



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, March 23, 2022

Cal. No. 3542 L. & T. Menstell, 2975 Lincoln Blvd., A Single-Family, proposing front porch addition requests variances to Sect. 1121.12(b) to permit the front yard on Lincoln Blvd. to be less than the established front yard (required minimum) and to permit a portion of a deck to extend more than 6' into the required corner side yard on Euclid Hts. Blvd.

Action: Granted 4-0 with the following conditions:

1. Variance 3542 is granted to permit the front yard to be less than the established front yard as shown on the site plan submitted with this BZA application and to permit a portion of the deck to extend into the corner side yard as shown on the site plan submitted with the BZA application;
2. Approval of 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.

Cal. No. 3543 Beaumont School, 3301 North Park Blvd., AA Single-Fam., proposes renovation to athletic field requests variance Sect. 1121.12(i)(6) to permit chain link fences in the North Park Blvd. front yard.

Action: Granted 3-0 with the following conditions:

1. Variance 3543 Sect. 1121.12(i)(6) is granted to permit 4-foot tall chain-link fences in the North Park Blvd. front yard as shown in the drawings submitted with the BZA application.
2. Fencing shall be installed to preserve the trees along North Park Blvd. with Zoning Administrator review and approval required for any tree removal;
3. Receipt of a fence permit;
4. Complete construction within 24 months of the effective date of this variance.

Cal. No. 3544 Start Right CDC, 833 Nelaview Rd., A Single-Fam., proposes constructing new house requests variances to Section 1121.08 to permit north side yard to be less than 5' required minimum.

Action: Granted 3-0 with the following conditions:

1. Variance 3544 to Section 1121.08 to permit the north side yard to be less than 3' as shown on the site plan submitted with the BZA application;
2. Approval of the Architectural Board of Review;
3. Receipt of a Building Permit;
4. Complete construction within 24 months of the effective date of this variance.
5. A requirement to return to the Board of Zoning Appeals for another variance should the property owner consider modifications that would increase the addition's height or length.

Cal. No. 3545 Start Right CDC, 924 Greyton Rd., A Single-Fam., proposes constructing new house requests variances to Sect. 1121.08(a)(2) to permit the front yard to be less than the established front yard (required minimum), and to Sect. 1121.08 to permit north side yard to be less than 5' required minimum.

Action: Granted 3-0 with the following conditions:

1. Variance 3545 to Section 1121.08(a)(2) to permit the front yard 25' and to Section 1121.08 to permit the north side yard to be less than 3' as shown on the site plan submitted with the BZA application;
2. Approval of 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.