



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland Board of Zoning Appeals

June 01, 2026

****PLEASE MUTE YOUR MICROPHONE****

Arleesha Wilson, Chairwoman
Elizabeth Kukla, Secretary



Cleveland Board of Zoning Appeals

P R E A M B L E

In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

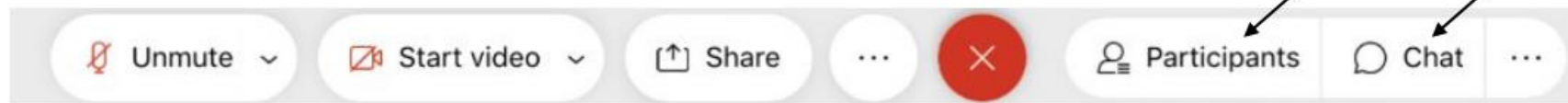
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to the taking of any vote.

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants 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



June 01, 2026

Cleveland Board of Zoning Appeals

P r e a m b l e

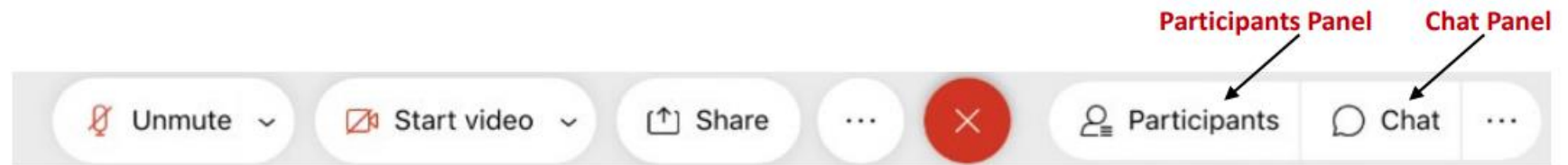
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE FOR PUBLIC VIEW.

WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER HAVE BEEN CONSIDERED.

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



June 01, 2026

Cleveland Board of Zoning Appeals

Order of the Hearing:

1. Description of the case will be read into the record.
2. Any person wishing to speak on the matter will be sworn in.
3. Project team will present their proposal.
4. Board members will have the opportunity to ask questions.
5. Those in favor of the project will have the opportunity to speak.
6. Those in opposition of the project will have the opportunity to speak.
7. The Secretary will read any written correspondence.
8. City Planning Commission will give their recommendation.
9. Councilmember, if present, will give comments.
10. Project team may respond to any comments made by other parties.
11. Board members may ask additional questions or suggests conditions.
12. Motion will be made and seconded.
13. Secretary will call the role.

Rules of the Hearing:

1. Please speak clearly for the record; our Court Reporter can only record one voice at a time.
2. Do not speak unless recognized by the Chair.
3. All conversation must go through the Chair (no back and forth conversations)
4. Hold your comments until the speaker is done speaking.
5. At the request of the Chair Comments may be limited to 2 minutes.

Cleveland City Planning Commission

PROTOCOL FOR PUBLIC COMMENTS

This meeting of Cleveland's City Planning Commission is a lawful meeting that follows the following policies regarding public commentary, per Section 605.04 of the Codified Ordinances:

- a) No person, with purpose to prevent or disrupt a lawful meeting, shall do any act which obstructs or interferes with the due conduct of such meeting.
- b) Members of the public may provide public comment if required by law, in accordance with our rules, and sometimes at the discretion of the chair.
 - Disruptions include, but are not limited to, speaking out of turn and/or making loud utterances that interfere with the due conduct of this lawful meeting, and may constitute a misdemeanor and a violation of Section 605.04.
- c) If this meeting is substantially disrupted, the Chair will call for a recess, and the room will be cleared.
 - Persons who violate the City Ordinances and commit misdemeanors may be subject to prosecution.
- d) When this body is able to return from recess, then in compliance with the Ohio Open Meeting Act, if applicable, and Section 101.021 of the Codified Ordinances, the meeting will be open to the public.

Cleveland Board of Zoning Appeals

Call to Order & Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 01, 2026

Cleveland Board of Zoning Appeals

Postponements/Withdrawals



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 01, 2026

Calendar No. 26-044

3004 Carroll Ave.

Ward 7

June 01, 2026

Jeffrey Stoner, owner, proposes to erect a 104 square foot residential hot tub with 210 square foot synthetic wood deck 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 357.09(b)(2) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1 foot 6 inches.
2. Section 357.08(b)(1) which states that the minimum required rear yard is 20 feet or half the height of the main building and the appellant is proposing 3 feet.

Calendar No. 25-239

**1051 W.10th St. /Blue Train Inc.
Appealing the Decision of the
Department of Public Safety**

Ward 7

Blue Train Inc., dba Play Bar and Grill 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 from the decision of the Department of Public Safety regarding an Order of Emergency Shut Down and Declaring Nuisance Property at 1051 W. 10 Street (PPN 101-12-007). THE FIRST POSTPONEMENT FROM JANUARY 26, 2026 WAS NECESSARY DUE TO A SNOWSTORM THAT CAUSED CITY HALL CLOSURE. SECOND POSTPONEMENT FROM FEBRUARY 23 WAS DUE TO LACK OF 5 MEMBERS. THIRD POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT.

Cleveland Board of Zoning Appeals

Public Hearing



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 01, 2026

Richard Whitt, owner, 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 from Notice of Violation Number V23030717 issued by the Cleveland Department of Building and Housing for failure to comply with Section 3105.01(A) of the Cleveland Codified Ordinances regarding erecting a shed in the front setback.

June 01, 2026

June 01, 2026

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 and YOUR NAME.**

June 01, 2026

LEGAL STANDARD

Calendar No. 26-043:

**4720 Grayton Rd.
Appealing Decision of the
Department of Building and
Housing**

Madam Chair, Members of the Board, Appellant is appealing Notice of Violation Number V23030717 from the Cleveland Department of Building and Housing. The standard of review is whether the administrative decision was illegal, arbitrary, capricious, unreasonable or unsupported by the preponderance of substantial, reliable, and probative evidence. If the Appellant fails to meet this burden, the administrative decision must be affirmed.

June 01, 2026





CITY OF CLEVELAND
Mayor Justin M. Bibb

Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

216.664.2580

boardofzoningappeals@clevelandohio.gov

May 8, 2026

OFFICIAL NOTICE

Richard Whitt
4720 Grayton Rd.
Cleveland, OH. 44135

You are hereby notified that the matter stated below is scheduled to be heard before the Board of Zoning Appeals on **June 1, 2026 at 9:30 AM**. The hearing will be held on the **WebEx platform** and **IN PERSON in Room 514, City Hall**.

9:30 AM

Calendar No.: BZA26-043:

**4720 Grayton Rd.
Appealing Building and Housing
Violation Notices**

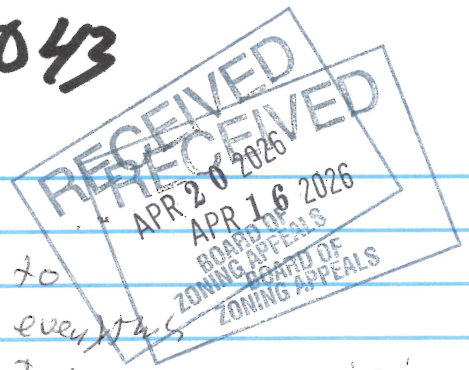
**Ward 15
Charles Slife**

Richard Whitt, owner, 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 from Notice of Violation Number V23030717 issued by the Cleveland Department of Building and Housing for failure to comply with Section 3105.01(A) of the Cleveland Codified Ordinances regarding erecting a shed in the front setback.

