



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

JULY 6, 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. 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.

IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY 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

9:30

Calendar No. 20-038: 3902 Bader Ave.

**Ward 13
Kevin J. Kelley
8 Notices**

Heather Downing, owner, propose to install 25' x 20' gravel access way area to garage. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.18(a) which states that an accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete or similar surfacing material, maintained in good condition and free of debris and trash. (Filed March 4th, 2020)

9:30

Calendar No. 20-048: 1927 W. 65th Street

**Ward 15
Matt Zone
12 Notices**

Phuong Lein, owner, propose to erect a 25' x 59.67' 2 story frame single family residence with attached garage. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.05 which states that minimum Side Street Yard for corner lot is 5'; proposing 3'

2. Section 357.13(c) which states that the specific setback of ten (10) feet is required; proposed setback is approximately six (6) feet. This section also states that air conditioning condenser is not a permitted side yard encroachment.
3. Section 357.09(b)(2)F which states that minimum Interior Side Yard Abutting a Residence District7'; Proposing 5'
4. Section 341.02 which states that City Planning approval is required to the issuance of a building permit. (Filed March 4, 2020)

9:30

Calendar No. 20-049: 1352 W. 67th Street

**Ward 15
Matt Zone
8 Notices**

B.R. Knez Construction, owner, propose to erect a 20' x 20' 1 story frame detached garage. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 353.05 which states no building shall be erected less than 14' feet from a main building on an adjoining lot. Distance to main buildings on side lot is 2'-6". (Filed March 4, 2020)

9:30

Calendar No. 20-051: 3374 E 139th Street

**Ward 4
Kenneth Johnson
18 Notices**

Darnell Graham, owner, propose to use existing family residence for maximum of 5 people Residential Care Facility. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.08(a) which states that section 337.02(h) A residential facility, as identified in Chapter 325 of this Zoning Code, for one (1) to five(5) unrelated persons, provided it is located not less than one thousand (1,000) feet from another residential facility. Residential facilities shall comply with area, height, yard and architectural compatibility requirements of this Zoning Code applicable to residences in One-Family Districts (located on E. 137 St.) (Filed March 6, 2020)

9:30

Calendar No. 20-073: 2916 Minnie Ave. (Lot #17)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be setback 18 feet from side street property line and the appellant is proposing 5 feet.

2. Section 357.06(a) which states that the average setback of existing buildings within 100 feet on both sides of any lot shall determine the location of the required front yard line for that lot, except that such front yard line shall not be required to be more than 40 feet back of the street line. (Filed June 23, 2020)

9:30

**Calendar No. 20-074: 2917 Minnie Ave. (Lot #18) Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be setback 18 feet from side street property line and the appellant is proposing 5 feet. (Filed June 23, 2020)

9:30

**Calendar No. 20-075: 2921 Minnie Ave. (Lot #19) Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1.90 feet. This section also states that the required distance between buildings on adjacent lot is 6 feet and the appellant is proposing 4.10 feet. (Filed June 23, 2020)

9:30

**Calendar No. 20-076: 2925 Minnie Ave. (Lot #20) Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1.90 feet. (Filed June 23, 2020)

9:30

**Calendar No. 20-077: 2929 Minnie Ave. (Lot #21) Ward 5
Phyllis Cleveland**

37 Notices

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be setback 18 feet from side street property line and the appellant is proposing 5 feet. (Filed June 23, 2020)
2. 357.05(a) which states that the minimum required Side Street Yard is 5 feet and the appellant is proposing 3 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-079: 6911 Colfax Ave. (Lot # 1)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be placed on rear half of lot at 102.8 feet back and the appellant is proposing 93.59 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-080: 6913 Colfax Ave. (Lot #2)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be placed on rear half of lot at 105.47 feet back and the appellant is proposing 94.4 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-081: 6917 Colfax Ave. (Lot #3)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be placed on rear half of lot at 106.44 feet back and the appellant is proposing 93.3 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-082: 6921 Colfax Ave. (Lot #4)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be placed on rear half of lot at 106.4 feet back and the appellant is proposing 98.5 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-083: 6925 Colfax Ave. (Lot #5)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be placed on rear half of lot at 106.4 feet back and the appellant is proposing 93.3 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-084: 6927 Colfax Ave. (Lot #6)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be placed on rear half of lot at 106.4 feet back and the appellant is proposing 98.5 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-085: 6929 Colfax Ave. (Lot #7)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be placed on rear half of lot at 106.4 feet back and the appellant is proposing 93.59 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-086: 6935 Colfax Ave. (Lot #8)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be placed on rear half of lot at 106.4 feet back and the appellant is proposing 93.59 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-087: 7114 Colfax Ave. (Lot #35)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 2.15 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-088: 7118 Colfax Ave. (Lot #34)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 2.14 feet. Filed June 23, 2020)

