

**OCTOBER 12, 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 9, 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. 26-118:

1055 Ivanhoe Rd.

Ward 10

Michael Polensek

Layan Car Rental LLC., Soltan Amini, Kamilah Lewis owners proposes to establish a motor vehicle sales lot on 4 parcels located 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 343.11(b)(I)(4) which states that motor vehicle sales facilities are first permitted in General Retail business districts. Property is located within a Local Retail business district.
2. Section 347.11 which states that by definition the proposed motor vehicle sales lot is an "Open Sales Lot" must comply with the following regulations:
 - (a) Open sales lots, that are permanent uses shall have a minimum lot width of sixty (60) feet.
 - (b) All open areas of permanent use open sales lots that are intended either for display or for use as vehicular areas, shall be surfaced with asphalt, Portland cement, brick, paving block, or other dustless hard-surfaced, impervious all-weather material approved by the Commissioner of Building and Housing.
 - (c) All permanent use open sales lots shall be graded for proper drainage. Storm water runoff shall be discharged into the City storm sewers or in another manner approved by the Director of Public Service. Water shall not be permitted to drain across public sidewalks or onto abutting lots.
 - (d) Permanent use open sales lots shall be screened as provided in Chapter 352, Landscaping, Screening, and Parking Lot and Public Garage Lighting.
3. Section 357.07 which states that Specific Building Lines must be observed and Ivanhoe Road has a mapped front yard setback of ten (10) feet from the property line. Vehicular parking spaces are proposed within this mapped front yard setback area which is prohibited.

4. Section 352.09 which states that a heavy screening buffer (8 feet width, 4 feet height, 75% year-round opacity, trees spaced every 30 feet, shrubs spaced every 12 feet) is required along the north property line adjacent to property zoned Two Family (2F). Applicant has not proposed screening mechanism that meets heavy screening standard.
5. Section 352.10 which states that for parking lots over 10 spaces, a medium frontage strip is required for parking lot frontages that face public streets. Applicant has not proposed a frontage strip that meets the "medium frontage strip" standards.
6. Section 352.12(a) which states that all parking lots containing ten (10) or more spaces, which are used during non-daylight hours, shall be illuminated during those hours with one (1) to two and a half (2.5) footcandles, as recommended by the Illuminating Engineering Society (IES).
7. Section 349.08 which states that where five (5) or more accessory off-street parking spaces are provided, and are located on a lot that is adjacent to a Residence District or that adjoins a building containing dwelling units, such parking spaces shall be screened from all adjoining lots in the Residence District or a building containing dwelling units, by an opaque wall, a uniformly painted fence of fire-resistant material or a strip of land at least four (4) feet wide and densely planted with shrubs that form a dense screen year-round. Such wall, fence or shrubs shall be at least three (3) feet, but not more than six (6) feet six (6) inches in height. However, such wall, fence or shrubs located within twenty-five (25) feet of the intersection of two (2) or more streets or the intersection of an access driveway and a street, shall have a maximum height of three (3) feet and a minimum height of two (2) feet.
8. Section 349.04 which states that a total parking area equivalent to 25% of the gross lot area is required.
9. Section 349.15(c) which states that One (1) bicycle parking space is required for each twenty (20) automobile parking spaces provided. No bicycle parking spaces are proposed.

Calendar No. 26-121:

4403 St. Clair Ave.

Ward 8

Stephanie Howse-Jones

Brownhoist Partners LLC, owners proposes to expand office building to include event center, microbrewery and restaurant, fitness studio, art studio, and dwelling units in a Live-Work Overlay and Residence Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 327.02(c) which states that no person shall change, substitute or extend the use of any existing building or premises until a certificate of occupancy has been issued. No person shall permit any premises to be occupied for any new, changed, substituted or extended use, until a certificate of occupancy has been issued.
2. Sections 345.02(g)(1) through (13) which state that amusement and recreation uses, breweries, and restaurants are not permitted uses within the Residence-Industry District.
3. Section 347.12(a)(1) which states that Amusement and Recreation uses as described in 343.11(2)(L), shall 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.
4. Section 347.12(a)(2) which states that amusement and recreation uses as described in 343.11(2)(L), shall not be established within five hundred (500) feet of another such use.

5. Section 349.11(a) which states that the off-street parking requirements set forth in 349.04 and 349.10 shall not apply to properties located in the Transit Oriented Development Zone, as defined in Section 301.02, subject to the submission and approval by City Planning Director of a Transit Demand Management (TDM) Plan.

Calendar No. 26-123:

**3811 W. 33rd St.
(aka 3800 W. 31 St. Denison School)**

**Ward 14
Jasmin Santana**

Cleveland Metropolitan School District, owner proposes to construct a 16-space expansion of existing vehicular parking lot and erection of perimeter yard fencing in a C1 Multi-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, other than a Limited One- Family 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 358.04(a) which states that Fences in actual front yards shall not exceed four (4) feet and fences in actual rear yards and interior side yards shall not exceed six (6) feet in height. Front yard fence heights of five (5) and ten (10) feet are proposed for separate portions of the property.
3. Section 358.04 (a) which states that 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. Portions of the proposed five (5) foot fence are within 5 (five) of adjacent residential dwellings.

Calendar No. 26-124:

**1616 Clark Ave.
Aka 1701 Castle Avenue**

**Ward 14
Jasmin Santana**

Cleveland Metropolitan School District, owner proposes to construct a 40-space expansion of existing vehicular parking lot in a C1 Multi-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, other than a Limited One- Family 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.

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.

Calendar No. 26-140:

4360 Bradley Rd.

**Ward 4
Kris Harsh**

Bradley Stars LTD., proposes to perform land clearing, grading, filling, capping, temporary staging/materials storage activities, and other disturbances of existing natural vegetation for a site remediation project in a C3 Residence Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 351.07 which states that applicants must follow procedures for submitting application/plans in a designated wetland/riparian setback in Chapter 351
2. Section 351.08 & 351.09 which states that ground clearing, grading, filling, capping, temporary staging/materials storage activities, and other disturbances of the existing natural vegetation are not a permitted use on lots within a designated wetland/riparian setback.

POSTPONED FROM AUGUST 24, 2026- POSTPONING AGAIN

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 WILL BE POSTPONED AGAIN FROM OCTOBER 12 WHILE THE APPELLANT WORKS THROUGH PROPERTY BOUNDARY ISSUES.