



February 10, 2021

Cleveland Heights Planning Commission  
40 Severance Circle  
Cleveland Heights, Ohio 44118

**Project Name:** Viva City, Inc. – Recovery Housing  
2425 North Taylor Road  
Cleveland Heights, Ohio 44118  
PPN: 681-11-011

**PROJECT SUMMARY:**

To provide support living options for females ages 18 and over living with or recovering from substance abuse disorders. Viva City, Inc. (“Viva City”) is an alcohol and drug-free living environment with various levels of recovery-based services such as peer support, employment assistance and community/house meetings. Program rules will apply to all female residents to provide structure. Treatment services may also be received on-site by residents. Each resident’s length of stay will be determined by their needs, progress and willingness to abide by Viva City’s resident protocols.

Viva City will be licensed by Ohio Mental Health and Addiction Services. It will be staffed to ensure safety and an environment of recovery. Viva City will have a written staffing plan in place, including policies and procedures for supervision of staff as well as peer-run component. Viva City will foster mutually supportive and recovery-oriented relationships between residents and staff through peer-based interactions, house meetings, community gathers and social activities.

**PROPOSED CONDITIONAL USE:**

The conditional use variance in this application is to permit Viva City to operate a recovery home that is harmonious and appropriate in appearance with the existing and intended character of the general vicinity and as such, the use will not essentially change the character of the surrounding area.

Although the property is currently zoned as a single-family dwelling unit by the City of Cleveland Heights, it is two-story, 16-bedroom, 8,000 square foot building sitting on three parcels. The property was originally constructed and used for a convent, housing the Sisters of Notre Dame as they provided religious support services for the Catholic Church and community at-large.

Viva City's seeks to conform to all zoning and other regulations of the City of Cleveland Heights. However, as the proposed use of the property is not substantially different from the previous use of the property, Viva City's request for conditional use is not outside of norm for this particular property. Accordingly, the proposed conditional use is designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the intended character of the area.

The proposed use by Viva City does not require any changes to be made to the structure of the property. As demonstrated in the attached Site Plans, there is ample space for living, exercise and all proposed activities in the building. Specifically, the property has the following features:

- 16 (9'x14') door -style bedrooms with main hall access
- Common bathroom with four shower/tubs and five toilet stalls
- Common kitchen with pantry and prep area
- Common living room and dining room
- Parlor
- Two half-baths
- Four storage areas
- Large common meeting area
- Finished basement with spacious recreation/exercise room
- Large laundry room

A fence may be added to the back of the property to ensure confidentiality and anonymity of individuals who chose to live in the home. The adjoining properties would not suffer any detriment as a result of the requested variance.

Irregularities about the property include that the property is located in a single-family dwelling area and that the property's setback is less than 50 feet between the front door and the public walkway. Accordingly, Viva City is also requesting a variance to the setback regulation.

**Community Impact:** The proposed use of the property will not negatively impact the rights of the adjacent property owners. As the use of the property is similar to that of the convent, we do not anticipate a substantial increase in traffic and the ingress and egress will also not substantially increase. There is no concern for potential traffic congestion. Viva City does not anticipate having more than 4-5 service providers attending the facility to provide services to residents. Additionally, the daily living activities and operations of the house will occur within the confines of the building.

### **PROPOSED OPERATIONS OF VIVA CITY:**

**Population:** The proposed program will provide housing and recovery-based services to 16 females ages 18 years and up, with a focus on young women ages 18 to 25.

**Eligibility:** In order to be eligible residency at Viva City, applicants must be in recovery from drugs and/or alcohol addiction.

**Philosophy:** Viva City assists young women in recovery by assisting residents in developing life and employment skills.

**Community Rules:**

1. There will be no use or possession of drugs or alcohol, by residents, either on or off the property. All residents of Viva City will be required to agree to random toxicology testing and property search.
2. Viva City residents will be required to attend therapy and/or treatment based on their individual recovery needs. Each resident will work on their recovery plans in coordination with the House Manager and/or other support persons.
3. Viva City residents will agree to attend support meetings on a weekly basis. The number of support meetings will be based on their individual recovery plan.
4. Viva City residents will be required to complete and abide by a weekly calendar of activities, approved by House Manager.
5. Viva City residents will be required to obtain a sponsor or mentor with whom they will consistently work with.
6. All residents must be either actively employed, job searching, attending school or volunteering, unless they have extenuating circumstances as approved by the House Manager.
7. Viva City residents will complete assigned chores on a regular basis. Residents will also maintain their personal living spaces.
8. Overnight passes may be granted to residents, on a case-by-case basis, after 30 days of residency.
9. Residents will not share keys, key codes and/or lock box codes with anyone, including but not limited to family, friends, other residents or support personnel.
10. The entrance to the property is to remain locked whenever a resident enters or leaves the recovery house.
11. Former residents will not be permitted in the recovery house, unless otherwise approved by the House Manager.
12. Viva City residents are not permitted to go into the private spaces of other residents without permission.
13. Residents will respect each other at all times. Theft or damage to the property of others is cause for immediate dismissal from the house.

