

**OCTOBER 5, 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 2, 2026. You can also email us [boardofzoningappeals@clevelandohio.gov](mailto: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/>

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| <b>Calendar No.: BZA26-096:</b> | <b>8035 Superior Avenue/<br/>Appealing Building and Housing Viola-<br/>tion Notice</b> | <b>Ward 8<br/>Stephanie Howse-<br/>Jones</b> |
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P. & S. 8035 Superior Inc., 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 V26027151 issued by the Cleveland Department of Building and Housing for failure to comply with Sections 350.121 of the Cleveland Codified Ordinances regarding window signage and sections 337.18 and 347.08 regarding parking and trash areas.

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| <b>Calendar No. 26-113:</b> | <b>3348 Fulton Rd.</b> | <b>Ward 14<br/>Jasmin Santana</b> |
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Bethel Freewill Baptist Church owners proposes to install approximately 463 linear feet of 6-foot-high chain link fence and gate in the actual front, side street, and rear yard 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 358.05(a)(2) which states that in Non-Residential Districts other than General and Unrestricted Industry Districts, 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. A 6-foot-high chain link fence is proposed in the front and side street yards.

**Calendar No. 26-114:****1865 E. 40<sup>th</sup> Street****Ward 8****Stephanie Howse-Jones**

Zeal Real Estate Enterprises LLC, owner proposes to install 326 linear feet of 6-foot-high black chain link fence and gates in a Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.05(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 a 6-foot-high chain link fence in the actual side street yard on site plan.

**Calendar No. 26-116:****3182 E. 82<sup>nd</sup> Street  
AKA 3175 E. 81 Street****Ward 5****Richard Starr**

Crown Castle Tower 05 LLC, owners proposes to install Verizon antennas on a 71-foot extension of the existing 103 foot tower, ancillary equipment, ground equipment, backup generator in a B3 General Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 354.06(h) which states that a telecommunication tower may exceed the height limit established on the zoning map for the subject property if the tower meets all other regulations of this chapter.
2. Section 354.10 which states that such tower shall not be made more nonconforming unless the alteration is approved by the Board of Zoning Appeals in accordance with the provisions of Section 354.14 of this chapter.
3. Section 354.14(a) which states that subsequent to providing public notice in accordance with the provisions of division (f) of Section 354.12, the Board of Zoning Appeals may approve an application to install a telecommunications tower or antenna structure that does not meet the regulations of this chapter if the Board determines that all of the following conditions apply:
  - (1) The literal application of the regulations of this chapter in a particular instance will prevent adequate provision of wireless communications service, and no conforming alternative is technically feasible;
  - (2) The proposed installation will not be contrary to the stated purpose of the regulations of this chapter;
  - (5) Specifically, in the case of the alteration of an existing telecommunications tower, including the addition of an antenna or antennas, the proposed alteration will not be detrimental to residential areas and will result in public benefits such as reducing the need for additional telecommunications towers in the vicinity or improving the appearance or safety of the existing tower and its site.

**Calendar No. 26-117:****1689 E. 115<sup>th</sup> Street****Ward 6****Blaine Griffin**

Case Western Reserve University, owner proposes to install 54 linear feet of 8-foot-high privacy fence in side street yard in 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 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 side street yards are to be set back at least four (4) feet from

the side street property line and may be a maximum of six (6) feet in height and may be open or solid. Applicant proposes an 8-foot high, 100% opaque privacy fence in actual side street yard. The fence extent would be both within four (4) feet and outside four (4) feet of side street property line.

**Calendar No. 26-120:**

**1768 aka 1772 Fulton Rd.**

**Ward 7**

**Austin Davis**

Tortoise and Hare LLC owners propose to erect an addition to an existing home 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 355.04(b) which states that the maximum gross floor area in a "B" Area District shall not exceed  $\frac{1}{2}$  the lot area or in this case 1,815 square feet and 1,393 square feet are proposed.
2. Section 335.03(b) which states that minimum lot area required is 4,800 square feet where 2,786 are proposed.
3. Section 357.08 which states that the required minimum rear yard is 20 feet, or the height of the main building (24') and no rear yard is proposed.

**Calendar No. 26-131:**

**4016 Bridge Ave.**

**Ward 7**

**Austin Davis**

Vincent Coleman, owner proposes to construct a 364 square foot 3rd floor addition to an existing 2,081 square foot one-family dwelling 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 355.04(b) which states that maximum gross floor area for any dwelling or main building in a residence district shall not exceed  $\frac{1}{2}$  the lot size or in this case 2,046 square feet and the proposed gross-floor area of the dwelling is 2,445 square feet.