North East Design Review District Agenda

8:00am, October 20, 2026

Virtual via Teams

OLD BUSINESS

1. **PRJ26-002940– Salon Suites** N
   Project Address: 687 East 185th Street
   Ward 10: Council Member Polensek
   SPA: Collinwood-Nottingham
   Type: Rehabilitation
   Project Representative: Doug Berry, Douglas K. Berry, Architect, LLC
   Approval: Final

2. **PRJ26-016541 – Sam's Market** N
   Project Address: 6632 ST CLAIR AVE, CLEVELAND, OH, 44103
   Ward 8: Council Member Howse-Jones
   SPA: St. Clair-Superior
   Type: Rehabilitation and Sign
   Project Representative: Cordelia Heaney, SCSDC
   Approval: Final

NEW BUSINESS

1. **PRJ26-034282–** Demolition: 998 Ivanhoe Road C
   Project Address: 998 IVANHOE RD, CLEVELAND, OH, 44110
   Ward 10: Council Member Polensek
   SPA: Collinwood-Nottingham
   Type: Demolition
   Project Representative: Becca McGlynn, C&J Contractors Inc.
   Approval: Final

2. **PRJ26-037356–** Demolition: St. Martin de Porres High School Student Success Center C
   Project Address: 6116 St. Clair AVE, BLDG# CLEVELAND, OH 44103
   Ward 8: Council Member Howse-Jones
   SPA: St. Clair-Superior
   Type: Demolition
   Project Representative: Kat Graves, MKC Architects
   Approval: Final

3. **PRJ26-037303–** St. Martin de Porres High School Student Success Center C
   Project Address: 6202 St Clair Ave Cleveland, OH 44103
   Ward 8: Council Member Howse-Jones
   SPA: St. Clair-Superior
   Type: New Construction
   Project Representative: Kat Graves, MKC Architects
   Approval: Concept

*C - Goes to City Planning Commission *L - Goes to Landmarks Commission
*N- Not Needed for Commission Presentations *P - PETBoT

COMMITTEE REPORT Scott Neiswander, Chair

ADMINISTRATOR REPORT Ariel Washington, Administrator

NEXT DESIGN REVIEW: November 3rd

Please contact administrator for availability. Have all items ONE week prior; by October 27th, to be considered. Email: awashington@clevelandohio.gov

Disclaimer:
Design review's purpose is to provide **design advice** by the committee at the local level for the Planning Commission that benefits both the community and the environment, as well as any existing Master Plans. This is a part of the legal process to move projects forward for approval or denial. Zoning, variances, violations, enforcements, map changes, vacations, etc. are the sole job of the City's various departments to enforce, and the planner's job to inform.

Commentary:
Public commentary is due **48 hours** before design review is to be considered. Please submit comments via email to the administrator and they will be distributed to the committee members before the meeting for review.
If you cannot meet the deadline for additional commentary or attend design review to listen, all are welcome to submit or attend for virtual or in-person at the Cleveland Planning Commission public portion for support or opposition of a project.(**CPC; held the 1st and 3rd Fridays at 9:15 am**) or Board of Zoning Appeals (**BZA; held Mondays at 9:30am**) **601 Lakeside Ave., 5th Floor, Room 514 if a variance is required.**

Conditional Uses:
Townhomes are **required** to have posted signs **10 days prior** to the Planning Commission. They must be placed in a visible location, recorded, and left until after the hearing. Please reach out to the administrator for any questions regarding this mandatory step and to pick up your project's sign or get it placed.

Demolitions:
ALL demolitions that fall in a Design Review District must come to local design review for approvals, and the Planning Commission. Please note that if a particular structure falls outside of a design review district and is not a designated local landmark, Planning does **NOT** oversee those demolitions, and they are permitted by right.

Reminder:
Community meetings, block clubs, CDCs, and all other entities are **advisory only and do not have approval/disapproval authority.** Planning highly encourages projects to meet with surrounding communities, CDCs, and council members for a more accepted and overall understood product (public concerns, culture, etc.). For new construction that is 6+ units, CPC encourages community comment and engagement at the conceptual level. To coordinate meetings or attend a local block club, please reach out to your local Councilperson or Community Development Corporation.