



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, NOVEMBER 17, 2021

Cal. No 3532 P. Elinson, 3516 Meadowbrook Blvd., A Single-Family, requests variances to Section 1121.12(e) to permit garage floor area to be greater than max. area permitted.

Action: Granted 5-0 with the following conditions:

1. Cal. No. 3532 variance to Section 1121.12(e) is granted to permit the total garage floor area to be 778 square feet as is shown on the site plan submitted with the BZA variance application.
2. Approval of a Landscape Plan by the Planning Director, this includes a tree preservation and replacement plan as required by Code Section 1166.11.
3. Receipt of a Building Permit; and
4. Complete construction within 24 months of the effective date of this variance.

Cal. No. 3533 G. Mueller, 3370 Meadowbrook Blvd., A Single-Family, requests variances to A. Section 1121.12(b) to permit new front porch to extend into the required front yard more than maximum 6' permitted;

Action: Granted 5-0 with the following conditions:

1. Cal. No. 3533(A) variance to Section 1121.12(b) is granted to permit a new front porch to extend into the required front yard more than permitted as shown on the site plan and drawings submitted with the BZA variance application;
2. Receipt of a Building Permit; and
3. Complete construction within 24 months of the effective date of this variance.

B. Section 1121.12(d)(1) to permit the garage to cover more than 20% of the rear yard.

Action: Granted 5-0 with the following conditions:

1. Cal. No. 3533(B) variance to Section 1121.12(d)(1) to permit a new 24' by 24' detached two-car garage to cover more than 20% of the rear yard as shown on the site plan and drawings submitted with the BZA variance applications;
2. Receipt of a Building Permit; and
3. Complete construction within 24 months of the effective date of this variance.

Cal. No. 3534 S. Smith dba Oak Tree Veterinary Hospital, 1794, 1788 & 1784 S. Taylor Rd., C-2 Local Retail, proposes new veterinary hospital building requests variances to

A. Section 1131.08(a)(2) to permit parking in the front yard along S. Taylor Rd and corner side yard along Desota Ave. (not permitted);

Action: Granted 5-0 with the following conditions:

1. Cal. No. 3534 (A) variance to Sect. 1131.08(a)(2) to permit parking in the front yard along South Taylor Rd and corner side yard along Desota as shown on the site plan submitted to BZA with this variance application;
2. Approval of Planning Commission of the lot resubdivision to join the three parcels;
3. Approval of the Planning Commission for a revised conditional use permit;
4. Approval of final landscape plan by the Planning Director;
5. Approval of the Architectural Board of Review;
6. Receipt of a Building Permit; and
7. Complete construction within 24 months of the effective date of this variance.

B. Section 1161.03(b)(1) to provide fewer parking spaces than 28 spaces required;

Action: Granted 5-0 with the following conditions:

1. Cal. No. 3534 (B) variance to Sect. 1161.03(b)(1) to provide 27 parking spaces (20 on-site and 7 across Desota in the south building parking lot) as shown on the site plan submitted to BZA with this variance application;
2. Approval of Planning Commission of the lot resubdivision to join the three parcels;
3. Approval of the Planning Commission for a revised conditional use permit;
4. Approval of final landscape plan by the Planning Director;
5. Approval of the Architectural Board of Review;
6. Receipt of a Building Permit; and
7. Complete construction within 24 months of the effective date of this variance.

C. Section 1166.06(b)(1) to permit parking lot perimeter landscape areas to be less than minimum 15' width required;

Action: Granted 5-0 with the following conditions:

1. Cal. No. 3534 (C) variance to Sect. 1166.06(b)(1) to permit the parking lot perimeter landscape areas to be 5' wide along South Taylor Road and 10' wide along Desota Ave. as shown on the site plan submitted to BZA with this variance application;
2. Approval of Planning Commission of the lot resubdivision to join the three parcels;
3. Approval of the Planning Commission for a revised conditional use permit;
4. Approval of final landscape plan by the Planning Director;
5. Approval of the Architectural Board of Review;
6. Receipt of a Building Permit; and
7. Complete construction within 24 months of the effective date of this variance.

D. Section 1166.06 (c)(2) to permit 11 contiguous parking spaces with no landscape island (required between 10 spaces).

Action: Granted 5-0 with the following conditions:

1. Cal. No. 3534 (D) variance to Sect 1166.06 (c)(2) to permit 11 contiguous parking spaces with no landscape island as shown on the site plan submitted to BZA with this variance application;
2. Approval of Planning Commission of the lot resubdivision to join the three parcels;
3. Approval of the Planning Commission for a revised conditional use permit;
4. Approval of final landscape plan by the Planning Director;
5. Approval of the Architectural Board of Review;
6. Receipt of a Building Permit; and
7. Complete construction within 24 months of the effective date of this variance.