



**9:30**

**Calendar No. 19-294: 15515 Waterloo Rd.**

**Ward 8  
Michael D. Polensek  
32 Notices**

Vicolo LTD., owner, propose to establish use as assembly (A-3 art gallery), with gallery holding events with a maximum of 49 occupants at any time in a C2 Local Retail Business District and a Pedestrian Retail Overlay District (PRO). The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 394.04(e) which states that accessory off-street parking in the amount of two times the gross floor area is required (regular requirement of three times the gross floor area is reduced by one-third due to P.R.O., Section 343.23(i).
2. Section 343.23(e)(2)(C) which states that City Planning approval is required for conditional uses in Pedestrian Retail Overlay District. Place of assembly is institutional use per Section 343.23(d)(4). City Planning has not yet approved the conditional use. (Filed November 15, 2019)

**9:30**

**Calendar No. 19-295: 7402 Ottawa Ave**

**Ward 12  
Anthony Brancatelli  
13 Notices**

Mornetta Cunningham, owner, is proposing to build a one-story garage on a 5,700 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be located at least ten (10) feet from any main building on an adjoining lot. Proposed distance to adjacent residence is 9'-0".
2. Section 337.23(a)(6)(A) which states that in a Dwelling House District the floor area of a private garage erected as an accessory building shall not exceed six hundred fifty (650) 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 maximum accessory garage allowed is 725 square feet and a total of 1,030 square feet are proposed (existing garage is 450 square feet and a 580 square foot garage is proposed.)
3. Section 353.05 which states that in a residence District an accessory building shall not exceed fifteen (15) feet in height, or the distance from the accessory building to a main building on adjoining premises in a Residence District, whichever is less. Proposed garage height is 15'-0" and the distance to adjacent residence is 9'-0". (Filed November 19, 2019)
- 4.

**9:30**

**Calendar No. 19-296: 13624 West Ave (Corner Lot) Ward 16**

**Brian Kazy  
15 Notices**

Ron Hollish, owner, is proposing to erect a 14' x 20' 1 story frame accessory gable garage. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23 (a) (6)(B)(2) which states that an accessory garage shall not be less than 18 feet from side street; proposing 15 feet.
2. Section 337.23(a) which states that an accessory garage shall be located behind existing setback building line. (Filed November 19, 2019)

**9:30**

**Calendar No. 19-310: 4423 Fenwick Ave.**

**Ward 3  
Kerry McCormack  
18 Notices**

Rysar Properties Inc., owner, and Community Rebuilders, LLC., prospective purchaser, propose to erect a single family residence with detached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(b) which states that the minimum required lot width is 40 feet and the appellant is proposing 32 feet 7 inches.
2. Section 341.02 which states that approval of the City Planning Commission is required. (Filed December 5, 2019)

**9:30**

**Calendar No. 19-311: 4429 Fenwick Ave.**

**Ward 3  
Kerry McCormack  
18 Notices**

Community Rebuilders, LLC., owner, proposes to erect a single family residence with detached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(b) which states that the minimum required lot width is 40 feet and the appellant is proposing 31 feet 9 inches.
2. Section 341.02 which states that approval of the City Planning Commission is required. (Filed December 5, 2019)

**POSTPONED FROM NOVEMBER 11, 2019**

**9:30**

**Calendar No. 19-253: 15401 Ridpath Ave.**

**Ward 8  
Michael D. Polensek  
28 Notices**

Antineic Harriston, owner, proposes to establish use as a Residential Facility for 5 residents in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that a "Residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one(1) or two(2) unrelated persons with mental illness; (b) one(1) or two(2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen(16) unrelated adults.
2. Section 337.02(h) and 337.03 which state that a Residential Facility, as defined in Chapter 325 of this Zoning Code, for one (1) to five (5) unrelated persons is not permitted if it is located not less than one thousand (1,000) feet from another residential facility. Proposed use is within 1,000 feet of two existing Residential Facility uses (Healing Hands Adult Family Home at 15410 Parkgrove Ave., and the Westchester House Adult Family Home at 15320 Parkgrove

