



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, APRIL 19, 2023

**Cal. No. 3560 K. Zehnder, 3240 E. Scarborough Rd.,** "A" Single-Family, requests variance to Sect. 1121.12(a)(10) to permit the air conditioning condenser to be less than the minimum requirement of 5 feet from the east side property line.

Action: Granted, 5-0 with the following conditions:

1. Variance 3560 is granted to permit the air conditioning condenser to be located 2'2" from the east property line as shown on the site plan, submitted with the BZA application.
2. Submit a screening plan to the zoning administrator for approval and maintain required screening to keep the machinery from being viewed from the street and neighbors;
3. Receipt of a Building Permit; and
4. Complete screening and condenser installation within 6 months of the effective date of this variance.

**Cal. No. 3562 F. & M. Reilly, 3085 Fairmount Blvd.,** "AA" and "A" Single-Family, request variance to Sections 1121.11 & 1165.03(a) to permit more than one principal building (house) on a parcel and to Section 1121.08 minimum yard requirements for principal uses to establish front, side & rear yard setbacks.

Action: Continued, 5-0