

**OCTOBER 26, 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 October 23, 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/UCB8qI0JrhmpYIR1OLY68bw/>

Calendar No. 26-129:

1967 W. 45th St.

**Ward 7
Austin Davis**

Lutheran Housing Corp, owners propose to construct an addition to existing office building as well as fencing, screening, and trash enclosure improvements within the existing parking lot 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 337.03/343.01(b)(3) which state that Business office uses are first permitted in Local Retail Business Districts. Applicant proposes an expansion of an existing business office use in a Two-Family Residential District.
2. Section 357.09(b)(2) which states that in a Two-Family Residential District, a 3 foot interior side yard setback is required, with a minimum aggregate interior side yard width of 6 feet is required. Applicant proposes a building addition with no setback on the southern interior property line.
3. Section 358.04(a) which states that in Residential Districts, fences in actual front yards shall be at least 50% open. Applicant proposes approximately 115 linear feet of 3 feet high, solid, board-on-board wooden fence, as well as a separate 6 foot tall, solid, board-on-board wooden fence for a trash enclosure within the front yard.
4. Section 358.04(c)(1) which states that in Residential Districts, only ornamental fences shall be installed in actual front yards. Applicant proposes approximately 115 linear feet

of 3 feet high solid, board-on-board wooden fence, as well as a separate 6 feet high, solid, board-on-board wooden fence for a trash enclosure within the front yard.

Calendar No. 26-130:

430 E. 149th St.

Ward 10

Michael Polensek

430 E. 149th LLC, owners propose to change the use of a two-family home to a three-family home 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 a Three Family Dwelling is not permitted in a Two-Family District but is first permitted in Multi-Family District per section 337.05(b).
2. Section 355.04(b) which states that the maximum gross floor area in a "B" Area District shall not exceed ½ the lot area or in this case 1,850 square feet and 2,030 square feet are proposed.
3. Section 355.03 (b) which states that a minimum lot area equal to 2,400 square feet per unit, in this case 7,200 square feet is required and 3,700 square feet proposed.
4. Section 357.05(a) which states that a 5 foot Minimum Required Side Street Yard is required.
5. Section 357.08 (b)(1) which states that the rear yard shall be not less than 20 feet or the height of the main building of 32 feet and the appellant is proposing 14 feet.

Calendar No. 26-133:

3575 West Blvd.

Ward 12

Tanmay Shah

James McMasters, owner proposes to erect a detached garage and loft in the actual rear yard in a One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that in a residence district, permitted accessory buildings shall be located on the rear and at least ten (10) feet from any main building on an adjoining lot. The proposed garage is 6 feet away from a main building on adjoining lot.
2. Section 355.05(b) which states that in a Residence District an accessory building shall not exceed fifteen (15) feet in height, or the distance from the accessory building to a main building or potential location of a main building on adjoining premises in a Residence District, whichever is less; the proposed detached garage is 15 feet and 6 inches tall. The proposed garage is 4 feet away from the main building on the same lot and 6 feet from the main building on adjoining lot.

Calendar No. 26-134:

1910 E. 107 Street

Ward 6

Blaine Griffin

Judson Retirement Community, owners propose to erect approximately 50 linear feet of 5 feet high open ornamental fence around parking lot in the side street yard in a General Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.05(a)(2) which states that in Non-Residential Districts other than

General and Unrestricted Industry Districts, fences in actual front yards and in side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open above two (2) feet in height. Applicant proposes an ornamental fence that is 5 feet high in the side street yard.

Calendar No. 26-135:

1922 E. 107 Street

Ward 6

Blaine Griffin

Judson Retirement Community, owners propose to erect approximately 253 linear feet of 5 feet high open ornamental fence around parking lot in the actual front yard and side street yard in a General Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.05(a)(2) which states that in Non-Residential Districts other than General and Unrestricted Industry Districts, fences in actual front yards and in side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open above two (2) feet in height. Applicant proposes an ornamental fence that is 5 feet high in the side street yard.

Calendar No. 26-138:

4403 Fenwick Ave.

Ward 7

Austin Davis

CBFD1 LLC, owner proposes to erect a detached garage approximately 12 feet high in the side street yard and interior house renovations including staircase 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 337.23(b)(2)(a) which states that Detached Garages must be erected in the rear half of the lot. This section also states that garage doors fronting a side lot line shall be setback a minimum of 18 (eighteen) feet from the side lot line. The proposed detached garage is approximately 8 feet from side street property line.

POSTPONED FROM SEPTEMBER 28, 2026

Calendar No. 26-094:

9636 Silk Ave.

Ward 11

Nikki Hudson

Lakeshore Family Properties LLC, owners propose to erect a 1,280 square foot addition and establish use as two dwelling units 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 the Minimum lot area required is 6000 square feet and ; 3,230 are proposed. This section also states that the minimum lot width required is 50 feet and the appellant is proposing 25 feet.
2. Section 357.09(b)(2) which states that Minimum required interior side yard is 3 feet and aggregate width is 6 feet where the appellant is proposing 2 feet and 5 feet aggregate.
3. Section 357.08(b)(1) which states that the depth of a rear yard shall be not less than fifteen percent (15%) of the depth of the lot but in no case less than twenty (20) feet; in

Two- Family District such depth shall be not less than the height of the main building; proposing a 1 foot rear yard.

4. Section 337.23(b)(1) which states that Garage doors fronting on a Side Lot Line shall be set back a minimum of eighteen (18) feet from the Side Lot Line, or a minimum of fifty percent (50%) of the established Side Street Setback, whichever is greater.
5. Section 341.02(b) which states that City Planning Commission Approval is Required.

POSTPONED FROM AUGUST 24 AT THE REQUEST OF THE APPELLANT TO ALLOW FOR THE APPELLANT TO MEET WITH THE ZONING DEPARTMENT. POSTPONED FROM SEPTEMBER 28 AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.