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Board of Zoning Appeals

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

Date: Nov. 13, 2023

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Summary

- The board approved a group home in Ward 4 on Martin Luther King Jr. Blvd. and in Ward 10 on East 146th street.
- The storefront renovation area in Ward 8 will be welcoming a new brewery, which will include a sit-down bar and bathrooms for people with disabilities.
- The board approved an electronic message sign for Orchard STEM school.

Follow-Up Questions

- Why would too many group homes in one area create a problem if there are so many displaced residents in Cleveland and/or a neighborhood? *[Editor's note: The zoning code states that a residential facility for one to five unrelated persons is not permitted if located less than 1,000 feet from another residential facility.]*

Notes

Calendar No. 23-182 5406 Stone Ave. Ward 15

The owners Douglas Bennett and Julie Beers would like to build their forever home in this area. A representative of Council Member Jenny Spencer read a letter of her support for the project, and the board approved it.

Calendar No. 23-183 775 E. 185th St. Ward 8

Leon Sampat, the architect on the project, and Ozimba Anyangwe, the owner, both presented, saying that they would like to expand their area to include a sit-down bar, bathrooms for people with disabilities, and two off-street parking spots on site. Council Member Mike Polensek wrote a letter of support for the project. The board approved this plan.

Calendar No. 23-187 1793 W 54th St. Ward 15

The owner, Monique McGhee, wants to erect a garage with an elevated storage area and balcony, saying there was a garage years ago and she would like to rebuild within that same space. The board approved.

Calendar No. 23-188 4200 Bailey Ave. Ward 3

Chris Camerieri, representing the project, said Orchard STEM School was seeking permission to install a wall sign with an electronic message center to display community information. Board members expressed concerns with light pollution for the neighbors adjacent to the school, as well as questioned what type of information would be on the sign and whether the message would flash or be on a gradual scroll.

They asked if the sign could be adjusted after installation to accommodate neighbors if it became a problem.

Camerieri said the school would take the neighbors into consideration and that the sign would only be on or flashing during a school day. The board approved, contingent upon a contract letter being on file for Camerieri to act on behalf of Golden Rule Signs and also that said sign would only be flashing for the school day, dusk to dawn, or 7 a.m. to 7 p.m.

Calendar No. 23-163 965-966 East 146th St. Ward 10

Two project partners were present: Rachel Yokley from Salem, Ohio, and Shimon Rubin of New Jersey. They are looking for zoning approval of an existing group home with a 16-bed capacity for geriatrics (55 and older), currently with 13 patients. They stated they have been in business for 25 years and own other group homes within the Midwest.

They also said they have invested \$150,000 and plan to invest \$250,000 more in this building and a neighboring one. They plan to have three shifts daily with two employees per shift to assist residents of the group home. The board approved.

[Editor's note: The board also approved a group home for veterans in Ward 4. Documenter Perna Agarwal has more in this [live-tweet thread](#).]

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