



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

AUGUST 3, 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 July 29, 2026. 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. 26-083:

17403 Harvard Ave.

Ward 1

Joseph Jones

17403 Harvard LLC, owner, and One Stop Mental Health Clinic LLC. proposes to establish use as a Mental Health Center 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 340.02(b) which states that Mental Health Centers are first permitted in Institutional Research (IR) Districts. Applicant proposes establishing a mental health clinic in a Local Retail Business District.
2. Section 352.11 which states that the parking lot requires a six-foot-wide frontage strip to be landscaped. Applicant proposes a six-foot-wide frontage strip that is not landscaped.

Calendar No. 26-084:

2310 Murray Hill Rd.

Ward 6

Blaine Griffin

Case Western Reserve University, owner, proposes to install 818 linear feet of 5 feet high ornamental fence in the actual front, rear, and side street yard in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that Fences in actual front yards and in actual side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open, except that, in an actual side street yard, a fence that is set back at least four (4) feet from the side street property line may be a maximum of six (6) feet in height and may be open or solid. An ornamental fence, five feet high, is proposed in the actual front yard and side street yard and measurement from side street property line is not shown. (Separate Construction Project Permit required for parcel numbers 12113007, 12113008, 12113009;,12113006, 12113023, 12113005, 12113024 unless consolidate lots)

Calendar No. 26-086:

15427 Saint Clair Ave.

Ward 10

Michael Polensek

Otis Talley, owner, proposes to establish use from an existing two-family dwelling unit to a five (5) person state licensed Residential Facility in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.02(h) which states that a residential facility, as defined in Chapter 325 of this Zoning Code, for one (1) to five (5) unrelated persons, provided it is located not less than one thousand (1,000) feet from another residential facility. Residential facilities shall comply with area, height, yard and architectural compatibility requirements of this Zoning Code applicable to residences in Two-Family Districts.

Calendar No. 26-087:

3155 Rocky River Dr.

Ward 15

Charles Slife

Lifhouse Properties LLC, proposes to establish use as a three-family dwelling 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 337.03(a) which states that three-family residences are not permitted in a Two-Family Residential District; first permitted in Multi-Family Residential Districts.
2. Section 337.03(c) which states that The Board of Zoning Appeals may grant special permits for the remodeling of existing dwelling houses to provide for more than two (2) dwelling units but not more than six dwelling units in each building, 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 (2) 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;
- (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.