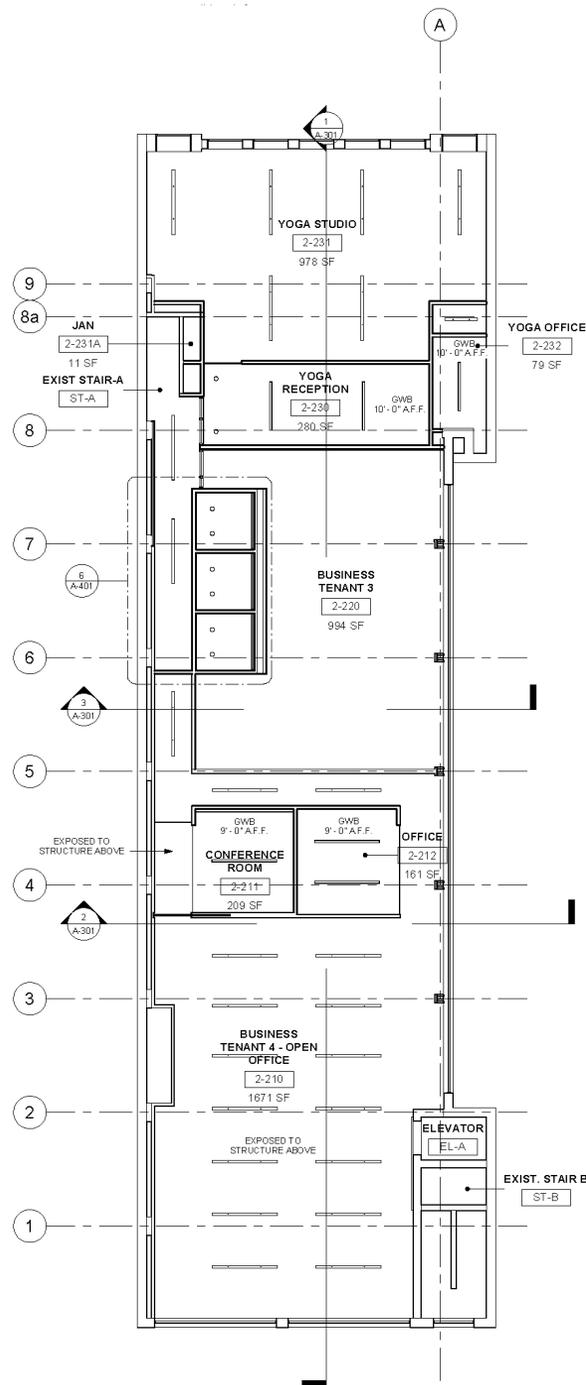
LEVEL 1 RCP
1/16" = 1' - 0"

