



CITY OF CLEVELAND  
Mayor Justin M. Bibb

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

**MAY 18, 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 13, 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. 26-041:                      5475 Marginal Road                      Ward 8**  
**Stephanie Howse-Jones**

Landmark at the Lake LLC. , owner, proposes to erect a five-story, 209 unit apartment building in a General Retail Business 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 in a "D" Area District, the maximum gross floor area is limited to one times the lot area. In this case 186,230 square feet maximum gross floor area is permitted and 229,934 square feet are proposed.  
This section also states that the minimum required lot size is 501,600 square feet and 186,230 square feet are proposed.
2. Section 349.04 which states that One (1) accessory parking space per dwelling unit is required for lots not located in a Transit Oriented Development (TOD) zone. 209 accessory parking spaces are required and 192 accessory parking spaces are proposed.
3. Sections 349.05(a) and (b) which state the following:
  - (a) The required accessory off-street parking facility shall be located on the same lot as the use for which it is provided or on a lot within four hundred (400) feet of the nearest boundary of the lot upon which the use is located.
  - (b) The separate lot upon which such accessory parking facilities are provided shall be in the same ownership or control as the building or use to which the parking facilities are accessory. 17 spaces are proposed on an adjoining lot.
4. Section 347.05(a) which states that trash areas and refuse containers shall be located in such manner that they shall not be visible from the public street or from any lot or lots designated for residential purpose. Such trash areas shall be screened with opaque fencing

not lower than the height of the refuse containers therein. Adequate vehicular access to and from such area or areas for collection of trash and/or garbage shall be provided at reasonable hours.

5. Section 352.13 (a) which states that all parking lots containing ten (10) or more spaces, which are used during non-daylight hours, shall be illuminated during those hours with one (1) to two and a half (2.5) footcandles, as recommended by the Illuminating Engineering Society (IES). No lighting plan was provided.
6. Note: City Planning Commission approval is required.

**Calendar No. 26-042:**

**9717 Dickens Avenue**

**Ward 3**

**Deborah Gray**

Latonya Walker, owner, proposes to establish a five (5) 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. A "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. A residential facility, as defined in Chapter 325 of this Zoning Code, for one (1) to five (5) unrelated people, is not permitted if located within one thousand (1,000) feet from another. Licensed Residential Facility located at 3104 Audobon Blvd.

**Calendar No. 26-047:**

**4314 Bailey Ave.**

**Ward 7**

**Austin Davis**

Jorge Mayor and Nathaniel Grills, owners, propose to erect a new wood frame gable garage in a B1 Two-Family Residential District. The owners appeal for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 353.03 which states that an accessory building shall not exceed fifteen (15) feet in height, or the distance from the accessory building to a main building or potential location of a main building on adjoining premises in a Residence District, whichever is less. The neighbors at 4310 Bailey/and also soon to be 4313 Peach Ct. are proposing two houses with attached front loaded garages within 5 feet of shared eastern property line.

**POSTPONED FROM APRIL 27, 2026**

**Calendar No. 26-023:**

**1212/1260 Sumner Ave.**

**Ward 5**

**Richard Starr**

The Eparchy of Our Lady of Lebanon Los Angeles, owner, proposes to establish a surface parking lot/ parking place with 99 spaces on a vacant lot in a Semi-Industry District in the Central Business District accessory for parishioners at 1245 Carnegie Avenue and as a "parking place" for "for hire" as defined in Chapter 457. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.14(c) which states that a "Surface parking lot" is an off-street parking area which is located at street-grade level, and which is not enclosed within a garage structure.
2. Section 401.34 which states that a "Parking place" means any garage or other building or part thereof, or any premises or parcel of land in or upon which a business of storing more than ten (10) motor vehicles in any twenty-four (24) hour period, where the owner or person storing such vehicles is charged a fee, but excluding the rental of private garages and the all-night storing of vehicles upon the premises of and in connection with the operation of regularly established gasoline stations.
3. Section 349.14(d) which states that no surface parking lot, as defined in 349.14 (c) shall be established or expanded within the designated downtown area districts except as approved by the City Planning Commission in accordance with §349.14 (e). **Establishment of use was denied by City Planning Commission on January 16, 2026.**
4. Section 349.14 (e) which states that in case of a request for a variance to permit establishment of a surface parking lot which is prohibited by regulations of § 349.14, the Board of Zoning Appeals shall grant such variance only if it determines that denial of the variance would deprive the owner of all reasonable economic use of the subject property. In making this determination, the Board may seek the advice of experts in relevant fields and shall consider the potential for long-term as well as short-term economic gain
5. Section 352.10(j) which states that "For hire" parking lots shall comply with all the visual screening requirements of Chapter 457 of the Codified Ordinances, where such requirements are more restrictive than the requirements of this chapter.
6. Section 352.04(2 through 4) which states that for any use required to provide any transition strip, frontage strip, or island strip, a landscape plan shall be filed with an application for:
  - (2) any use requiring approval by the Board of Zoning Appeals; or
  - (3) any variances from landscaping or screening requirements, or
  - (4) a building permit or Certificate of Occupancy and No landscaping plan is proposed.
7. Section 341.02 which states that no Building Permit shall be issued by the City without design approval by the City Planning Commission, or its Director, for development projects within designated Design Review Districts. **City Planning Commission has not reviewed nor approved for design.**
8. 349.15(c) which states that bicycle spaces shall be provided at a rate of one (1) bicycle parking space for each twenty (20) automobile spaces provided. Four (4) bicycle parking spaces are required and none are proposed.
9. Sections 352.13(a) and 349.09 which states that all parking lots containing ten (10) or more spaces, which are used during non-daylight hours, shall be illuminated during those hours with one (1) to two and a half (2.5) footcandles, as recommended by the Illuminating Engineering Society (IES); and where lighting is provided for accessory off-street parking spaces, it shall be constructed and arranged so as to prevent the direct emission of light upon adjoining lots or the public streets. No lighting information provided. *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW TIME FOR COMMUNICATION BETWEEN THE ADMINISTRATION AND COUNCIL.*