

Twitter Thread by Documenter_Keith



Documenter_Keith

[@DocumenterK](#)



Hi! I'm Keith and I will be live-tweeting today, Monday, January 24, 2022, Cleveland Board of Zoning Appeals ("BZA") that starts at 9:30 AM for [@cledocumenters](#) [#CLEdocumenters](#) & [@NeighborUpCle](#).

Join us via a youtube livestream to watch the BZA meeting,

<https://t.co/EP5QHtvPZo>

Note: the stream is live but the meeting has yet to start.



BZA "hears appeals from individuals who are requesting exceptions or variations for City Ordinances in regard to land use and building requirements or...who are questioning the appropriateness of orders made by City officials."

Source: <https://t.co/3WL5lyeiip>

board of zoning appeals

[Planning Home](#) | [Board of Zoning Appeals](#) | [Board of Building Standards](#)

The Board of Zoning Appeals is a 5-member body responsible for hearing appeals from individuals who are requesting exceptions or variations for City Ordinances in regard to land use and building requirements or from individuals who are questioning the appropriateness of orders made by City officials. It is the Board's goal to treat all individuals fairly and courteously. **Each appeal is heard and decided on its own merit. Be advised that the Board of Zoning Appeals may be limited in their authority, if any, to grant a variance from the Zoning Code.**

Listed below are answers to commonly asked questions regarding the Board of Zoning Appeals.

It's current members:

Kelley Britt

Terry Hamilton Brown

Myrline Barnes

Alanna Faith

Board Members

Kelley Britt (Chairman)

Terry Hamilton Brown

Myrline Barnes

Alanna Faith

Learn about Zoning from Cleveland Planner Matt Moss, [@mattm178](#)

<https://t.co/ccGTJ0JEpT>

The January 24, 2022 BZA Agenda may be accessed here,

<https://t.co/sGtjBidX0x>



BOARD OF ZONING APPEALS
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114-1071
<https://planning.clevelandohio.gov/bza/cpc.html>
216.664.2580

JANUARY 24, 2022

Under the conditions specified by law, the Board of Zoning Appeals will be conducting virtual meetings in a using the WebEx Platform. The Board of Zoning Appeals will also be live streamed on YouTube. The links for the live streams will be available before the meeting on our website at:

<http://www.clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/ZoningAppeals>

Or <https://www.youtube.com/channel/UCB8ql0JrhmpYIR1OLY68bw/>

In order to keep the WebEx session manageable we are asking individuals that wish to participate in the meeting to contact the Board of Zoning Appeals office by phone or email by noon on January 19, 2022. Those individuals not planning to comment on any agenda item during the WebEx session are encouraged to view one of the live streams.

IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY contact the Board of Zoning Appeals office and request access to the WebEx Board of Zoning Appeals Meeting by calling 216.664.2580 or emailing us at us at ciones@clevelandohio.gov

9:30

Calendar No. 21-192	B.R. Knez Appealing the Decision Of the City Planning Commission Regarding 4705 Bridge Ave.	Ward 3 Kerry McCormack
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B.R. Knez Construction Inc., appeals, under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances, the decision of the City Planning Commission to deny approval of a proposed townhome development. (Filed December 3, 2021).

9:30

Calendar No. 21-200	2512 Church Ave	Ward 3 Kerry McCormack 16 Notices
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Peas & Carrots Hospitality, owner proposes to establish use as restaurant in a D3 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04 which states that accessory off-street parking is required at the

BZA is live, join us here:

<https://t.co/EP5QHtvPZo>

BZA has reviewed their Preamble.

January 24 presentation.pdf - Adobe Acrobat Pro DC (32-bit)

Via **webex** by CISCO

Cleveland Board of Zoning Appeals
January 24, 2022

Preamble
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF THE CITY'S OPEN MEETING LAW, AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING *6

Participants (3)
City Planning Me
John Smith Host
Mike Public

Participants Panel Chat Panel

Liz kukla

BZA is called to order and has roll called a quorum.

January 24 presentation.pdf - Adobe Acrobat Pro DC (32-bit)

Via **webex** by CISCO

Cleveland Board of Zoning Appeals

Call to Order & Roll Call

CITY PLANNING COMMISSION
CITY OF CLEVELAND OHIO
cpc

Liz kukla

BZA notifies of a withdrawal of Calendar No. 21-200, 2512 Church Avenue, by the applicant as they are not interested in continuing with this project.

Via webex

Postponements / Withdrawals

WITHDRAWAL

Calendar No. 21-200 **2512 Church Ave** **Ward 3**

Pees & Carrots Hospitality, owner proposes to establish use as restaurant in a D3 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04 which states that accessory off-street parking is required at the rate of one per four seats plus one per employee; 16 parking spaces required, none are provided. (Filed November 15, 2021)

City of Cleveland
Liz Kukla

BZA received a postponement request for Calendar No. 21-188, 11811 Shaker BLVD, by Council Griffin to allow time for a community meeting. It has been postponed until March 7, 2022.

POSTPONEMENT REQUEST

Calendar No. 21-188 **11811 Shaker Blvd** **Ward 6**

Shaker West Professional, owner, proposes to establish use as mental health and substance abuse treatment center in an E1 Residence Office District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.471 which states that the definition of a Mental Health Center is an institution that provides in-patient or out-patient care or therapy for individuals affected by mental illness, developmental disabilities, alcoholism or substance abuse and others needing psychological therapy but which does not serve as a residence for such individuals.

2. Section 337.10 which states that a Mental Health Center use is not permitted in a Residence Office zoning district but is first specifically permitted in an Institutional Research zoning district per Zoning Code Section 340.02(b). (Filed November 12, 2021)

Calendar No. 21-181, 3733 East 65th Street, is postponed by the City Planner as they are waiting to receive designs from the owner.

The owner, Ran Romano, is present and has questions about the issues. Liz Kukla & Kelley Britt arrange to have Mr. Romano meet with a City Planner.

Postponed from December 6th, 2021

9:30

Calendar No. 21-181:

3733 East 65th Street

Ward 12

Rebecca Maurer

18 Notices

Ran Romano, owner, propose to establish seven (7) residential units and three commercial units in a B1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04 which states that thirteen (13) parking spaces are required and nine (9) parking

Calendar No. 21-192, 4705 Bridge Ave, has been postponed until February 14, 2022.

January 24 presentation.pdf - Adobe Acrobat Pro DC (32-bit)

Via **webex** by 61609

January 24 present...

Public Hearing

Calendar No. 21-192

**B.R. Knez appealing the Decision
Of the City Planning Commission
Regarding 4705 Bridge Ave.**

Ward 3

B.R. Knez Construction Inc., appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances to dispute the decision of the City Planning Commission to deny approval of a proposed townhome development. (Filed December 3, 021).



City Planning Commission

LW

laure wagner

CITY OF CLEVELAND

"As a courtesy to the Councilman we will hear cases for which he is present."

Ward 6 Council Member and Council President Blaine A. Griffin is present,

Calendar No. 21-194, 11413 Britt Oval

Calendar No. 21-195, 11415 Britt Oval

REHEARING DUE TO CHANGE IN FRONT SETBACK

(See underlined text below)

9:30

Calendar No. 21-194:

11413 Britt Oval

Ward 6

Blaine A. Griffin

61 Notices

Entrada Woodland Heights (STL) owner, proposes to erect a two-story frame single family residence with an attached garage (open deck over garage) in a B1 Open Space & Recreation District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.031(f)(2)(A) which states that a front yard depth of 12 feet is required and 16.73 feet are proposed (originally 14.38 feet)
2. Section 337.031(f)(3)(A) which states that a 20% glazing minimum on the first floor is required and 16.7% is proposed.
3. Section 337.031(f)(3)(D) which states that a principal pedestrian entrance is required and side of building entrance is proposed
4. Section 337.031(f)(3)(E) which states that minimum 16 square foot "Frontage Feature" proposing; Common Yard proposed (option A).
5. Section 337.031(f)(3)(F) which states that the height of the finished first floor minimum is 28 inches and the maximum is 5 feet 6 inches; proposing 0" and not ADA accessible. Interior minimum 18" and 5'-6" and the appellant is proposing 0". (Filed November 12, 2021) *HEARD AND APPROVED WITH ORIGINAL SETBACK INFORMATION DECEMBER 20, 2021.*

9:30

Calendar No. 21-195:

11415 Britt Oval

Ward 6

Blaine A. Griffin

61 Notices

Entrada Woodland Heights (STL) owner, proposes to erect a two-story frame single family residence with an attached garage (open deck over garage) in a B1 Open Space & Recreation District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.031(f)(2)(A) which states that a front yard depth of 12 feet is required and 33.77 feet are proposed (original 14.38 feet).
2. Section 337.031(f)(3)(A) which states that the first floor 20% glazing minimum is required on the first floor and 16.7% is proposed.
3. Section 337.031(f)(3)(D) which states that a principal pedestrian entrance is required and side of building entrance is proposed
4. Section 337.031(f)(3)(E) which states that minimum 16 square foot "Frontage Feature" proposing; Common Yard proposed (option A).
5. Section 337.031(f)(3)(F) which states that the height of the finished first floor minimum is 28 inches and the maximum is 5 feet 6 inches; proposing 0" and not ADA accessible. Interior minimum 18" and 5'-6" and the appellant is proposing 0". (Filed November 12, 2021) *HEARD AND APPROVED WITH ORIGINAL SETBACK INFORMATION DECEMBER 20, 2021.*

Terri swears in Andrew Gotley (spelling?) of Keystate Homes, Blaine Griffin, and architect Gary Neola.