J. KURTZ ARCHITECTS



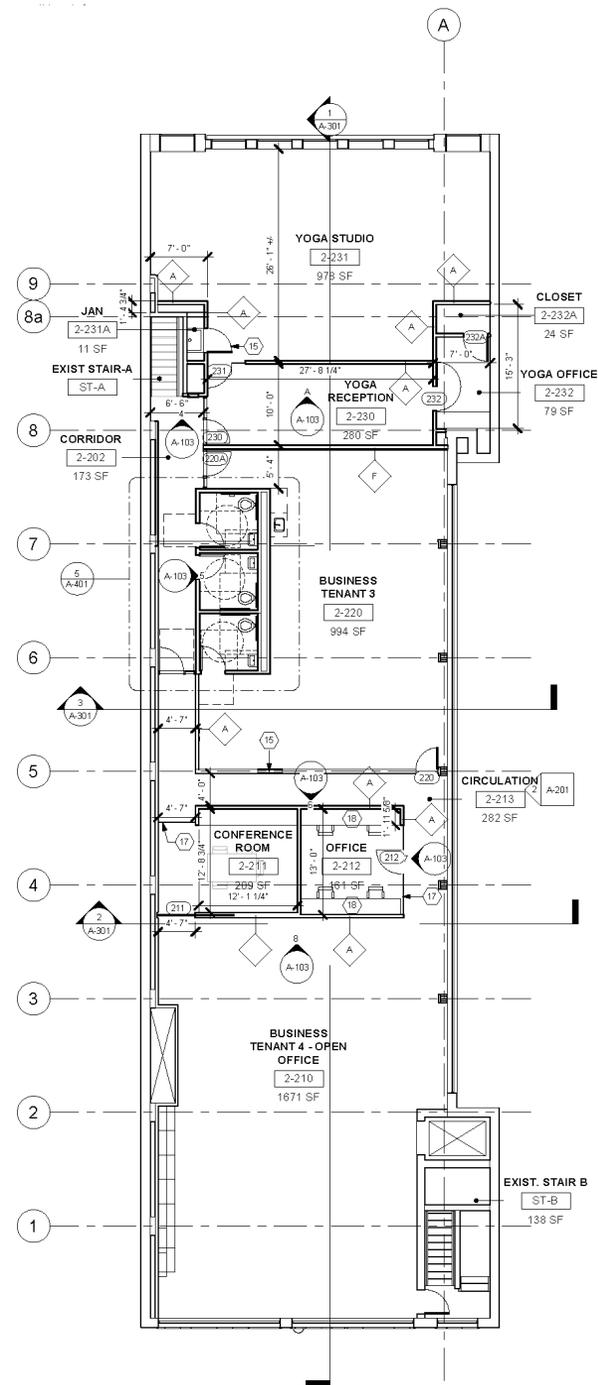
LEVEL 1 FLOOR PLAN
1/16" = 1' - 0"

PLANS



LEVEL 2 RCP
1/16" = 1' - 0"

J. KURTZ ARCHITECTS



LEVEL 2 FLOOR PLAN
1/16" = 1' - 0"

PLANS



CHURCH AVENUE ELEVATION

Support Statements: 13

From: Kerry McCormack <kmccormack@clevelandcitycouncil.org>

Sent: Friday, October 14, 2022 12:28 PM

To: Kukla, Elizabeth <Ekukla@clevelandohio.gov>; Huang, Joyce Pan <JHuang@clevelandohio.gov>; Tom McNair <tmcnair@ohiocity.org>

Subject: 2915 Detroit Ave; Calendar No. 22-172

Ms. Kukla,

Please accept this email as my **UNEQUIVOCAL SUPPORT** for the variances requested st 2915 Detroit Ave; Calendar No. 22-172.

There is no case more clear that this one that a hardship will be suffered without granting these variances. Short of demolishing historic buildings for surface parking lots, this building will sit vacant and a community blight if these variances aren't granted. This is a historic corridor and there is no built in suburban style Parking here, which is exactly what makes it the walkable and charming district that it is.

Please present this email to the board.

Thank you,

Kerry P. McCormack

Council Member, Ward 3

Majority Leader

Cleveland City Council

From: Fred Bidwell <Fred.Bidwell@transformerstation.org>
Sent: Monday, October 24, 2022 8:23:30 PM (UTC+00:00) Monrovia, Reykjavik
To: Board of Zoning Appeals <BoardofZoningAppeals@clevelandohio.gov>
Subject: Calendar no. 22-188 and 22-172

Dear Board of Zoning Appeals,

I am writing in support of the requested parking variance for these two projects for 2915 Detroit Avenue. As the owner of Transformer Station, which is the property immediately to the South on the opposite side of Church Avenue, and the owner of 2900 Detroit, immediately to the North, on the opposite side of Detroit, I fully support the development of this project without the parking requirement. There are two pay lots within one block of this property and ample street parking in the surrounding area. **In the interest of encouraging modes of transportation other than the automobile** and complementing what is already developing as a truly walkable neighborhood, additional parking is not needed and would create an unnecessary burden on the small business enterprises planned for this property.