14. Viva City must be a safe place to live for all residents. As such, threatening or dangerous behavior and/or deliberate abuse to house property will be considered cause for immediate dismissal from the house.
15. Curfew is at 11:00 pm Sunday through Thursday and 12:00 am Friday and Saturday. Curfew may only be extended in writing by the House Manager. Each resident will check in with the House Manager on a nightly basis.
16. No loud music is permitted.
17. Loitering and soliciting are not permitted.
18. Weekly house meetings are mandatory.
19. Visitors will be permitted on a very limited basis during daytime house, only with approval by the House Manager and with prior notice of the intended visit. Overnight visits are not permitted and visiting areas are restricted to the common areas, including the living room, dining room and common meeting area.
20. Viva City is not responsible for lost or stolen property and lending or borrowing from other residents is to be avoided.
21. All residents will abide by recycling requirements as determined by the City.
22. Smoking is permitted only in designated area (back yard). Smoking is not permitted inside the house. All cigarettes will be disposed of in safe-disposal containers provided by Viva City.
23. Food will not be permitted in bedrooms at any time.
24. All residents are responsible for reading and understanding the posted information on Fire Safety and Fire Procedure, including familiarity with designated escape routes and safe gathering locations.
25. No open flames are permitted on the premises, including but not limited to candles, incense and bonfires.
26. House Manager will inspect and/or search residents rooms and belonging for cleanliness and/or contraband, at any time, to maintain the health and safety of all residents.
27. Gambling in any form is not permitted, including poker and lotto.
28. Pets are prohibited.
29. Illegal activity of any kind is strictly prohibited.

30. Resident fees must be paid in order to remain living at Viva City. If financial issues arise, the resident will speak to Executive Director to resolve the financial problems.
31. Physical or verbal abuse of other residents or staff is never permitted. If at any time, there are displays of violent or aggressive behaviors. Such behavior will result in review of residency and may result in dismissal from the House.



February 23, 2021

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**PARKING:**

The proposed location for the project has 7 parking spaces. We do not anticipate that these spaces will be used by Viva City residents as our targeted population will be coming directly from a treatment facility or program with a lack of access to financial and/or housing resources. As a sober living facility, the purpose of Viva City is to provide safe, affordable, supportive and structured living conditions for women exiting drug rehabilitation programs. Viva City will serve as a transitional environment between such programs and mainstream society serving individuals in need of supportive housing. Our target population will not generally have access to their own vehicles as means of transportation.

For this reason, the proposed location for this project provides residents with access to public transportation. 2425 North Taylor Road is 20-minutes from downtown Cleveland making it accessible by bus, rail and rideshare services. A walkable community, Viva City residents will find it easy to connect with the City by accessing the diverse shopping and retail centers, historic parks and the City's recreation center. The proposed location is also less than 15 minutes from University Circle and Cleveland's Health Corridor, which is important because residents will not be far from Cleveland's renown healthcare providers, including University Hospitals, Cleveland Clinic and Case Western Reserve University, all of which are vital stakeholders in helping to advance Ohio through the opioid crisis.

Viva City anticipates one to two staff members, which the current parking at the property can accommodate. As such, the current 7 parking space are more than sufficient for individuals needing to access the property during regular business hours and on the weekends, as necessary.

**STAFF & PROGRAMMING:**

Viva City, Inc. is a non-profit entity that operates as a part of the local Recovery Oriented System of Care along the continuum of innovative, integrated behavioral health care as a provider of recovery support services for single women with a primary diagnosis of opioid use and substance use disorders. Viva City will employ one to two staff members to assist with coordinating programming services for residents. These staff members will normally be present at the property Monday through Friday, 10:00 am to 4:00 pm (or as needed during daytime hours) and will assist with resident leasing paperwork, housing questions and schedules and to connect residents with community providers.

