

**AUGUST 24, 2026
9:30AM**

Under the conditions specified by law, the Board of Zoning Appeals will be conducting a hybrid in-person and virtual hearing using the WebEx Platform. IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY THROUGH WEBEX, contact the Board of Zoning Appeals office and request the link at 216-664-2580 by noon on August 19, 2026. You can also email us boardofzoningappeals@clevelandohio.gov.

The in-person hearing will be held in Room 514 in City Hall. Bring proper ID to enter the building.

Those individuals not planning to attend are encouraged to view one of the live streams:

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

Or https://www.youtube.com/channel/UCB8qI0Jrhm_pYIR1OLY68bw/

Calendar No. 26-051: 4211 E. 131 Street/Tobacco License Ward 1
Joseph Jones

Above Average Investment Group, owner, and Demetrius Grady, Tenant, 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 Citation Number TRL313 issued on 4/24/2026 by the Cleveland Department of Public Health for failure to comply with Sections 235A and 235A.02 of the Cleveland Codified Ordinances regarding operating without a valid Tobacco Product Retail Sales License. The standard of review is whether the administrative decision to issue the citation 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.

Calendar No. 26-093: 12511 Fairhill Rd. Ward 6
Blaine Griffin

12511 Fairhill LLC., owners proposes to erect a 7 foot high wood privacy fence in a One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that Fences in actual front yards and in actual side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open. Fences in actual rear yards and in actual interior side yards shall not exceed six (6)

feet in height and may be solid or open. The proposed fence in the front yard, interior side yard, and rear yard is a 7-foot tall cedar board-on-board. No fence shall be higher than its distance from a residence building on an adjoining lot or from the permitted placement of a future residence on such lot, if such fence will be generally parallel to and adjacent to the closest wall of the residence.

Calendar No. 26-094:

9636 Silk Ave.

Ward 11

Nikki Hudson

Lakeshore Family Properties LLC, owners proposes to erect a 1,280 square foot addition and establish use as two dwelling units 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 355.04 which states that the Minimum lot area required is 6000 square feet and ; 3,230 are proposed. This section also states that the minimum lot width required is 50 feet and the appellant is proposing 25 feet.
2. Section 357.09(b)(2) which states that Minimum required interior side yard is 3 feet and aggregate width is 6 feet where the appellant is proposing 2 feet and 5 feet aggregate.
3. Section 357.08(b)(1) which states that the depth of a rear yard shall be not less than fifteen percent (15%) of the depth of the lot but in no case less than twenty (20) feet; in Two- Family District such depth shall be not less than the height of the main building; proposing a 1 foot rear yard.
4. Section 337.23(b)(1) which states that Garage doors fronting on a Side Lot Line shall be set back a minimum of eighteen (18) feet from the Side Lot Line, or a minimum of fifty percent (50%) of the established Side Street Setback, whichever is greater.
5. Section 341.02(b) which states that City Planning Commission Approval is Required.

Calendar No. 26-097:

2304 West 19 Street

Ward 7

Austin Davis

Kathryn and Thomas Herr, owners, propose to install 105 linear feet of 6-foot high fence in the actual interior side yard 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 358.04(a) which states that fences in actual interior side yards shall not be higher than its distance from a residence building on an adjoining lot or from the permitted placement of a future residence on such lot, if such fence will be generally parallel to and adjacent to the closest wall of the residence. The proposed fence on northern property line is set 4 inches inside property line and is 27 inches from rear house on adjoining lot.