YOU WILL RECEIVE AN INVITATION VIA E-MAIL WITH INSTRUCTIONS ON HOW TO JOIN THE WEBEX VIRTUAL MEETING. IF YOU CHOOSE TO JOIN IN PERSON PLEASE BRING YOUR I.D. TO ENTER CITY HALL. IF YOU HAVE ANY DOCUMENTATION TO SHARE WITH THE BOARD PLEASE EMAIL IT TO US BY NOON ON May 27, 2026 to boardofzoningappeals@clevelandohio.gov

cc: Richard Whitt via email at rickwhitt@yahoo.com
Inspector Charles Davis via email – cdavis3@clevelandohio.gov
Director Sally Martin, Building and Housing
Zoning Administrator Shannan Leonard, Building and Housing
Councilman Charles Slife
File

26-043

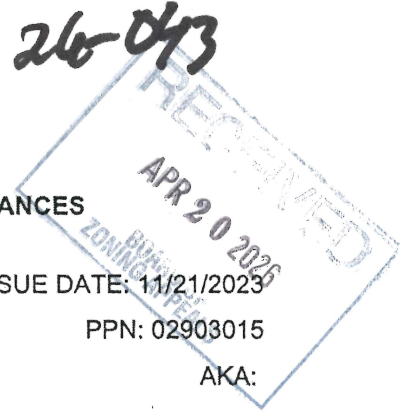


This is to remedy the violation notice. My goal is to be proper and accurate with everything I do in this world. Now I know permission is required to install my art in my yard on my property; this is my process to remedy any inaccuracy, harm caused.

This is the first time I'm noticing being notified of this issue. I'm solving it as fast as possible.

rick whitt @ yahoo.com

THE CITY OF CLEVELAND
DEPARTMENT OF BUILDING & HOUSING
DIVISION OF CODE ENFORCEMENT
601 LAKESIDE AVE. CLEVELAND, OH 44114



NOTICE OF VIOLATION OF BUILDING AND HOUSING ORDINANCES

WARD: 17
CENSUS TRACT: 123700
PROP. ADDRESS: 4720 Grayton Rd Cleveland, OH
44135

ISSUE DATE: 11/21/2023
PPN: 02903015
AKA:

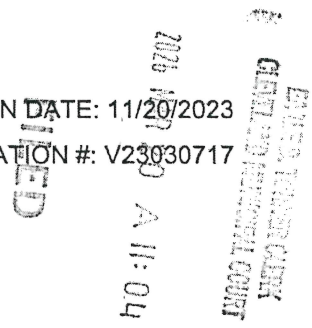
----- RESPONSIBLE PARTY(S) -----

ALL CAPS = Fiction

RICHARD WHITT
4720 GRAYTON RD
CLEVELAND, OH 44135

OCCUP./USE: 1DU Single Family Residence
KIND OF STRUCTURE: 1 Sty. Frame
ZONING DISTRICT: Two Family
NUMBER OF DWELLING UNITS: 1
TYPE OF VIOLATION: No Permit

INSPECTION DATE: 11/20/2023
VIOLATION #: V23030717



THIS NOTICE SHALL BE COMPLIED WITH AND ALL VIOLATIONS CORRECTED BY THE BELOW LISTED "COMPLY DATE".

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN PROSECUTIVE ACTION OR PENALTY AS PROVIDED BY LAW.

PLEASE CONTACT THE INSPECTOR UPON RECEIPT OF THIS NOTICE.

RIGHT TO APPEAL

You have the right to appeal this notice. If you wish to appeal, you must file a written appeal within 30 days of the issuance date on this notice. The appeal must be filed at:

Cleveland City Hall
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114

SEQ NO	COMPLY DATE	NATURE OF VIOLATION	COMMENTS
1	12/21/2023	71[3105.01(A)]: MAKE APPLICATION FOR AND OBTAIN ALL THE REQUIRED PERMITS BEFORE STARTING ANY WORK FROM THE BUILDING DEPARTMENT, ROOM 505, CITY HALL.	SHED IN FRONT SET-BACK
2	12/21/2023	73[3105.26]: A LATE FEE WILL BE CHARGED WHEN APPLYING FOR A PERMIT AFTER STARTING WORK.	

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: CHARLES DAVIS PHONE: 216-420-6222 EMAIL: CDAVIS3@CLEVELANDOHIO.GOV

RECEIVED
APR 20 2026
DEPT. OF ZONING APPEALS

CLERK OF COURT
CLEVELAND MUNICIPAL COURT

2026 MAR 20 A 11:04

FILED

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: CHARLES DAVIS

PHONE: 216-420-7622

EMAIL: CDAVIS3@CLEVELANDOHIO.GOV

24-013

CLEVELAND MUNICIPAL COURT

Office of the Clerk of Court

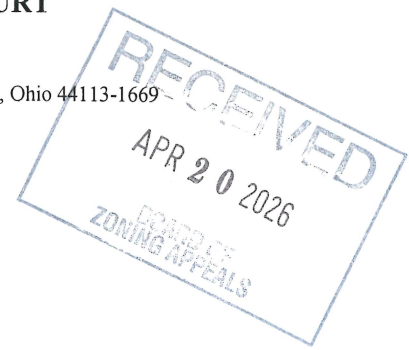
Earle B. Turner

Justice Center Level Three 1200 Ontario Street Cleveland, Ohio 44113-1669

CRIMINAL DIVISION



IN THE CASE
STATE OF OHIO
CUYAHOGA COUNTY
CITY OF CLEVELAND



-VS-

2026-CRB-002657

3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t; 3103.25(e) No Person Shall Refuse, Neglect or Fail to Comply With Any Stop Work Order Issued Under t

Richard J Whitt
4720 Grayton Rd
Cleveland OH 44135

**SUMMONS UPON COMPLAINT(S)
HOUSING DIVISION**

TO: Richard J Whitt

A criminal complaint has been filed with the Housing Division of the Cleveland Municipal Court, charging you with violating the above-mentioned laws of the State of Ohio or City of Cleveland. A copy of the complaint is enclosed. You are hereby **SUMMONED and ORDERED to APPEAR IN PERSON FOR ARRAIGNMENT:**

4/21/2026 9:00 AM on the 13th Floor Courtroom B

CLEVELAND MUNICIPAL COURT-JUSTICE CENTER-1200 ONTARIO-CLEVELAND, OHIO 44113

Failure to appear may result in contempt proceedings which could include the issuance of a warrant or a driver's license or vehicle registration block

**EARLE B. TURNER, CLERK
CLEVELAND MUNICIPAL COURT**

Signed: 4/6/2026 1:49:40 PM

Charal Iniplo

-Deputy Clerk



2025 MAR 20 A 11: 03

TO THE DEFENDANT COMPLAINT

Inspector Charles Davis of the City of Cleveland Department of Building and Housing, having been duly cautioned and sworn, deposes and says that you,

Richard J. Whitt, the owner or person in control of property located at:

4720 Grayton, Cleveland, OH 44135

did commit the following violation of the Cleveland Codified Ordinances ("C.C.O."),

**Cleveland Codified Ordinances Section 3103.25(e)
Failure to comply with a Notice of Violations**

to wit: you failed to comply with a Notice of Violations ordering you to make repairs at the above-mentioned property address by the date indicated in the Notice of Violations, a copy of which is attached to this Criminal Complaint.

Your failure to comply with the Notice of Violations is an ongoing violation for each day on which you fail to comply with it and the City could bring additional criminal charges against you for your ongoing failure to comply with it.

Count 1: On 12/30/2025 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

Count 2: On 12/31/2025 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

Count 3: On 1/1/2026 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

Count 4: On 1/2/2026 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

Count 5: On 1/3/2026 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

Count 6: On 1/4/2026 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

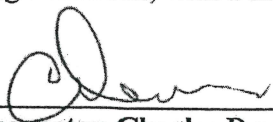
Count 7: On 1/5/2026 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

Count 8: On 1/6/2026 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

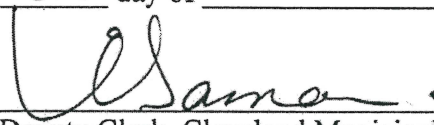
Count 9: On 1/7/2026 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

Count 10: On 1/8/2026 you failed to comply with a Notice of Violations ordering the correction of code violations at 4720 Grayton, Cleveland, OH 44135.

Each violation of the listed section is a first-degree misdemeanor under C.C.O. 3103.99 punishable by a fine up to \$1000 for each count, and one hundred eighty (180) days incarceration for each count (to a maximum, over all counts, of eighteen (18) months incarceration) plus court costs. C.C.O. 601.99(c) provides for enhanced penalties for organizations, with a fine up to \$5000 per count, plus court costs.


