



**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

**SEPTEMBER 28, 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 by noon on September 25, 2020. 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) by noon on September 18, 2020. You can also email Secretary Elizabeth Kukla at [ekukla@city.cleveland.oh.us](mailto:ekukla@city.cleveland.oh.us).**

**9:30**

**Calendar No. 20-136**

**4903 W. 13 St.**

**Ward 13**

**Kevin J. Kelley**

**9 Notices**

Joseph J. Semary, owner, proposes to construct a 440 square foot living room addition per plans in an A1 One-Family Residential District. The owner appeals for relief from the strict application from the following section of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that depth of required rear yard shall not be less than 20'. Proposed rear yard depth is 18'-1".
2. Section 357.09(b)(2) which states that the required interior side yard in a One-Family district is 10'-0". The proposed side yard for the addition measured at the gutter board / gutters to the property line is approximately 1'-9". (Filed August 26, 2020)

**9:30**

**Calendar No. 20-137**

**1347 E. 185<sup>th</sup> Street**

**Ward 10**

**Anthony T. Hairston**

**10 Notices**

Willie Bonner, owner, proposes to build a 36' x 38' (1,368 square foot) wood frame, single story garage on a 9,250 square foot lot located in an A1 One-Family Residential District. The owner appeals for relief from the strict application from the following section of the Cleveland Codified Ordinances:

- 1. 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 in which event the floor area may be increased in the ratio of one (1) square foot for each twelve (12) feet of additional lot area. The maximum accessory garage allowed is 1,021 square feet; a 1,368 square foot garage is proposed. (Filed September 2, 2020)

**9:30**

**Calendar No. 20-138**

**1928 W. 50<sup>th</sup> Street (Rear Dwelling)**

**Ward 15  
Matt Zone  
7 Notices**

Theresa Gorski, owner, proposes to erect a 24' x 38' 2 story frame single family residence in-law suite on second floor of existing 2 car garage with open patio 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 355.04(b) which states that the maximum square footage allowed is 3117.5 square feet and the appellant is proposing 3,675 square feet. The minimum floor area for a residential building is 950 square feet and the appellant is proposing 675 square feet.
- 2. Section 357.08(a) which states that required rear yard is 24 feet and the appellant is proposing 1.5 feet.
- 3. Section 357.15(a) which states that the distance between two separate dwellings shall not be less than 40 feet; proposing 39 feet.
- 4. Section 341.02(b) which states that City Planning Approval is required prior to the issuance of a building permit. (Filed August 26, 2020)

**9:30**

**Calendar No. 20-146:**

**353 E. 123 Street**

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

Gary Cooper, owner, proposes to construct a one story 22' x 26' (572 square foot) metal frame garage in an A1 One-Family Residential District. The owner appeals for relief from the strict application from the following section of the Cleveland Codified Ordinances:

- 1. Section 337.23 (a) which states that detached garages shall be located a minimum of 18" from all property from all property lines and at least ten (10) feet from any main building on an adjoining lot. Proposed distance to property lines 1.1 feet and adjacent residence is approximately 5 feet away.
- 2. Section 353.05 which states that in a resident district an accessory building shall not exceed fifteen (15) feet in height, or the distance from the accessory building. In this case the building is approximately 12 feet and the garage will be approximately 5 feet 6 inches away. (Filed September 2, 2020)

**POSTPONED FROM AUGUST 31, 2020**

**9:30**

**Calendar No. 20-116: 1424 East 25<sup>th</sup> Street**

**Ward 7  
Basheer S. Jones  
16 Notices**

1424 East 25, LLC owner, proposes for interior alterations and change of use to a community center with live entertainment in a C6 Semi-Industry District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(e) which states that parking in the amount of 3 times the gross floor area is required and twenty-five (25) spaces are proposed.
2. Section 352.10 which states that a landscape plan is required. (Filed Aug. 4, 2020-No Testimony) *POSTPONEMENT MADE AT THE REQUEST OF THE CITY TO ALLOW TIME FOR THE ADJUDICATION TO BE UPDATED; THE NEW LANGUAGE IS REFLECTED ABOVE.*

**POSTPONED FROM AUGUST 24, 2020**

**9:30**

**Calendar No. 20-107: 3886 Lee Road**

**Ward 1  
Joseph T. Jones  
17 Notices**

Hani Alhadidi, owner, propose to establish use as a carryout restaurant in a G1 Local Retail Zoning District and an Urban Form Overlay District. The owner appeals for relief from the strict application from the following section of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that 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 other surfacing materials approved by the Director of Building and Housing.
2. Section 349.15 which states 1 bicycle parking spaces is required at the rate of one per twenty car parking spaces.
3. Section 352.10 which states that 6' wide landscape strip required along Lee rd. and Glendale Ave. between street and parking lot. (Filed July 28, 2020- Testimony Taken) *POSTPONEMENT MADE AT THE REQUEST OF THE BOARD TO ALLOW TIME FOR THE APPELLANT TO MEET WITH MARKA FIELDS IN CITY PLANNING COMMISSION.*

**POSTPONED FROM AUGUST 31, 2020**

**9:30**

**Calendar No. 20-120: 3125 W. 14<sup>th</sup> Street**

**Ward 12  
Anthony Brancatelli  
12 Notices**

Franklin Deriveria, owner, proposes to enclose existing wooden open front porch of a single family residence in a D1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.13(b)(4) which states that enclosed front porches shall not project more than 4 feet.(Filed August 4, 2020- No Testimony)*FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW TIME FOR FURTHER REVIEW.*