



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

NOVEMBER 17, 2025
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 November 14, 2025. 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. 25-200:

3243 W. 153rd St.

Ward 17

Charles Slife

Elizabeth & Daniel Konschak, owners, proposes to erect a two-story rear living and bedroom addition attached to existing dwelling in an 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 the minimum required distance to the property line is 10 feet and the appellant is proposing 6 feet and 7 inches.

Calendar No.: 25-201:

2298 W. 19 St./Violation Notice

Division of the Environment

Ward 3

Lauren Welch

Daniel Kiefer, owner, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the City of Cleveland Department of Health and the Division of the Environment to issue a Violation Notice on September 26, 2025 for failure to comply with section 211.02 of the Cleveland Codified Ordinances which states that all building materials, lumber, boxes, machinery, containers, raw material, junk and any other substance which may provide harborage for insects or rodents shall be kept, stored or handled in a manner acceptable to the Commissioner of Environmental Health (Filed October 10, 2025)

Calendar No. 25-205:**2905 W. 14th St.****Ward 3****Lauren Welch**

Lifelong Homes LLC. on behalf of Leonard Ferrante (deceased), proposes to erect a four-story frame single-family residence with attached garage in a D2 Multi-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(b) which states that the Minimum Lot Width required is 40 feet and the appellant is proposing 31.

Calendar No. 25-206:**2911 W. 14th St.****Ward 3****Lauren Welch**

Lifelong Homes LLC., on behalf of Leonard Ferrante (deceased), proposes to erect a four-story frame single-family residence with attached garage in a D2 Multi-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(b) which states that the Minimum Lot Width required is 40 feet and the appellant is proposing 31.

Calendar No. 25-207:**2915 W. 14th St.****Ward 3****Lauren Welch**

Lifelong Homes LLC., on behalf of Leonard Ferrante (deceased), proposes to erect a four-story frame single-family residence with attached garage in a D2 Multi-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(b) which states that the Minimum Lot Width required is 40 feet and the appellant is proposing 38.

Calendar No. 25-208:**2929 W. 14th St.****Ward 3****Lauren Welch**

Frank Stump, owner, proposes to erect a four-story frame single-family residence with attached garage a D2 Multi-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(b) which states that the Minimum Lot Width required is 40 feet and the appellant is proposing 38.

Calendar No. 25-209:**2933 W. 14th St.****Ward 3****Lauren Welch**

Frank Stump, owner, proposes to erect a four-story frame single-family residence with attached garage in a D2 Multi-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(b) which states that the Minimum Lot Width required is 40 feet and the appellant is proposing 31.

Calendar No. 25-210:

2937 W. 14th St.

Ward 3

Lauren Welch

Frank Stump, owner, proposes to erect a four-story frame single-family residence with attached garage in a D2 Multi-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(b) which states that the Minimum Lot Width required is 40 feet and the appellant is proposing 31.
2. Section 357.09(b)(2) which states that the minimum required distance between main buildings on adjoining lots is 6 feet and the appellant is proposing 5.

POSTPONED FROM SEPTEMBER 8, 2025

Calendar No. 25-110:

11128 Forest Ave.

Ward 4

Deborah Gray

Natasha Clark, owner proposes to construct a single-family residence with a front-loading 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 337.23 (a)(6)(A)(2) which states that attached garages are permitted only if they are located in the rear half of the lot, or if they are entirely screened in both width and height from the required or actual Front Yard Setback Building Line by an Active Use area of at least nine (9) feet in depth. *POSTPONED FROM JULY 21, 2025 AT THE REQUEST OF THE BOARD TO ALLOW TIME FOR DESIGN REVIEW. TESTIMONY WAS TAKEN. POSTPONED FROM SEPTEMBER 8, 2025 AT THE REQUEST OF THE ARCHITECT TO ALLOW TIME FOR DESIGN REVIEW.*

POSTPONED FROM SEPTEMBER 29, 2025

Calendar No. 25-152:

4239 W. 143rd St.

Ward 16

Brian Kazy

Samuel Rivera, owner, proposes to construct an 800 square foot one-story metal frame garage on a 4200 square foot lot in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

2. Section 337.23(a) which states that accessory buildings shall be located on the rear half of the lot, a minimum of eighteen (18) inches from all property lines and at least ten (10) feet from any main building on an adjoining lot in a Residence District. The proposed garage is partly located in the front half of the lot (within 5 feet).
3. Section 353.05 which states that in Residence Districts an accessory building shall not exceed fifteen (15) feet in height, or the distance from the accessory building to a main building or potential location of a main building on adjoining premises in a Residence District, whichever is less. The proposed garage is 12 feet in height and 10 feet from a main building on adjoining lot (house address 4231 W. 143 Street). *THIS CASE WAS POSTPONED FROM SEPTEMBER 29 SO THAT THE APPELLANT MAY MEET WITH CITY PLANNING FOR DESIGN GUIDANCE. APPELLANT HAS SINCE REDUCED THE GARAGE DOWN TO 800 SQUARE FEET FROM 960 AND THE DIMENSIONS ARE 20' x 40' DOWN FROM 24 X 40.*

POSTPONED FROM OCTOBER 27, 2025

Calendar No. 25-176:

3320 Mapledale Ave.

Ward 14

Jasmine Santana

Casad Vida LLC, owner proposes to establish a six-person rooming house in one half of a duplex in a B1 Two-Family Residential 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 a rooming house is not a permitted use in a Two-Family District but is first permitted in Multi Family District per section 337.08 (c). Applicant is proposing two (2) six-person rooming houses in each dwelling unit. (3318 Mapledale Ave.)
2. Section 349.04(a) which states that one accessory off-street parking space shall be provided and maintained for each four (4) beds, plus one for the owner, operator or manager living on the premises, plus one (1) for each other employee expected on premises. **POSTPONED FROM OCTOBER 27 DUE TO A CHANGE IN THE ADJUDICATION LANGUAGE.**

REINSTATED

Calendar No. 25-100:

3318 Mapledale Ave.

Ward 14

Jasmine Santana

Casad Vida LLC, owner proposes to establish a six-person rooming house in one half of a duplex in a B1 Two-Family Residential Zoning District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

3. Section 337.03 which states that a rooming house is not a permitted use in a Two-Family District but is first permitted in Multi Family District per section 337.08 (c). Applicant is proposing two (2) six-person rooming houses in each dwelling unit. (3320 Mapledale Ave.)
4. Section 349.04(a) which states that one accessory off-street parking space shall be provided and maintained for each four (4) beds, plus one for the owner, operator or manager living on the premises, plus one (1) for each other employee expected on premises. **REINSTATED AFTER A CHANGE IN THE ADJUDICATION LANGUAGE.**