Inspector Charles Davis

Sworn and subscribed before me this 20 day of 3, 2026 at
Cleveland, Ohio.


Deputy Clerk, Cleveland Municipal Court

TO THE DEFENDANT: SUMMONS

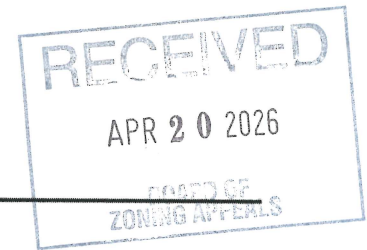
You are summoned and ordered to appear personally on April 21, 2026, at 9:00 a.m. at:

**CLEVELAND MUNICIPAL COURT
HOUSING DIVISION
1200 ONTARIO, FLOOR 13, COURTROOM 13B
Cleveland, Ohio**

FILED

2026 MAR 20 A 11:03

EMILY E. THOMPSON, CLERK
CLEVELAND MUNICIPAL COURT



2026 MAR 20 A 11:03

TO THE DEFENDANT: COMPLAINT

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Inspector Charles Davis

Sworn and subscribed before me this 20 day of 3, 2026 at Cleveland, Ohio.


Deputy Clerk, Cleveland Municipal Court

TO THE DEFENDANT: SUMMONS

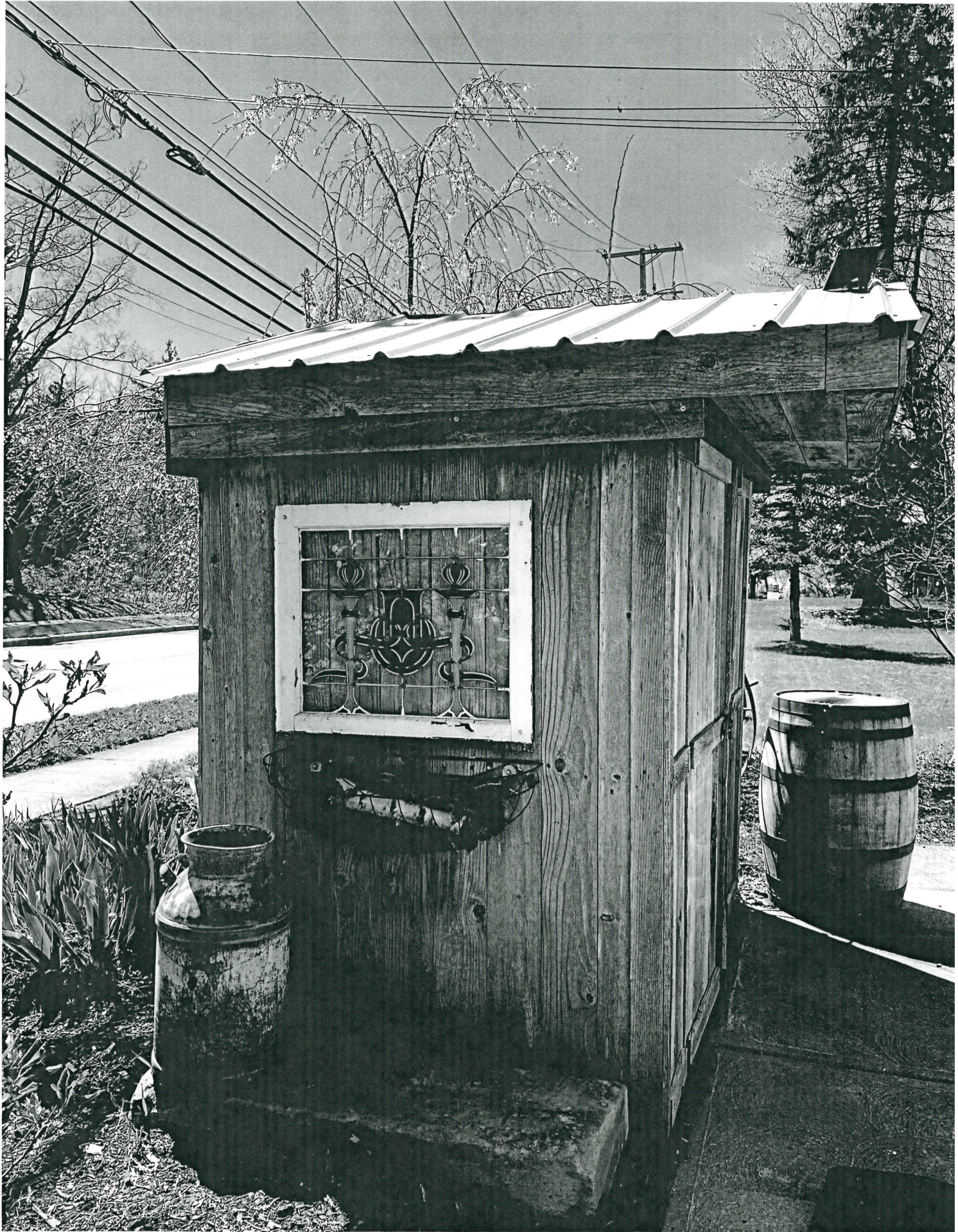
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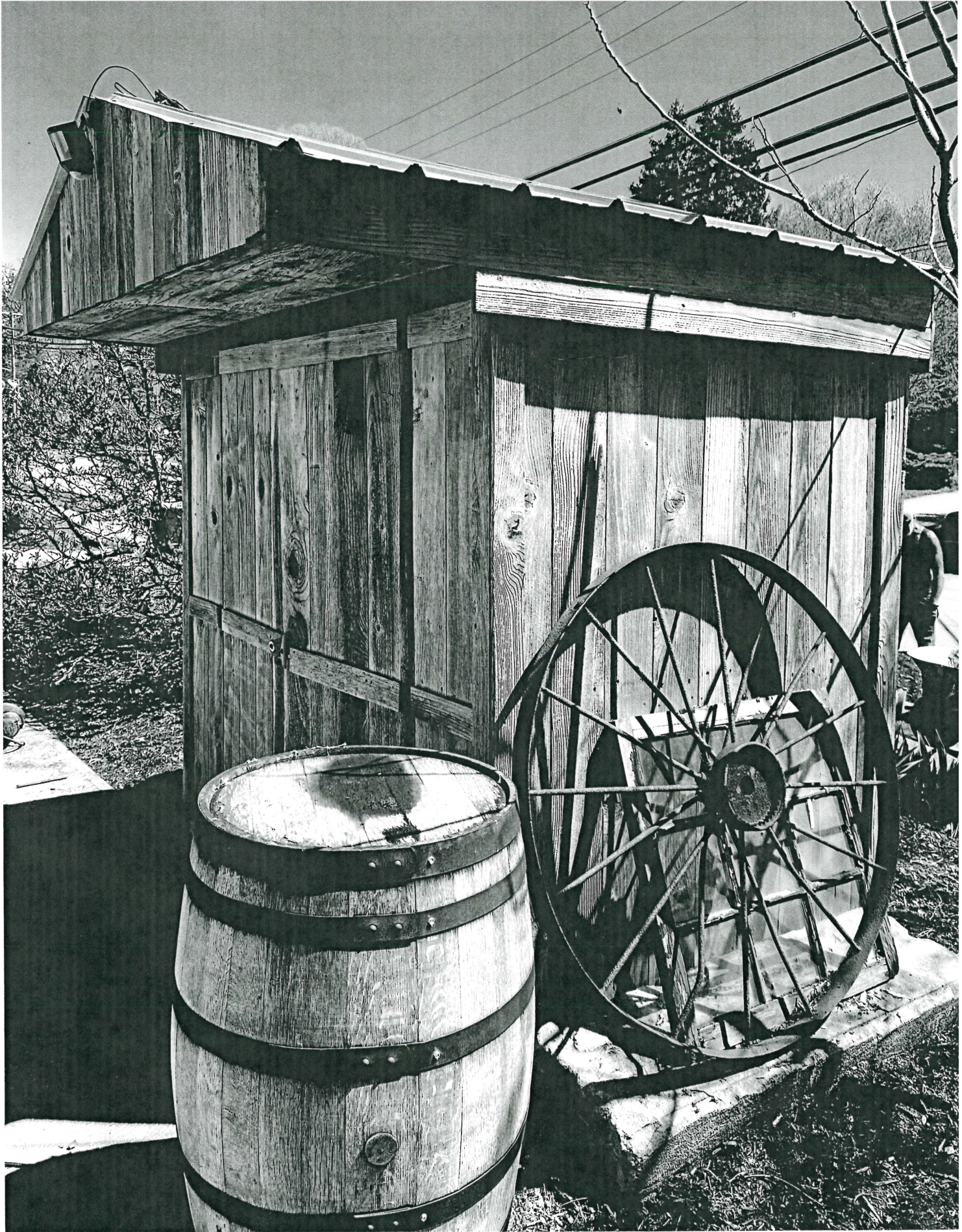
**CLEVELAND MUNICIPAL COURT
HOUSING DIVISION
1200 ONTARIO, FLOOR 13, COURTROOM 13B
Cleveland, Ohio**