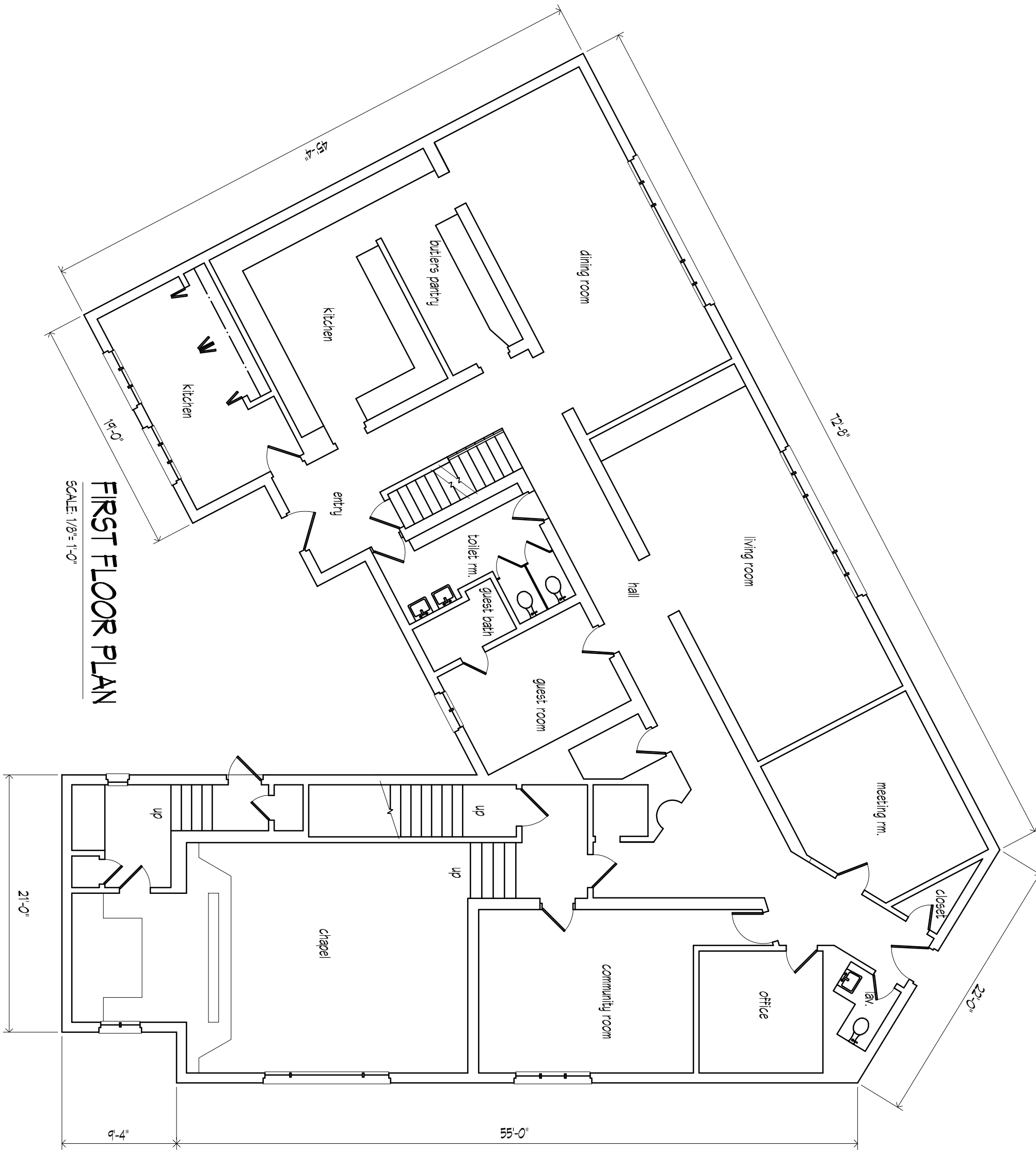
In a safe, nurturing, and affirming environment, Viva City residents will have access to recovery support services that include one-on-one counseling, treatment and prevention, recovery wellness planning, certified peer supporters, life skills and workforce development training. Viva City will connect residents with community partners and arrange off-site appointments at partner agencies like MetroHealth Hospital and Rosary Hall at St. Vincent Charity Medical Center, Ohio Means Jobs, and medical appointments. Viva City will also, on an appointment basis, allow such community providers to meet with residents at the property.

**SITE PLAN:**

Please see attached.



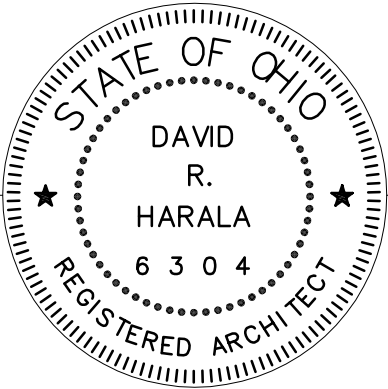




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VIVA CITY INC.  
2425 NORTH TAYLOR RD.  
Cleveland Height's, Ohio