YouTube Premium Search 9+ T

January 24 presentation.pdf - Adobe Acrobat Pro DC (32-bit)

Via webex to CNA

Public Hearing

Calendar No. 21-194: 11413 Britt Oval Ward 6

SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.**

Terri

CITY OF CLEVELAND

Cases were reviewed and approved on December 20, 2022.

Liz Kukla, "A front yard depth of was requested for 21.82 [for No. 21-194]. A front yard setback of 14.38" was requested [for No. 21-195]. Both were granted pending a revised drawing."

January 24 presentation.pdf - Adobe Acrobat Pro DC (32-bit)

Via webex to CNA

Public Hearing

Calendar No. 21-194: 11413 Britt Oval Ward 6

HISTORY OF THE PROPERTY

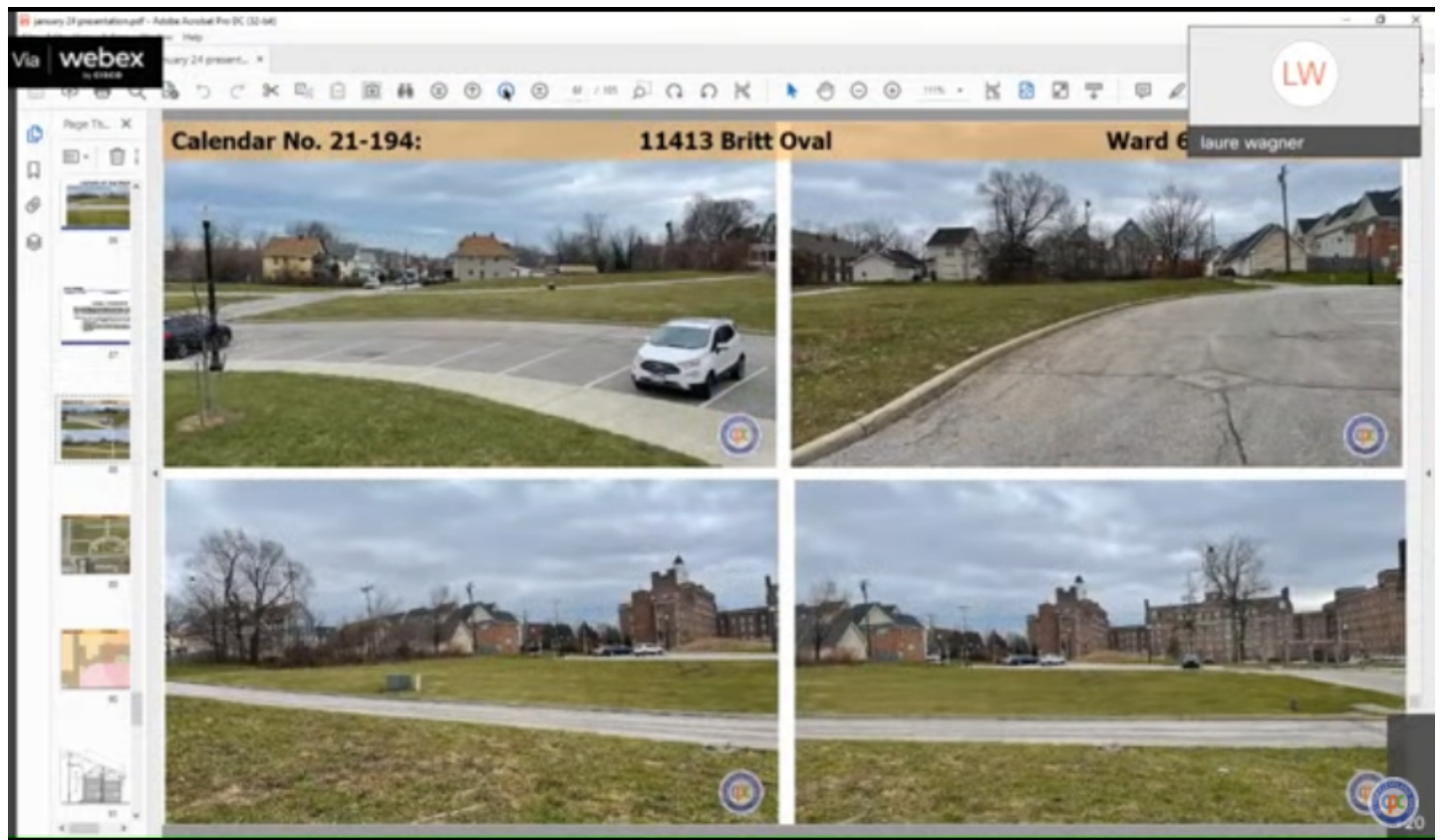


GN

Gary Neola

CITY OF CLEVELAND

Kukla, "When we received the drawing, there were changes. ... That's why we are here today, ... A conversation about the new setbacks"



Legal Standard requested is an area variance.

This case involves a maximum setback.

No legal impediment granted to board concerning a larger setback.

CM Griffin supports the setback changes.

Maurice Ruelens Chief City Planner supports the project, noting that the utilities caused the problem.



Ward 6
Blaine A. Griffin

BZA motioned to approve the area variance requested to Calendar No. 21-194, 11413 Britt Oval, and No. 21-195, 11415 Britt Oval.

BZA hears Calendar No. 21-202, 5001 Memphis Ave.

"Owner, Regina Conceller, proposes to install a 6'-0" high, wood privacy fence in an A1 Local Retail Business District"

January 24 presentation.pdf - Adobe Acrobat Pro DC (32-bit)

Via **webex**

Public Hearing

Calendar No. 21-202 **5001 Memphis Ave.** **Ward 13**

Regina Conceller, owner proposes to install a 6'-0" high, wood privacy fence in an A1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.03(a) which states that no portion of a fence located within thirty feet of the intersection of two street right-of-way lines shall exceed two and one half feet in height, unless all portions of the fence above two and one half feet in height are at least seventy five percent open. The same restrictions shall apply to any portion of a fence located along and parallel to a driveway within 15 feet of its intersection with a public sidewalk or public street if no sidewalk is present. (Filed December 21, 2021)



City of Cleveland

Liz Kukla

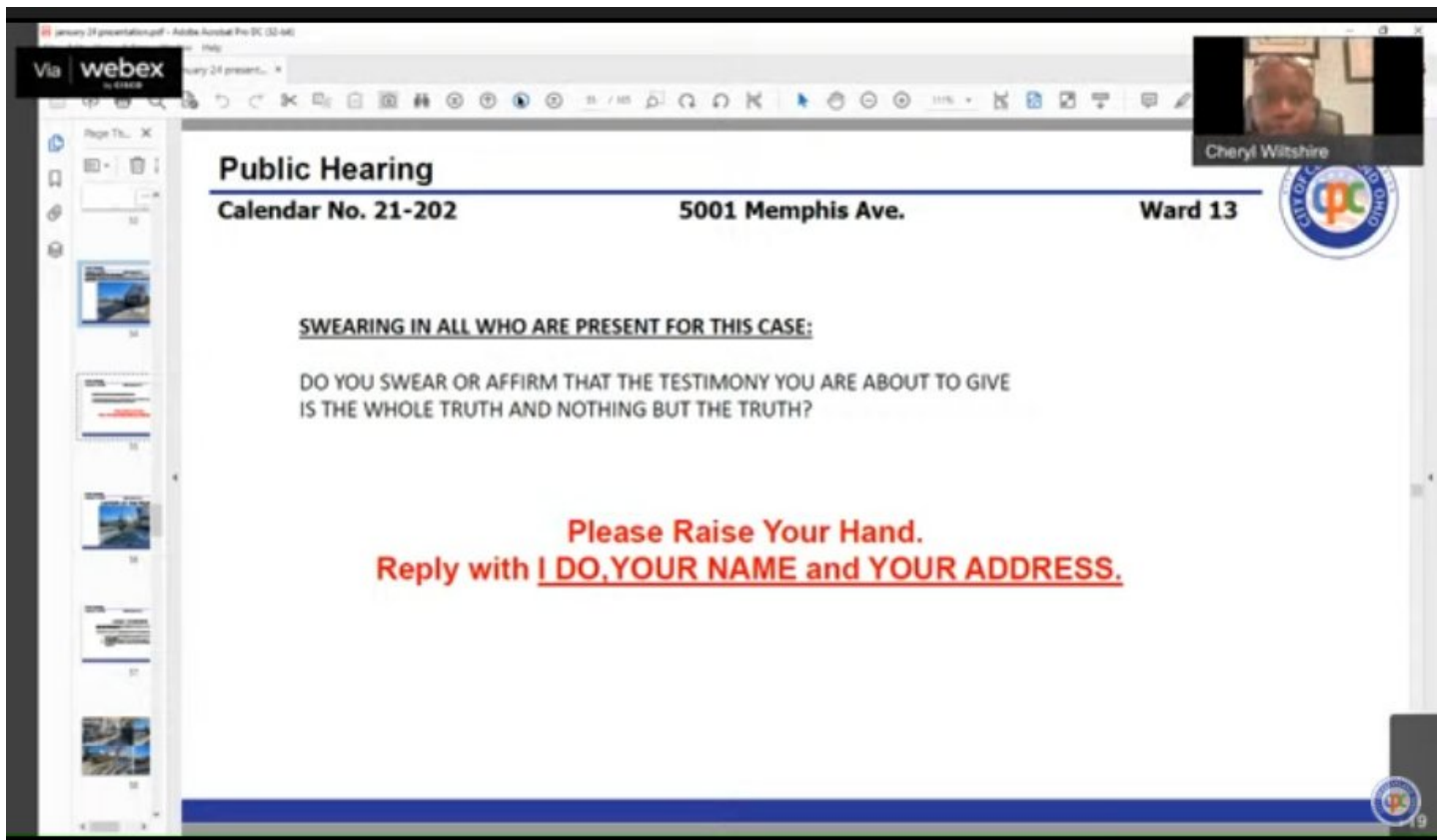
Recently elected Ward 13 Council Member Kris Harsh is present for this first BZA appearance.



