



CITY OF CLEVELAND
Mayor Justin M. Bibb

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

**JULY 6, 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 3, 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. 26-056: 15222 Waterloo Rd. /Violation Notice. Ward 10
Michael Polensek**

15222 Waterloo LLC., owner, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from Notice of Violation Number V26014606 issued on 4/17/2026 by the Cleveland Department of Building and Housing for failure to comply with Section 350.121 regarding Window Sign Coverage Limitation which states that window signage, regardless of use type, shall cover no more than twenty-five percent (25%) of window area noting that each façade or side of the building shall be considered separately. (Filed 5/19/2026).

**Calendar No. 26-063: 1431 W. 57th St. Ward 7
Austin Davis**

Smyrna Church Of The Christian and Missionary Alliance, owner proposes to erect a new 5,856 square foot place of worship and attached parking lot. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.02(f)(1) which states that places of worship are only permitted in Residential Districts if the property is located fifteen (15) feet from any adjoining premises in a Residence District not used for a similar purpose.
2. Section 337.14 which states that Parking spaces must be located behind the setback building line. Applicant proposes four (4) spaces in front of the setback building line.
3. Section 352.11 which states that Parking lot requires six-foot-wide (6') landscaped frontage strip. Applicant proposes five and one fourth foot wide (5.25') landscaped frontage strip.
4. Section 357.08(b)(1) which states that Required rear yard depth is twenty feet minimum. Applicant proposes a rear yard depth of approximately nine feet (8.6').

Calendar No. 26-064:

1508 E. 118th St.

Ward 6

Blaine Griffin

Justin Crasi, owner, proposes to change use from two-family dwelling to 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(a) which states that a multi-family dwelling is not permitted in a Two- Family District; but is first permitted in a Multi-Family District 337.08(b).
2. Section 377.03(c) which states that The Board of Zoning Appeals may grant special permits for the remodeling of existing dwelling houses or the erection of row 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 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.
3. Section 355.04 (b) which states that the minimum lot area required is 2,400 square feet per unit; in this case 7,200 square feet is required and 5,600 square feet are proposed.
4. Section 355.04(b) which states that the maximum gross floor area is 2,800 square feet and 3,161 square feet are proposed.

Calendar No. 26-065:

2622 W. 11th St.

Ward 7

Austin Davis

Mangione and Son LLC, owner proposes to erect a new 1,765 square foot single-family home and new 410 square foot garage in rear 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 355.04 which states that in a "B" Area District, the maximum gross floor area of a home is $\frac{1}{2}$ x lot area, or in this case 1,485 square feet. The applicant proposes a gross floor area of 1,765 square feet.