With best regards,

Fred Bidwell

From: Bob Biggar <bobbiggar@hannacre.com>
Sent: Thursday, October 20, 2022 1:38 PM
To: Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Cc: McCormack, Kerry <kmccormack@clevelandcitycouncil.org>
Subject: Support for BZA Calendar No. 22-188; 2915 Detroit Avenue.

Secretary Kukla,

I am writing today in support of the variance for 2915 Detroit Ave. I live down the street on Clinton Ave. and often spend time in the project area. I'm delighted to see this building put into use, especially providing such nice amenities for the neighborhood. Providing parking would require demolishing this historic building. The parking lots across the street and at Church & State are rarely full so I don't think there is excessive demand for more parking.

Thanks,

Bob Biggar
Hanna Commercial

Vitrolite Parking Variance

Laurel <laurel.pilch@gmail.com>

Fri 11/4/2022 1:22 PM

To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>

Cc:Ruelens, Maurice <MRuelens@clevelandohio.gov>

Dear Secretary Kukla,

As a member of the Ohio City community, who has been a homeowner here for 8 years - I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave. It's my understanding that a portion of Franklin-Clinton block club have requested to deny this variance because of limited parking around their homes.

I also live in close proximity (two blocks away) and am in support of the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents but not at the expense of this historic redevelopment project.

This existing historic building is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave.

I believe the Harness Collective team has created innovative programs and uses primarily designed for neighbors who can utilize walking, biking, and public transportation. Their mission is to help our community flourish and am asking for your support of the variance. Thank you for your consideration.

Sincerely - Laurel Pilch

Vitrolite building at 2915 Detroit Ave.

Jenika Gonzales <jenikagonzales@gmail.com>

Fri 11/4/2022 1:16 PM

To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>;Ruelens, Maurice <MRuelens@clevelandohio.gov>

Dear Secretary Kukla,

As a member of the Ohio City community, I am writing to support the parking variance of the Vitrolite building at 2915 Detroit Ave. I understand that a portion of the Franklin-Clinton block club has requested to deny this variance because of limited parking around their homes. I support the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents but not at the expense of this historic redevelopment project. This historic building is becoming a community hub that will serve those who can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave. I believe the Harness Collective team has created programs and uses primarily designed for neighbors who can utilize walking, biking, and public transportation. Thank you for your consideration.

Sincerely,

Jenika May Gonzales

P.S

I personally think it is dumb to constantly put cars over humans and to make it always about parking over the work people do to provide a healthy, thriving, and intentional community.

Support for variance at 2915 Detroit Avenue

Antonia Marinucci <antonia@thearchitetta.com>

Fri 11/4/2022 1:18 PM

To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>;Ruelens, Maurice <MRuelens@clevelandohio.gov>

Dear Secretary Kukla,

I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave.

It's my understanding that a portion of Franklin-Clinton block-club have requested to deny this variance because of limited parking around their homes. I'm very much in support of the City providing solutions (parking permits, meters, and resident-only designated areas) to support our residents. However, the onus to provide these solutions should not lie in the hands of small, local businesses and not at the expense of this historic redevelopment project. We have a treasure of dense, historic building stock that is critical maintain and activate.

This existing historic building is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave. I believe the Harness Collective team has created programs and uses primarily designed for neighbors who can utilize walking, biking, and public transportation.

Thank you for your consideration.

Sincerely,

Antonia Marinucci

Ohio City resident and business-owner

Franklin-Clinton and Randall/Whitman/Woodbine/John Block Club member

Ohio City Design Review member

Ohio City Inc. Board of Trustees

Vitrolite Parking Variance
Allie Carr <acarr@bhhspro.com>

Fri 11/4/2022 2:17 PM

To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>

Cc:Ruelens, Maurice <MRuelens@clevelandohio.gov>

Dear Secretary Kukla,

As a member of the Ohio City community and the Franklin-Clinton block club, I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave. It's my understanding that a portion of Franklin-Clinton block club have requested to deny this variance because of limited parking around their homes. I was actually one of the people at the meeting who initially was opposed to it! But I have done some further research since that time and learned more about the proposed development and the parking implications that come with it.

