



CITY OF CLEVELAND
Mayor Justin M. Bibb

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

**AUGUST 31, 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 August 28, 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. 26-098:

3804 East 123 Street

Ward 2

Kevin Bishop

Samuel Portis, owner, proposes to establish use as a three family dwelling 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 337.03(a) which states that three family dwelling is not permitted in a One- Family District; first permitted in Multi-Family District per section 337.08(b).
2. 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 2,700 square feet and the appellant is proposing 3,240 square feet.
3. Section 335.03(b) which states that the minimum lot area required is 2,400 square feet per unit; in this case 7,200 square feet are required and 5,400 square proposed.
4. Section 357.09(b)(2) minimum interior side yard distance to property line requires 10 feet or $\frac{1}{2}$ height of main building.

Crystal King, owner, proposes to establish use as an Event Center 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 347.12(a)(1) which states that Events centers, assembly halls, or other social, sport, and recreational centers are classified as "amusement and recreation" uses per the Cleveland Zoning Code. Such uses, when permitted within the zoning district, are required to be located at least five hundred (500) feet away from residential districts, day care centers, kindergartens, schools, libraries, places of worship, playgrounds, or public/nonprofit recreation/ community centers. The proposed event center is within five hundred (500) feet of a residential district.
2. Section 352.11 which states that Parking lots with more than 10 spaces require a "medium" frontage strip (6' wide landscape buffer, screening, trees, and shrubs). Shrubs are not currently proposed as part of the site's landscape plan.
3. Section 349.15(c) which states that one bicycle parking space is required for every twenty (20) vehicular parking spaces proposed. Twenty (20) vehicular parking spaces are proposed; no bicycle parking spaces have been proposed.

Karl and Galyna Jones, owners, propose to establish use as a three family residential use 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 337.03 which states that three-family residential uses are not permitted in Two-Family Residential Districts. Three-family uses are first permitted in Multi-Family Residential Districts.
2. The Board of Zoning Appeals may grant special permit for remodeling of existing dwelling house to provide for more than two dwelling units but not more than six dwelling units provided that:
 - a. The square feet of lot area to be allotted to each dwelling unit is in accordance with the area regulations included in Chapter 355;
 - b. The dwelling units to be created will be not smaller than two (2) rooms and a bathroom;
 - c. There will be no exterior evidence that a remodeled dwelling house is occupied by more than two (2) families, except such as may be permitted by the Board;
 - d. The building when altered or erected and when occupied will conform to

all the applicable provisions of the Building and Housing Codes and as the Commissioner of Building and the Commissioner of Housing so certify;

- e. Garage space or hard surfaced and drained parking space will be provided upon the premises for the cars of the families to be accommodated on the premises at the rate of not less than one (1) car per family.

Calendar No. 26-102:

12113 Chesterfield Ave.

Ward 9

Kevin Conwell

Jeffrey Gill, owner, and Legacy Haven Pathways propose to change use from an existing two-family dwelling to a 5-person Recovery Residence within a two-family dwelling located on a parcel zoned Two-Family Residential. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 340(A)(3) which states that "Recovery Housing" means housing for individuals recovering from alcoholism or drug addiction that provides an alcohol and drug-free living environment, peer support, assistance with obtaining alcohol and drug addiction services, and other alcoholism and drug-addiction recover assistance.
2. Section 337.02(g)(3)(D) which states that Homes "primarily for the care of drug or liquor patients". They are first permitted in General Retail Business District. The underlined language is updated to reflect the corrected adjudication.

*****THE BOARD WILL RECEIVE SPECIAL CODE TRAINING AFTER THE REGULAR HEARING. NO SPECIFIC CASES WILL BE HEARD *****