FILED

2025 MAR 20 A 11:03

CLERK OF MUNICIPAL COURT

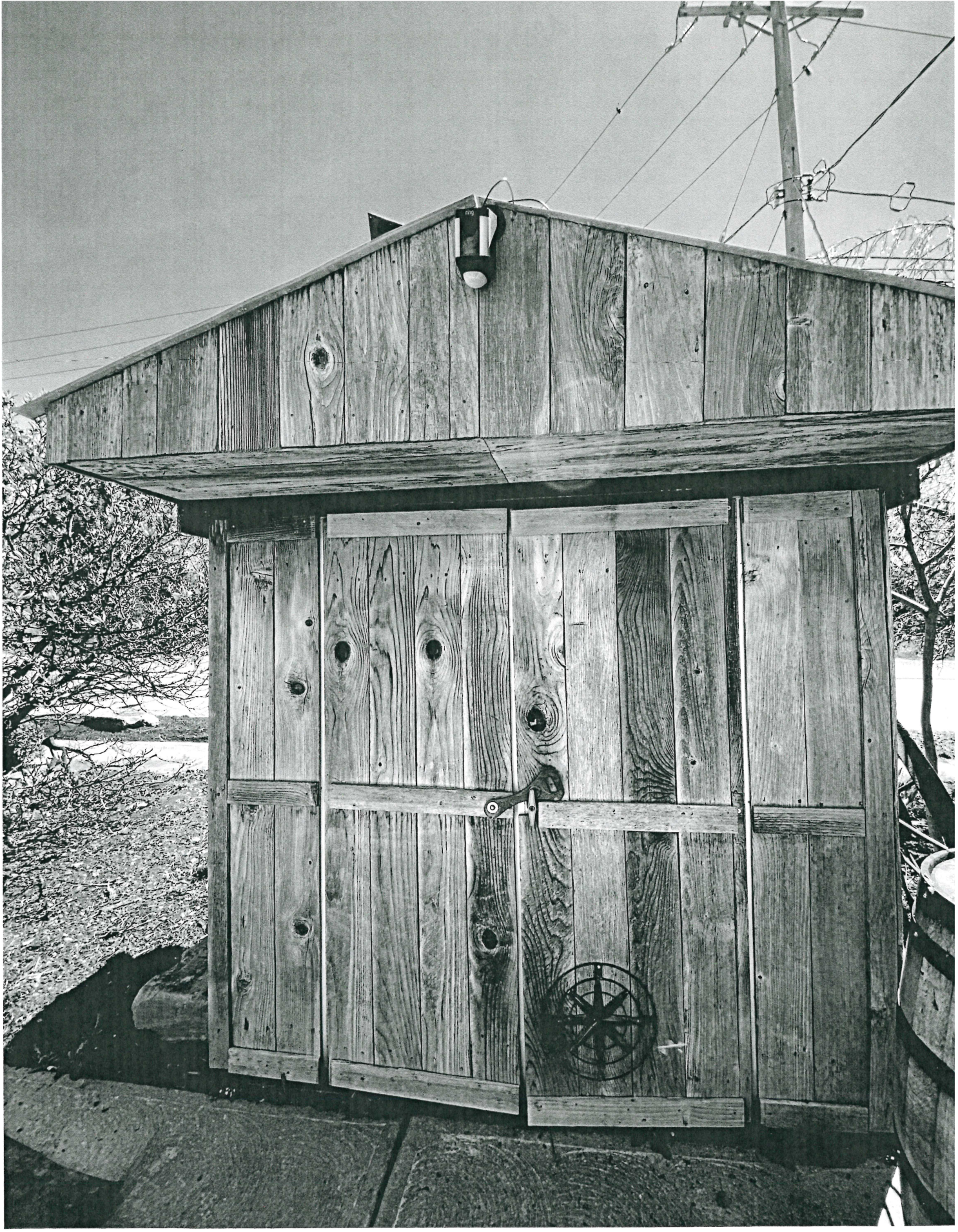














66

CHEW
MAL
POUCH
TOBACCO
TREAT YOURSELF TO THE
BEST!

23432 Lakeland LLC, owner, proposes to change the use from a factory & office to ice manufacturing C4 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

June 01, 2026

1. **Section 349.04(j)** which states that one parking space for each three employees expected to be on the premises during the largest work shift period or total parking area equivalent to 25% of the gross floor area is required.
2. **Section 357.01(a)(1)** which states that no motor freight depot or trucking terminal shall have truck entrance from, or exits to, any street within the area cited in 347.01(a)(1) or within 50 feet of such area. Property is located within the trucking terminal prohibited area as per 347.01(a)(1).

June 01, 2026

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 and YOUR NAME.**

HISTORY OF THE PROPERTY

June 01, 2026



June 01, 2026

LEGAL STANDARD

Calendar No. 26-045:

1804 E. 40th St.

Madam Chair, Members of the Board, Appellant is requesting area variances from the parking and trucking terminal requirements of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.



