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## Board of Zoning Appeals

Documenter name: Jenna Thomas

Agency: [Cleveland Board of Zoning Appeals](#)

Date: Aug. 7, 2023

[See more about this meeting at Documenters.org](#)

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## Summary

- There seems to be a trend of building houses on small lots, which often requires many zoning [variances](#).
- The topic of board member attendance came up several times. There is an empty seat (four out of five are filled). So if one active member misses, applicants are required to get unanimous approval or else the variance request is denied. It sounded as though several board members have vacations planned over the next few months, leading to some scheduling issues.
- Based on decisions made in this meeting, the board seems to take council member and [community development corporation \(CDC\)](#) approval seriously and can make it a condition of variance approval.

## Notes

Board members:

- Nina Holzer
- Alanna Faith, chair
- Priscila Rocha
- Arleesha Wilson (joined after the first case)

Calendar No. 23-127: 3707 Highland Road | Ward 11 | Danny Kelly

- Paul Miklowski, owner, wants to erect a detached utility shed
- Requesting shed be 118 feet from the street; 204.5 feet is required, according to [agenda](#)
- **Approved**

Calendar No. 23-129: 2185 Cornell Road. | Ward 6 | Blaine Griffin

- 2183 Cornell Road LLC proposes to erect a 14-unit, 15,444-square-foot apartment building. Seeking variances for:
  - Maximum floor area allowed is no more than half the lot size (7,623 square feet) and owner is requesting 15,444 square feet
  - Requesting a side yard of 5 feet (7 feet is required), and 5 feet from the adjacent structure (10 feet required)
  - Requesting a 5-foot rear yard (28.5 feet is required)
- Project has the support of City Council President Griffin, who said he has heard very few complaints from Little Italy residents, who he said are very intentional about developments they want in their neighborhood
- Has the support of the local CDC
- Received approval from the [Landmarks Commission](#)
- **Approved unanimously**

Calendar No. 22-138: 3820 W. 33rd Street | Ward 14 | Jasmin Santana

- Sheryl Manthey, owner, proposes install approximately 120 linear feet of six-foot-high wooden fence, and is seeking relief from the code, which says the fence is too high
- Officials noted a request for postponement in the WebEx chat
- The board members said that a tie vote would result in a denial
- There is one seat open on the board, which is likely to be filled by October, according to Faith. It was recommended the applicant return in late October
- This is the applicant's third postponement
- **Postponed**

Calendar Nos. 23-106 and 23-107: 5408 Ithaca Court and 1968 W. 54th Street | Ward 15 | Jenny Spencer

- Sanctus Capital LLC proposes to split the lot into two [parcels](#) with an existing two-story frame single-family residence with one concrete parking space
- Proposes to erect a two-story frame single-family residence with an attached garage
- Minimum lot size required is 4,800 square feet; the appellant is proposing 1,295 square feet.
- One of the properties goes back to 1894
- There is opposition from a few neighbors who think that the lot is too small for both a small cottage and a single-family home. They would like to see the lot activated but believe it should be kept as one parcel/one property. They also expressed concerns about the driveway offloading on Ithaca, which is a

high-pedestrian area.

- Adam Davenport from City Planning voiced support for the design and said that traffic engineering saw no issues with pulling in and out of the driveway
- Drawings are lacking many of the dimensions, which complicated the conversation
- **Board voted to postpone the decision because the drawings lacked dimensions**

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