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Board of Zoning Appeals

601 Lakeside Avenue, Room 516
 Cleveland, Ohio 44114-1071
[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)
 216.664.2580

MARCH 23, 2020

9:30

Calendar No. 20-041: 18609 Rockland Ave

Ward 17
Charles Slife
12 Notices

Riad A. Saleh, owner, proposes to erect a 9' x 25' rear second floor addition attached to existing single family residence in an A1 One-Family Residential. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 357.09 which states that the required interior side yard is 11.95 feet and the appellant is proposing 3 feet. (Filed February 25, 2020)

9:30

Calendar No. 20-042: 3325 Warren Rd.

Ward 17
Charles Slife
13 Notices

Matthew Ditlevson, owner, proposes to construct a new 2 story garage with single family residence above, on a 6,500 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 337.03 which states that three family dwellings in a Two-Family District are not permitted, but are first permitted in a Multi-Family District.
2. Section 357.15(a) which states that the distance between front and rear residential buildings shall not be less than 40 feet.
3. Section 357.08(b)(1) which states that the depth of required rear yard shall be not less than 20 feet and the appellant is proposing 15 feet 2 inches.
4. Section 355.04(b) which states that the minimum floor area per primary residential building is 950 square feet and the appellant is proposing 756 square feet (Filed February 25, 2020)

9:30

Calendar No. 20-046: 9201 Crane Ave.

Ward 6
Blaine A. Griffin
21 Notices

POSTPONED TO MARCH 30, 2020 TO ALLOW TIME FOR THE NOTICE OF NONCONFORMANCE TO BE UPDATED. Friends of Breakthrough (FOB), owner, proposes to add a 2 story addition for 6 classrooms and 2 offices to existing school building on a parcel that is split-zoned C2 General Retail Business and B2 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(c)&(g) which states additional parking is required at the rate of 1 for each 2 staff members or employees for classrooms and 1 for every 500 square feet of gross floor area for office; information not provided for calculation.

2. Section 349.15 which states that bicycle parking spaces are required at the rate of one per twenty car parking spaces for the required additional parking; none proposed. (Filed February 27, 2020)

9:30

Calendar No. 20-047: 3135 E. 116 Street

Ward 4

Kenneth L. Johnson

17 Notices

Ariana Jones, tenant, and Jehovah Congregation, owner, propose to establish a child care facility in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.03 which states that a daycare is permitted in a Two-Family District (by reference, per section (337.02(f)(3)(C)), if said daycare use is located less than 30 feet from a residential district and is subject to Board of Zoning Appeals approval (Filed February 26, 2020)

POSTPONED FROM JANUARY 27, 2020

9:30

Calendar No. 19-277: 3869 East 71st. Street

Ward 12

Anthony Brancatelli

16 Notices

Mel's Automotive Sales LLC, owner, propose to establish the use as "minor car repair garage" in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 343.11(b)(I) which states that Minor Auto Repair is first permitted in the General Retail Business District; proposed location is in the Multi-Family Residential District.
2. Section 357.07(a) which states that a specific setback of ten (10) feet is required; proposed setback is approximately six (6) feet.
3. Section 357.14(a)(1) which states that parking is not a permitted use in a setback area.
4. Section 352.08 which states that an eight (8) foot wide transition strip is required on East 71st Street, and, a four (4) foot wide transition strip is required on Canton Avenue; no transition strips are proposed.
5. Section 359.01 which states that no substitution or other change in such nonconforming use to other than a conforming use shall be permitted except by special permit from the Board of Zoning Appeals. Such special permit may be issued only if the Board finds after public hearing that such substitution or other charge is no more harmful or objectionable than the previous nonconforming use. (Filed October 29, 2019- Testimony Taken) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE CITY ALLOW FOR TIME FOR THE APPELLANT TO MEET WITH THE CITY PLANNER.*

POSTPONED FROM MARCH 16, 2020

9:30

Calendar No. 20-044:

5909 Madison Ave

Ward 15

Matt Zone

12 Notices

Kismur Investments, owner, proposes to install fencing and parking spaces to existing residential lot B1 Two-Family Residential. 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 accessory parking spaces shall be located on rear half of lot.
 2. Section 349.05 which states that no parking space shall be less than 10' from wall containing ground floor windows.
 3. Section 357.09(b)(2)(C) which states that a fence shall not be higher than 3' in height; proposing 6'.
 4. Section 358.03(b) which states that a fence running parallel with driveway & sidewalk going 15 feet in both directions shall not be higher 2'-6' and 75 percent open; proposing 4' high picket 50 percent open.
- (Filed February 26, 2020-No Testimony) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*