CITY OF CLEVELAND
Mayor Justin M. Bibb

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

NOVEMBER 16, 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 November 11, 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/UCB8ql0Jrhm_pYIR1OLY68bw/

Calendar No. 26-150: 4600 Rocky River Drive Ward 15
Charles Slife

Cleveland Muslim Community Center, owner, proposes to construct approximately 13,500 square foot building addition 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 337.08(e)(2) which states that schools or colleges are uses first permitted in Multi-Family Districts if located not less than fifteen (15) feet from any adjoining premises in a Residence District not used for a similar purpose. School expansion is proposed within a Two-Family District and is adjacent to One-Family District.

Calendar No. 26-152: 4361 W. 145 Street Ward 13
Brian Kazy

Jeffrey Reidel, owner, proposes to erect a 12 x 22 foot attached garage in the actual rear yard in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

2. Section 357.09(b)(2)(B) which states that the minimum required interior side yard is ½ height of the main building or minimum 10 feet and the appellant is proposing 4 feet and 8 inches.

Calendar No. 26-153: 4468 Pearl Road Ward 4

Kris Harsh

Ali Faraj, owner, proposes to establish use as a tattoo shop in existing tenant bay in a building located in a C1 Local Retail Business. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.11(b)(2)(P) which states that tattooing and body piercing are uses that are first permitted in General Retail Business Districts. Property is located in a Local Retail Business District.
2. Section 347.12(b) which states that where permitted in a particular use district, tattooing and body piercing uses, as described in Section 343.11(b)(2)(P), are subject to the following location regulations:

   (1) *Separation.* No such use shall be established within one thousand (1,000) feet of a residential district or day care center, kindergarten, elementary or secondary school, public library, church, playground, public or nonprofit recreation center or community center;

   (2) *Spacing.* No such use shall be established within one thousand (1,000) feet of another such use.
3. Section 347.12(c) which states that no pool or billiard hall or video or pinball arcade or tattooing or body piercing establishment shall be established within one thousand (1,000) feet of an adult entertainment use as defined in Section 347.07

Calendar No. 26-154: 3905 Bush Avenue Ward 14

Jasmin Santana

Michael Kevdzija, owner, proposes to establish parking lot within 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 349.13(c) which states that the Board of Zoning Appeals may permit, temporarily or permanently, the use of land in a Residence District, for a parking lot when the best interests of the community will be served, and provided that:

   (1) The lot is to be used only for the parking of passenger automobiles of employees, customers or guests of the person or firm controlling and operating the lot, who shall be responsible for its maintenance;
   (2) No charge is to be made for parking on the lot;
   (3) The lot is not to be used for sales, repair work or servicing of any kind;
   (4) Entrance to and exit from the lot are to be located so as to do the least harm to the Residence District;
   (5) No advertising sign or material is to be located on the lot;
   (6) All parking is to be kept back of the setback building line by barrier unless specifically authorized otherwise by the Board;
   (7) The parking lot and that portion of the driveway back of the building line are to be adequately screened from the street and from adjoining property in a Residence District by a hedge, sightly fence or wall not less than four (4) feet six (6) inches high and not more than five (5) feet high located back of the setback building line. All lighting is to be arranged so that there will be no glare that is annoying to the occupants of adjoining property in a Residence District, and the surface of the parking lot is to be smoothly graded, hard surfaced and adequately drained;
   (8) The building permit number under which the lot is established is to be posted;
   (9) Such other and further conditions may be imposed as the Board may deem necessary in any specific case to reduce the adverse effect of the proximity of a parking lot upon the character, development and maintenance of the Residence District in which the parking lot is to be located.
2. Section 349.07(a) which states that accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete, asphalt or other surfacing materials.
3. Section 349.07(b) which states that accessory off-street parking spaces shall be provided with wheel or bumper guards that are so located that no part of a parked vehicle will extend beyond such parking.

Calendar No. 26-155: **3104 Barber Ave.** **Ward 7**

Austin Davis

Joy Court Fee Owner LLC., owner, proposes to construct a new single-family home and detached garage in a D1 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(b) which states that in a "D" Area District, the minimum lot area to construct a single-family home is 4,800 square feet and the applicant is proposing a lot area of 3,993 square feet.

Calendar No. 26-156: **2669 West 32 Place** **Ward 7**

Austin Davis

Joy Court Fee Owner LLC., owner, proposes to construct a new single-family home and detached garage in a D1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that in a Two-Family District, rear yard depths must be at least equal to the height of the main building. In this case, the required rear yard minimum is 27 feet and 5 inches. Applicant proposes rear yard depth of 12 feet.
2. Section 355.04(b) which states that in a "D" Area District, the minimum lot area to construct a single-family home is 4,800 square feet and the applicant is proposing a lot area of 3,993 square feet.

Calendar No. 26-165: **2700 Vega Avenue** **Ward 7**

Austin Davis

Vega Zone Assembly LLC., owner, proposes to construct a new 5-story apartment building with fifty-two(52) units in an Limited Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1.) Section 357.08(b)(2) which states that rear yards shall be provided and maintained at the rear of all buildings of Residential Occupancy and shall be not less that fifteen percent (15%) of the depth of the lot but in no case less than twenty (2) feet or less than one-half (1/2) the height of the main building. Applicant proposes a rear yard depth of 1 foot and 8 inches.

POSTPONED FROM OCTOBER 5, 2026

Calendar No. 26-113: **3348 Fulton Rd.** **Ward 14**

Jasmin Santana

Bethel Freewill Baptist Church owners proposes to install approximately 463 linear feet of 6-foot-high chain link fence and gate in the actual front, side street, and rear yard in a Local-Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.05(a)(2) which states that in Non-Residential Districts other than General and Unrestricted Industry Districts, fences in actual front yards and in side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open above two (2) feet in height. A 6-foot-high chain link fence is proposed in the front and side street yards. *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT.*