



**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

**JUNE 29, 2020**

**Under the conditions specified by law, the Board of Zoning Appeals will be conducting virtual meetings in a limited capacity using the WebEx Platform. This will include limited agenda items to initiate the process to ensure we can appropriately evaluate the process.**

**The Board of Zoning Appeals will also be live streamed on YouTube and TV 20. The links for the live streams will be available before the meeting on our website at:**  
<http://www.clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/ZoningAppeals>

**In order to keep the WebEx session to a manageable size we are asking individuals that wish to participate in the meeting to contact the City Planning office by phone or email. Those individuals not planning to comment on any agenda item during the WebEx session are encouraged to view one of the live streams.**

**To contact the City Planning office and request access to the WebEx Board of Zoning Appeals Meeting please call 216.664.3826 or email us at [cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov)**

**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. 20-063: 7911 Carnegie Avenue**

**Ward 6  
Blaine A. Griffin  
13 Notices**

Property Acquisition LLC., prospective purchaser, (Naomi Colston, Joe Z, LLC. and the City of Cleveland owners) propose to consolidate four parcels and establish use as a bank with a drive through in an E3 Multi-Family Residential District and a D3 Local Retail Business District . The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

2. Section 337.08 which states that Banking is not permitted in a Multi-Family Residential District but is first permitted in a Local Retail Business District.
3. Section 349.15 which states that 2 bicycle parking spaces are required. (Filed June 4, 2020)

**9:30**

**Calendar No. 20-061:**

**4117 Rocky River Drive**

**Ward 17**

**Charles Slife**

**20 Notices**

Lexy Properties, owner, proposes to construct a 34,726 square foot two story animal hospital in an A1 One-Family Residential District and a C1 Residence Office District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 343.11(b)(2)(G) which states that Animal Hospital is first permitted in a General Retail Business District.
2. Section 357.01(d) which states that front yards are required when established by specific building lines shown on the Building Zone Maps. A specific 25 foot front building line is required along Rocky River Drive; 8 feet 2 inches are proposed.
3. Section 357.05(b)(1) which states that on the rear third of a corner lot in a Residence District or in a Local Retail Business District, the building line shall be not less than 10 feet back from the side street line: a 5 foot side yard setback is proposed along Sedalia Avenue.
4. 349.04(g) which states that parking is required at the rate of one space per 500 square feet of gross floor area. 70 parking spaces are required and 36 parking spaces are provided.
5. Section 352.08 through 352.12 which state that a 10 foot wide landscaped strip providing 75% year round opacity is required where use abuts residential district where 2.5 feet to 8 feet are provided. (Filed May 12, 2020)

**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.*

**POSTPONED FROM MARCH 9, 2020**

**9:30**

**Calendar No. 20-035:**

**3660 Bosworth Road**

**Ward 11**

**Brian Mooney**

**17 Notices**

Albar Perez, owner, and Jeffrey Marte, tenant, propose to establish Recovery Housing 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 340.01(A)(3) which states that "Recovery Housing" means housing for individuals recovering from alcoholism or drug addiction that provides an alcohol and drug-free living environment, peer support, assistance with obtaining alcohol and drug addiction services, and other alcoholism and drug recovery assistance.
2. Section 337.02(g)(3)(D) which states that Homes "primarily for the care of drug or liquor patients" are specifically not permitted in One or Two Family Districts. (Filed February 5, 2020-Testimony Taken)  
*POSTPONEMENT MADE AT THE REQUEST OF THE BOARD TO ALLOW TIME FOR THE APPELLANT TO SPEAK WITH TH CITY PLANNER, THE DEVELOPMENT CORPORATION AND THE COUNCILMAN.*