



CLEVELAND  
HEIGHTS

CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, DECEMBER 15, 2021

**Cal. No. 3535 B. & J. Miller, 1618 Rydalmount Rd.,** ‘A’ Single-Family, requests a variance to Sect.1121.12(a)(2) to permit new garage/workshop to be setback less than 5’ min. required side yard setback; Sect. 1121.12(d)(1) to permit garage/workshop rear yard coverage to be greater than max. 20%; & to Sect. 1121.12(e)(2) to permit garage floor area to be greater than max. area permitted.

*Action: Continued until the January 19, 2022 meeting 3-0*

**Cal. No. 3536 S. & S. Dyke, 2558 Guilford Rd.** ‘A’ Single-Family, requests variances to Section Sect. 1121.12(e)(3)b to permit an attached garage to be closer to the street than the façade of the house facing Monmouth Rd. (required to be setback 5’ behind the house façade).

*Action: Granted 3-0 with the following conditions:*

1. Cal. No. 3536 variance to Section 1121.12(e)(3)b is granted to permit the attached garage to be 2.75 feet in front of the existing façade of the house as is shown on the site plan submitted with the BZA variance application.
2. Approval by the Architectural Board of Review.
3. Receipt of a building permit; and
4. Complete construction within 24 months of the effective date of this variance.