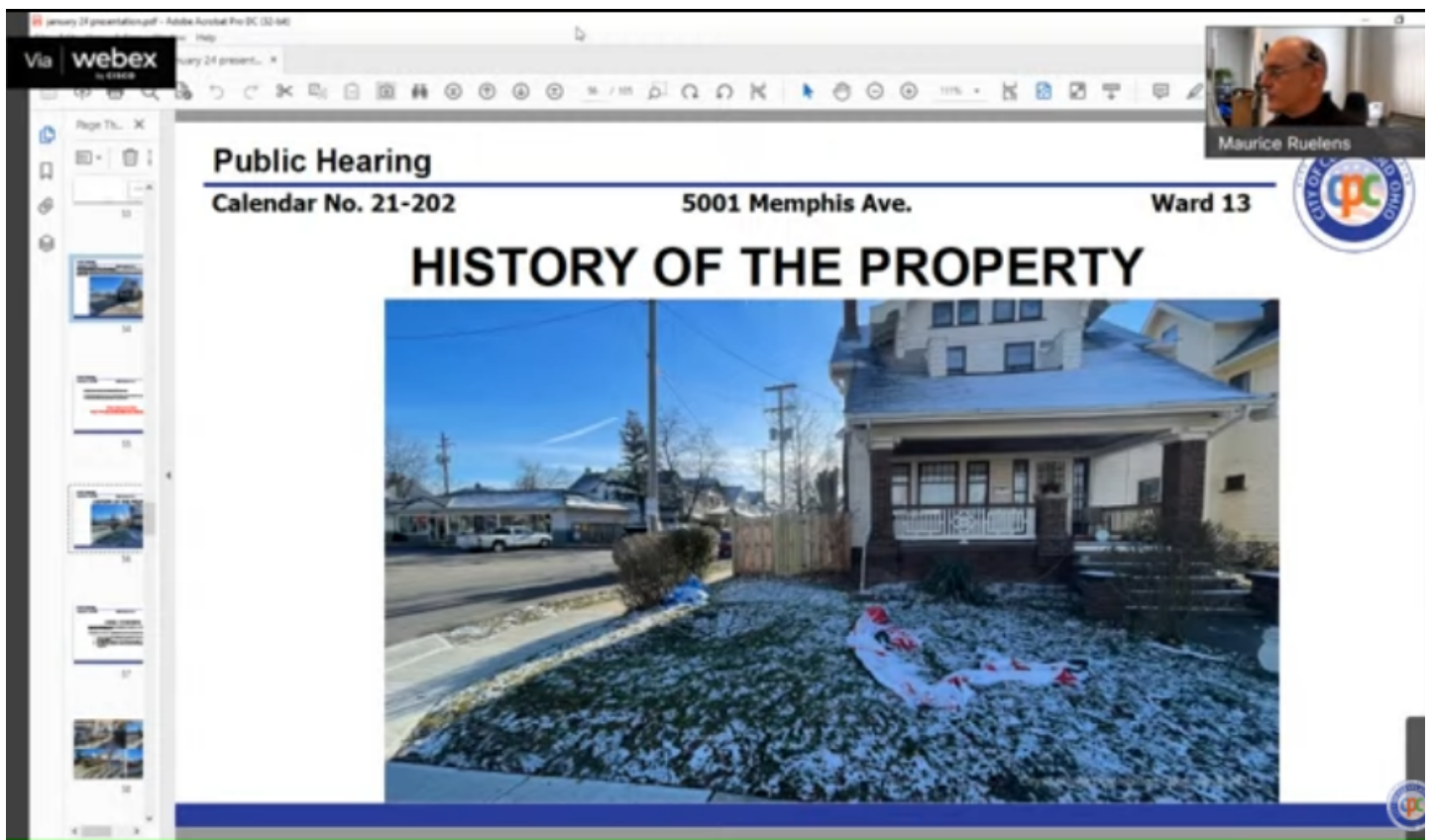
Ward 13

W13 CM Krish Harsh and Cheryl Wortsch, a neighbor, are sworn.

The owner, Regina Conceller, is not present.



Calendar No.21-202 is paused to review other cases as the owner is not present.



BZA hears Calendar No. 21-201, 3779 E. 131st Street.

"3779 East 131st LLC, owner, propose to establish a daycare center in an A1 One-Family Residential District and a C1 Local Retail Business District."

January 24 presentation.pdf - Adobe Acrobat Pro DC (32-bit)

Via webex

Public Hearing

Calendar No. 21-201: 3779 E 131st Street Ward 2

3779 East 131st LLC, owner, propose to establish a daycare center in an A1 One-Family Residential District and a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.02(g)(3)(A) which states that a daycare use in a residence district must be approved by the Board of Zoning Appeals.
2. Section 347.06 which states that trash areas and refuse containers shall be located in such a manner that they shall not be visible from the public street or from any lot or lots designated for residential purpose. Such trash areas shall be screened with opaque fencing not lower than the height of the refuse containers therein.
3. Section 352.11 which states that an eight feet wide landscaped transition strip is required where Local Retail Business District abuts the One-Family Residential District.
4. Section 352.12 which states that a Landscaping Table is required. (Filed December 15, 2021)



Alanna Faith

CITY OF CLEVELAND

Rob Dentamen is sworn in for Calendar No. 21-201.

January 24 presentation.pdf - Adobe Acrobat Pro DC (32-bit)

