



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/bbs.html](http://planning.city.cleveland.oh.us/bza/bbs.html)

216.664.2580

FEBRUARY 16, 2016

9:30

Calendar No. 16-006:

15202 Waterloo Rd.

Ward 8

Michael D. Polensek

Meir Besit Trust, owner, proposes to strip and establish parking lot for auto sales lot in a C2 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 352.10 which states that a 4' wide landscape strip is required where the auto sales lot abuts public streets (Waterloo Rd and Daniel Ave.).
2. Section 358.05 which states that a fence in the actual front yard and side street yard shall not exceed 4' in height and shall be at least 50% open. In actual rear yard and actual interior side yard fence shall not exceed 6'in height and may be open or solid. (Filed January 19, 2016)

9:30

Calendar No. 16-008:

1959 East 59th Street

Ward 7

TJ Dow

11 Notices

Hemingway Development, proposes to construct a building pad and parking lot in a Midtown Mixed Use District 4 (MMUD4) on City of Cleveland Land Bank parcels. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 325.03 which states that off-street parking spaces shall be a minimum of 180 square feet and 162 square feet are proposed.
2. Section 344.05(a)(1) which states that the minimum building setback in MMUD-4 District is 20' where 10' are proposed.
3. Section 349.15(c) which states that 9 bike rack spaces are required and none are proposed.
4. Section 352.10(c)(d) which states that six feet of a landscaped frontage strip is required along East 61 Street and none are proposed.
5. NOTE: a separate permit and zoning review are required for the proposed structures. (Filed January 20, 2016)

9:30

Calendar No. 16-009:

6100 Chester Avenue

Ward 7

TJ Dow

11 Notices

Geis Companies, proposes to construct a building pad and parking lot in a Midtown Mixed Use District 2 (MMUD2) on City of Cleveland Land Bank parcels. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

6. Section 325.03 which states that off-street parking spaces shall be a minimum of 180 square feet and 162 square feet are proposed.
7. Section 344.05(a)(1) which states that the minimum building setback in MMUD-2 District is 20' where 10' are proposed.
8. Section 349.15(c) which states that 5 bike rack spaces are required and none are proposed.
9. Section 352.10(c)(d) which states that six feet of a landscaped frontage strip is required along East 63 Street and none are proposed.
10. NOTE: a separate permit and zoning review are required for the proposed structures. (Filed January 20, 2016)

POSTPONED FROM DECEMBER 21, 2015

9:30

Calendar No. 15-250:

2631 West 18th Street

Ward 3

Joe Cimperman

10 Notices

Ohio Awning LLC, owner, proposes to construct a parking lot in a C1 Multi-Family Residential District. The owner appeals for relief from the following Sections of the Cleveland Codified Ordinances:

1. Section 325.03 which states that the minimum area for a parking space is 180 square feet and 162 square feet are proposed.
2. Section 349.05 (a) which states that no parking space shall be located within ten (10) feet of any wall of a residential building.
3. Section 349.13(c)(1) through (8) which states that parking lots in residential district require approval by the Board of Zoning Appeals for compliance with the following standards:
 - The lot is to be used only for the parking of passenger automobiles of employees, customers or guests of the person or firm controlling and operating the lot, who shall be responsible for its maintenance;
 - No charge is to be made for parking on the lot;
 - The lot is not to be used for sales, repair work or servicing of any kind;
 - Entrance to and exit from the lot are to be located so as to do the least harm to the Residence District;
 - No advertising sign or material is to be located on the lot;
 - All parking is to be kept back of the setback building line by barrier unless specifically authorized otherwise by the Board;
 - The parking lot and that portion of the driveway back of the building line are to be adequately screened from the street and from adjoining property in a Residence District by a hedge, sightly fence or wall not less than four (4) feet six (6) inches high and not more than five (5) feet high located back of the setback building line. All lighting is to be arranged so that there will be no glare that is annoying to the occupants of adjoining property in a Residence District, and the surface of the parking lot is to be smoothly graded, hard surfaced and adequately drained;
 - The building permit number under which the lot is established is to be posted;
4. Section 358.04(a) which states that the height of the fence cannot exceed the distance of the fence line to the neighbor's house. (Filed Nov. 18, 2015). *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN.*

POSTPONED FROM JANUARY 4, 2016

9:30

Calendar No. 15-263:

