



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, DECEMBER 21, 2022

**Cal. No. 3555 D. King & S. Curry, 1582 Compton Rd., 'A' Single-Family**, requests a variance to Schedule 1121.12(g) to permit studio/garage to be taller than max. 15'.

*Action: Granted, 3-1 with the following conditions:*

1. Variance 3555 is granted to permit the studio addition to the garage to be 20 feet tall as shown on the plans dated October 15, 2022, submitted with the BZA application.
2. Receipt of a building permit;
3. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3556 Cleveland Heights-University Heights Public Library, 2800 Noble Rd. & 2780 Kirkwood Rd., 'A' Single-Family & 'MF-2' Multi-Family** proposed Noble Rd. Library addition requests variances to:

1. Schedule 1153.03(4) supplemental standards for conditional uses
  - (a) to permit library front yard setback on Noble Rd. to be less than 50';
  - (b) to permit the parking lot along Kirkwood to be set back less than 50' from ROW;
  - (c) to permit expansion of parking lot along Montevista to be setback less than 50' from ROW and
  - (d) to permit a portion of Montevista parking lot to have rear yard setback less than min. 10'.

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

1. Variance 3556-1 to Schedule 1153.03(4) supplemental standards for conditional uses is approved as shown on the drawings submitted with the BZA application
  - (a) to permit the library front yard setback on Noble Rd. to be 42.4' from Noble Road (less than 50');
  - (b) to permit the parking lot along Kirkwood to be set back 15' from Kirkwood Road ROW (less than 50' from ROW);
  - (c) to permit expansion of the parking lot along Montevista to be setback 16.7' at its narrowest point (less than 50' from ROW) and
  - (d) to permit a portion of the Montevista parking lot to have a rear yard setback of 7' at its closest point (less than min. 10')
2. Approval of the final Landscape Plan, including the Tree Preservation Plan by the Zoning Administrator
3. Approval of the Architectural Board of Review;
4. Receipt of required building permits;
5. Receipt of fence permit;
6. Signage Plan must be submitted and reviewed by the Architectural Board of Appeals;
7. Complete construction within 36 months of the effective date of this variance.

2. Section 1123.12(a)(5) to permit the dumpster to be setback less than min. 25' from the rear & side property line.

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

1. Variance 3556-2 to Section 1123.12(a)(5) to permit the dumpster to be setback less than min. 25' from the rear & side property line as shown on the plans submitted with the BZA application is approved.
2. Approval of the final Landscape Plan, including the Tree Preservation Plan by the Zoning Administrator
3. Approval of the Architectural Board of Review;
4. Receipt of required building permits;
5. Adequate fencing shall be installed and receipt of fence permit;
6. Signage Plan must be submitted and reviewed by the Architectural Board of Appeals;
7. Complete construction within 36 months of the effective date of this variance.