Via webex

Public Hearing

Calendar No. 21-201: 3779 E 131st Street Ward 2

SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.**

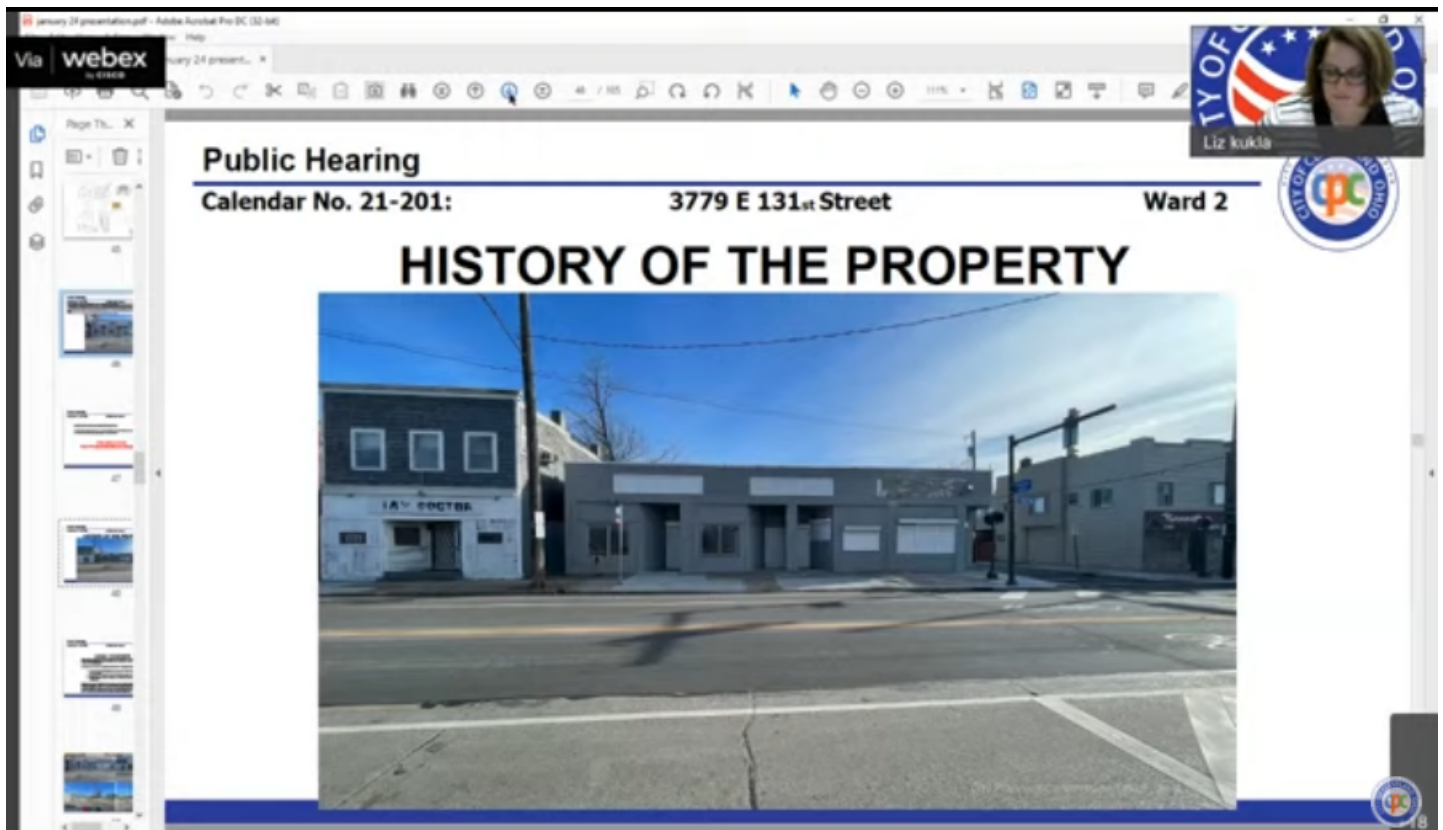
Rob

CITY OF CLEVELAND

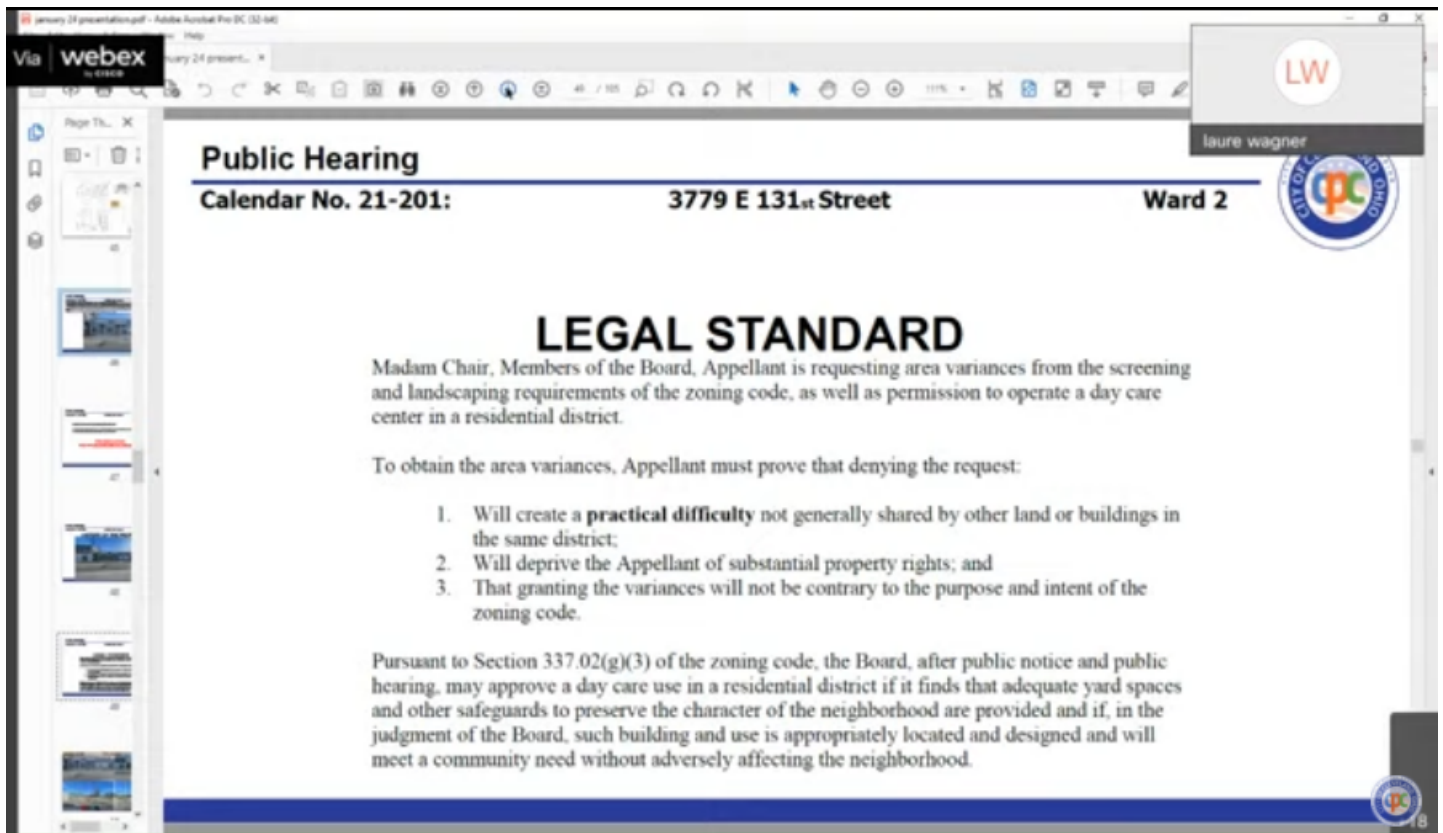
LIVE

Liz Kukla reviews the history of the property.

"Previous owner applied for use of a day in 2015 but permit was never issued, status is closed and noncompliant."

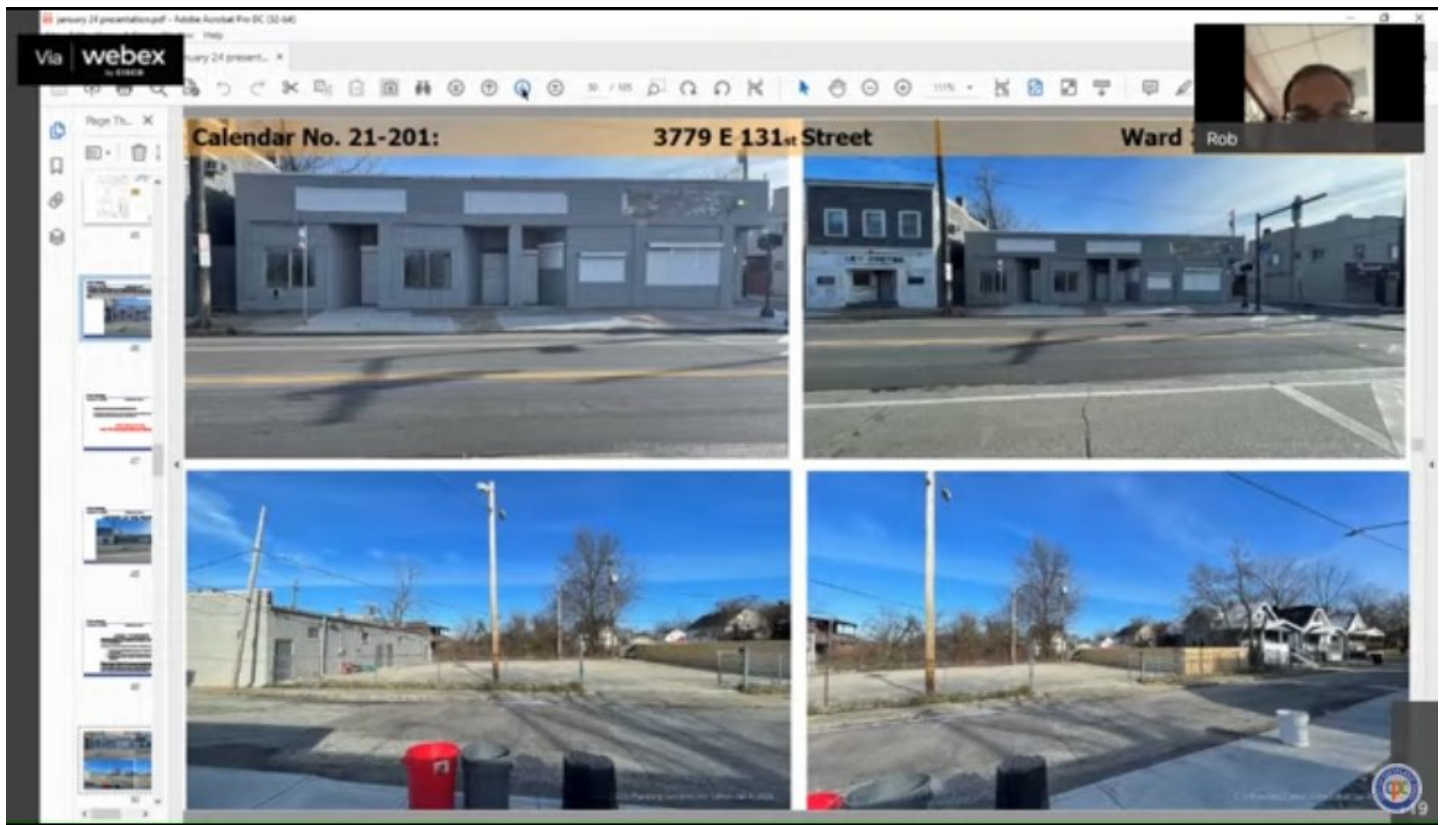


Legal Standard requested is an area variance.

