



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

**MARCH 2, 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 February 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/UCB8ql0Jrhm_pYIR1OLY68bw/

Calendar No. 26-005:

4533 Warner Rd.

**Ward 2
Kevin Bishop**

ATIR Catering and Event Planning LLC., owner, proposes to establish use as an event center in a Local Retail Business Zoning District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.01 which states that an Event Center is not permitted in Local Retail Business but is first permitted in General Retail District per section 343.11(b)(2)(L) and subject to the regulations of Section 347.12.
2. Section 349.04(e) which states that four additional parking spaces are required.

Calendar No. 26-006:

7120 Denison Ave.

**Ward 11
Nikki Hudson**

Goldin Development LLC, owner, proposes to include smoke shop in existing retail store in a Local Retail Zoning District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 347.21(c) which states that no Smoke Shop shall be established on a lot or lots within 2 miles of another lot or lots containing an existing Smoke Shop. No two (2) Smoke Shops shall be located in the same building or on the same lot. Such distance shall be measured in a geometrically straight line which represents the shortest distance between the lot or lots accommodating the proposed Smoke Shop and the lot or lots from which the

existing Smoke Shop is located. Proposed smoke shop is within 2 miles of another existing smoke shop.

2. Section 347.21 which states that where otherwise permitted in a particular use district, no Smoke Shop shall be located or relocated within five hundred (500) feet of the end boundaries of a parcel of real estate having situated on it a church, public library, public playground, public park, or school. Proposed is within 500' from CLPPS.
3. Section 347.21(f) which states that for any Smoke Shop, a floor, shelf and display plan shall be submitted as part of its Building Permit application in addition to any other required plans and information, and shall contain the amount of floor, shelf, and display area dedicated to Smoke Shop Products.

Calendar No. 26-007:

1538 E. 32nd Street.

Ward 8

Stephanie Howse-Jones

Gavin Farrell, owner, proposes to erect two-story, single-family residence with attached garage 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 357.08(b)(1) which states that the Required Rear Yard is 20 feet and the appellant is proposing 7 feet and 9 inches.
2. Section 358.04(a) which states that no fence shall be higher than its distance from a residence building on adjoining lot; the distance is 5 feet 3 inches and the appellant is proposing 6-foot-high wooden fence.
3. Section 337.14(a) which states that all parking spaces shall be located behind the setback building line. No parking space shall be located within 10 feet of any wall of residential building which contains ground floor openings designed to provide light & ventilation for such building.
4. Section 337.18(a) which states that Accessory Off-street parking spaces driveway, maneuvering areas shall be properly graded for drainage, so water is drained with lot. Parking area shall be asphaltic, concrete or any other material.
5. Section 357.13(c) which states that Air Condition Unit is not a permitted interior side yard encroachment.
6. Section 341.02(b) which states that City Planning Design Review approval is required for new house construction.

POSTPONED FROM FEBRUARY 2, 2026

Calendar No. 25-243:

11409 Wade Park Ave.

Ward 9

Kevin Conwell

Chabad of University Circle, owner, proposes to establish use as place of worship and construct a 1,782 square foot rear addition in a Limited One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.01(a)(2) which states that places of worship are only permitted in Limited One-Family Residential Districts if approved by the Board of Zoning Appeals after public notice

and public hearing under appropriate safeguards and such special conditions as the Board deems necessary, and if in the judgment of the Board such uses and buildings are appropriately located and designed and will meet a community need without adversely affecting the neighborhood.

2. Section 337.02(f)(1) which states that Churches and other places of worship are permitted if located not less than fifteen (15) feet from any adjoining premises in a Residence District not used for a similar purpose. Applicant proposes place of worship less than fifteen (15) feet from adjoining premises in the same district.
3. Section 349.04 which states that one accessory off-street parking space is required per every six seats in places of worship; the applicant indicates 129 seats are proposed. 22 parking spaces are required and none are provided.

POSTPONED FROM FEBRUARY 2, 2026 AT THE REQUEST OF THE CITY DUE TO AN ERROR ON THE ADJUDICATION.

POSTPONED FROM FEBRUARY 2, 2026

Calendar No. 25-245:

4284 Martin Luther King Jr. Dr.

Ward 2

Kevin Bishop

Samuel McDonald, owner, proposes to establish a 5-client residential facility 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(h) which states that a small residential facility (housing one (1) to five (5) unrelated persons) is a permitted use in a Two-Family District if it is located not less than one thousand (1,000) feet from another residential facility. Applicant proposes a small residential facility (housing no more than five (5) unrelated persons) within one thousand (1,000) feet of another established residential facility.

POSTPONED FROM FEBRUARY 2, 2026 AT THE REQUEST OF THE COUNCILMAN DUE TO A SCHEDULING CONFLICT.