



CITY OF CLEVELAND
Mayor Justin M. Bibb

City of Cleveland

2026 Budget Hearing

Board of Zoning Appeals

Elizabeth Kukla, Secretary
Arleesha Wilson, Chair



Agenda

- 01** Departmental Overview
- 02** Divisional/Sectional Responsibilities and Priorities
- 03** Staffing Levels and Vacancies



Members

BOARD OF ZONING APPEALS MEMBERS

Chair–Arleesha Wilson, Esq.

Alanna Faith

Nina Holzer, MNO, MS

Priscila Rocha, Esq.

Marcus Madison, MSPOD

OFFICE STAFF

Elizabeth Kukla – Secretary

Brittiany Jones – Assistant Administrator

CONTRACTUAL

Jags Enterprise Court Reporter



BOARD OF ZONING APPEALS

Mission statement: To fairly and objectively hear and decide appeals from actions involving the interpretation of the City's Zoning Code and any appeal within the authority of the Board from an administrative action or order that may be brought before it.

Summary: The Board of Zoning Appeals is composed of five (5) members appointed by the Mayor. Public hearings are conducted for each case where evidence is presented by applicants, City Officials and relevant parties to justify the Board in granting relief from practical difficulty and unnecessary hardship caused by strict compliance with provisions of the City's Zoning Code. The administrative staff of the Board maintains detailed records of the proceedings of the Board of Zoning Appeals as required by the City Charter and Laws of the State of Ohio.



BOARD OF ZONING APPEALS

Key Programs:

- Processing appeals from application to resolution
- Providing case research
- Sending public notice to parties with standing
- Providing customer service to appellants



TYPES OF APPEALS

Zoning Appeals:

- Notices of nonconformance (zoning variances)
- Violations involving zoning issues (unauthorized use)

All Other Administrative Appeals:

- Licenses and assessments (Division of Assessments and Licenses)
- Grass cutting (Public Works)
- Large trash set out (Public Works)
- Administrative appeals (City Planning Commission, Landmarks Commission, etc.)



Output Metrics

Department: Board of Zoning Appeals

Point of Contact: Elizabeth Kukla

	Output Metric	Historic Data (if applicable)		
		2023	2024	2025
1	Total Cases received	234	220	2478
2	Cases Granted	185	170	160
3	Cases Denied	19	13	30
4	Cases Dismissed/withdrawn	30	36	31
5	Pending	0	1	26



Staffing Levels

- **2025 Budget Head Count**
 - 7
- **FT headcount as of September 30, 2025**
 - 2
- **Current Vacancies**
 - 1 (hiring in progress)
- **2026 Approved Positions**
 - 3 (one transferred from City Planning)

