



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, MARCH 20, 2024

CALENDAR NO. 3577 Cal. No. 3577 TWG, 2228 Noble Road, "S-2" Mixed Use District
developing 52-unit apartment building request variances:

- A. Code Section 1131.04(a) to permit the minimum land area per dwelling unit to be less than 1,740 square feet;
- B. Code Section 1131.08(b) to permit accessory structure (parking lot) to have a setback less than the required 20 feet when adjacent to "A" Single-Family zoned parcel;
- C. Code Section 1161.11(a) to permit parking space lengths to be less than minimum length of 20 feet; and
- D. Code Section 1166.06 parking landscaping
 - (a)(2) to permit no interior landscaping; and
 - (b)(1) to permit the perimeter landscape yard to be less than 15 feet wide.

Action: Granted 5-0 with the following conditions:

1. Variance Cal. No. 3577 is granted to permit
 - A. Code Section 1131.04(a) to permit the minimum land area per dwelling unit to be 1,558 square feet.
 - B. Code Section 1131.08(b) to permit as shown on the site plan dated March 12, 2024
 1. Northwest parking lot to have a setback from the property line shared with Selwyn Rd. address ranging from 22.9 feet to 13.3 feet to 10.8 feet; and
 2. South parking lot to have the east setback from the property line shared with Woodview Rd. addresses of 12.5 feet.
 - C. Code Section 1161.11(a) to permit parking space lengths to be 19 feet in length as shown on the site plan dated March 12, 2024.
 - D. Code Section 1166.06 parking landscaping
 - (a)(2) to permit no interior landscaping; and
 - (b)(1) to permit the perimeter landscape yard as shown on the site plan dated March 12, 2024
 1. to be a minimum of 10.8 feet to 15 feet wide for the northwest parking lot; and
 2. to be a minimum of 12.5 feet wide for the east edge of the south parking lot.
2. Planning Commission approval of the Conditional Use Permits for the apartment building and parking lot located in the "A" Single-Family District; and approval of the lot resubdivision;
3. Approval of final Landscape Plan by Zoning Administrator;
4. Approval of the Architectural Board of Review;
5. Receipt of a Building Permit; and
6. Complete construction within 36 months of the effective date of this variance.