



CITY OF CLEVELAND
Mayor Justin M. Bibb

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

JUNE 1, 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 May 27, 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/UCB8ql0JrhmpYIR1OLY68bw/>

Calendar No.: BZA26-043: 4720 Grayton Rd. Ward 15
Appealing Building and Housing Charles Slife
Violation Notice

Richard Whitt, owner, 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 Notice of Violation Number V23030717 issued by the Cleveland Department of Building and Housing for failure to comply with Section 3105.01(A) of the Cleveland Codified Ordinances regarding erecting a shed in the front setback.

Calendar No. 26-044: 3004 Carroll Ave. Ward 7
Austin Davis

Jeffrey Stoner, owner, proposes to erect a 104 square foot residential hot tub with 210 square foot synthetic wood deck 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 357.09(b)(2) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1 foot 6 inches.
2. Section 357.08(b)(1) which states that the minimum required rear yard is 20 feet or half the height of the main building and the appellant is proposing 3 feet.

Calendar No. 26-045:

1804 E. 40th Street

**Ward 8
Stephanie Howse-Jones**

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).

Calendar No. 26-046:

6802 Herman Ave.

**Ward 7
Austin Davis**

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.

POSTPONED FROM APRIL 20, 2026

Calendar No. 25-239:

**1051 W. 10 Street/Blue Train Inc.
Appealing the Decision of
Of the Department of Public Safety**

**Ward 7
Austin Davis**

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.*

