

Documenters

POWERED BY CITY BUREAU & SIGNAL CLEVELAND

Board of Zoning Appeals

Documenter name: Tina Scott

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

Date: Sept. 18, 2023

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

Summary

- Meeting provided quality visuals with relevant data for the items presented, and the visuals proved to be very helpful in understanding what was happening when the meeting's audio quality was poor.
- A meeting participant audibly protested out of order, stating concerns regarding crime in the area of Calendar No. 23-149. The board promptly regained order.
- Several items presented were challenged with Section 337.03(h), which states that a residential facility, as defined in Chapter 325 of Zoning Code, for one to five unrelated persons, is not permitted if located less than 1,000 feet from another residential facility.

Follow-Up Questions

- Should public meetings be mandated to provide closed captioning during broadcasted meetings? It can be difficult to hear public conversations clearly.
- Should public meetings be mandated to clearly identify all active participants? It is important to know who is speaking, representing, participating or showing interest in these matters. The video's corner inset of the board members and participants was not clear enough to identify who was speaking.
- Why would a public virtual meeting disable the "chat" feature? It may prove to be more useful than distracting for communicating subject matter information, questions, and concerns.

Notes

Calendar No. 23-148:

12728 Bellaire Rd.

Ward 11 Danny Kelly

Mision Cristano proposed to construct a new church building in a local retail district. The owner appealed for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(e), which states that 20 parking spaces are required (one for each six seats, plus one for the house on the lot); 11 parking spaces proposed.

2. Section 352.10, which states that landscaping detail between parking lot and street is required. Note: Cleveland Planning Commission approval is required.

Vanessa Rivera, a pastor at the church, presented. Rivera said that they have regularly communicated with the neighboring barber shop on this and other matters. Rivera said the property size does not provide a lot of options for either interior or exterior adjustments (e.g., parking spaces, kitchen space).

Approved with recommendations.

Calendar No. 23-149: 2969 Martin Luther King Blvd. Ward 4 Deborah Gray

Emergent Evolutions LLC, owner, proposed to establish use as a residential facility for five occupants in a B1 two-family residential district. The owner appealed for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571, which states that a “residential facility” means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one or two unrelated persons with mental illness; (b) one or two unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three to 16 unrelated adults.

2. Section 337.03(h), which states that a residential facility, as defined in Chapter 325 of this zoning code, for one to five unrelated persons is not permitted if located less than 1,000 feet from another residential facility. Proposed residential facility use is within 1,000 feet from another residential facility at 11112 Forest Ave.

The project representative said the goal is to house five residents who are veterans and to provide rehabilitation services. The representative said many residents have shown support for the facility, and he provided a document showing 28 neighbors who signed in support.

Council Member Deborah Gray spoke. Gray said she was told this would be a group home for children. The representative said she was thinking of his comment that his

organization also works in childcare. A board member asked Gray if she would like to request that the decision be postponed so that she can clarify the details of the project. She said yes.

After Gray requested the postponement, a neighbor spoke up out of order to state concerns about crime. A board member requested that she share her concerns at a community meeting.

The project was postponed for further review at the request of the council member.

Calendar No. 23-150: 6600 Lexington Ave. Ward 7 Stephanie Howse

Catholic Charities Corp. proposed to install a monument sign with an electronic message center. The owner appealed for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 350.13 (g), which states that Board of Zoning Appeals approval is required for an electronic message center in a residential district.

The sign would be located at Fatima Family Center.

Approved with conditions.

Calendar No. 23-151: 1598 E. 93rd St. Ward 7 Stephanie Howse

BJB Enterprise LLC proposed to establish use as a residential facility for five occupants. The owner appealed for relief from the strict application of the following sections of the Cleveland Codified Ordinances: See Calendar No. 23-149 above.

The project presenters said the new property will house three women over 30. They said they own other group homes nearby.

After the presentation a resident spoke about the importance of maintaining the property. She said she has lived in the area since she was 14 years old and that she is now 67. She said there has been revolving ownership of the property and that she has witnessed rodents running to and from the property. She said she is also concerned about crime in, from, and around the property.

Another neighbor said there are more group homes on the street than the one identified

on the Board of Zoning Appeals' presentation—three or four instead of one. Maurice Reulens from City Planning said they may not be properly registered.

Postponed to Oct. 9 for further review and for the council member to visit the site.

Calendar No. 23-152:

2173 W. 32nd St.

Ward 3 Kerry McCormack

Julie Idoine and Keith Hayes proposed to erect a 26.91' x 25.7' second floor, three-bedroom addition and a 16.2' x 18' two-story frame, three-season sunroom attached to the existing masonry frame single family residence. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(b), which states that maximum gross floor area shall not be greater than 50% of the lot area of 1,720 square feet and the owner is proposing 2,945 square feet.
2. Section 357.09(b)(2), which states that the total width of the required interior side yard is 6'; proposing 5'. The required minimum distance between main buildings on adjoining lots is 6'; proposing 5'. The minimum required interior side yard is 3 feet; proposing 0 feet.

Hayes, the architect, and Idoine presented. Hayes said he is looking to expand on the structure to provide more living room for his expanding family. Hayes said he loves the neighborhood and the home and would rather stay than move to another residence.

Board presented a letter from the owner of a neighboring residence, Michael Brandow, 3115/3117 Hancock Ave., in support of the proposal.

Approved.

Meeting adjourned at 12:06 p.m.

If you believe anything in these notes is inaccurate, please email us at cleDOCUMENTERS@gmail.com with "Correction Request" in the subject line.