



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

AUGUST 28, 2017

9:30

Calendar No. 17-220: 2111 Center Street

**Ward 3
Kerry McCormack
74 Notices**

Tenk Center LLC., owner, proposes to change use to entertainment, warehouse and retail in a B3 General Industrial District. The owner appeals for relief from the strict application of section 349.04 of the Cleveland Codified Ordinances which states that a total of 83 parking spaces are required (2 space for warehouse, 9 spaces for retail, 72 spaces for entertainment) and 47 spaces provided. (Filed July 20, 2017)

9:30

Calendar No. 17-221: 3805 Whitman Ave.

**Ward 3
Kerry McCormack
10 Notices**

Kyle Lawrence, owner, proposes to build a 1,056 square foot two story 25'6" high, wood frame garage with second floor storage on a 4,092 square foot lot in an A1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

- 1.) Section 353.05 which states that in a Residence District an accessory building shall not exceed fifteen feet in height, or the distance from the accessory building to a main building or potential location of a main building on adjoining premises in a Residence District whichever is less. The proposed garage mean height is 20'-0"
- 2.) Section 337.23(a)(6) 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 unless the lot area exceeds four thousand eight hundred (4,800) square feet in which event the floor area may be increased in the ratio of one (1) square foot for each twelve (12) square feet of additional lot area.(Filed July 25, 2017)

9:30

Calendar No. 17-222: 2201 Saratoga Ave.

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

David Medlen, owner, proposes to change use of existing 33' x 24' second floor garage storage area to a single family residence and a to erect a 14' x 10' second floor open wolmanized deck to existing 2 story frame rear detached garage 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 three-family use is not allowed in two family district but is first allowed in multifamily district per section 337.08.

2. Section 355.04(a) which states that the minimum lot area required for a three family use is 7200 square feet and the appellant is proposing 6,937 square feet.
3. Section 355.04 which states that the minimum required floor area for each unit is 950 square feet and the appellant is proposing 792 square feet.
4. Section 357.09(2)(C) which states that the required aggregate width of the interior side yards shall not be less than 8' and the appellant is proposing approximately 4 feet 5 inches for second floor dwelling and deck . (Filed July 25, 2017)

9:30

Calendar No. 17-224: 2240 West 11 Street

**Ward 3
Kerry McCormack
7 Notices**

Micro House Cleveland, owner, proposes to erect a 590 square foot single family house 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 355.04(a) which states that the minimum floor area per primary residential building in a "B" area district shall not be less than 950 square feet and 590 square feet are proposed.
2. Section 355.04(a) which states that the minimum lot width for a single family dwelling in a "B" area district is 40 feet and a 30 foot wide lot is proposed.
3. Section 355.04(a) which states that a minimum lot area of 4,800 square feet is required for a single family dwelling and a lot area of approximately 2,783 square feet is proposed.
4. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot; the proposed building is within 7.33' feet of residence on adjoining lot.
5. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed July 27, 2017)

9:30

Calendar No. 17-225: 2123 West 7 Street

**Ward 3
Kerry McCormack
10 Notices**

Briana Gonzalez and Eric L. Shida, owners, propose to erect a 520 square foot addition to a single family residence on a 2500 square foot lot in a B1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area in a "B" area district shall not exceed ½ the lot area, or in this case 1,250 square feet and the appellant is proposing 2,296 square feet.
2. Section 357.08 which states that the depth of required rear yard shall be not less than the height of the main building. A 24'-8" rear yard is required and a 5'-8 ½" rear yard is proposed.
3. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. Building height is 24'-8" thus no interior side yard shall be less than 6'-2"; a 1'-5" side yard is proposed.

4. Section 359.01(a) which states that no enlargement or expansion of a nonconforming use shall be permitted except as a variance under the terms of Chapter 329, and no substitution or other change in such nonconforming use to other than a conforming use shall be permitted except by special permit from the Board of Zoning Appeals. (Filed July 27, 2017)

9:30

Calendar No. 17-226: 6000 Father Caruso Dr.

**Ward 15
Matt Zone
23 Notices**

Breakwater Bluffs LLC, owner, proposes to establish use of a 10,000 square foot building as retail in a B1 Multi-Family Residential District. The owner appeals for relief from the strict application of Section 337.08 which states that retail use is not permitted in Multi-Family residence district. (Filed July 28, 2017)

9:30

Calendar No. 17-233: 1468 West 25 Street

**Ward 3
Kerry McCormack
14 Notices**

Buray LLC, owner, proposes to erect an 11,000 square foot addition and establish use as a hotel with 24 guestrooms, one dwelling unit and 1,250 square foot bar in a D3 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application of 355.04(b) which states that in a "D" area district the maximum gross floor area cannot exceed the lot area square footage. In this case a gross floor area equal to 13,840 square feet is permitted and the appellant is proposing 20,000 square feet. (Filed August 1, 2017)

9:30

Calendar No. 17-234: 2240 W. 7th Street

**Ward 3
Kerry McCormack
12 Notices**

7th & Literary RE Ventures, owner, proposes to erect a fee simple townhouse, Unit "D" of 4 units, in the Residential Attached 3 Townhouse District (RA-3). The owner appeals for relief from the strict application of section 337.031(g) which states that the interior side yard adjoining a Two-Family District must be equal to 10 feet and the appellant is proposing 3.68'. (Filed August 2, 2017)