



CITY OF CLEVELAND
Mayor Justin M. Bibb

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

**SEPTEMBER 28, 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 25, 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. 26-108:

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:

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. 26-109:

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.

Calendar No. 26-112:

3413 Fulton Rd.

**Ward 14
Jasmin Santana**

Richard Yunak, owner proposes to install a new 22-foot curb cut and 660 square foot parking pad/driveway 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 337.14 which states that in Residential Districts 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. The 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.
3. Sections 337.18(a through c) which state the following regarding accessory parking:
 - (a) Accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete, asphalt or similar surfacing material, maintained in good condition and free of debris and trash. Applicant has not demonstrated compliance with the required parking space construction parameters.
 - (b) Accessory off-street parking spaces shall be provided with wheel or bumper guards

that are so located that no part of a parked vehicle will extend beyond such parking space. Applicant has not demonstrated these vehicle barrier elements.

(c) The driveway used to provide accessibility to accessory off-street parking spaces shall be so located and arranged to minimize traffic congestion. Applicant is proposing a curb cut and an overall curb cut width that is out of character with the surrounding mixed used context.

POSTPONED FROM AUGUST 24, 2026

Calendar No. 26-094:

9636 Silk Ave.

Ward 11

Nikki Hudson

Lakeshore Family Properties LLC, owners propose to erect a 1,280 square foot addition and establish use as two dwelling units 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 which states that the Minimum lot area required is 6000 square feet and ; 3,230 are proposed. This section also states that the minimum lot width required is 50 feet and the appellant is proposing 25 feet.
 2. Section 357.09(b)(2) which states that Minimum required interior side yard is 3 feet and aggregate width is 6 feet where the appellant is proposing 2 feet and 5 feet aggregate.
 3. Section 357.08(b)(1) which states that the depth of a rear yard shall be not less than fifteen percent (15%) of the depth of the lot but in no case less than twenty (20) feet; in Two- Family District such depth shall be not less than the height of the main building; proposing a 1 foot rear yard.
 4. Section 337.23(b)(1) which states that Garage doors fronting on a Side Lot Line shall be set back a minimum of eighteen (18) feet from the Side Lot Line, or a minimum of fifty percent (50%) of the established Side Street Setback, whichever is greater.
 5. Section 341.02(b) which states that City Planning Commission Approval is Required.
- POSTPONED FROM AUGUST 24 AT THE REQUEST OF THE APPELLANT.*

POSTPONED FROM AUGUST 10, 2026

Calendar No. 26-085:

9903 Clifton Blvd./

Ward 12

City Planning Commission Decision

Tanmay Shah

Maria Tent and Virgil Tent, appeal 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 City Planning Commission to award Conditional Use Approval of a Townhome project in a One-Family Residential District on June 5, 2026. The standard of review is whether the administrative decision was illegal, arbitrary, capricious, unreasonable or unsupported by the preponderance of substantial, reliable, and probative evidence. If the Appellant fails to meet this burden, the administrative decision must be affirmed. *POSTPONED FROM AUGUST 10, 2026 AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*