



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

NOVEMBER 24, 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 21, 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/UCB8ql0Jrhm_pYIR1OLY68bw/

Calendar No. 25-202:

4509 Wetzel Ave.

Ward 13

Kris Harsh

Pamela Alessandro, owners, propose to erect a one-story frame gable detached garage & demolish existing 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 37.23(a)(6)(C) which states that the total square footage allowed for accessory buildings shall not exceed 894 square feet and the appellant is proposing 990 square feet.

Calendar No. 25-203:

2611 W. 18th St.

Ward 3

Lauren Welch

2609 W18 LLC, owner, proposes to erect a new two-story frame single-family residence with detached garage in D1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.04(a) which states that the required Front Yard Setback is 6 feet and the appellant is proposing 3 feet. Please be advised that the Board of Zoning Appeals is limited in its ability to grant a front yard variance unless certain circumstances exist as described in Section 329.04(c). It is incumbent upon the appellant to do the proper measurements to demonstrate that these instances apply.
2. Section 355.04(b) which states that the Minimum Lot Area is 4800 square feet and the appellant is proposing 3,064.
3. Section 355.04(b) which states that the Minimum required lot width is 40 feet and the appellant is proposing 38 feet.

Calendar No. 25-204:**2619 W. 18th St.****Ward 3****Lauren Welch**

2609 W18 LLC, owner, proposes to erect a new two-story frame single-family residence with detached garage in D1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.04(a) which states that the required Front Yard Setback is 6 feet and the appellant is proposing 3 feet. Please be advised that the Board of Zoning Appeals is limited in its ability to grant a front yard variance unless certain circumstances exist as described in Section 329.04(c). It is incumbent upon the appellant to do the proper measurements to demonstrate that these instances apply.
2. Section 355.04(b) which states that the Minimum Lot Area is 4800 square feet and the appellant is proposing 3,064.
3. Section 355.04(b) which states that the Minimum required lot width is 40 feet and the appellant is proposing 38 feet.

Calendar No. 25-211:**4213 Gifford Ave.****Ward 13****Kris Harsh**

4213 Gifford Ave, LLC, owner proposes to change the use from a two-family dwelling to a three-family dwelling 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 which states that in a Two-Family District, a three-family dwelling is not permitted, as it is first permitted in a Multi-Family District.
2. Section 337.03(c) which states that The Board of Zoning Appeals, may grant special permit for remodeling of existing dwelling houses to provide for more than two dwelling units but not more than six dwelling units provided that: (1) The square feet of lot area to be allotted to each dwelling unit is in accordance with the area regulations included in Chapter 355; (2) The dwelling units to be created will be not smaller than two (2) rooms and a bathroom; (3) There will be no exterior evidence that a remodeled dwelling house is occupied by more than two families, except such as may be permitted by the Board; (4) 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; (5) 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. 25-212:**3076 Scranton Ave.****Ward 14****Jasmine Santana**

Doris Smotzer, owner proposes to establish use as motor vehicle maintenance and repair in C1 Multi-Family District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.08 which states that minor auto repair is not a permitted use in the Multi-Family Residential District but is first permitted in General Retail District if 100 feet from a Residential District 343.11(b)(2)(H)(3) and meeting section 343.14.

2. Section 343.14 which states that if the variance is considered, these conditions must be met:
 - (1) A solid board-on-board wood fence or brick or stone wall at least six feet in height is placed along any property line abutting a Residence District, in addition to, any otherwise required landscaping;
 - (2) No motor vehicle repair activity is to occur within ten (10) feet of a Residence District;
 - (3) No service bay or garage door is to be oriented toward a Residence District;
 - (4) No motor vehicle repairs shall be performed before 7:00 am. or after 9:00 p.m.;
 - (5) A motor vehicle service garage or service station shall include no more than four service bays.
3. Section 349.04(g) which states that 20 off-street parking spaces are required.

Calendar No. 25-213:

10529 Mountview Ave.

Ward 4

Deborah Gray

Destined for Greatness Entertainment, owner, proposes to erect a two-story frame two-family residence with detached garage 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 337.02(a) which states that a two-family residence is not permitted in a One-Family District but is first allowed in a Two Family District 337.03(a).
2. Section 355.04(b) which states that Maximum Gross Floor area shall not exceed 50 percent of lot size or in this case 2,200 square feet and the appellant is proposing 2,640 square feet.
3. Section 355.05(b) which states that existing lots of record shall not be less than 4,800 square feet; proposing 4,400 square feet.
4. Section 341.02(b) which states that City Planning Design Review approval is required.

Calendar No. 25-214:

10601 Mountview Ave.

Ward 4

Deborah Gray

Destined for Greatness Entertainment, owner, proposes to erect a two-story frame two-family residence with detached garage 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 337.02(a) which states that a two-family residence is not permitted in a One-Family District but is first allowed in a Two Family District 337.03(a).
2. Section 355.04(b) which states that Maximum Gross Floor area shall not exceed 50 percent of lot size or in this case 2,200 square feet and the appellant is proposing 2,640 square feet.
3. Section 355.05(b) which states that existing lots of record shall not be less than 4,800 square feet; proposing 4,400 square feet.
4. Section 341.02(b) which states that City Planning Design Review approval is required.