I am very much in support of the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents but not at the expense of this historic redevelopment project. This existing historic building is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave. Should the block club really be a sticking point right now, some offered validated parking by Harness might make some sense but I don't think that's the right long term solution. Thank you for your consideration.

Sincerely,

Allie Carr

2910 Franklin Blvd, Cleveland, OH 44113

Vitrolite Parking Variance

amberleepompeii@gmail.com <amberleepompeii@gmail.com>

Fri 11/4/2022 7:05 PM

To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>

Cc:Ruelens, Maurice <MRuelens@clevelandohio.gov>Secretary Kukla,

As a member of the Ohio City community, I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave. It's my understanding that a portion of Franklin-Clinton block club have requested to deny this variance because of limited parking around their homes. I am in support of the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents but not at the expense of this historic redevelopment project. This existing historic building is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave. I believe the Harness Collective team has created programs and uses primarily designed for neighbors who can utilize walking, biking, and public transportation. Thank you for your consideration.

Sincerely,

Amber Pompeii

Cleveland Tea Revival

Vitrolite Parking Variance
Caroline Dillabaugh <cdillabaugh12@gmail.com>
Fri 11/4/2022 7:27 PM
To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Cc:Ruelens, Maurice <MRuelens@clevelandohio.gov>

Dear Secretary Kukla,

As a member of the Ohio City community, I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave. It's my understanding that a portion of Franklin-Clinton block club have requested to deny this variance because of limited parking around their homes. I am in support of the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents but not at the expense of this historic redevelopment project. This existing historic building is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave. I believe the Harness Collective team has created programs and uses primarily designed for neighbors who can utilize walking, biking, and public transportation. Thank you for your consideration.

Sincerely,
Caroline Dillabaugh

Vitrolite Parking Variance
Michael Murphy <michael@gravitasventures.com>
Mon 11/7/2022 9:30 AM
To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Cc:Ruelens, Maurice <MRuelens@clevelandohio.gov>

Dear Secretary Kukla,

As a member of the Ohio City community, (I'm a business owner in Ohio City and the owner of the second floor of the Van Rooy building at 2900 Detroit) I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave. It's my understanding that a portion of Franklin-Clinton block club have requested to deny this variance because of limited parking around their homes. I am in support of the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents but not at the expense of this historic redevelopment project. This existing historic building is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave. I believe the Harness Collective team has created programs and uses primarily designed for neighbors who can utilize walking, biking, and public transportation. Thank you for your consideration.

Sincerely,
Michael Murphy

Vitrolite Parking Variance
Kate Taseff <ktaseff@gmail.com>
Mon 11/7/2022 1:43 PM
To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Cc:Ruelens, Maurice <MRuelens@clevelandohio.gov>

Dear Secretary Kukla,

As a member of the Ohio City community, I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave. It's my understanding that a portion of the Franklin-Clinton block club have requested to deny this variance because of limited parking around their homes. I am in support of the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents but not at the expense of this historic redevelopment project. This existing historic building is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave. I believe the Harness Collective team has created programs and uses primarily designed for neighbors who can utilize walking, biking, and public transportation. Additionally, Harness Collective has supported the community, neighborhood events, and neighbors since 2014.

Thank you for your consideration.
Sincerely,
Kate Taseff

Vitrolite Parking Variance
Erika McLaughlin <eamclaughlin9@gmail.com>
Mon 11/7/2022 3:30 PM
To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Cc:Ruelens, Maurice <MRuelens@clevelandohio.gov>

Dear Secretary Kukla,

For over a decade, Anne Hartnett and her team has brought healthy programming, economic development, and energy back to a section of Ohio City which was once desolate. Anne's innovative and entrepreneurial spirit goes beyond just a strong business acumen. She goes about her work with the community in mind, and has been a patient and thoughtful leader, resident, and business owner. That being said, I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave.