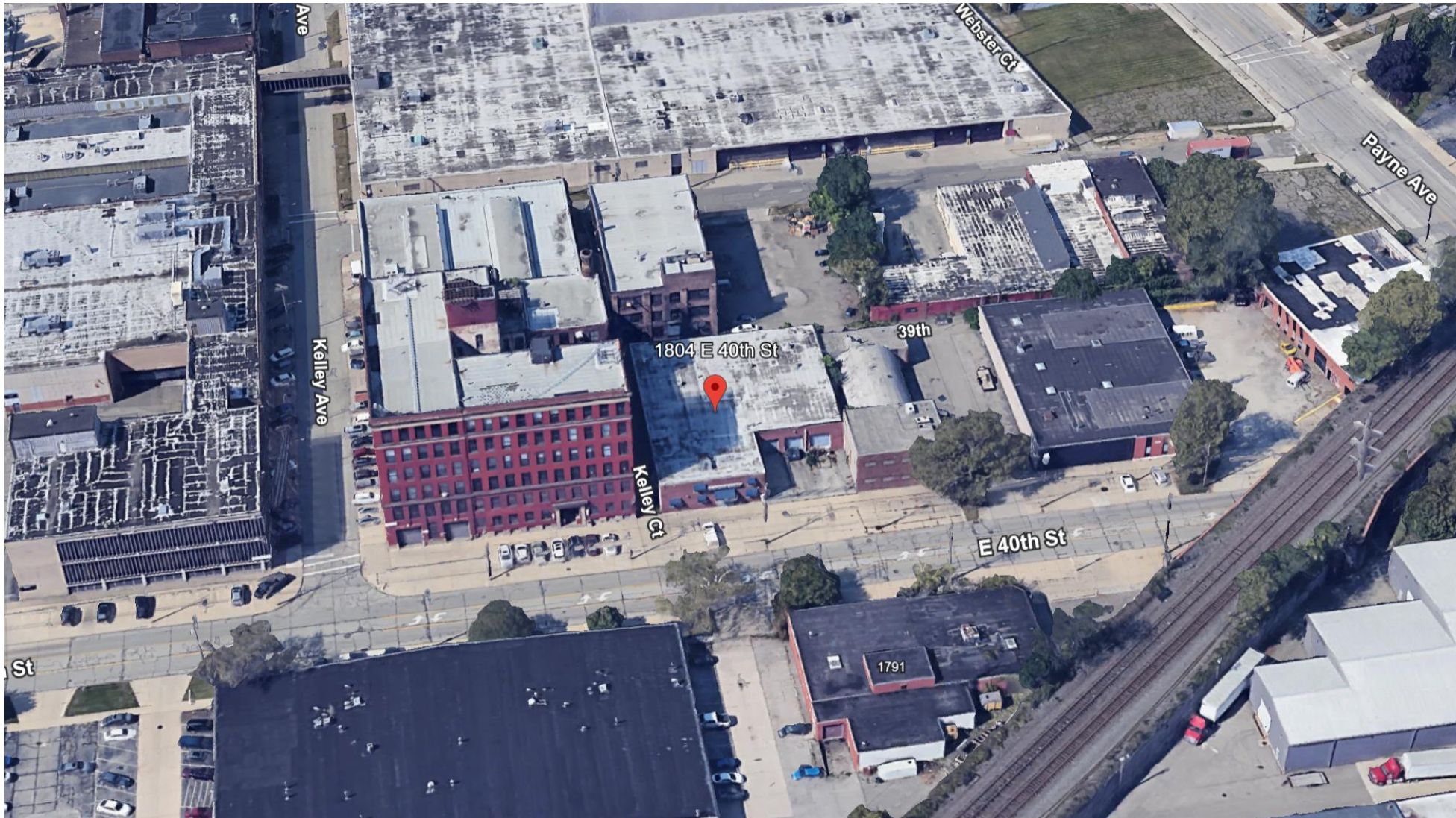
June 01, 2026

Zoning

-  Multi-Family
-  Local Retail Business
-  Semi-Industry
-  General Industry



June 01, 2026

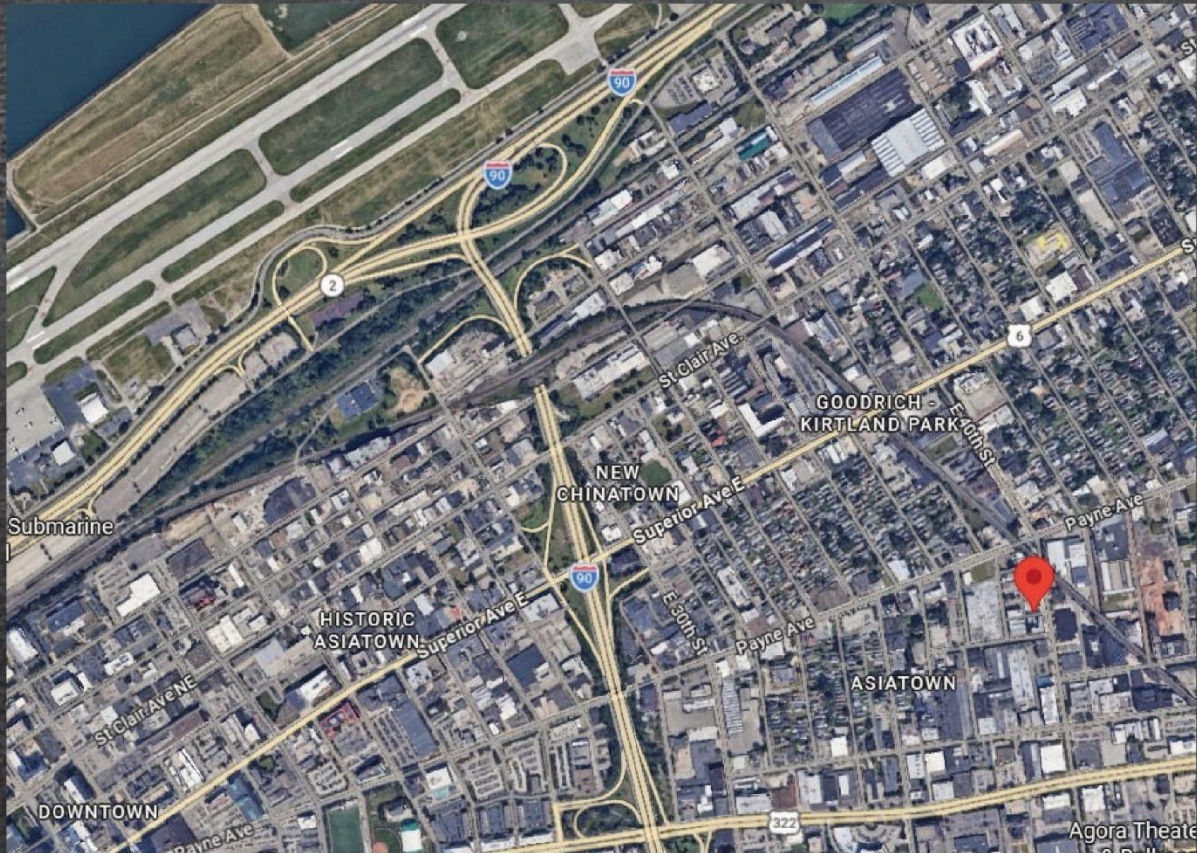


POLAR ICE

1804 East 40th St.

Cleveland, OH

LOCATION PLAN



LOCATION:
1804 EAST 40TH ST.
CLEVELAND, OH

AERIAL VIEW



EXISTING
ENTRANCE

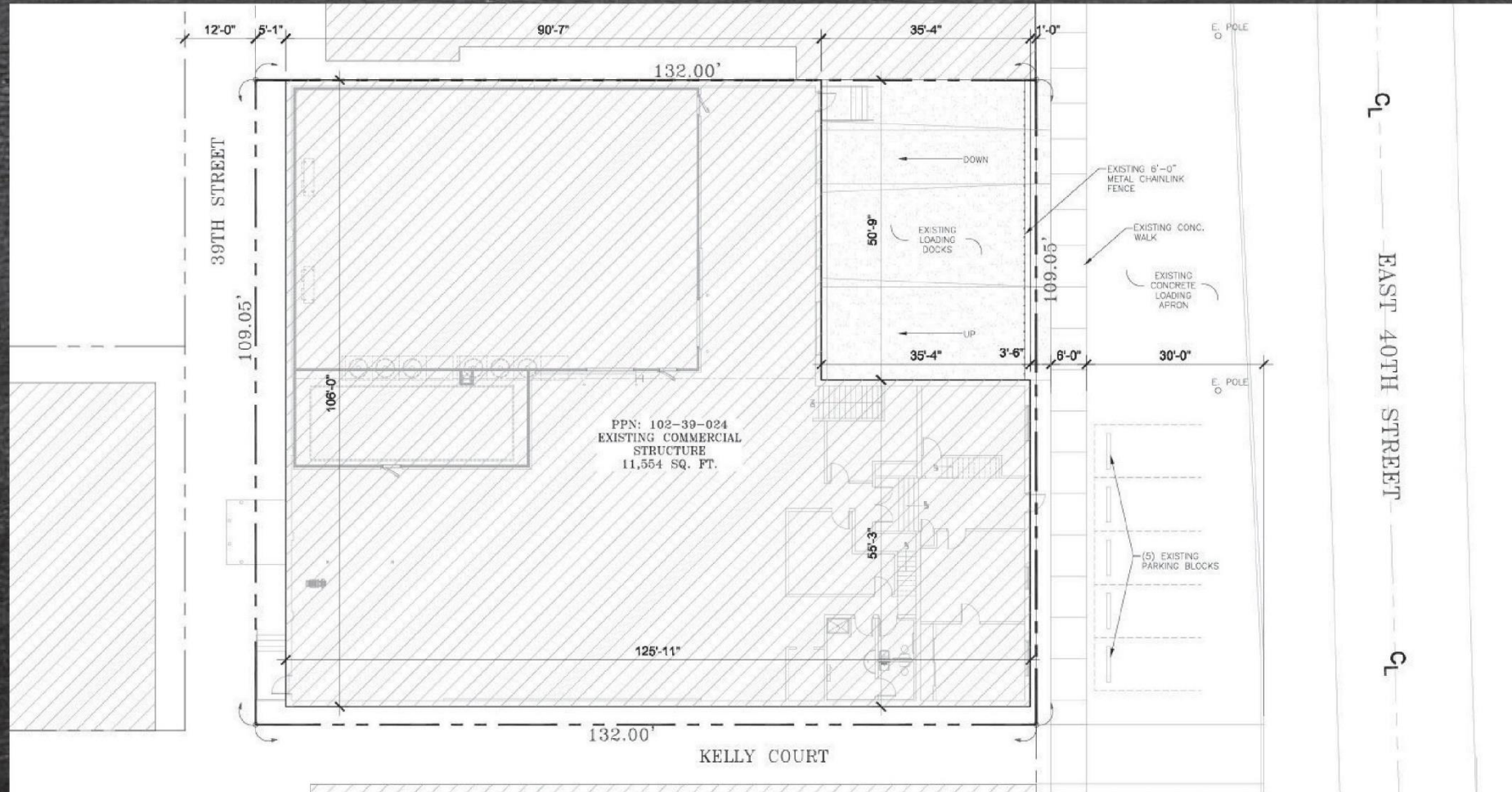
EXISTING BUILDING

EXISTING LOADING DOCKS

KELLY CT.

