



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

**NOVEMBER 2, 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 October 30, 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. 26-132: 6605 Barberton Ave./Violation Notice. Ward 11
Nikki Hudson**

Ken Easterly 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 V260025616 issued on 8/24/2026 by the Cleveland Department of Building and Housing for failure to comply with Section 337.18(a) regarding paving of parking areas. (Filed 9/08/2026).

**Calendar No. 26-137: 11802 Kinsman Road Ward 3
Deborah Gray**

AJ's Elite Transportation Services, owner, proposes to establish use as a restaurant within existing building 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. Sections 337.03/343.01(b)(2)(F) which state that Restaurants are first permitted in Local Retail Business Districts. Restaurant is proposed in Two-Family Residential District.

Calendar No. 26-139: 2270 Professor Ave. Ward 7

Austin Davis

Stella Maris, owner, proposes to establish use as an inpatient, dormitory-style substance abuse treatment facility with on-site wraparound services within existing 3-story building 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 340.02(b) which states that a mental health center is permitted within Institutional Research districts only.
2. Per section 325.471 of the Cleveland Zoning Code, a mental health center is defined as an institution providing in-patient or out-patient care or therapy for individuals affected by mental illness, developmental disabilities, alcoholism or substance abuse and others needing psychological therapy but which does not serve as a residence for such individuals.

Calendar No. 26-141: 3256 Scranton Road

Ward 14

Jasmin Santana

Westside Shelter Providian, LLC., owner, proposes to establish use as church/place of worship within existing building in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.02(f)(1) which states that Churches and places of worship are permitted within Residence Districts provided that they are not less than fifteen (15) feet from any adjoining premises in a Residence District not used for a similar purpose. Property is located directly adjacent to property in a Multi-Family Residence District used for residential purposes.

Calendar No. 26-142: 11107 Magnolia Drive

Ward 9

Kevin Conwell

The Music Settlement, owner, proposes to erect a 16' x 20' equipment shed in the rear yard in a Limited One-Family Residential District. Owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 335.05 which states that in Residence Districts 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 proposed shed is approximately 6 feet and 4 inches away from the main building and approximately 8 feet tall in height.

Calendar No. 26-143: 3329 Roehl Ave.

Ward 14

Jasmin Santana

3329 Roehl LLC., owner, proposes to establish use as a daycare in a Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.02(g)(3)(C) which states that day nurseries and kindergartens (i.e., "daycares") are permitted in One and Two-Family Residential Districts if approved by the Board of Zoning Appeals after public notice and public hearing, and if adequate yard spaces and other safeguards to preserve the character of the

neighborhood are provided, and if in the judgment of the Board such buildings and uses are appropriately located and designed and will meet a community need without adversely affecting the neighborhood. The use must be located not less than thirty (30) feet from any adjoining premises in a Residence District not used for a similar purpose.

Calendar No. 26-151:

11205 Mount Overlook

Ward 6

Blaine Griffin

Garrett Flossie, owner, proposes to establish use as a three-family dwelling in a Two-Family Residence District. The owner appeals for relief from the strict application of the following sections of the Codified Ordinances:

1. The Board of Zoning Appeals, after public notice and public hearing, and upon prescribing proper safeguards to preserve the character of the neighborhood, 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;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. 26-161:

5300 Riverside Ave

Ward 15

Charles Slife

City of Cleveland, owner, proposes to clear and pave access road and rock channel protection within the Riparian & Wetland Setback. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. 351.08, 351.09 Soil disturbing or land clearing activities, asphalt or concrete paving, new construction are prohibited within the wetland/riparian setback.
2. 351.02 (a), 351.07 Applicant must follow procedures for submitting application/plans in a/adjacent to designated wetland/riparian setback. Chapter 351 is attached to and made a part of this notice.