2809 W. 12 Street

Ward 3

Joe Cimperman

8 Notices

West 11th Properties, LLC, owner, proposes to erect a 22-8"x 22'-6" three story frame fee simple single family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that off-street parking space shall be properly paved and drained within lot.
2. Section 349.07(a) which states that a driveway used to provide accessibility to accessory off street parking spaces shall be arranged to minimize traffic congestion.
3. Section 355.04(b) which states that the minimum lot area required is 4,800 square feet and the appellant is proposing 1,531 square feet. This section also states that the maximum Gross Floor Area allowed is 766 square feet and the appellant is proposing 1,302 square feet.
4. Section 357.08(b)(1) which states that the Required Rear Yard is 27'-9" and 5 feet are proposed.
5. Section 357.09(b)(2)(B) which states that the required Interior side yard 7' and 3 feet are proposed.
6. Section 357.09(b)(2)(A) which state that No Building shall be less than 10 feet from main building on adjoining lot and the appellant is proposing 5' to the rear yard area and 5'-6" on side yard.
7. Section 357.13(b)(4) which states that open porches shall not be less than 10' from property line and the appellant is proposing 3'.
8. Section 357.15(a) which states that the distance between main building and rear building shall not be less than 40ft where the appellant is proposing 5ft
9. Section 327.02(e) which states that All Consolidations and easements shall be recorded and approved by Engineering and construction room 518. (Filed December 14, 2015)

9:30

Calendar No. 15-264:

2811 W. 12 Street

Ward 3

Joe Cimperman

8 Notices

West 11th Properties, LLC, owner, proposes to erect a 22-8"x 22'-6" three story frame fee simple single family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that off-street parking space shall be properly paved and drained within lot.
2. Section 349.07(a) which states that a driveway used to provide accessibility to accessory off street parking spaces shall be arranged to minimize traffic congestion.
3. Section 355.04(b) which states that the minimum lot area required is 4,800 square feet and the appellant is proposing 2,455 square feet. This section also states that the maximum Gross Floor Area allowed is 1,228 square feet and the appellant is proposing 1,302 square feet.
4. Section 357.08(b)(1) which states that the Required Rear Yard is 27'-9" and 5 feet 2 inches are proposed.

5. Section 357.09(b)(2)(B) which states that the required Interior side yard 7' where 0' and 5' are proposed. Total of both interior side yards shall not be less than 10' and 5' are proposed.
6. Section 357.09(b)(2)(A) which state that No Building shall be less than 10 feet from main building on adjoining lot and the appellant is proposing 5' and 7'-2".
7. Section 357.15(a) which states that the distance between main building and rear building shall not be less than 40ft where the appellant is proposing 5ft
8. Section 327.02(e) which states that All Consolidations and easements shall be recorded and approved by Engineering and construction room 518.
9. Section 325.25 front yard is required and none is provided. (Filed December 14, 2015)

9:30

Calendar No. 15-265:

2813 W. 12 Street

Ward 3

Joe Cimperman

8 Notices

West 11th Properties, LLC, owner, proposes to erect a 22-8"x 22'-6" three story frame fee simple single family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that off-street parking space shall be properly paved and drained within lot.
2. Section 349.07(a) which states that a driveway used to provide accessibility to accessory off street parking spaces shall be arranged to minimize traffic congestion.
3. Section 355.04(b) which states that the minimum lot area required is 4,800 square feet and the appellant is proposing 3,925 square feet.
4. Section 357.08(b)(1) which states that the Required Rear Yard is 27'-9" and 8 feet 5 inches are proposed.
5. Section 357.09(b)(2)(B) which states that the required Interior side yard 7' where 0' and 5' are proposed. Total of both interior side yards shall not be less than 10' and 5' are proposed.
6. Section 357.09(b)(2)(A) which state that No Building shall be less than 10 feet from main building on adjoining lot and the appellant is proposing 5'.
7. Section 357.15(a) which states that the distance between main building and rear building shall not be less than 40 feet where the appellant is proposing 5 feet.
8. Section 325.25 front yard is required and none is provided.
9. Section 327.02(e) which states that All Consolidations and easements shall be recorded and approved by Engineering and construction room 518. (Filed December 14, 2015) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW FOR A COMMUNITY MEETING*