While I empathize with members of the Franklin-Clinton block club and their concerns around parking around their homes, I believe the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents should be the focus, not at the expense of this project. This existing historic building is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave.

Thank you for your consideration,
Erika McLaughlin
1793 West 48th Street

Vitrolite Parking Variance

Thomas Gill <gillts@gmail.com>

Tue 11/8/2022 8:42 AM

To:Kukla, Elizabeth <Ekukla@clevelandohio.gov>;Ruelens, Maurice <MRuelens@clevelandohio.gov>

CAUTION: This email originated from outside of the City of Cleveland. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@clevelandohio.gov.

Dear Secretary Kukla,

As a member of the Ohio City community, I am writing in support of the parking variance of the Vitrolite building at 2915 Detroit Ave. It's my understanding a portion of the nearby residents have requested to deny this variance because of limited parking around their homes.

We have learned the hard way that Cleveland cannot be a great city if our decisions prioritize cars over other neighborhood additions including those of small businesses and amenities for residents. I am in support of the city providing solutions (parking permits, meters, and resident-only designated areas) to the group of residents but not at the expense of this historic redevelopment project.

Vitrolite is becoming a community hub that will serve those that can walk or bike to the location. Additionally, there is existing parking in two paid lots on Church Ave. I believe the Harness Collective team has created programs and uses primarily designed for neighbors who can utilize walking, biking, and public transportation.

Please consider this variance.

Sincerely,

Tom Gill

Opposition Statements: 5

From: Judy Corrigan <corriganja@prodigy.net>
Sent: Sunday, October 9, 2022 10:44 AM
To: Kukla, Elizabeth <Ekukla@clevelandohio.gov>
Cc: McCormack, Kerry <kmccormack@clevelandcitycouncil.org>
Subject: BZA for 2915 Detroit Ave

Ms Kukla

As a home owner of 3008 Clinton Ave Cleveland OH I am writing to oppose any vaiance for parking 2915 Detroit Ave Cleveland OH The parking in this neighborhood is already stretched to its limits- we have people parking and blocking our driveway and our neighbors driveways and we have had to call the police out to have them removed. Adding another establishment with limited parking will only add to the congestion. Please consider the residents of the neighborhood as you make your decision.

Sincerely
Judith Corrigan

From: BILL MERRIMAN <billmerriman@sbcglobal.net>
TSubject: BOZA 22-172 2915 Detroit Avenue

October 14, 2022
3011 Church Avenue
Cleveland Ohio, 44113

Members of the Cleveland Board of Zoning Appeals:

Please accept this letter as testimony concerning the request before you (22-172) concerning a variance from the Cleveland Zoning Codes for 2915 Detroit Avenue.

On this past September 20th, our local development corporation, Ohio City Inc, hosted its monthly community meeting at Urban Community School. A major agenda item was a presentation entitled "Vitriolite Building Redevelopment". The Ohio City Inc agenda offered that the (2915 Detroit) "building will be home to an all day cafe, fitness offerings, childcare and a public work and meeting space. The Harness Collective development team would like to engage community members for insight on how they could best design the childcare and workspace hours to meet the needs of neighbors."

This OCI gathering in the Urban Community School meeting room had been preceded by a March 3, 2022 article in Cleveland Magazine, that described the Harness Collective Project, located at 2915 Detroit, as a "wellness marketplace" utilizing the 18,000 square foot building as housing yoga, a fitness studio, a food and beverage cafe, child care, and a business incubator.

Clearly, the neighborhood was excited for the investors, and for their marketplace, which would evolve through their promised community engagement(!).

