CITY OF CLEVELAND
Mayor Justin M. Bibb

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

NOVEMBER 23, 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 19, 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. 26-157: 8104 Halle Ave. Ward 11
Nikki Hudson

Taylor Hutchinson proposes to erect a 12' x 22' garage, approximately 11 feet in height in a One-Family District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.23(A)(1) which states that garages are permitted provided that they are located in the rear half of the lot. The proposed detached garage is located within the front half of the lot.

Calendar No. 26-160: 3409 Superior Ave. Ward 8
Stephanie Howse-Jones

DT SUPERIOR HOLDINGS , LLC proposes to establish use as a photography studio, office, repave parking lot and erect fencing in a C4 Semi-Industry District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 358.05(a)(2) which states that 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. Applicant proposes six (6) foot tall ornamental metal fence.

Calendar No. 26-162: 4009 Clinton Avenue Ward 7
Austin Davis

Andrew Kocjan proposes to erect a 30'. x 33' second floor "accessory dwelling unit" with first-floor garage in the actual rear yard 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 357.08(b)(l) which states that in a Residence District the depth of a rear yard shall be not less than fifteen percent (15%) of the depth of the lot but in no case less than twenty (20) feet. provided that in a Limited One-Family District, One-Family District or Two-Family District, such depth shall be not less than the height of the main building. 5 ft. rear yard setback proposed.
2. Section 357.09 (b)(2) which states that in a Two-family district, the minimum distance to property line shall be 3 feet. Applicant proposes structure 1feet and 6 inches away from each side yard property line. This section also states that in a Two-family District, the minimum aggregate width of side yards shall be 6 feet and the applicant proposes aggregate side yard width of 3 feet.

Calendar No. 26-163: 5309 Archmere Ave. Ward 4
Kris Harsh

Ricky Samson, owner, proposes to erect a 900 square foot detached accessory structure in the rear yard 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 353.05 which states that in a Residence District 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. Detached accessory structure is proposed to be approximately 21 feet tall proposed (from grade to midpoint of eave and peak).

Calendar No. 26-166: 1900 West 3rd Street Ward 7
Austin Davis

Starling Stone, LLC proposes to establish use as a 6,000-seat amphitheater in a General Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.05(a)(1) which states that in General and Unrestricted Industry Districts, fences in actual front yards and in actual side street yards shall not exceed six (6) feet in height and may be either open or solid. Fence in actual front and actual side street yards is proposed to be eight (8) feet in height.
2. Section 341.02 which states that City Planning Commission approval required.

Calendar No. 26-169: 13812 Southview Avenue Ward 2
Kevin Bishop

Sharda Johnson, owner, proposes to establish use of a 10-person recovery residence in an

A1 One-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 343.ll(b)(2)(G) which states that Recovery residences" are defined as a type of service establishment that are first permitted in General Retail zoning districts, provided that all main buildings are not less than fifteen {15) feet from any adjoining premises in a Residence District not used for a similar purpose. Applicant proposes a 10-person recovery residence that is located in an One Family zoning district and within fifteen (15) feet from any adjoining residential premises in a Residence District.

POSTPONED FROM OCTOBER 12, 2026

Calendar No. 26-093: 12511 Fairhill Rd. Ward 6
Blaine Griffin

12511 Fairhill LLC., owners proposes to erect a 7 foot high wood privacy fence in a One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that Fences in actual front yards and in actual side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open. Fences in actual rear yards and in actual interior side yards shall not exceed six (6) feet in height and may be solid or open. The proposed fence in the front yard, interior side yard, and rear yard is a 7-foot tall cedar board-on-board. No fence shall be higher than its distance from a residence building on an adjoining lot or from the permitted placement of a future residence on such lot, if such fence will be generally parallel to and adjacent to the closest wall of the residence.
   THIS CASE WAS POSTPONED FROM OCTOBER 12 WHILE THE APPELLANT WORKED THROUGH PROPERTY BOUNDRY ISSUES.