EAST 40TH STREET

SITE PLAN



EXISTING BUILDING



June 01, 2026

Eve Ennis, owner proposes to construct a two-car detached garage (approx. 600 square feet) with a small art studio room (approx. 400 square feet) attached to 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 337.18(a)(1)** which states that detached garages are permitted in Two-Family Districts provided that the garage is located in the rear half of the lot. In this case, the code requires the garage to be set back at least sixty-four feet (64') from the front property line. Applicant proposes garage to be set back forty-one feet (41') from the front property line.
 2. **Section 337.18(a)(1)** which states that In Residential Districts, only one (1) driveway is permitted for each one hundred (100) feet of frontage of the subject property. Applicant is proposing a second driveway within approximately thirty-five feet (35') of existing driveway on subject property.
-

June 01, 2026

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 and YOUR NAME.**

HISTORY OF THE PROPERTY

June 01, 2026



June 01, 2026

LEGAL STANDARD

Calendar No. 26-046:

6802 Herman Ave.

Madam Chair, Members of the Board, Appellant is requesting area variances from the garage and driveway requirements of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.



June 01, 2026

- Zoning**
- Two Family
 - Multi-Family
 - Local Retail Business



Calendar No 26-046
6802 Herman Ave.



June 01, 2026



PLAT OF CONSOLIDATION OF PPN: 002-08-126 and 002-08-021 Creating Parcel "B"

Owners Acceptance:

I the undersigned, owner of the land shown hereon, Do hereby accept this plat of Consolidation of the same.

[Signature] EVE L. ENNIS

NOTARY PUBLIC: STATE OF OHIO COUNTY OF Cuyahoga) ss

Before me a Notary Public in and for the county and state, Personally appeared the above named representative of said company, who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at

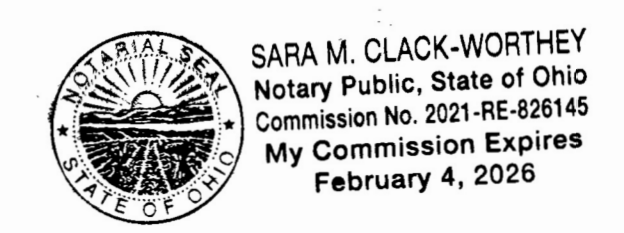
Cleveland Ohio. This

14th day of October 2021.

[Signature] NOTARY PUBLIC

FEB 4, 2026

MY COMMISSION ENDS



Approvals:

This Plat of Consolidation is Accepted and Approved by the Platting Commissioner of the City of Cleveland, Ohio, This 25th Day of October 2021.

[Signature] Platting Commissioner - Richard Switalski

This Plat of Consolidation is Accepted and Approved by the Planning Director of the City of Cleveland, Ohio, This 1st Day of November 2021.

[Signature] Planning Director - Freddy Collier

CUYAHOGA COUNTY OFFICE OF FISCAL OFFICERS - 1 .PLAT 11/17/2021 11:47:26 AM 202111170515

CUYAHOGA COUNTY FISCAL OFFICER 002-08-126 ENNIS, EVE L. Tax Dist. 3100 LUC: 4090 EX: 11/17/2021 3-11/17/2021-2 Sale Amt: \$ 0.00 LAND: 28,200 Conv. Fee: \$ 0.00 BLDG: 189,200 PUBLIC TOTAL: 197,400

This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved. Plat Vol. Pg. T.M. Agent 11/12/2021

The intent of this Plat is to combine PPN: 002-08-126 and PPN: 002-08-021 into one parcel of land. All Iron Pins Set are 5/8" x 30" rebar capped LDC INC

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to NAD 83 (2011ad) geoid 12B ODOT VRS network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

R = Record M = Measured C = Calculated Obs = Observed CSR = City of Cleveland Survey Records

[Signature] Scott A. Smith, P.S. # 7721 May 3, 2021

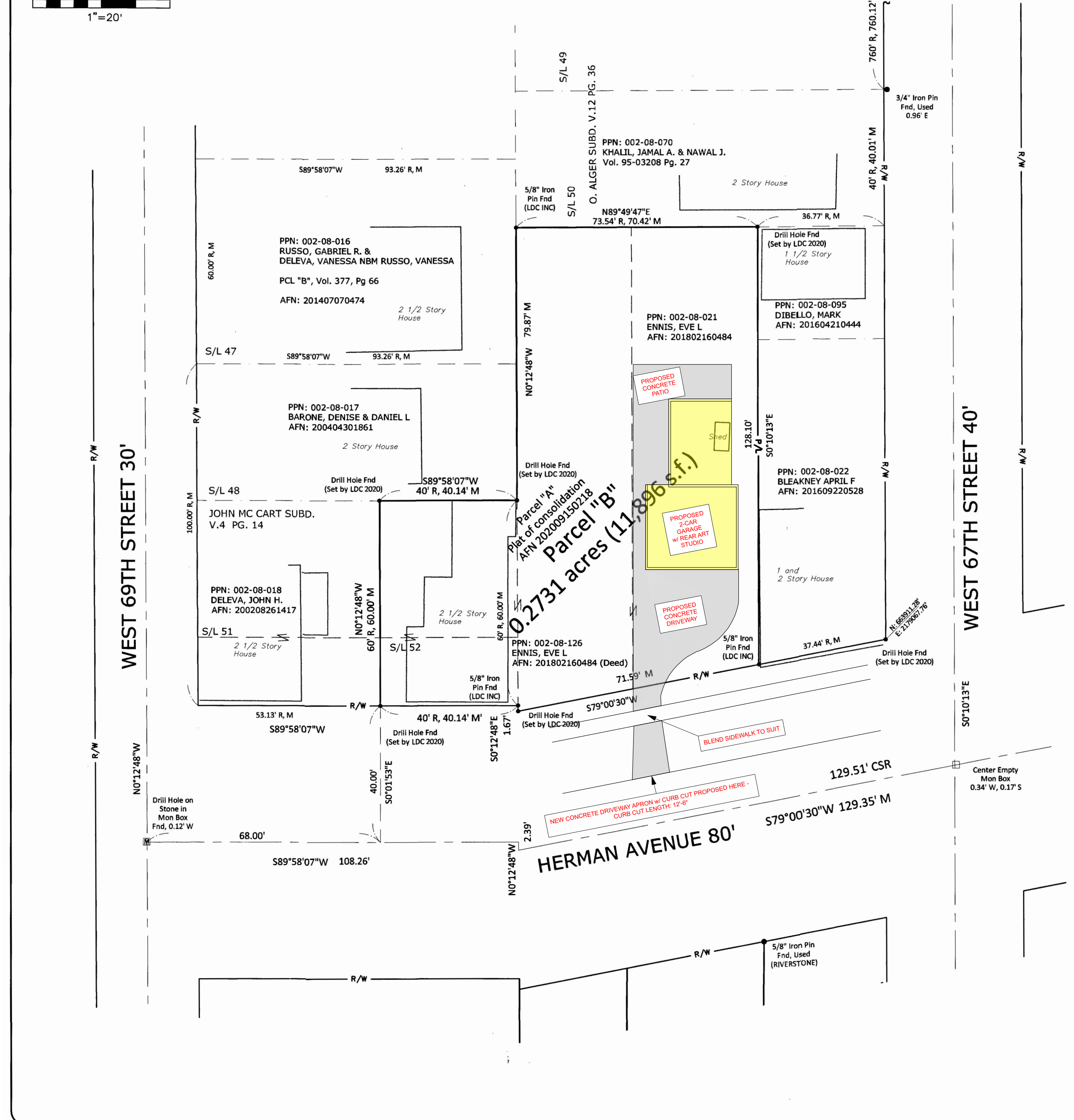
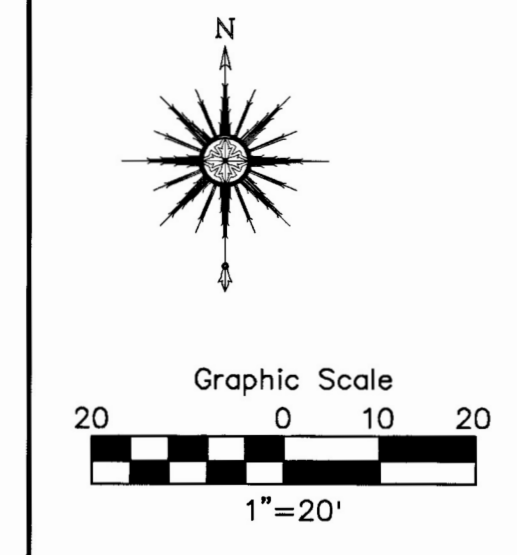


