



CITY OF CLEVELAND
Mayor Justin M. Bibb

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

MARCH 30, 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 March 27, 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/UCB8ql0JrhmpYIR1OLY68bw/>

Calendar No. 26-018:

3051 E. 63rd Street

Ward 3

Deborah Gray

Slavic Village Development, owner proposes to erect a 62-unit senior (55+) apartment building with a ground floor community kitchen, lounge, patio, and supportive services and 54 accessory parking spaces in a B1 Two-Family Zoning 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 apartment use is not permitted in a Two-Family Residential District.
2. Section 355.04 which states that in a "B" area district, maximum gross floor area is limited to one half the lot area. In this case 42,895 square feet maximum gross floor area is permitted, 70,000 square feet proposed. Minimum lot size of 148,800 square feet required and 85,790 square feet proposed.
3. Section 353.01 which states that Maximum permitted height in "1" Area District is 35 feet, and 40 feet are proposed.
4. Section 352.13(a) which states that all parking lots containing ten (10) or more spaces, which are used during non-daylight hours, shall be illuminated during those hours with one (1) to two and a half (2.5) footcandles, as recommended by the Illuminating Engineering Society (IES). No lighting plan was provided.
5. Section 341.051 which states that no Building Permit shall be issued by the City without design approval by the City Planning Commission for the construction of new residential development. Note: Lot consolidation required.

Calendar No. 26-019:**11401 Union Ave.****Ward 3****Deborah Gray**

Ohio Premier Property Management Group LLC, owner, proposes to substitute use from drug store to beauty supply store on split-zoned parcel located in General Retail Business and 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 in a Two Family District a retail store is not permitted in Two Family District first permitted in Local Retail District per Section 343.01.
2. Section 359.01(a) which states that no substitution or other change in nonconforming use to other than a conforming use shall be permitted except by special permit from the Board of Zoning Appeals. Such special permit may be issued only if the Board finds after public hearing that such substitution or other charge is no more harmful or objectionable than the previous nonconforming use in floor or other space occupied, in volume of trade or production, in kind of goods sold or produced, in daily hours or other period of use, in the type or number of persons to occupy or to be attracted to the premises or in any other characteristic of the new use as compared with the previous use.

Calendar No. 26-020:**3907 West 143rd St.****Ward 13****Brian Kazy**

Timothy Cook, owner, proposes to install pre-manufacturer air conditioning unit 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)B which states that an Air Conditioning Unit is not a permitted Interior Side Yard encroachment.

Calendar No. 26-021:**2468 West 10 Street****Ward 7****Austin Davis**

2468 West 10th LLC, owner, proposes to erect a three-story, rear, three-family residence with existing front two-family residences 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(a) which states that Multi-Family Dwelling is not permitted in Two Family District; first allowed in Multi-Family District 337.08(b).
2. Section 355.04(b) which states that the Maximum Gross Floor Area shall not exceed 50 percent of lot area or in this case 3,191 square feet and the appellant is proposing 3,651 square feet.
3. Section 355.04(b) which states that the minimum Lot Area required is 12,000 square feet and the appellant is proposing 6,383 square feet.
4. Section 349.04(a) which states that 5 accessory off-street parking is required and 4 are proposed.
5. Section 357.09(b)(2) which states that the required total of both side yards is 14 feet and the appellant is proposing 7 feet. This section also states that minimum interior side yard is 7 feet and 3 feet are proposed.
6. Section 357.08(b)(1) which states that the required Rear Yard shall be not less than one-half the height of main building or in this case 24 feet and 8 inches and the appellant is proposing 10 feet.
7. Section 341.02(b) which states that City Planning Design Review approval is required before issuance of Building Permit.

Calendar No. 26-022:

3989 Lee Road

Ward 1

Joseph Jones

Everjean Stoner Trustee, owner, and Makeba Martin propose to establish use as an Event Center in a G1 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 An event center is not permitted in Local Retail Business Districts, First permitted in General Retail Business Districts subject to the regulations of Section 347.12, provided that the place or building in which any such amusement or recreation use is operated is sufficiently sound-insulated to confine the noise to the premises
2. Section 347.12(a)(1) which states that no such amusement use (event center), as described in Section 343.11(b)(2)(L) 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. This property is adjacent to residential district.
3. No such amusement use (event center) shall be established within five hundred (500) feet of another such use. Note: City Planning Commission Approval is required.