



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

**JANUARY 12, 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 January 9, 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/>

<b>Calendar No.: 25-238:</b>	<b>1804 E. 55 St./Violation Notice</b>	<b>Ward 8</b>
	<b>Division of the Environment</b>	<b>Stephanie Howse-Jones</b>

**WITHDRAWN** Oriana Services Inc., owner, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the November 6, 2025 decision of the City of Cleveland's Commissioner of the Environment (Cleveland Department of Public Health) to uphold an "Order to Abate Mold Nuisance" at 1804 E. 55 Street issued by inspector on August 1, 2025.

<b>Calendar No. 25-240:</b>	<b>10803 Reno Ave.</b>	<b>Ward 2</b>
		<b>Kevin Bishop</b>

Charmed Enterprises LLC, owner, proposes to change use from one dwelling unit to 5 person Residential Facility in Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that a "Residential Facility" means a publicly or privately operated home or facility, licensed to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) 1 to 2 unrelated persons with mental illness; (b) 1 to 2 unrelated adults who are receiving residential supplement payments as defined in the Ohio Revised Code; or (c) 3 to 16 unrelated adults.

2. Section 337.02(h) which states that a residential facility, for one (1) to five (5) unrelated persons, is permitted if located not less than one thousand (1,000) feet from another residential facility.

**Calendar No. 25-241:**

**16001 Holmes Ave.**

**Ward 10  
Michael Polensek**

Phillip Muldrow, owner, proposes to establish use as beauty salon suites 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 salon use is not allowed in a Two-Family District first allowed in Local Retail Business District per section 343.01 (2) (G).

**Calendar No. 25-242:**

**1023 University Rd.**

**Ward 7  
Austin Davis**

Sean Siddall owner proposes to construct a 3,850 square foot single-family residence with attached garage on a 3,471 square foot lot 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 355.04 (b) which states that the maximum permitted gross floor area in a 'C' Area District is half the total lot area.
2. Section 351.13 which states that the condensing unit along the interior side yard, within 3 feet of the property line (357.09), is not a permitted encroachment.

**POSTPONED FROM DECEMBER 8, 2025**

**Calendar No. 25-184:**

**863 Herrick Ave.**

**Ward 9  
Kevin Conwell**

**POSTPONING DUE TO CHANGE IN THE PLANS** Teresa Wakefield, owner, proposes to establish use as Residential Facility for five occupants in an AA1 Limited One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that "Residential Facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.01(a)(1) which states that a residential facility, as defined in Chapter 325 of this Zoning Code, for one (1) to five (5) unrelated persons, is not permitted use in Limited One Family District; but is first allowed in One-Family District per Section 337.02(h). *POSTPONED FROM NOVEMBER 3 AT THE REQUEST OF THE COUNCILMAN TO ALLOW TIME FOR HIM TO MEET WITH THE APPELLANT. POSTPONED FROM DECEMBER 8 AT THE REQUEST OF THE CITY PLANNER.*