CITY OF CLEVELAND
Mayor Justin M. Bibb

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

NOVEMBER 30, 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 24, 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. 26-159: 10022 Madison Ave./ Ward 12
City Planning Commission Decision Tanmay Shah

Shaker Madison LLC., 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 City Planning Commission to deny proposed Conditional Use based upon regulations set forth in Section 343.23(e)(2). The standard of review is whether the administrative decision was illegal, arbitrary, capricious, unreasonable or unsupported by the preponderance of substantial, reliable, and probative evidence. If the Appellant fails to meet this burden, the administrative decision must be affirmed

Calendar No. 26-167: 903 East 123 Street Ward 9
Kevin Conwell

Jonathan Saporta and Activ Rock LLC., propose to establish a 21-unit apartment building within the existing building in a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 355.04(b) which states that the maximum gross floor area for Residence buildings in "C" area districts is one-half of the lot area. The minimum lot area for a 21-unit apartment building is 2,400 square feet for every one (1) dwelling unit, rendering 50,400 square feet as the required minimum lot area. This property's lot area is approximately 7,800 square feet and the gross floor area of the building is approximately 20,728.
2. Section 357.08(b)(2) which states that the depth of a required rear yard in connection with a building of Residential Occupancy shall be not less than fifteen percent (15%) of the depth of the lot but in no case less than twenty (20) feet or less than one-half (1/2) the height of the main building. One-half (1/2) the height of the main building is

approximately 20 feet. The provided rear yard is approximately 12 feet.

3. Section 353.02 which states that in a '1' Height District the maximum height is 35 feet. Average building height is approximately 40 feet.
4. Section 349.04 which states that Multifamily apartment buildings require one (1) vehicular parking space per residential unit. Applicant is proposing zero (0) vehicular parking spaces.
5. Section 341.02 which states that City Planning Commission approval is required.

Calendar No. 26-168: 9105 Cedar Avenue Ward 6

Blaine Griffin

Cleveland Clinic, owner proposes to erect a 3-story 130,000 square foot building addition to existing hospital in D3 Local Retail Business District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 357.05(a) which states that the distance of the building line back from the side street line along the side street line of a corner lot in a Residence District or in a Local Retail Business District shall be not less than ten percent (10%) of the average width of such lot or five (5) feet, whichever is less, except that accessory buildings or uses shall be not less than ten (10) feet from such side street line. The proposed building addition is proposed to be constructed directly abutting the E. 90th Street side street property line.
2. Section 341.02 which states that City Planning Commission approval required.

Calendar No. 26-171: 9116 Madison Avenue Ward 11

Nikki Hudson

9200 Madison LLC., owner, proposes to establish use as a roller rink within existing building in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 343.11(b)(2)(L) which states that Amusement and recreation uses (armory, assembly hall, bowling alley, dance hall, video and pinball arcade, pool and billiards theater, skating rink or other social, sport or recreational center operated as a business), are subject to the regulations of Section 347.12 and are first permitted in General Retail Business provided that the place or building in which any such amusement or recreation use is operated is sufficiently sound-insulated to confine the noise to the premise. The subject property is located in a Local Retail district.
2. Section 347.12(a)(1) and (2) which states that where permitted in a particular use district, amusement and recreation uses are subject to the following location regulations:

   (1) *Separation.* No such use shall be established within five hundred (500) 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 five hundred (500) feet of another such use.

POSTPONED FROM NOVEMBER 16, 2026

DUE TO CORRECTIONS MADE TO THE ADJUDICATION

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 359.01 (a) which states that the use of building or land for which a permit has been lawfully issued, may be continued even though such use does not conform to the provisions of this Zoning Code for the use district in which it is located, but no enlargement or expansion shall be permitted except as a variance under the terms of Chapter 329, and no substitution or other change in such nonconforming use to other than a conforming use shall be permitted except by special permit from the Board of Zoning Appeals. Such special permit may be issued only if the Board finds after public hearing that such substitution or other charge is no more harmful or objectionable than the previous nonconforming use in floor or other space occupied, in volume of trade or production, in kind of goods sold or produced, in daily hours or other period of use, in the type or number of persons to occupy or to be attracted to the premises or in any other characteristic of the new use as compared with the previous use.

Note: City Planning Commission approval is required

~~1.~~ Language to be removed: ~~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.~~