



CITY OF CLEVELAND  
Mayor Justin M. Bibb

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

**JUNE 15, 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 June 12, 2026. You can also email us [boardofzoningappeals@clevelandohio.gov](mailto: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. 26-052:**

**15317 Chatfield Ave.**

**Ward 15**

**Charles Slife**

Luka Storage LLC., owner proposes to expand use of warehouse to include a boutique gym in a Residence Industry and Semi-Industry District (split zoning). The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 345.02 which states that recreation use not permitted; first permitted in Gen. Retail Business District 343.11(b)(2)(L).
2. Section 347.12(a)(1) which states that no such recreation use shall be established within five hundred (500) feet of a residential district or day care center, kindergarten, elementary or secondary school, public library, church, playground, public or nonprofit recreation center or community center;
3. Section 347.12(a)(2) which states that no such recreation use shall be established within five hundred (500) feet of another such use.

**Calendar No. 26-053:**

**1210 Irving Ave.**

**Ward 4**

**Kris Harsh**

David Stanicki, owner, proposes to erect a second story addition and new roof on existing single-family residence 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 357.09(b)(2) which states that the minimum required interior side yard is half of the height of main building or a minimum of 10 feet; the appellant is proposing 5.66 feet & 9.91 feet.

**Calendar No. 26-054:**

**16201 Saranac Rd.**

**Ward 10**

**Michael Polensek**

Emmanuel Ventures Limited, owner proposes to establish use as auto repair in existing structure located in a General Industry and Semi-Industry Districts (split zoned). The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 345 which states that Auto Repair is permitted in an Industrial District if 100 feet from a Residential District and meeting section 343.14. This property is directly across the street from a Two-Family and Multi-Family District, less than 100 feet.
2. Sections 343.14 (a)(c) and (d) which state that if a variance is considered, these condition shall be considered:
  - No service bay or garage door is oriented toward a Residence District.
  - No motor vehicle repairs shall be performed before 7:00 a.m. or after 9:00 p.m.
  - A motor vehicle service garage or service station shall include no more than four (4) service bays.
3. Sections 352.9 through 352.10 which state that a 6 foot wide landscape strip is required along Saranac between parking lot and street where none is proposed.

**Calendar No. 26-055:**

**4126 Lorain Ave.**

**Ward 7**

**Austin Davis**

Jeffrey Eisenberg, owner, proposes to change the use of a salon to boutique fitness studio in a G3 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 345.02 which states that Fitness Studio use is not permitted but is first permitted in General Retail Business District per Section 343.11(b)(2)(L).
2. Section 347.12(a)(1) which states that no such recreation use shall be established within five hundred (500) feet of a residential district or day care center, kindergarten, elementary or secondary school, public library, church, playground, public or nonprofit recreation center or community center;
3. Section 347.12(a)(2) which states that no such recreation use shall be established within five hundred (500) feet of another such use.

**POSTPONED FROM MARCH 16, 2026**

**Calendar No. 26-015:**

**4955 Pearl Rd.**

**Ward 4**

**Kris Harsh**

JMN, Strategies & Co. LLC, owner, proposes to establish a used-car sale lot in a Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.1 which states that used-car lot is not permitted in Local Retail Business but is first permitted in General Retail Business District (per 343.11 (b)(2)(I)(4))

2. Section 352.10 which states that a 4-foot frontage landscape strip is required where the auto sales lot abuts public streets. This section also states that an 8-foot landscape transition strip is required where lot abuts a One or Two-Family Residential District. *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW TIME FOR HIM TO MEET WITH THE APPELLANT. ORIGINALLY POSTPONED TO JULY BUT WAS RESCHEDULED AT THE REQUEST OF THE APPELLANT AFTER CONSULTING WITH THE COUNCILMAN.*