

**SEPTEMBER 14, 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 September 11, 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. 26-103:

1108 Kenilworth Ave.

**Ward 7
Austin Davis**

Maxtalent LLC, owners proposes to establish use as a social center/hall and bar/tavern in a General Retail Business 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 a social center (hall) 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 a social center may not be established within five hundred (500) feet of another assembly hall use.
3. Section 349.04(e-f) which states that proposed social center use requires a minimum of thirty-eight parking spaces. Proposed bar/tavern use requires a minimum of sixty-one parking spaces. Applicant shows no parking spaces.

Calendar No. 26-104:

15855 Edgecliff Ave.

Ward 15

Charles Slife

Scott and Susan Albers, owners proposes to install 219 linear feet of 6-feet high white vinyl privacy fence and gate in the actual side street yard 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, except that, in an actual side street yard, a fence that is set back at least four (4) feet from the side street property line may be a maximum of six (6) feet in height and may be open or solid. The proposed fence is setback 2 feet from the side street property line.
2. Section 358.04(c)(1) which states that in Residential Districts, only ornamental fences may be installed in actual front yards and in actual side street yards if located within four (4) feet of the side street property line. The proposed fence is within two (2) feet of side street property line and vinyl (not of ornamental variety).

Calendar No. 26-105:

14767 Lorain Ave.

Ward 15

Charles Slife

Cleveland OH Center, LLC, owner proposes to establish use of a 34,360 square foot tenant bay as a fitness center in a G2 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)(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, all such uses are first permitted in General Retail Business District and subject to the regulations of Section 347.12.
2. 347.12(a)(1) which states that 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.
3. Section 347.12(a)(2) which states that no such use shall be established within five hundred (500) feet of another such use.

Calendar No. 26-107:

3137 W. 30th St.

Ward 14

Jasmin Santana

Greathouse Investments LLC, owners proposes to erect a new two-story, single-family 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 Maximum gross floor area in a "B" area district shall not exceed ½ the lot area or in this case 1,531 square feet and the appellant is proposing; approximately 1,698 square feet.
2. Section 335.03(b) which states that the minimum lot width required is 40 feet and minimum lot area required is 4,800 square feet where the appellant is proposing 25.5' lot width and 3,063 square foot lot area.
3. Section 357.13(5) which states that steps, landings and their appurtenant railings,

balustrades and parapets, leading up or down to floor levels directly above or below the grade level, are not permitted to extend nearer than one (1) foot to a rear or side lot line.

REHEARING/RECONSIDERATION FROM JUNE 22, 2026

Calendar No. 26-059:

2602 Althen Ave.

Ward 14

Jasmine Santana

2602 Althen LLC owner proposes to erect a new three-story addition to existing duplex and establish use as a four-family 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 337.03 which states that a four-family dwelling unit is not permitted in Two-Family Residential Districts. Multi-family units are first permitted in a Multi-Family Residential Districts.
2. Section 355.04 which states that in the "B" Area District, the minimum lot area is 7,200 square feet. The subject property's lot area is 3,060 square feet.
3. Section 355.04 which states that in the "B" Area Districts the maximum gross floor area allowed is 1,530 square feet (1/2 the total lot area) and the applicant is proposing a total gross floor area of approximately 2,253 square feet.
4. Section 353.01 which states that in a "1" Height District the maximum height of a structure is thirty-five (35) feet. Applicant is proposing a structure with a height of thirty-five (35) feet and seven (7) inches.
5. Section 337.23(a)(6)(b) which states that garages fronting a side lot line must be set back from the property line by at least eighteen (18) feet. Applicant proposes a garage set back of approximately ten (10) feet from property line.
6. Section 337.23(a)(6)(b) which states that garages in residential districts must be located on the rear half of the lot and the applicant is proposing a garage in the front half of the lot.
7. Section 357.09 which states that the property requires interior side yards of three (3) feet. And the applicant proposes an interior side yard of approximately one (1) foot.
8. Section 357.08(b)(1) which states that a twenty foot rear yard is required. The applicant is proposing rear yards of five and a half (5.5) feet and approximately one (1) foot.

THIS CASE WAS DENIED ON JUNE 22, 2026. AFTER THE DECISION WAS RATIFIED, THE APPELLANT REQUESTED A REHEARING/RECONSIDERATION DUE TO TECHNICAL DIFFICULTIES AND MISCOMMUNICATIONS WITH CITY PLANNING COMMISSION. HE STATED THAT AN UPDATED SITE PLAN SHOULD HAVE BEEN DISPLAYED ON THE POWER POINT ON JUNE 22 AND HE WOULD LIKE THE OPPORTUNITY TO PRESENT THOSE PLANS TO THE BOARD.