9:30

Calendar No. 20-089: 7204 Colfax Ave. (Lot# 31)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that detached garages shall be setback 18 feet from side street property line and the appellant is proposing 5.74 feet.
2. Section 357.06(a) which states that the average setback of existing buildings within 100 feet on both sides of any lot shall determine the location of the required front yard line for that lot, except that such front yard line shall not be required to be more than 40 feet back of the street line. (House will sit in front of dwelling on adjacent lot).(Filed June 23, 2020)

9:30

Calendar No. 20-090: 7318 Colfax Ave. (Lot #29)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.06(a) which states that the average setback of existing buildings within 100 feet on both sides of any lot shall determine the location of the required front yard line for that lot, except that such front yard line shall not be required to be more than 40 feet back of the street line. (House will sit in front of dwelling on adjacent lot).(Filed June 23, 2020)

9:30

Calendar No. 20-091: 7736 Colfax Ave. (Lot #27)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C)which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1.94 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-092: 7802 Colfax Ave. (Lot #26)

**Ward 5
Phyllis Cleveland**

37 Notices

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1.94 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-093: 7804 Colfax Ave. (Lot #25)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1.94 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-094: 7806 Colfax Ave. (Lot #24)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1.94 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-095: 7808 Colfax Ave. (Lot#23)

**Ward 5
Phyllis Cleveland
37 Notices**

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1.94 feet. (Filed June 23, 2020)

9:30

Calendar No. 20-096: 7809 Colfax Ave. (Lot #22)

**Ward 5
Phyllis Cleveland**

37 Notices

Colfax Family Homes LP., owner, proposes to erect a single family residence and garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that garages shall be placed on the rear half of the lot at 75 feet back and the appellant is proposing 69.50 feet.
2. Section 357.06(a) which states that the average setback of existing buildings within 100 feet on both sides of any lot shall determine the location of the required front yard line for that lot, except that such front yard line shall not be required to be more than 40 feet back of the street line. (House will sit in front of dwelling on adjacent lot).(Filed June 23, 2020)

REINSTATED FROM FEBRUARY 24, 2020

9:30

Calendar No. 19-278:

16802 Puritas Ave.

Ward 17

Charles Slife

Tony Posanle, owner, propose to erect 6 feet high by 118' lineal foot wooden shadowbox fence and 6 high 20' lineal foot chainlink gates. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 358.03(a) which states that a fence running parallel to a driveway 15 feet from property line shall not exceed (2-1/2') in height and shall be at least 75% percent open; Remainder of fence Yard must be at least 50 percent open. (28' long)
2. Section 358.04(a) which states that a fence in sidestreet yards shall not exceed 4 feet in height and shall be at least 50 percent open.
3. Section 358.04(a) which states that no fence shall be higher than its distance from residence building on adjacent lot 4' required; 6' requested. 20' long.
1. Section 358.04(c)(1) which states that Board of Zoning Appeals approval is required for chainlink fence Sidestreet Yards. (Filed October 30,2019) *THE APPELLANT MISSED THE FEBRUARY 24 MEETING DUE TO A FAMILY EMERGENCY. THE SECOND POSTPONEMENT WAS MADE AT THE REQUEST OF THE BOARD TO ALLOW TIME FOR THE APPELLANT TO MEET WITH CITY PLANNING COMMISSION TO WORK ON THE SIGHT-LINE ISSUES. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*