



**Calendar No. 26-045:**

**1804 E. 40<sup>th</sup> Street**

**Ward 8  
Stephanie Howse-Jones**

**Granted** 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:

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).

Salam abdelqader, 1804 E. 40 St. , Abeir Faraj 1804 E. 40, Leon Sampat, Leon Sampat- want to create an ice factory, the use has been consistently used as a factory, they have 5 parking spaces in the front. Should not be any issues , 4 total employees. Adding stairs at the north end . Rocha, the parking in the front of the building are they legal spots? Leon – all of the buildings use parking on the right of way . Rocha – this is not legal right? Xavier – was not able to follow up with division of streets to see if they are permitted. Faith – what is the hardship? Leon – if they were to comply they could not use the building. Salam - hours of operation from 9am to 5pm . Xavier- Kenya is supportive of the variances. Since it is regular hours . Holzer is there on street parking? Leon yes there is some down the street. Are not granting variances for parking on the public right of way. City requires 15 parking spaces .

**Calendar No. 26-046:**

**6802 Herman Ave.**

**Ward 7  
Austin Davis**

**Granted – Rocha Recuse** 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.

**Chirs Demkow, Eve Ennis,**

**10 letters of support. Chris Demkow, three lots were consolidated to install a pool. The two buildings granted in BZA 26-046 were used for a pool house. If they were to install the garage back further they would be too close to the neighbors. The placement would be more "pleasing", lines up better with the pool house. It allows them to keep some more green**

space in the back and pave less of the area better for water management. It would help with the parking crunch on the weekends, freeing up spots for neighbors and guests of local businesses.

**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**

**Postponed to July 13** 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.*