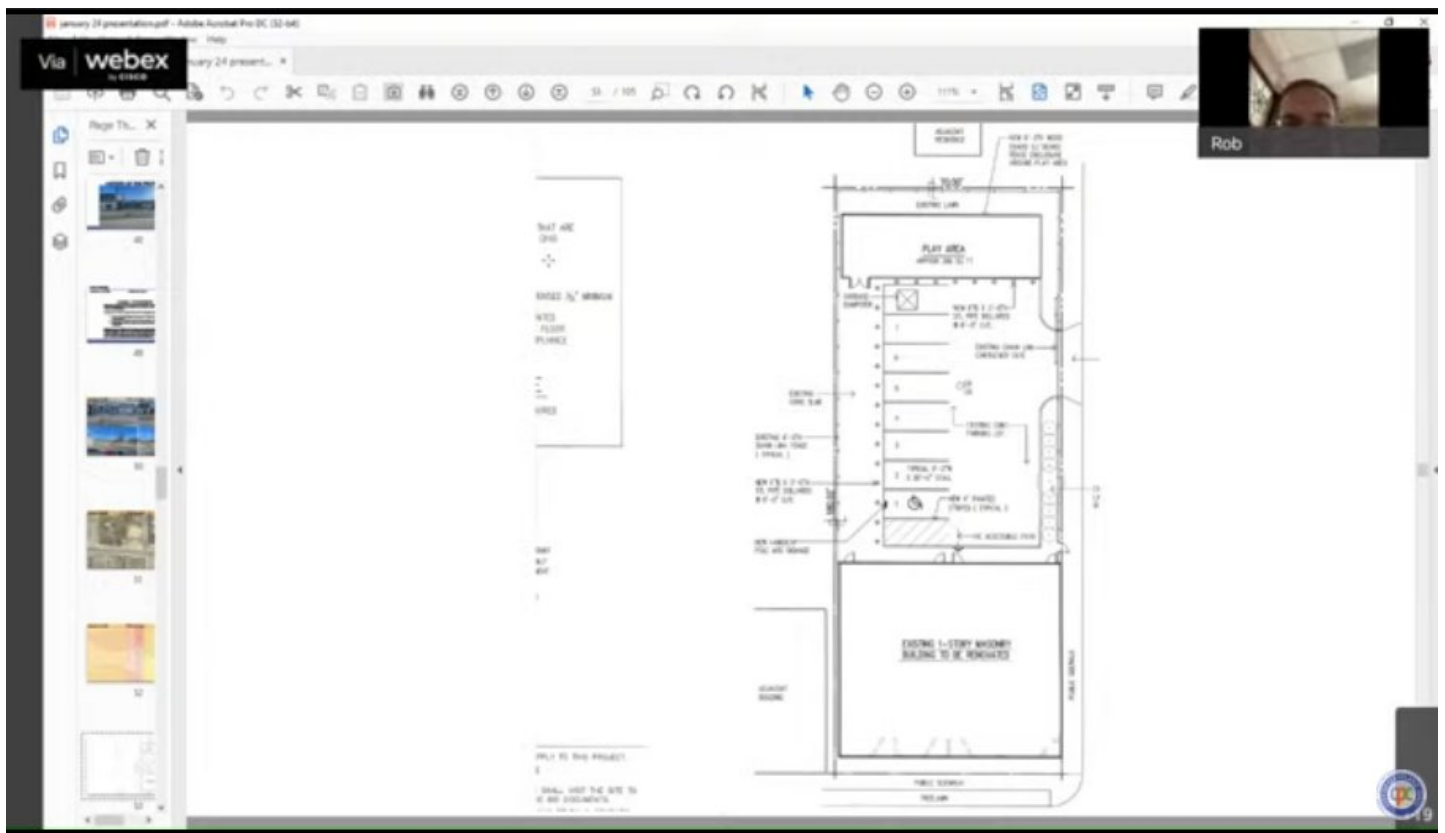


Mr. Dentamen shares that the daycare is already inside. It will not devalue the neighborhood, but it will enhance the community.

"I don't think it will cause an overwhelming burden on the community."



"It is approximately a 300 sq ft area that we are trying to turn into a playground."



Chief Planner Ruelens, "Screen the trash dumpster, details for landscape, right now just shows lawn area, and needs to be besides the use of a daycare in a residential. We 100% agree with this location is appropriate for a daycare."

BZA member Alanna Faith approves the motion dependent on them correcting the issues as described by Chief Planner Ruelens.

Calendar No. 21-201. 3779 E 131st Street, request for an area variance is approved pending changes.

BZA reviews Old Business and approves highlighted items 1 and 2.

Item No.6, Calendar No. 21-160, 3532 W. 41 Street, should not have been highlighted.

The screenshot shows a Webex meeting interface. On the left is a sidebar with a list of items (100-105) and a thumbnail of the presentation. The main window displays a document titled "Public Hearing". At the top right, there is a participant window for "laure wagner" with initials "LW" and a circular logo for the "CITY OF CINCINNATI".

Item	Calendar No.	Address	Staff
1.	Cal. No. 21-178:	10516 Western Ave.	(KB, TB, MB, AF)
2.	Cal. No. 21-196:	1482 E. 123 rd St.	(KB, TB, MB, AF)
3.	Cal. No. 21-195:	11415 Britt Oval	(KB, TB, AF)***
4.	Cal. No. 21-194:	11413 Britt Oval	(KB, TB, AF)***
5.	Cal. No. 21-177:	18403 Euclid Ave.	(KB, TB, MB, AF)*
6.	Cal. No. 21-160:	3532 W. 41 Street	(KB, TB, AF, MB)***DISCUSS
7.	Cal. No. 21-141:	7202 Hague Ave.	(KB, TB, AF, MB)*
8.	Cal. No. 21-161:	11618-22 Bellaire Rd.	(KB, TB, AF)*
9.	Cal. No. 21-091:	4157 Lorain Ave.	(D,KB,AF,MB)*
10.	Cal. No. 21-006:	9501 Pierpoint Ave.	(J,D,KB,AF,MB)* 6/1/21
11.	Cal. No. 20-098:	1854 W. 48 th Street	(J,D,KB,AF,MB)* 6/24/2020 (lot covs)

REQUESTS FOR AFFIRMATION : Cal. No. 17-348: Harborview Drive . Dieter
Sumerauer was granted a variance on January 16, 2018 to erect a two story garage addition. The neighbor appealed the case to the Court of Common Pleas and the decision was upheld; In January of 2020 the neighbor appealed to the Eight District. The appellant stated that they prevailed in the Eight District but still needed more time to complete the construction drawings. Today they are stating that the pandemic has slowed them down due to reduced income and ill family members therefore they need more time to acquire permits

REQUEST FOR REHEARING: None.

REQUEST FOR UPCOMING POSTPONEMENT: NONE.

MISC- Regarding 21-160: 3532 W. 41 Street on November 1 Pastor Henry Flonnoy was granted a variance to establish use as a restaurant in a Local Retail Business District pending a Revised Site Plan be submitted showing the actual striping of the spaces in the parking lot and a shed that was revealed in the field survey photos. Attached is the Revised site plan however during a conversation with the Plans Examiner it was brought to my attention that the parking and the building are on two separate parcels which was not shown on the original or Revised site plan and the Plans Examiner believes that the submitted Revised plan should also be drawn to scale as it is not clear if all of the spaces will actually fit in the parking lot and the applicant testified that he could fit 10 spaces in the lot To further complicate things a separate application has been made to establish the parking lot in Permit application B2103046 and a separate application for the shed and a dumpster enclosure. Should we rehear the case and consider granting the variance with NO parking or less than 10 spaces. Should we grant the variance referencing B2103046 and or make it contingent upon that permit being issued? Should we have the applicant resubmit an application with all of the elements clearly laid out and drawn to scale on a new site plan? Let's discuss. The applicant has been invited to be present in case there are any questions.

Re. Item No.6, Calendar No. 21-160, 3532 W. 41 Street, Liz Kukla shares that the submitted site plan was not drawn to scale.

"The actual number of spaces and a discovered shed on the lot needed to be changed. It's not drawn to scale."

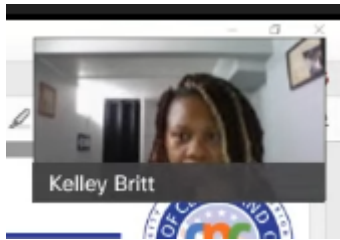
REQUEST FOR REHEARING: None.

REQUEST FOR UPCOMING POSTPONEMENT: NONE.

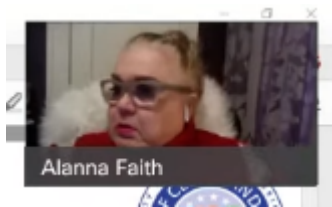
MISC- Regarding 21-160: 3532 W. 41 Street on November 1 Pastor Henry Flonnoy was granted a variance to establish use as a restaurant in a Local Retail Business District pending a Revised Site Plan be submitted showing the actual striping of the spaces in the parking lot and a shed that was revealed in the field survey photos. Attached is the Revised site plan however during a conversation with the Plans Examiner it was brought to my attention that the parking and the building are on two separate parcels which was not shown on the original or Revised site plan and the Plans Examiner believes that the submitted Revised plan should also be drawn to scale as it is not clear if all of the spaces will actually fit in the parking lot and the applicant testified that he could fit 10 spaces in the lot To further complicate things a separate application has been made to establish the parking lot in Permit application B2103046 and a separate application for the shed and a dumpster enclosure. Should we rehear the case and consider granting the variance with NO parking or less than 10 spaces. Should we grant the variance referencing B2103046 and or make it contingent upon that permit being issued? Should we have the applicant resubmit an application with all of the elements clearly laid out and drawn to scale on a new site plan? Let's discuss. The applicant has been invited to be present in case there are any questions.

