



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

**BOARD OF ZONING APPEALS**  
601 Lakeside Avenue, Room 516  
Cleveland, Ohio 44114-1071  
216.664.2580

**JULY 13, 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 July 10, 2026. You can also email us [boardofzoningappeals@clevelandohio.gov](mailto: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/UCB8ql0Jrhm\\_pYIR1OLY68bw/](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

**Calendar No. 26-058:**

**1127 Parkwood Dr.**

**Ward 9**

**Kevin Conwell**

Jarain Jenkins, owner, proposes to expand use from a five (5) person Residential Facility to an eight (8) person Residential Facility 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. "Residential Facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the follow: (a) one(1) or two (2) unrelated persons with mental illness; (b) one (1) or (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Residential Facility for more than five (5) persons is not permitted in a Two Family Zoning District, first permitted in a Multi-Family Zoning District
3. A residential facility, as defined in Chapter 325 of this Zoning Code, for six (6) to sixteen (16) unrelated people, is not permitted if located within one thousand (1,000) feet from another. Licensed Residential Facility located at 10804 Pasadena Ave and 1128 East 114 St, Cleveland, OH, 44108.

**Calendar No. 26-062:**

**4214 Apple Avenue**

**Ward 7**

**Austin N. Davis**

Derek Maxfield, owner, proposes to install 80 linear feet of 6 foot high semi-privacy wood fence and gates in the actual side street yard and rear yard and 15 linear feet of 4 foot high semi-privacy wood fence in the actual side street yard in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that fences in the actual side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open, except that, in an actual side street yard, a fence that is set back at least four (4) feet from the side street property line may be a maximum of six (6) feet in height and may be open or solid. Applicant proposes a 6 foot high semi-privacy wood fence up against the side street property line on site plan.

**Calendar No. 26-068:**

**2661 East 126 St.**

**Ward 6**

**Blaine Griffin**

Rory Flynn, owner, proposes to change use from two-family to three-family 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 337.03 (a) which states that a multi-family dwelling is not permitted in a Two-Family Residential District but is first permitted in Multi-Family District per Section 337.08(b).
2. Section 337.03 (c) which states that the Board of Zoning Appeals may grant special permits for the remodeling of existing dwelling houses or the erection of row houses to provide for more than two (2) dwelling units but not more than six dwelling units in each building, provided that:
  - (1) The square feet of lot area to be allotted to each dwelling unit is in accordance with the area regulations included in Chapter 355;
  - (2) The dwelling units to be created will be not smaller than two (2) rooms and a bathroom;
  - (3) There will be no exterior evidence that a remodeled dwelling house is occupied by more than two (2) families, except such as may be permitted by the Board;
  - (4) The building when altered or erected and when occupied will conform to all the applicable provisions of the Building and Housing Codes and as the Commissioner of Building and the Commissioner of Housing so certify;
  - (5) Garage space or hard surfaced and drained parking space will be provided upon the premises for the cars of the families to be accommodated on the premises at the rate of not less than one (1) car per family.

**Calendar No. 26-069:**

**3368 East 113 Street**

**Ward 3**

**Deborah Gray**

South Shore Homes, Inc. , owner, proposes to expand from a 9 occupant Residential Care Facility to a 16 occupant Residential Care Facility in a B1 Two-Family Residential District.. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.08(g) which states that A Residential Care Facility for up to 16 occupants is not a permitted use within the Two-Family Residential Zoning District but is first permitted within the Multi- Family Residential District
2. Section 359.02 (a) which states that a use of building or land lawfully existing on the effective date of this Zoning Code or of any amendment or supplement thereto, or for which a permit has been lawfully issued, may be continued even though such use does not conform to the provisions of this Zoning Code for the use district in which it is located, but no enlargement or expansion shall be permitted except as a variance.

**POSTPONED FROM JUNE 8, 2026**

**Calendar No. 26-050:**

**11709 Lorain Ave.**

**Ward 12**

**Tanmay Shah**

May Morscher, owner, and Anew Behavior Health LLC., propose to change use from office to mental health center in a Local Retail Business Zoning District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.01 which states that Mental health center not permitted; permitted in Institutional Research District 340.02(b).
2. Section 349.04(d) which states that 1 parking space for each 300 square feet of gross floor area is required. *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*

**POSTPONED FROM APRIL 20, 2026**

**Calendar No. 25-239:**

**1051 W. 10 Street/Blue Train Inc.**

**Ward 7**

**Appealing the Decision of**

**Austin Davis**

**Of the Department of Public Safety**

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. FOURTH POSTPONEMENT MADE AT THE REQUEST OF THE CITY TO ALLOW TIME TO WORK OUT A SETTLEMENT.*