



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

**JUNE 16, 2025
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 13, 2025. 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. 25-089:

3533 Carlyle Ave.

Ward 14

Jasmine Santana

Kyle Cutler, owner, proposes to change use from a two-family dwelling to a 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 which states that in a Two-Family district, a three-family dwelling is not permitted as it is first permitted in a Multi-Family District.
2. Section 337.03(c) which states that The Board of Zoning Appeals may grant special permit for remodeling of existing dwelling houses to provide for more than two dwelling units but not more than six dwelling units 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 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.

Calendar No. 25-093:

14923 Waterloo Rd.

Ward 8

Michael Polensek

Meadow City LLC. proposes to install a 100% opaque board on board 6 foot tall fence, in front yard setback on a City of Cleveland Land Bank 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 358.04 which states that fences in actual front yards in residential districts shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open; proposed fence is 6 feet tall, 100% opaque, and encroaches on the 9-foot required front yard setback.

Calendar No. 25-094:

14913 Waterloo Rd.

Ward 8

Michael Polensek

Meadow City LLC. proposes to install a 100% opaque board on board 6 foot tall fence, in front yard setback on a City of Cleveland Land Bank 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 358.04 which states that fences in actual front yards in residential districts shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open; proposed fence is 6 feet tall, 100% opaque, and encroaches on the 9-foot required front yard setback.

Calendar No. 25-094:

1798 Crawford Rd.

Ward 7

Stephanie Howse-Jones

Willie & Tiffany Warner, owners, proposes to erect 20' x 40' 1-story frame detached gable garage with second floor storage in an E3 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 353.05 which states that the maximum height allowed for accessory buildings is 15 feet and the appellants are proposing a 17 foot mean height.
2. Section 337.23(A)(1) which states a detached garage shall be placed on the rear half of the lot at 128.4 feet back and the appellants are proposing 97.8 feet.