BZA requires, "A drawn to scale plan, a new dumpster shown. Applicant has applied for dumpster, shed, and parking lot separately. Ultimately, it seems he may not be able to get the 10 spaces in once he hands in the scaled drawing."

Kelley Britt, "We need to hear this with the appropriate information in front of us. We have 3 different applications...This decision was not made upfront with factual information. In my opinion, we should hear this at a later date."



Alanna Faith, "I completely concur. I thought I was pretty clear about a scaled drawing. There are more layers to this than previously."



BZA schedules Calendar No. 21-160, 3532 W.41 Street, for March 7, 2022.

BZA returns to Calendar No. 21-202, 5001 Memphis Ave.

9:30

Calendar No. 21-202

5001 Memphis Ave.

Ward 13

Kris Harsh

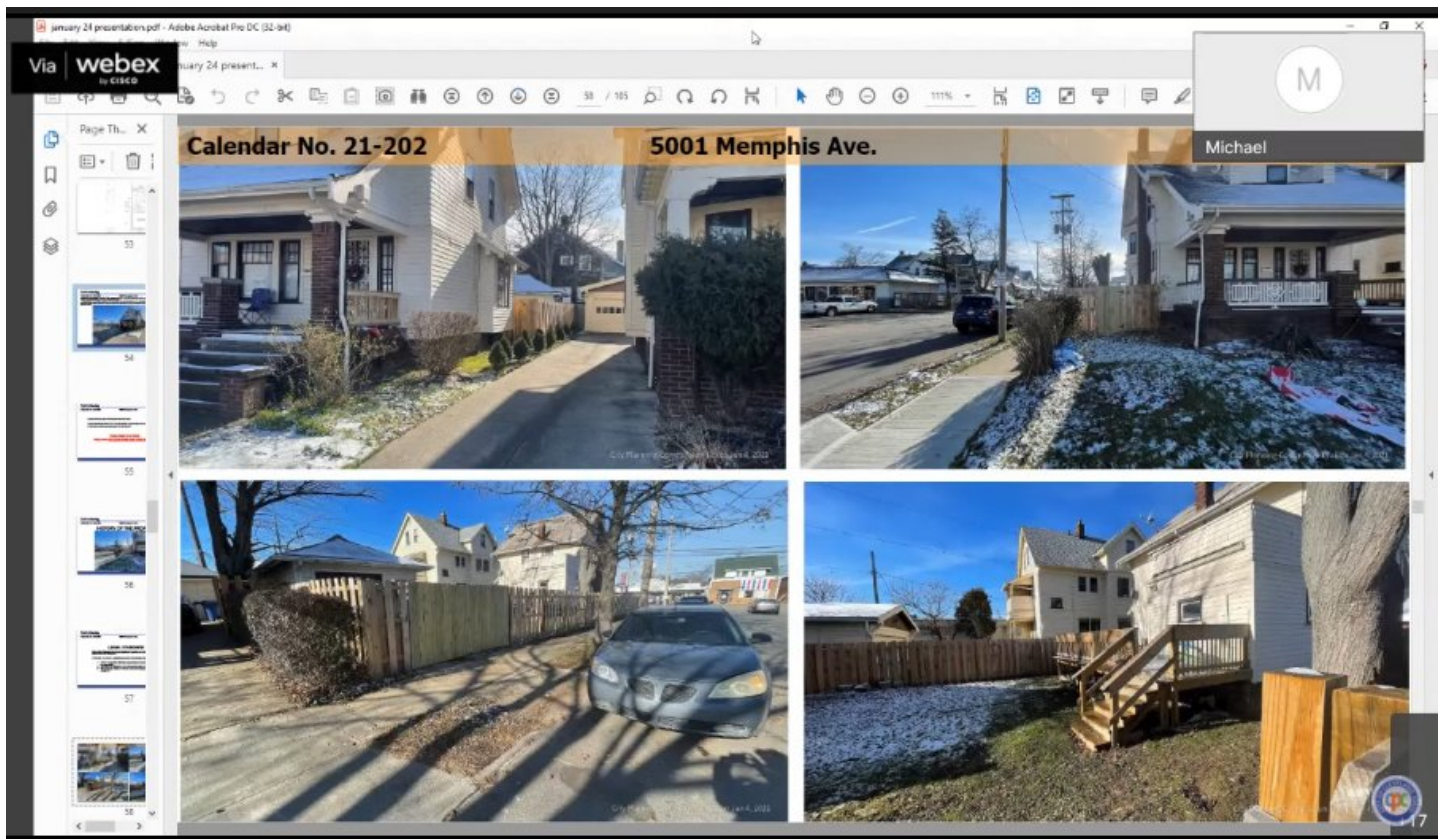
17 Notices

Regina Conceller, owner proposes to install a 6'-0" high, wood privacy fence in an A1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.03(a) which states that no portion of a fence located within thirty feet of the intersection of two street right-of-way lines shall exceed two and one half feet in height, unless all portions of the fence above two and one half feet in height are at least seventy five percent open. The same restrictions shall apply to any portion of a fence located along and parallel to a driveway within 15 feet of its intersection with a public sidewalk or public street if no sidewalk is present. (Filed December 21, 2021)

Michael Nelson, of E.85th Street, who is authorized to represent appellant Regina Chancellor.

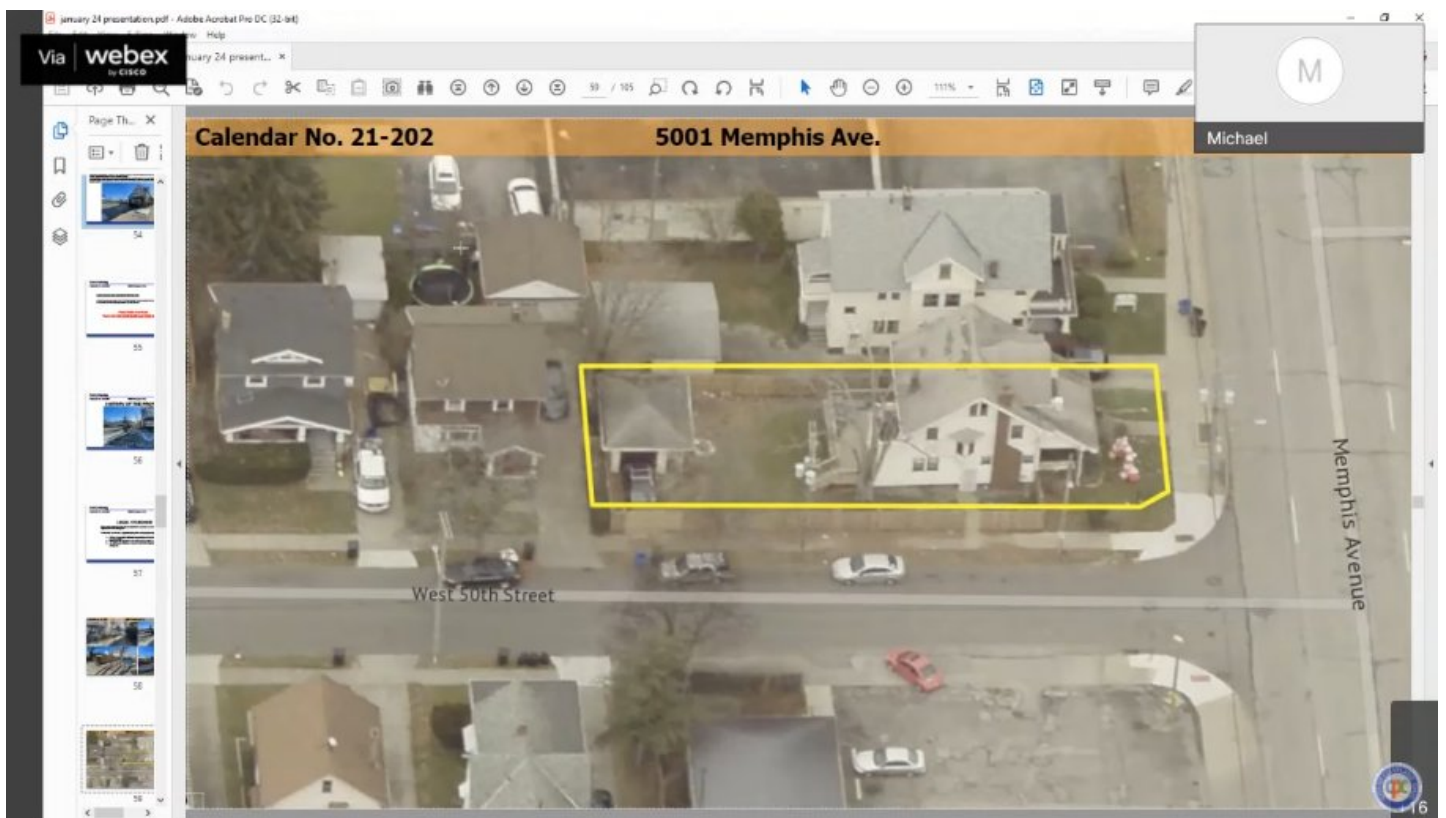
Nelson states, "We buy houses, we fix them up, and try to put people in it." He begins to provide a detailed history but is cut short and reminded that BZA is hear to about the fence.



BZA Member Britt, "Maurice, Is the case that they put up a non-conforming illegal fence?"