Table with columns: REV. No., DATE, BY, CH/K'D

LAND DESIGN consultants ENGINEERS PLANNERS SURVEYORS 9025 Osborne Drive Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND

EVE L. ENNIS 6802 Herman Ave City of Cleveland-Cuyahoga County-Ohio and being a part of original Brooklyn Township Lot No. 31 and Parcel "A" of a Plat of Consolidation for Eve L. Ennis AFN: 202009150218 as recorded in the Cuyahoga County Records.

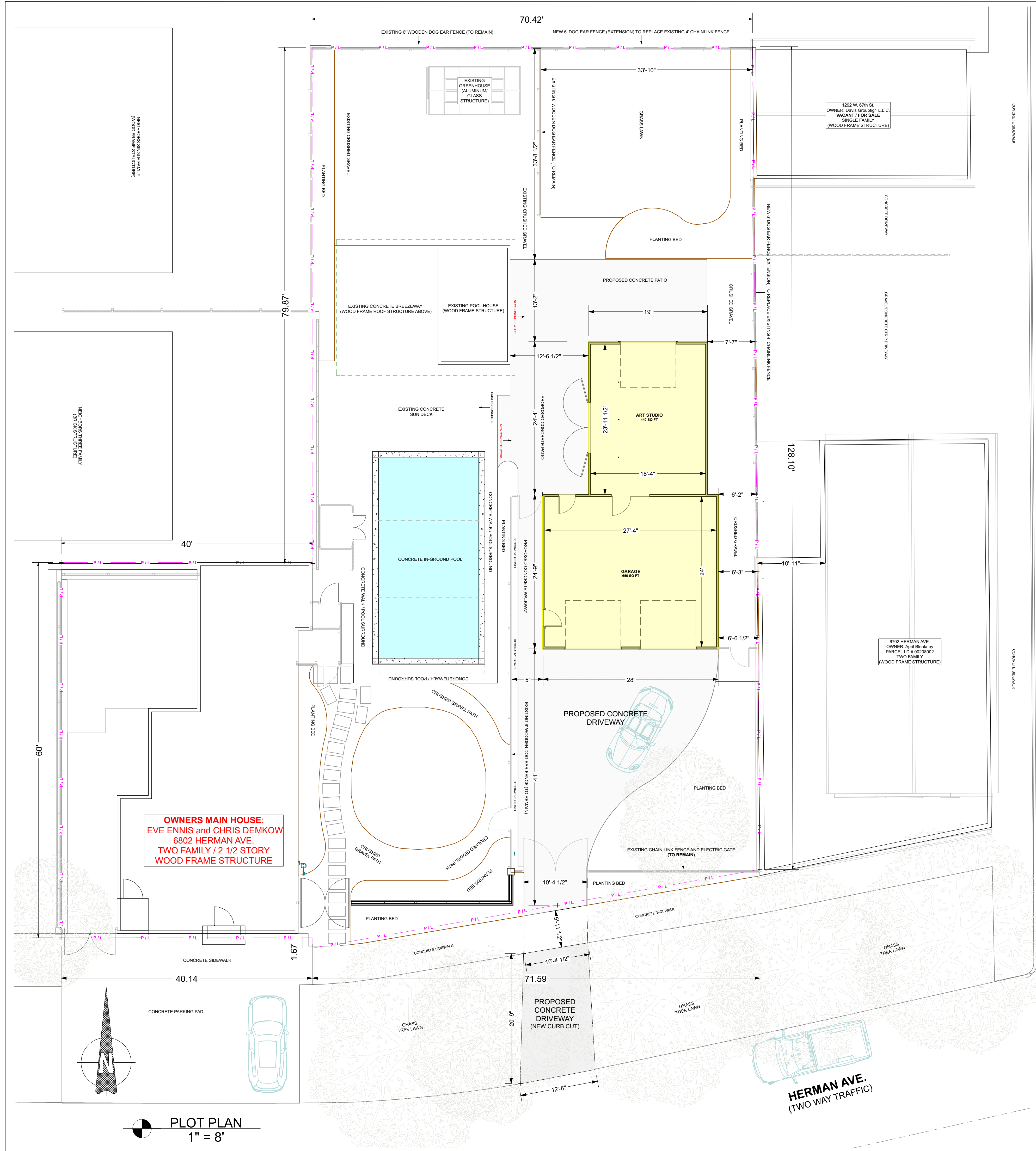
Table with columns: DATE, SCALE, FILENAME, COMPUTER, TAB NAME

- REFERENCE SURVEYS: 1) JOHN MC CART SUBD. V.4 P.14. 2) O. ALGER SUBD V.12 P. 36. 3) LOT SPLIT AND CONSOLIDATION V. 377 P. 66. 4) LOT SPLIT AND CONSOLIDATION V. 370 P. 95. 5) PLAT OF CONSOLIDATION AFN: 202009150218.

Table with columns: SHEET OF, CONTRACT No., ENNIE1-2001

A5365

CITY / COUNTY REGISTERED SURVEY / 2021



THESE PHOTOS CAPTURED BY "GOOGLE STREET VIEW" FROM JULY 2021 DURING (FULLY PERMITTED) DEVELOPMENT OF IN-GROUND POOL, POOL HOUSE AND RELATED FENCING AND LANDSCAPING PROJECT.
 IT IS NOW PROPOSED TO MAKE TEMPORARY APRON (SEEN HERE BETWEEN CONES) - PERMANENT - LEADING TO NEW DRIVEWAY AND NEW 2-CAR GARAGE ON UNDEVELOPED (RIGHT SIDE/EASTERN) SECTION OF PROPERTY BEYOND EXISTING SIDEWALK.
 * PLEASE SEE FULL PLAN SET FOR FURTHER DETAILS

West 67th St.
(TWO WAY TRAFFIC)



DRAWINGS PROVIDED BY:
 Chris Demkow / Designer
 Chris Demkow Design Companies (CDCC)
 6802 Herman Ave. Cleveland Ohio 44102
 216.570.3411

CLIENT/ OWNER / ADDRESS:
 Eve L. Ennis and Chris Demkow
 6802 Herman Ave.
 Cleveland, Ohio 44102
 216.570.3411

PROJECT ADDRESS:
 6802 Herman Ave.
 (Gordon Square Neighborhood)
 Cleveland, Ohio 44102

HERMAN AVE. GARAGE

6802 Herman Ave. Cleveland, Ohio 44102

PROPOSED PLOT PLAN

NOTES:

DATE: 5/26/2026

PAGE:
 3

SCALE: SHEET:



PLOT PLAN
 1" = 8'



DRAWINGS PROVIDED BY:

Chris Demkow / Designer
Chris Demkow Design Companies (CDDC)
6802 Herman Ave. Cleveland Ohio 44102
216.570.3411

CLIENT/ OWNER / ADDRESS:

