



## 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 20, 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](mailto:cityplanning@clevelandohio.gov) We ask that you include the name of the project you plan to comment on when requesting access to the WebEx meeting.**

**9:30  
Calendar No. 20-045:**

**4700 Lorain Ave**

**Ward 3  
Kerry McCormick  
22 Notices**

Seamus O. Inc. and Don Hangauer, owners, propose to establish use as an event center on a parcel that is split zoned Two-Family Residential and Local Retail Business and is also located in the Pedestrian Retail Overlay District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 343.11(b)(2)(L) which states that an assembly hall is first permitted in the General Retail Business District; proposed location is in the Local Retail Business / PRO District.
2. Section 343.23(e)(2)(C) which states that a conditional / institutional use of an assembly space must be approved by the City Planning Commission.
3. Section 343.23(h) which states that for any nonresidential building or storefront facing a Pedestrian Retail Street Frontage, not less than sixty percent (60%) of the front façade between two and one half (2-1/2) and seven and one half (7-1/2) feet in height shall be composed of transparent windows or doors. In addition, not more than twenty-five percent (25%) of such window or door area on a building or storefront shall be covered with permanent signs.
4. Section 349.04(e) which states that a total of 5,900 square feet of off street parking is required.
5. Section 352.10 which states that a six (6) feet wide landscape frontage strip is required where there are more than 10 off- street parking spaces.

6. Section 358 which states that fences in actual side yards shall be ornamental, shall not exceed 4' in height and shall be at least 50% open; fence is in Local Retail Business and Two-Family split district. (Filed March 13, 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)

**9:30**

**Calendar No. 20-050: 3586 East 140<sup>th</sup> Street**

**Ward 2  
Kevin L. Bishop  
19 Notices**

Sharon Love, owner, propose to use existing single family residence for maximum of 5 people Residential Care Facility 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. Per Section 337.03(b) and Section 337.02(h) a residential facility, as defined in Chapter 325 of this Zoning Code, for one (1) to five (5) unrelated persons, is permitted 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. (Filed March 6, 2020)

**9:30**

**Calendar No. 20-053: 1356 W. 65<sup>th</sup> Street**

**Ward 15  
Matt Zone  
10 Notices**

Liz Martin, owner, propose to erect new 10' x 20'-3" 2 story frame room addition and 8' x 20'-3" second floor wooden open deck, fence and parking space. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b) which states that the minimum required interior side yard is 3'; proposing 1' for deck and room addition.
2. Section 358.04(b) which states that a fence running parallel to and adjacent to building on the same property shall be located no close than 3' to the closest wall of such building; Proposing 1' of 6' high wooden fence for 10 lineal feet.
3. Section 337.23(a) which states that accessory off-street parking space shall be located on ea of half lot.

4. Section 349.05(a) which states that all parking spaces shall be located behind the building setback line. No parking space shall be located within 10' of any wall with ground floor windows designed for light and ventilation. (Filed March 9, 2020)

**9:30**

**Calendar No. 20-054:      7715 Decker Ave.**

**Ward 7**

**Basheer Jones**

**12 Notices**

Tijuan Dow, owner, proposes to use existing residence for maximum of 5 people residential care facility in a B1 Two-Family Residential District. The owner appeals for relief from the strict application from the following section of the Cleveland Codified Ordinances:

1. Section 337.03(b) which states that 337.02(h) a residential facility, as defined 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. (Filed March 9, 2020)

**9:30**

**Calendar No. 20-069:      1032 Hartley Road**

**Ward 10**

**Anthony T. Hairston**

**10 Notices**

MCM Warehouse, owner, propose to install an electronic message center wall sign on a parcel located in a B3 Local Retail Business District. The owner appeals for relief from the strict application from the following section of the Cleveland Codified Ordinances:

1. Section 350.14(h) which states that automatic changeable copy signs shall be permitted in a Local Retail Business District only if the Board of Zoning Appeals grants a variance. (Filed March 4<sup>th</sup>, 2020)