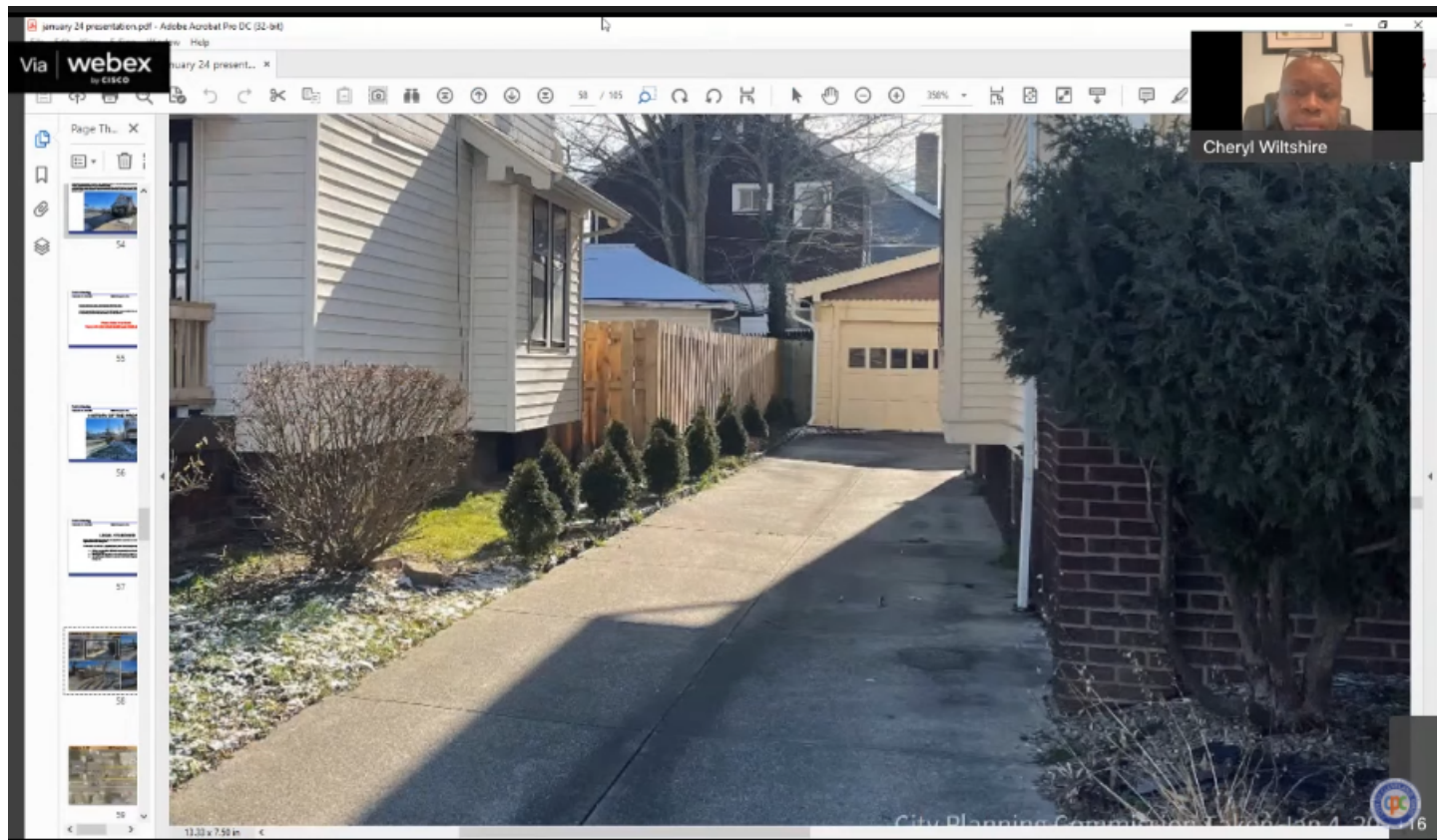
Chief Planner Ruelens, "Appears to be the case to me. ... I also have a question about which way the gate opens."

Nelson alleges he hired an architect and did put in permits.



Cheryl Wiltshire, who represents a neighbor, states that a portion of the fence is now attached to their garage without their permission.

"We no longer have access to the east side of the garage."

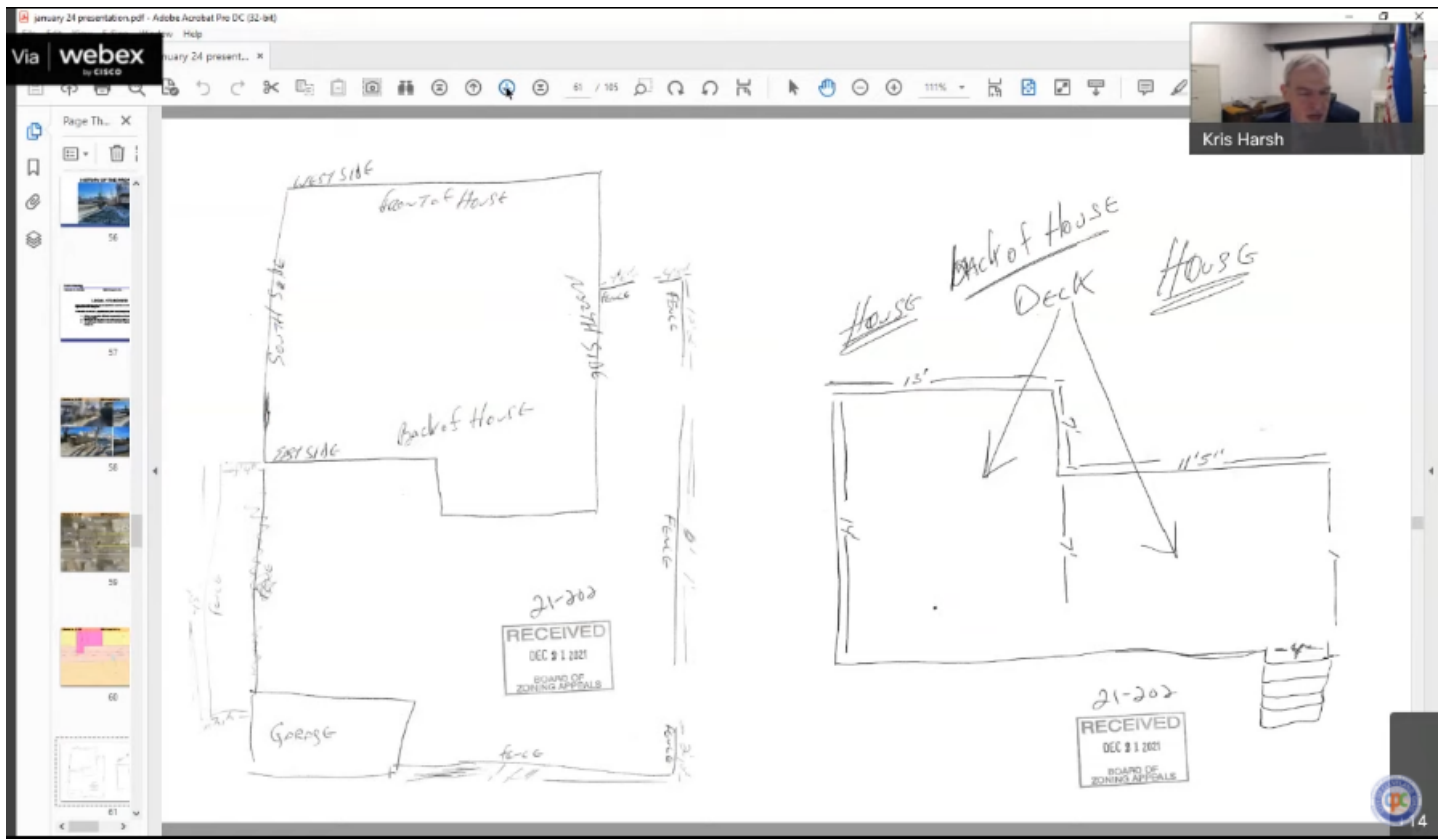


Nelson, "Can I explain that? It's not attached. My brother just stuck it there. It's a back area that's never used. There's a little girl in the house and the biggest concern is that ... there's a lot of drug users that walk through there and ...

Nelson, "[The owner] wanted to make sure no one can get access. ... We can just change that. ... We are trying to be good neighbors. I wish she had a conversation to me about that. ... Everyone was so happy with what we did with that property because it was horrendous..."

Nelson, "And Old' Brooklyn to a really nice area still. ... I think it can be rectified. ..."

W13 CM Harsh agrees with Nelson about the pre-existing fence, renovating the house, & using wood for the fence but agrees with the neighbor that fence should not be against the garage.