Eve L. Ennis and Chris Demkow
6802 Herman Ave.
Cleveland, Ohio 44102
216.570.3411

PROJECT ADDRESS:

6802 Herman Ave.
(Gordon Square Neighborhood)
Cleveland, Ohio 44102

HERMAN AVE. GARAGE
6802 Herman Ave. Cleveland, Ohio 44102

RENDERINGS

NOTES:

DATE: **5/26/2026**

PAGE:

10

SCALE:

SHEET:

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF CHRIS DEMKOW DESIGN CO. (CDDC), DEVELOPED FOR THE EXCLUSIVE USE OF CDDC, CLIENT AND CONTRACTED BUILDER (TBD). USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF CDDC AND CONTRACTED BUILDER IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

***ALL RENDERINGS ARE MEANT FOR PRESENTATION AND VISUAL REFERENCE ONLY - THEY ARE NOT TO SCALE AND ARE NOT INTENDED FOR ANY CONSTRUCTION PURPOSES**



Chris Demkow - Designer
 Chris Demkow Design Companies
 6802 Herman Ave. Cleveland, Ohio 44102
 216.570.3411
 demkowdesign@gmail.com

CLIENT / ADDRESS:
 Eve Ennis and Chris Demkow
 6802 Herman Ave.
 Cleveland, Ohio 44102

PROJECT ADDRESS:
 SAME

PROJECT DESCRIPTION:
**OFF STREET PARKING IMPROVES SECURITY -
 FREES UP STREET SPACES FOR NEIGHBORS**

SCALE:

DATE:

5/18/2026

1



Chris Demkow - Designer
 Chris Demkow Design Companies
 6802 Herman Ave. Cleveland, Ohio 44102
 216.570.3411
 demkowdesign@gmail.com

CLIENT / ADDRESS:
 Eve Ennis and Chris Demkow
 6802 Herman Ave.
 Cleveland, Ohio 44102

PROJECT ADDRESS:
 SAME

PROJECT DESCRIPTION:

BALANCED PROPERTY LAYOUT - NEW GARAGE MATCHES MAIN HOUSE FINISHES + ATTRACTIVE LANDSCAPE SCREEN

SCALE:	DATE:	2
	5/18/2026	




Chris Demkow - Designer
 Chris Demkow Design Companies
 6802 Herman Ave. Cleveland, Ohio 44102
 216.570.3411
 demkowdesign@gmail.com

CLIENT / ADDRESS:
 Eve Ennis and Chris Demkow
 6802 Herman Ave.
 Cleveland, Ohio 44102

PROJECT ADDRESS:
 SAME

PROJECT DESCRIPTION:
LAYOUT PROVIDES SHORTER DRIVEWAY (LESS CONCRETE) - MORE REAR GREEN SPACE

SCALE:	DATE:
	5/18/2026

3



Chris Demkow - Designer
 Chris Demkow Design Companies
 6802 Herman Ave. Cleveland, Ohio 44102
 216.570.3411
 demkowdesign@gmail.com

CLIENT / ADDRESS:
 Eve Ennis and Chris Demkow
 6802 Herman Ave.
 Cleveland, Ohio 44102

PROJECT ADDRESS:
 SAME

PROJECT DESCRIPTION:
**IMPROVES ALIGNMENT WITH EXISTING
 FEATURES FOR EASE OF USE AND ACCESS**

SCALE:

DATE:

5/18/2026

4



Chris Demkow - Designer
 Chris Demkow Design Companies
 6802 Herman Ave. Cleveland, Ohio 44102
 216.570.3411
 demkowdesign@gmail.com

CLIENT / ADDRESS:
 Eve Ennis and Chris Demkow
 6802 Herman Ave.
 Cleveland, Ohio 44102

PROJECT ADDRESS:
 SAME

PROJECT DESCRIPTION:
**EASY ACCESS TO ALL SECTORS - STORAGE,
 ENTERTAINMENT, GARDEN AND GREEN SPACE**

SCALE:	DATE:
	5/18/2026



Chris Demkow - Designer
 Chris Demkow Design Companies
 6802 Herman Ave. Cleveland, Ohio 44102
 216.570.3411
 demkowdesign@gmail.com

CLIENT / ADDRESS:
 Eve Ennis and Chris Demkow
 6802 Herman Ave.
 Cleveland, Ohio 44102

PROJECT ADDRESS:
 SAME

PROJECT DESCRIPTION:
FLEX SPACE FOR ENTERTAINING AND EXTRA WORKSPACE
- REAR DOOR ALLOWS FOR AIRFLOW WITH NO AC

SCALE:
 1/4" = 1'-0"

DATE:
 5/18/2026

6



Chris Demkow - Designer
Chris Demkow Design Companies
6802 Herman Ave. Cleveland, Ohio 44102
216.570.3411
demkowdesign@gmail.com

CLIENT / ADDRESS:
Eve Ennis and Chris Demkow
6802 Herman Ave.
Cleveland, Ohio 44102

PROJECT ADDRESS:

SAME

PROJECT DESCRIPTION:
**MAINTAINED GREEN SPACE - GOOD FOR
WILDLIFE AND WATER MANAGEMENT**

SCALE:	DATE:
	5/18/2026



Chris Demkow - Designer
 Chris Demkow Design Companies
 6802 Herman Ave. Cleveland, Ohio 44102
 216.570.3411
 demkowdesign@gmail.com

CLIENT / ADDRESS:
 Eve Ennis and Chris Demkow
 6802 Herman Ave.
 Cleveland, Ohio 44102

PROJECT ADDRESS:
 SAME

PROJECT DESCRIPTION:
**LOW BUILDING HEIGHT DESIGN MAINTAINS
 NEIGHBORS SITE LINES**

SCALE:

DATE:

5/18/2026

Cleveland Board of Zoning Appeals

Old Business



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 01, 2026

**BOARD OF ZONING APPEAL
OLD BUSINESS
June 01, 2026**

Cal. No. 26-023:	1212/1260 Sumner Ave.	(AW,AF,MM)*
Cal. No. 26-041:	5475 Marginal Rd.	(AW,AF,NH,MM)*
Cal. No. 26-042:	9717 Dickens Ave.	(AW,AF,NH,MM)
Cal. No. 26-047:	4314 Bailey Ave.	(AW,AF,NH,MM)
Cal. No. 25-188:	2850 W. 11th St.	(AW,AF,NH,PR,MM)*
Cal. No. 25-189:	2854 W. 11th St.	(AW,AF,NH,PR,MM)*
Cal. No. 25-190:	2858 W. 11th St.	(AW,AF,NH,PR,MM)*
Cal. No. 25-191:	2862 W. 11th St.	(AW,AF,NH,PR,MM)*
Cal. No. 25-106:	1037 Starkweather Ave.	(AW,AF,NH,PR)*
Cal. No. 25-089:	3533 Carlyle Ave.	(AW,AF,NH,PR,MM)*
Cal. No. 25-063:	2442 Professor Ave.	(AW,AF,NH,PR,MM)*
Cal. No. 24-214:	1469 East 116th St.	(AF,NH,PR,AW,MM)*

~	Items received
*	Pending the receipt of requested information by the Board.
***	Request for Rehearing/Reconsideration.

AFFIRMATION:

The following cases were approved Deceber 1, 2025; the appellants are requesting more time to finish acquiring the financing.

Calendar No. 25-213: 10529 Mountview Ave.

Destined for Greatness Entertainment, owner, proposes to erect a two-story frame two-family residence with detached garage in an AI One-Family Residential District.

Calendar No. 25-214: 10601 Mountview Ave.

Destined for Greatness Entertainment, owner, proposes to erect a two-story frame two-family residence with detached garage in an AI One-Family Residential District.

UPCOMING POSTPONEMENTS:

Councilwoman Gray has requested a postponement on the case below as she is the newly elected Councilperson of the Ward and is not informed on this project.

***Calendar No. 24-089: 4843 Wendell Avenue Ward 3
Deborah Gray***

Shelter The People Cleveland, owner, proposes to establish use as a church, nonprofit charitable offices and assembly space in a BI Two-Family Residential District. (Remanded back from the Court of Common Pleas)

Misc.: NONE

Cleveland Board of Zoning Appeals

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

June 01, 2026