ISSUE:	DATE
PLANNING	2/10/21

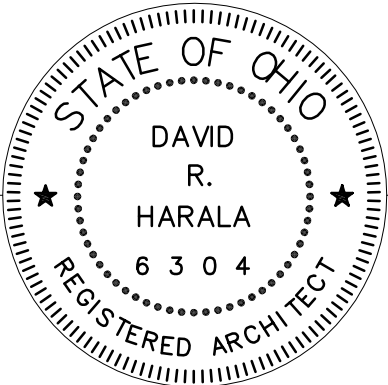


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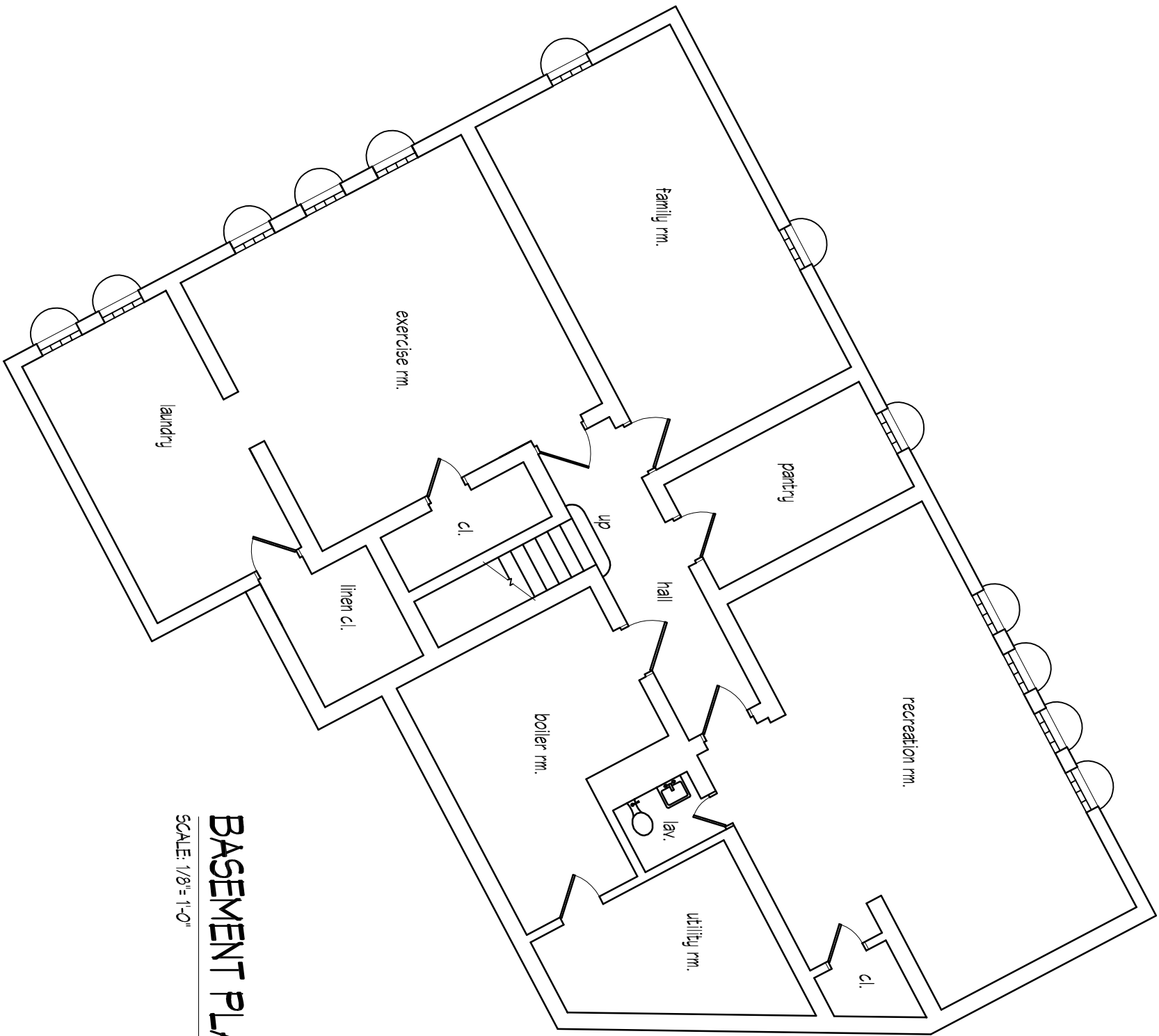
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**BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"

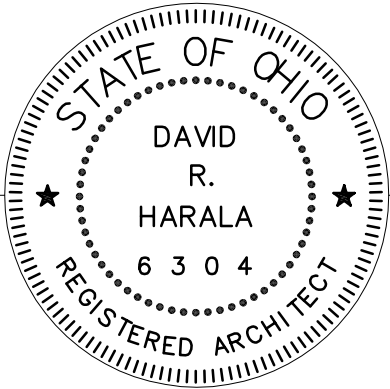


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