

IMANI TEMPLE MINISTRIES
2463 N. Taylor Rd. Cleveland Heights, OH 44118-1344
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"Taking The Shield of Faith"

An amendment is being requested to the use variance that was granted on October 21, 2015. The original applicant for occupancy was more of a transitional housing agency but due to financial issues, never occupied the building. Now we have an applicant which is classified more of a nursing facility. The layout of the building has many individual living spaces. On the second floor it has three units consisting of a living room area, sleeping area and a full bath each. Plus there is another sleeping area consisting of two separate rooms sharing a common bathroom. In the area over the garages there are two sleeping areas with a complete bathroom in both. These two areas share two common living room areas. The first floor consists of a large common kitchen, dining area and living room. There are also two rooms on a separate wing that can be used for conference/waiting rooms. The basement has two large finished rooms which can be used for various uses. This property is not for the usage by a single family.

This building is not feasible for single family occupancy as the area is zoned for. It had been used by the prior owners as a rectory for catholic priests. This building has been empty for at least four years prior to our purchasing the property from the Catholic Diocese in October 2011 and has not been used to the full potential by Imani Temple Ministries as well.

This hardship is not created by our own doing and the variance will not affect the public health, safety or general welfare, nor will the variance adversely affect the rights of adjacent property owners or residents.

The original variance request stems from a situation unique to the property and is not ordinarily found in this district. Thanks to the Board of Zoning Appeals of the City of Cleveland Heights for requesting the variance. A copy of the resolution is attached.

This amendment that we are requesting will be consistent with the general spirit and intent of the Zoning Code and the variance we are seeking is the minimum which will afford relief to Imani Temple Ministries.



2475 North Taylor, former rectory

Council Gardens

BLOCK 'A-11'
8.0 ACRE