CITY OF CLEVELAND
Mayor Justin M. Bibb

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

NOVEMBER 9, 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 4, 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. 26-144: 1318 West 102 Street Ward 12
Tanmay Shah

Murgatroyd, LLC. Application to change use from a two-family dwelling to 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 Cleveland Codified Ordinances:

1. 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;
   (5) 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. 26-145: 4121 E. 76 Street/ Appealing Ward 12
Building and Housing Violation Tanmay Shah

Tyeisha Johnson, 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 V26034124 issued by the Cleveland Department of Building and Housing for failure to comply with Section 327.02(b) of the Cleveland Codified Ordinances regarding erecting a fence without a permit.

Calendar No. 26-146: 7002 Guthrie Avenue Ward 12
Tanmay Shah

Steven Keller and Giorgi Lascu owners propose to erect a second-floor room addition to existing single-family residence in a G1 Multi-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 the maximum gross floor area shall not exceed 50 % of lot size or in this case 868 square feet and the appellant is proposing 1,269 square feet.

2.) Section 357.08 which states that the Required Rear Yard minimum is 20 feet and the appellant is proposing 11 feet and 7 and a half inches.

3.) Section 357.09(b)(2)(D) which states that the Required Interior Side Yard is 3 feet and the appellant is proposing 1 foot and 4.5 inches. This section also states that the minimum distance between buildings on adjoining lots shall not be less than 6 feet and the appellant is proposing 5 feet.

Calendar No. 26-147: 723 Thornhill Dr. Ward 9
Kevin Conwell

Christine Jackson Et Al, owners, propose to establish use as a 5-person state-licensed Residential Facility within an existing single-family dwelling 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 325.571 which states that 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 following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (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. Section 337.02(h) which states that a Residential Facility, as defined above for one (1) to five (5) unrelated persons, is permitted in One-Family Residence Districts provided it is located not less than one thousand (1,000) feet from another residential facility. Residential Facilities shall comply with area, height, yard and architectural compatibility requirements of this Zoning Code applicable to residences in One-Family Districts. Property is located within one thousand (1,000) feet of two (2) other state-licensed Residential Facilities at 741 E. 118th St. and 635 E. 120th St.).

Calendar No. 26-148: 3545 Ridge Road Ward 11
Nikki Hudson

Chin and Arnold Properties LLC., owner, proposes to establish an events center within a tenant space of an existing building in a B3 Semi-Industry District. The owner appeals for relief from the strict application of the

following sections of the Cleveland Codified Ordinances:

1. Section 347.12 (a)(1) which states that "Amusement and recreation" uses, defined as an 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, may not 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. Section 347.12(a)(2) which states that "Amusement and recreation" uses as defined above, may not be established within five hundred (500) feet of another such use.

Calendar No. 26-149: 10131 Elk Avenue Ward 8

Stephanie Howse-Jones

Matthew Burns, owner, proposes to erect one (1) new free-standing, double-sided billboard with a total height of 75 feet above grade, consisting of an east face with an automatic changeable copy sign using electronic LED technology and a west face with static copy, located in the Semi-Industry District and oriented toward the 1-90 freeway. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 350.03(e)(1) which defines a Billboard as a sign directing attention to a specific business, product, service, entertainment activity or other commercial activity sold, offered or conducted elsewhere than upon the lot on which the sign is located.
2. Section 350.03(f)(2) which defines "Changeable Copy Sign (Automatic)" as a sign or portion thereof on which the copy changes automatically or animation is displayed through electrical or electronic means (e.g., time and temperature units and message centers)
3. Section 350.10(e) which states that along freeways, the minimum distance between billboards located on one (1) side of the road shall be fourteen hundred (1,400) feet. Applicant is proposing as distance of approximately 598 feet and 860 feet.
4. Section 350.10 (g) which states that Billboards along freeways shall be set back at least fifty (50) feet from Residential, Local Retail Business, and General Retail Business District lines.
5. Section 350.10 (j) which states that Billboards shall not include automatic changeable copy signs (i.e., electronic message centers) as defined in division (f)(2) of Section 350.03.

POSTPONED FROM OCTOBER 12, 2026

Calendar No. 26-136: 3708 Independence Rd. Ward 5

Richard Starr

Jordan Le Fredia owners proposes to tear down existing garage and erect a 20' x 24' garage with an attached 12' x 24' lean-to 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 337.23 (a)(6)(B)(2) which states that in Residential Districts, garage doors fronting a Side Lot Line shall be setback a minimum of 18 (eighteen) feet from the Side Lot Line. *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*