In a letter dated September 20, 2022, the Board of Zoning Appeals shared some plans for 2915 Detroit which had not been shared in the Cleveland Magazine article, plans which were not shared at the Ohio City public meeting to roll out the redevelopment of the 18,000 square foot Vitriolite Building, and plans which were not shared at the scheduled September 22 local Block Club meeting. Attending this monthly Block Club meeting would have been timely, because the plans included a yet-to-be-defined "Bar/Restaurant" (presumably a new liquor license) a process that should have prior community notice and support.

The Board of Zoning Appeals has gathered us, today, to consider whether to allow a "Bar/Restaurant" establishment with a liquor license to open in a 18,000 square foot building that extends from Detroit Avenue through to Church Avenue, with a complete "relief from the strict application of Section 349.04(i)" which would call for 12 parking spaces, and Section 343.23(i) would reduce that number to a mere 8 spaces.

Where will these 8 or 12 or 24 or 48 cars go!? On weekends, and on some weekday evenings, the parking along the streets surrounding 2915 Detroit is gridlock, bumper to bumper. My driveway gets blocked, and the fire hydrant in front of my house is blocked. Crosswalks are blocked, and "Do Not Park on Curbs and Tree Lawns" signs are ignored. Patrons of the Transformer Station art museum occasionally drive up and down Church and Clinton Avenues, looking for parking, because the Transformer Station lot has become filled.

Local retail shops and restaurants have been allowed to develop, recently, without any off- street parking. The resulting traffic, at times, is choking access for residents and visitors, alike, and degrading the residential quality of life of our community, as we have been transitioned into becoming an upcoming entertainment district.

Therefore, I am respectfully asking the Board of Zoning Appeals deny this request for relief from the application of Code Section 343.23(i) to the owners of 2915 Detroit until this parking crisis has been resolved.

Sincerely,
William C. Merriman

From: Joshua Abreu <joshuabreu@yahoo.com>

Sent: Friday, October 28, 2022 10:46:41 AM (UTC+00:00) Monrovia, Reykjavik

To: Board of Zoning Appeals <BoardofZoningAppeals@clevelandohio.gov>

Subject: Subject: Board of Zoning Appeals request

Good morning to whom it may concern,

Concerning the request to waive zoning requirements for any off-street parking for the Vitriolite Building (2915 Detroit/Church).

Concerns as to having as many as six businesses introduced at this address, without any off-street parking requirement. Clearly the traffic and parking situation has gotten out of hand.

The councilman and the neighborhood need to work with the residential and business community to reach a solution that will not overwhelm the residential quality of life that is a prime aspect of our historic, diverse community.

Where are we with the above???

Your thoughts are welcomed.

Thank you.

From: Marge Misak <marge.misak@gmail.com>
Sent: Friday, October 28, 2022 2:39:40 PM (UTC+00:00) Monrovia, Reykjavik
To: Board of Zoning Appeals <BoardofZoningAppeals@clevelandohio.gov>
Subject: Calendar Nos. 22- 188 and 22-172

To the Cleveland Board of Zoning Appeals

Re: Calendar Nos. 22-188 and 22-172, 2915 Detroit Ave.

The owners are proposing projects that require off-street parking totalling 52 spaces, per the consolidated submission. They are proposing that they provide NO off-street parking. Several of these businesses will have entry/exits onto Church Ave, directly south of Detroit Ave, the address given for the businesses.

This is an egregious request and should be denied. The pedestrian overlay district already acknowledges a reduced need for off-street parking requirements and is a reasonable accommodation of parking needs.

Church Avenue is already very challenged for parking for its residents, since there is only room for parking on one side of the street, and overflow parking from businesses on West 29th Street, the cross street, already overwhelms Church Avenue and goes to Clinton Avenue. While Clinton Avenue, our street, is wide enough to handle off-street parking, patrons of businesses on Detroit will not realistically go that far to park

The neighborhood desperately needs an overall parking plan to accommodate an influx of businesses that bring cars (not local pedestrians) and the many new residents with cars.