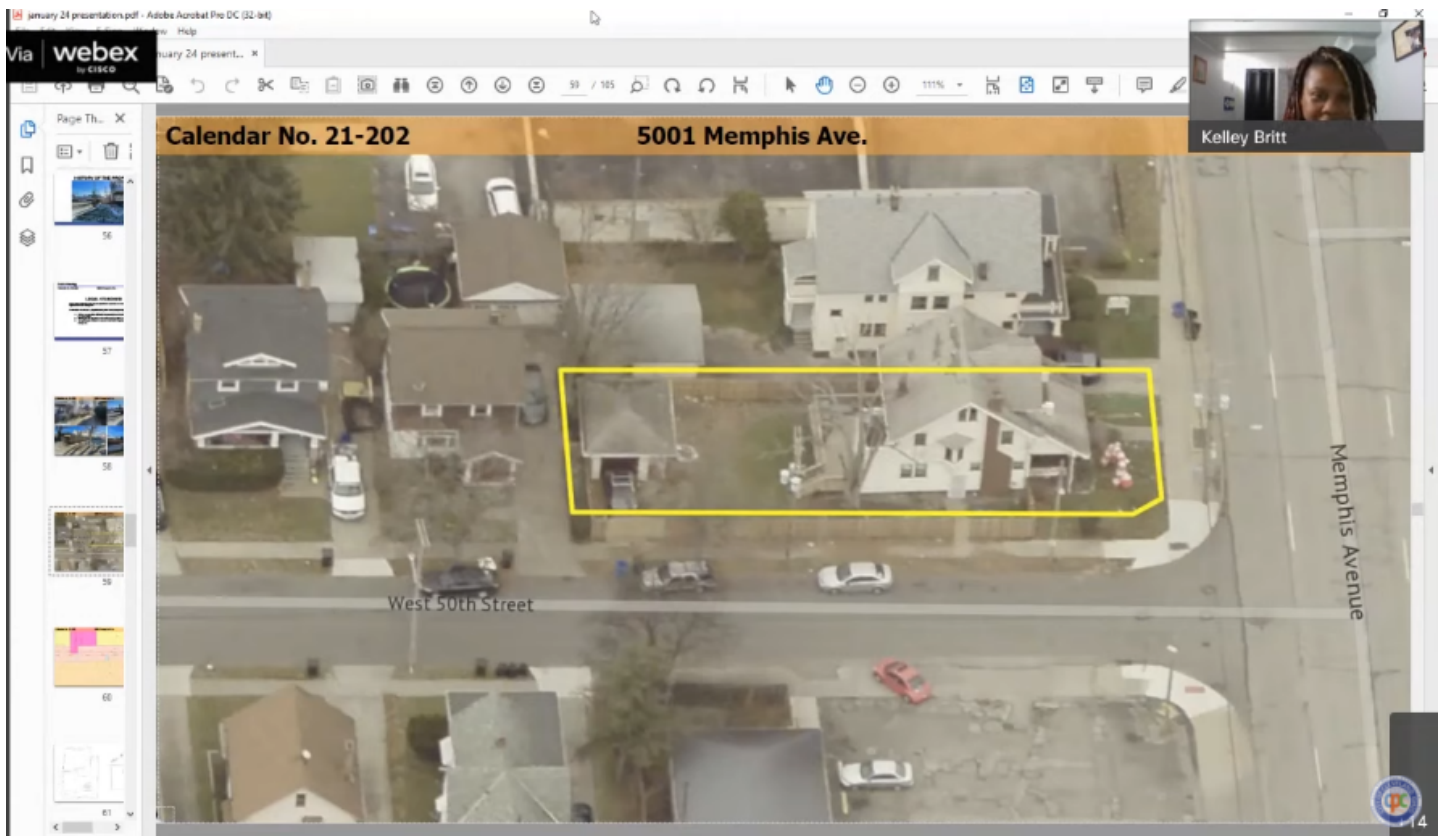


W13 CM Harsh wants the fence to be corrected so it is not on the garage and leaves the direction of the fence door for Chief Planner Ruelens.

W13 CM Harsh commentary seems to be practical and fair.

CP Ruelens shares that he is still concerned about the direction of the door swinging out.

Britt summarizes that the three things that need to be corrected are the direction of the gate door, the attachment to the neighbor's garage, and due to the height, needs to be 75% open.



A discussion about the opacity of a fence ensues.

Ruelens describes the portion of the fence that needs to be opaque per code.

It concludes with Nelson saying, "We can do that."

Ruelens offers to contact City Planning office and they would be willing to help.



BZA Member Faith proposes Nelson connect the fence to the opposite side of the garage before the driveway so as to not bother the neighbor and not have to worry about a new gate.

There's a little hand in the image as to the location Faith recommended.

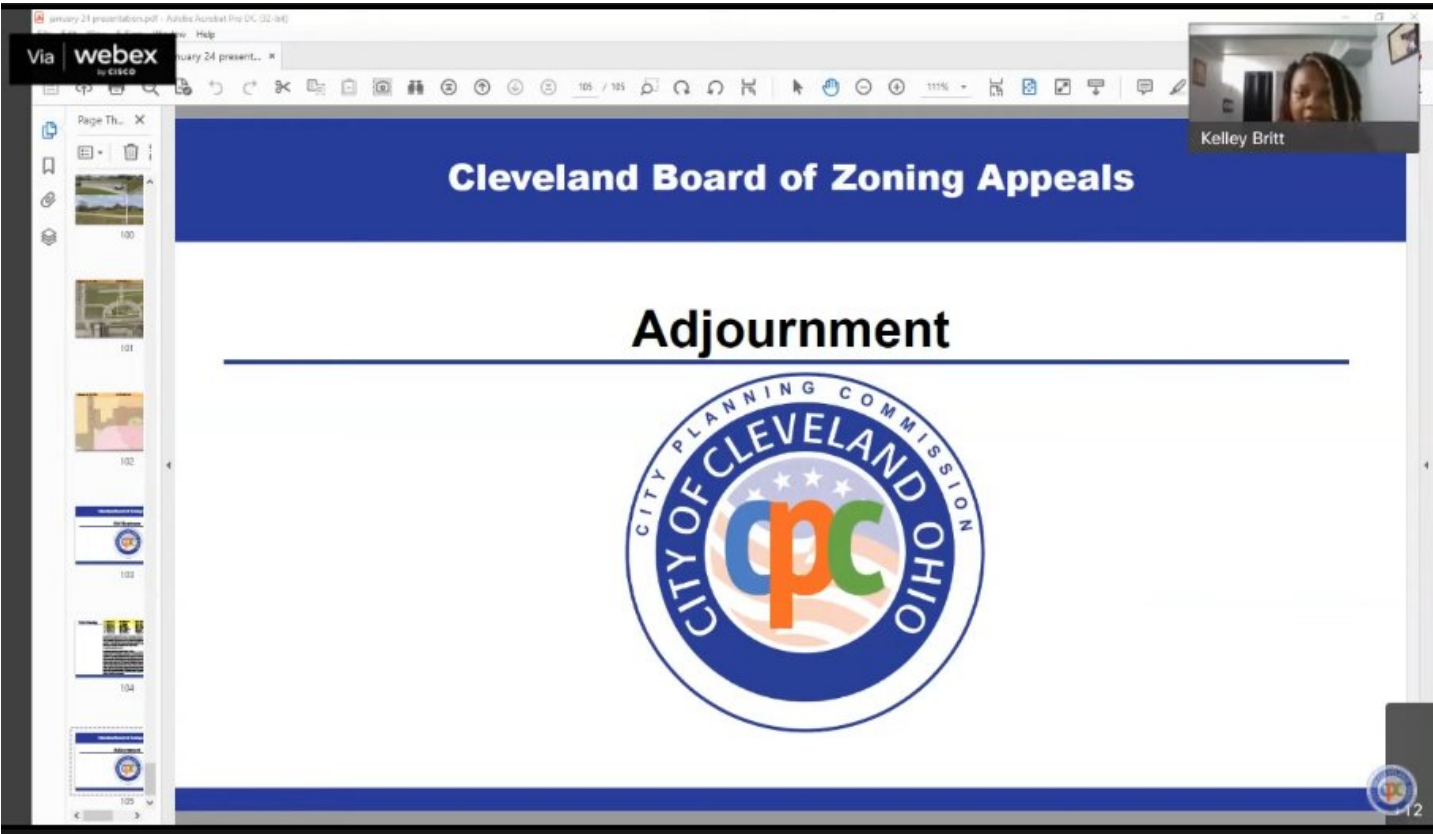


Nelson rehashes about the security issues in the neighborhood but is cut off by BZA Member Britt who reminds him that he is here to address the said issues, has received feedback and has his options.

BZA Member Faith motions to approve pending corrections discussed.

Calendar No. 21-2020, 5001 Memphis Ave, is granted conditionally.

Cleveland Board of Zoning Appeals meeting for January 24, 2-2022 adjourns at or around 10:35 AM.



Prior to leaving Liz Kukla asks BZA, "Did you see that we have a new director?"

Someone exclaims, "WHAAAT!?"

Myrice Barnes asks, "Oh, what is her name?" [@japanese](#)

Maurice Ruelens answers, "Joyce Haung. She is currently working at Mid-town development corporation. We were told February 14th is her start date."

Please participate in a poll on neighborhood planning and car parking,

<https://t.co/JhP4DvcVL4>

Should the City of Cleveland design neighborhoods so the parking of a car is challenging in order to "push people towards transit"?

— Documenter_Keith (@DocumenterK) [January 22, 2022](#)

Remember to check out recorded notes and live-tweets for other governance meetings. They are posted on the Cleveland Documenter's website, access past meetings here:

<https://t.co/dmdYjEmTAP>

To become involved and for more meeting coverage, check out <https://t.co/rgwG6GSYfV>. Have questions? Think we got something wrong? Send any enquiries on the meeting or these tweets to [@cledocumenters](#)

Or email us at lcaswell@neighborhoodgrants.org