



CITY OF CLEVELAND
Mayor Justin M. Bibb

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

JUNE 22, 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 19, 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/UCB8ql0Jrhm_pYIR1OLY68bw/

Calendar No. 26-057:

17216 Grovewood Ave.

Ward 10

Michael Polensek

4 Generations 2 Come LLC, owner proposes to establish two dwelling units and two storefront units 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 337.08 which states that a retail convenience store is not a permitted use in a Multi-Family Residential District.
2. Section 349.07(a) which states that accessory off-street parking spaces, driveways and vehicle maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces and surfaced with concrete, asphalt, or other acceptable paving material maintained in good condition.
3. Section 349.04(f) which states that four (4) off-street parking spaces required; none proposed.
4. Sections 352.08 through 352.12 which state that a four-foot-wide landscape transition strip providing at least 50% year-round opacity is required where proposed use abuts a Two-Family Residential District on rear.
5. Section 359.02 (a) which states that a nonconforming use of a building or premises which has been discontinued shall not thereafter be returned to such nonconforming use.

Calendar No. 26-059:**2602 Althen Ave.****Ward 14****Jasmine Santana**

2602 Althen LLC owner proposes to erect a new three-story addition to existing duplex and establish use as a four-family home 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 which states that a four-family dwelling unit is not permitted in Two-Family Residential Districts. Multi-family units are first permitted in a Multi-Family Residential Districts.
2. Section 355.04 which states that in the "B" Area District, the minimum lot area is 7,200 square feet. The subject property's lot area is 3,060 square feet.
3. Section 355.04 which states that in the "B" Area Districts the maximum gross floor area allowed is 1,530 square feet (1/2 the total lot area) and the applicant is proposing a total gross floor area of approximately 2,253 square feet.
4. Section 353.01 which states that in a "1" Height District the maximum height of a structure is thirty-five (35) feet. Applicant is proposing a structure with a height of thirty-five (35) feet and seven (7) inches.
5. Section 337.23(a)(6)(b) which states that garages fronting a side lot line must be set back from the property line by at least eighteen (18) feet. Applicant proposes a garage set back of approximately ten (10) feet from property line.
6. Section 337.23(a)(6)(b) which states that garages in residential districts must be located on the rear half of the lot and the applicant is proposing a garage in the front half of the lot.
7. Section 357.09 which states that the property requires interior side yards of three (3) feet. And the applicant proposes an interior side yard of approximately one (1) foot.
8. Section 357.08(b)(1) which states that a twenty foot rear yard is required. The applicant is proposing rear yards of five and a half (5.5) feet and approximately one (1) foot.

Calendar No. 26-066:**2916 Erin Avenue****Ward 14****Jasmine Santana**

2916 Erin LLC. owner, proposes to erect a 21-Unit apartment building 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 which states that multi-unit apartment use is not permitted in a Two-Family Residential District. Multi-Family apartment buildings are first permitted in Multi-Family Residential Districts.
2. Section 357.08 which states that the required rear yard for the structure must be equal to the height of the main building which is thirty-three (33) feet and the appellant is proposing 17.5 feet and 5 feet.
3. Section 355.04 (a) which states that in a "B" Area District, the minimum lot area for a multi-family structure is 2,400 square feet multiplied by the number of proposed dwelling units, or in this case 50,400 square feet. The applicant is proposing to build on a 9,000 square foot lot.
4. Section 355.04 (b) which states that in a "B" Area District, the maximum gross floor area allowed is four thousand five hundred (4,500) square feet (half the total lot area). Applicant is proposing an apartment building with a gross floor area of fifteen thousand one hundred and sixty-two (15,162 square feet).

Calendar No. 26-060:

10325 Joan Ave.

**Ward 12
Tanmay Shah**

Roey Shavit, owner proposes to change use of existing two-family dwelling to 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 dwelling unit is not permitted in Two-Family District; first permitted in Multi-Family Residential District.
2. Section 337.03(c) which states that the Board of Zoning Appeals, after public notice and public hearing, and upon prescribing proper safeguards to preserve the character of the neighborhood, 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 349.05(a) which states that No parking space shall be located within ten (10) feet of any wall of a residential building or structure if such wall contains a ground floor opening designed to provide light or ventilation for such building or structure.

Calendar No. 26-061:

15728 Munn Rd.

**Ward 15
Charles Slife**

Daniel Makad, owner, proposes to install 38 linear feet of 6-foot high solid vinyl fence in the actual rear yard and interior side yard 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 358.04(a) which states that no fence shall be higher than its distance from a residence building on an adjoining lot. Applicant proposes a 6-foot tall fence that is only 4 feet away from the neighboring building.

POSTPONED FROM JUNE 1, 2026

Calendar No. 26-044:

3004 Carroll Ave.

Ward 7

Austin Davis

Jeffrey Stoner, owner, proposes to erect a 104 square foot residential hot tub with 210 square foot synthetic wood deck 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 357.09(b)(2) which states that the minimum required interior side yard is 3 feet and the appellant is proposing 1 foot 6 inches.
2. Section 357.08(b)(1) which states that the minimum required rear yard is 20 feet or half the height of the main building and the appellant is proposing 3 feet. *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*

POSTPONED FROM JUNE 1, 2026

Calendar No.: BZA26-043:

4720 Grayton Rd.

Ward 15

**Appealing Building and Housing
Violation Notice**

Charles Slife

Richard Whitt, 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 V23030717 issued by the Cleveland Department of Building and Housing for failure to comply with Section 3105.01(A) of the Cleveland Codified Ordinances regarding erecting a shed in the front setback.