



CITY OF CLEVELAND  
Mayor Justin M. Bibb

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

**APRIL 27, 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 April 24, 2026. You can also email us [boardofzoningappeals@clevelandohio.gov](mailto: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/](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)

**Calendar No. 26-030:**

**5111 Herman Ave.**

**Ward 7**

**Austin Davis**

David Smith, owner proposes to erect a three story, 2,544 square foot single-family house 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 the minimum lot area required is 4,800 square feet and the proposed lot area is approximately 2,988 square feet. This section also states that the minimum lot width required is 40 feet and the lot width is 38.85 feet. The maximum gross floor area in a "B" area district shall not exceed ½ the lot area or in this case 1,494 square feet and the appellant is proposing 2,544.
2. Section 337.23 (a)(6)(A)(2) which states that attached garages on interior lots must be located in the rear half of the lot, or provided that they have their entire width and height screened from a required or actual Front Yard Setback Building Line by an Active Use of at least 9 (nine) feet in depth.
3. Section 353.01 which states that Height District "1" allows for a maximum height of the building to be thirty-five (35) feet tall and 41 feet are proposed.
4. 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 and a 12 foot rear yard is proposed.
5. Section 357.09(2)(C) which states that the minimum distance between main buildings on adjoining lots is six (6) feet.
6. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.

**POSTPONED FROM MARCH 16, 2026**

**Calendar No. 26-013:**

**5011 Clark Ave.**

**Ward 14**

**Jasmin Santana**

Gilhouse LLC., owner proposes to establish use as a karaoke café in a C2 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) which states that Amusement and Recreation uses, as described in Section 343.11, are subject to the following location regulations:
  - (1) 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. Note: A Karaoke Cafe is a permitted use within a General Retail Business District 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 premise. *Appellant requested first postponement due to a scheduling conflict.*

**POSTPONED FROM MARCH 23, 2026**

**Calendar No. 25-233:**

**3565-7 W. 105<sup>th</sup> St.**

**Ward 12**

**Tanmay Shah**

Mariam Properties Inc., owner, proposes to establish the use as a motor vehicle service garage (minor repair) in a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.14 which states that a motor vehicle service garage is first permitted in the General Retail Business District.

*Note: This case was postponed from January 26, 2026 due to snowstorm and a second time from February 23, 2026 due to lack of five members. Third postponement was due to a scheduling error.*

**Calendar No. 26-023:**

**1212/1260 Sumner Ave.**

**Ward 5**

**Richard Starr**

The Eparchy of Our Lady of Lebanon Los Angeles, owner, proposes to establish a surface parking lot/ parking place with 99 spaces on a vacant lot in a Semi-Industry District in the Central Business District accessory for parishioners at 1245 Carnegie Avenue and as a "parking place" for "for hire" as defined in Chapter 457. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.14(c) which states that a "Surface parking lot" is an off-street parking area which is located at street-grade level, and which is not enclosed within a garage structure.
2. Section 401.34 which states that a "Parking place" means any garage or other building or part thereof, or any premises or parcel of land in or upon which a business of storing more than ten (10) motor vehicles in any twenty-four (24) hour period, where the owner or person storing such vehicles is charged a fee, but excluding the rental of private garages and the all-night storing of vehicles upon the premises of and in connection with the operation of regularly established gasoline stations.
3. Section 349.14(d) which states that no surface parking lot, as defined in 349.14 (c) shall be established or expanded within the designated downtown area districts except as approved by the City Planning Commission in accordance with §349.14 (e). **Establishment of use was denied by City Planning Commission on January 16, 2026.**
4. Section 349.14 (e) which states that in case of a request for a variance to permit establishment of a surface parking lot which is prohibited by regulations of § 349.14, the Board of Zoning Appeals shall grant such variance only if it determines that denial of the variance would deprive the owner of all reasonable economic use of the subject property. In making this determination, the Board may seek the advice of experts in relevant fields and shall consider the potential for long-term as well as short-term economic gain
5. Section 352.10(j) which states that "For hire" parking lots shall comply with all the visual screening requirements of Chapter 457 of the Codified Ordinances, where such requirements are more restrictive than the requirements of this chapter.
6. Section 352.04(2 through 4) which states that for any use required to provide any transition strip, frontage strip, or island strip, a landscape plan shall be filed with an application for:
  - (2) any use requiring approval by the Board of Zoning Appeals; or
  - (3) any variances from landscaping or screening requirements, or
  - (4) a building permit or Certificate of Occupancy and No landscaping plan is proposed.
7. Section 341.02 which states that no Building Permit shall be issued by the City without design approval by the City Planning Commission, or its Director, for development projects within designated Design Review Districts. **City Planning Commission has not reviewed nor approved for design.**
8. 349.15(c) which states that bicycle spaces shall be provided at a rate of one (1) bicycle parking space for each twenty (20) automobile spaces provided. Four (4) bicycle parking spaces are required and none are proposed.
9. Sections 352.13(a) and 349.09 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); and where lighting is provided for accessory off-street parking spaces, it shall be constructed and arranged so as to prevent the direct emission of light upon adjoining lots or the public streets. No lighting information provided.