Allowing a variance that allows businesses to externalize their cost of parking onto neighborhood residents by ignoring their businesses' parking needs would be a great disservice to the neighborhood and current residents.

We respectfully request that you deny this variance.

Sincerely,
Margaret and James Misak
3018 Clinton Ave
Cleveland, OH 44113

Franklin-Clinton Block Club

October 28, 2022

Cleveland Board of Zoning Appeals
601 Lakeside, Cleveland, Ohio 44114
Cleveland City Hall

**Re: BZA Calendar No. 22-188
BZA Calendar No. 22-172
2915 Detroit Avenue**

Dear Members of the Board of Zoning Appeals:

The Franklin-Clinton Block Club writes to inform you that at our October 27th meeting we discussed the above BZA variances requested by 2915 Detroit Avenue LLC. Unfortunately, we were unable to discuss the issue with the business owner as multiple requests over the past several months to Anne Hartnett, or her representative, to join us were declined.

Our block club members discussed the impact of additional parking variances being awarded to new businesses in the same geographical area where multiple parking variances have already been awarded. The block club discussed possible alternate parking solutions that should be explored by the business owner before the Board of Zoning Appeals considers the request to waive parking requirements.

Based on the unanimous agreement of the over 30 people in attendance at the block club meeting, our request at this time is to ask that the Board of Zoning Appeals either reject or table the request to waive the required 52 parking spaces when none are proposed, and no alternate solutions have been proposed, by 2915 Detroit Avenue LLC, until a discussion with the community to explore parking solutions that do not disadvantage the residents of the community has occurred.

Sincerely,

Alex Frondorf, Chair
David Szamborski, Vice-Chair
Karen Desotell, Secretary

cc: Councilman Kerry McCormack
Tom McNair, OCI

Cleveland Board of Zoning Appeals

Old Business



Public Hearing



1. Cal. No. 22-155:	17617 Sedalia Ave.	(KB,AF,TB,NH)
2. Cal. No. 22-160:	1127 Parkwood Ave.	(KB,AF,TB,NH)
3. Cal. No. 22-162:	4612 Clinton Ave.	(KB,AF,TB,NH)
4. Cal. No. 22-185:	1319 East 66 Street.	(KB,AF,TB,NH)
5. Cal. No. 22-187:	10502 Superior Ave.	(KB,AF,TB,NH)
6. Cal. No. 22-190:	1340 West 105 th Street.	(KB,AF,TB,NH)
7. Cal. No. 22-184:	1209 Clark Ave.	(AF,TB,NH,PR)*
8. Cal. No. 22-156:	1303 West 65 St.	(KB,TB,NH,AF)*
9. Cal. No. 22-018:	4420 East 156 St.	(KB,TB,AF,MB)* REMINDER SENT
10. Cal. No. 22-035:	5807 Detroit Ave.	(KB,TB,AF, MB)*** req. rules sent
11. Cal. No. 22-022:	1010 E. 146 St.	(KB, TB, AF, MB) REMINDER SENT
12. Cal. No. 22-41:	1453 W. 116 St.	(KB, TB, AF, MB)* REMINDER SENT
13. Cal. No. 21-203:	8502 Hough Ave.	(KB, TB, AF, MB)* REMINDER SENT
14. Cal. No. 21-202:	5001 Memphis	(KB, MB, . AF)* REMINDER SENT
15. Cal. No. 21-177:	18403 Euclid Ave.	(KB, MB, AF)* REMINDER SENT
16. Cal. No. 21-141:	7202 Hague Ave.	(KB, AF, MB)* REMINDER SENT
17. Cal. No. 21-091:	4157 Lorain Ave.	(D,KB,AF,MB)* REMINDER SENT

AFFIRMATION:

UPCOMING POSTPONEMENT:

MISC- None.

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

Cleveland Board of Zoning Appeals

Adjournment

