

**OCTOBER 19, 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 16, 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/UCB8qI0JrhmpYIR1OLY68bw/>

**Calendar No. 26-122: 4500 Bradley Road/Violation Notice. Ward 4
Kris Harsh**

Santiago Transportation Services LLC., 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 V26031388 issued on 7/28/2026 by the Cleveland Department of Building and Housing for failure to comply with Section 337.19 regarding improperly parked or stored vehicle or boat in a Residential District. (Filed 9/01/2026).

**Calendar No. 26-125: 17512 Fernshaw Ave. Ward 15
Charles Slife**

David Scott, owner propose to establish a 260 square foot paved vehicular parking area in the front yard in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.14 which states that location of Required Off-Street Vehicular parking is required to be located behind the building setback line and may not be located within ten (10) feet of any wall of a building or structure if such wall contains ground floor openings designed to provide light or ventilations for such building structure. Applicant is proposing a vehicular parking area within the front yard and abutting the ground floor of the property's dwelling unit that contains ground floor openings.
2. Section 357.14(a) which states that Parking or servicing of motor vehicles is explicitly prohibited in the front yard.

Calendar No. 26-126:

17600 Chatfield Ave.

**Ward 15
Charles Slife**

Beth & Steven Welch, owners propose to erect a two-story addition to existing one-family dwelling in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2) which states that in a One-Family Residential District, interior side yards are required to have a minimum distance of $\frac{1}{2}$ the height of the main building or 10 feet (whichever is larger). Applicant is proposing an addition that would have an interior side yard setback of approximately 6 feet.

Calendar No. 26-128:

3458 E. 147th St.

**Ward 1
Joseph Jones**

D&D Capital Holdings, owner proposes to install an open porch in the actual front yard, in an A1 One-Family District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09 (b)(2) which states that in a One-family District, the minimum distance to property line shall be $\frac{1}{2}$ height of main building or minimum of 10 feet. Applicant proposes a porch 3 feet away from the side yard property line.

Calendar No. 26-158:

2621 West 25 Street

**Ward 7
Austin Davis**

Nestle, owner proposes to perform vehicular entryway modifications and expand existing curb-cut on Barber Avenue from approximately 59 feet to approximately 69 feet in a C1 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(c)(3) which states that the maximum width of such driveway shall be thirty (30) feet measured at right angles to the angle of the driveway entrance. Such driveway shall have an apron radius at the curb of not less than six (6) feet or a curb cut of not more than sixty (60) feet and shall provide a means for motor vehicles to enter and leave the parking facilities without obstructing traffic. The proposed curb cut would be expanded from 59.32 feet to approximately 69.93 feet.

POSTPONED SEPTEMBER 28, 2026

Calendar No. 26-108:

2078 W. 40th Place

**Ward 7
Austin Davis**

2083 and 2089 W. 41 LLC. owner proposes to erect a single-family home in a Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

3. Section 355.04(a) which states that Minimum lot area required is 4,800 square feet where the proposed lot area is 3,000 square feet, this section also states that the minimum lot width required is 40 feet and the proposed lot width is 30 feet. This section also states that the maximum gross floor area in a "B" Area District shall not exceed ½ the lot area or in this case 1,545 square feet and the appellant is proposing 2,257 square feet.
4. Section 357.08 (b)(1) which states that the depth of the required rear yard shall be not less than the height of the main building or in this case 24 feet.

Calendar No. 26-109:

2084 W. 40th Place

**Ward 7
Austin Davis**

2083 and 2089 W. 41 LLC. owner proposes to erect a single-family home in a Two-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(a) which states that Minimum lot area required is 4,800 square feet where the proposed lot area is 3,000 square feet, this section also states that the minimum lot width required is 40 feet and the proposed lot width is 30 feet. This section also states that the maximum gross floor area in a "B" Area District shall not exceed ½ the lot area or in this case 1,545 square feet and the appellant is proposing 2,257 square feet.
2. Section 357.08 (b)(1) which states that the depth of the required rear yard shall be not less than the height of the main building or in this case 24 feet.

Calendar No. 26-110:

2090 W. 40th Place

**Ward 7
Austin Davis**

2083 and 2089 W. 41 LLC. owner proposes to erect a single-family home in a Two-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(a) which states that Minimum lot area required is 4,800 square feet where the proposed lot area is 3,000 square feet, this section also states that the minimum lot width required is 40 feet and the proposed lot width is 30 feet. This section also states that the maximum gross floor area in a "B" Area District shall not exceed ½ the lot area or in this case 1,545 square feet and the appellant is proposing 2,257 square feet.
2. Section 357.08 (b)(1) which states that the depth of the required rear yard shall be not less than the height of the main building or in this case 24 feet.

POSTPONED FROM SEPTEMBER 28 AT THE REQUEST OF THE COUNCILMAN TO ALLOW FOR FURTHER REVIEW.

**POSTPONED FROM JULY 13, 2026 – ASKING FOR ADDITIONAL
POSTPONEMENT WHILE THEY WORK WITH CITY ON SETTLEMENT**

Calendar No. 25-239:

1051 W. 10 Street/Blue Train Inc.

**Appealing the Decision of
Of the Department of Public Safety**

**Ward 7
Austin Davis**

Blue Train Inc., dba Play Bar and Grill 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 Department of Public Safety regarding an Order of Emergency Shut Down and Declaring Nuisance

Property at 1051 W. 10 Street (PPN 101-12-007). *THE FIRST POSTPONEMENT FROM JANUARY 26, 2026 WAS NECESSARY DUE TO A SNOWSTORM THAT CAUSED CITY HALL CLOSURE. SECOND POSTPONEMENT FROM FEBRUARY 23 WAS DUE TO LACK OF 5 MEMBERS. THIRD POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT. FOURTH POSTPONEMENT MADE AT THE REQUEST OF THE CITY TO ALLOW TIME TO WORK OUT A SETTLEMENT.*