



CITY OF CLEVELAND HEIGHTS  
BOARD OF ZONING APPEALS ACTIONS  
WEDNESDAY, NOVEMBER 15, 2023

**Cal. No. 3571 J. Lamkin, 2845 North Park Blvd.,** "AA" Single-Family, requests variance to (a)Schedule 1161.105(a) to permit the pavement related to the driveway to be greater than 12 feet in width maximum permitted. (b)Schedule 1121.12(c)(1)(b) to permit the coverage of the front yard to be greater than the thirty percent (30%) and greater than the 3,000 square feet maximum permitted.

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

1. Variance 3571 is granted to permit
  - A) the pavement related to the driveway to be 16 feet wide along the circular drive and with the connector drive to range in width as shown on the site plan submitted with the BZA application; and
  - B) the total maximum front yard coverage to be 3,928 square feet or 42% as shown on the site plan submitted with the BZA application.
2. Zoning Administrator approval of a Landscape Plan that includes management of stormwater runoff from new pavement.
3. Receipt of a Building Permit; and
4. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3573 S. Goldsmith, 3360 Berkeley Road.,** "A" Single-Family, requests variance to (a)Schedule 1121.08 to permit the rear yard depth related to the proposed structure to be less than the depth of 30 feet minimum permitted. (b)Schedule 1121.09 to permit the living space related to the proposed structure to be less than the 1,500 square feet minimum permitted.

Action: Granted, 4-0-1 with the following conditions:

1. Variance 3573 is granted to permit
  - A) the rear yard depth related to the proposed structure to be less than the depth of 30 feet minimum permitted and
  - B) the living space related to the proposed structure to be less than the 1,500 square feet minimum permitted as shown on the drawings submitted with the BZA application.
2. The pool shall not be used for public recreational activities or memberships.
3. All proposed business or nonprofit activities will adhere to code section 1165.02(b) Home Occupations Accessory to a Dwelling Unit in a Residential District.
4. Approval from the Architectural Board of Review
5. Receipt of a Building Permit; and
6. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3574 S. Duke & S. Duke, 2661 Shaker Road.,** "A" Single-Family, requests variance to Schedule 1121.12(g) to permit the height of a proposed accessory structure to be greater than the 15 feet maximum permitted.

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

Variance 3574 is granted to permit

1. the height of the proposed accessory structure to be greater than the 15 feet maximum permitted as shown on the drawings submitted with the BZA application.
2. Approval from 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.