



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, MAY 15, 2024

CALENDAR NO. 3578 S. & K. Reinhardt, 2527 Derbyshire Rd., “A” Single-Family, requests variance to Code Section 1121.12(a)(5) to permit the west side yard setback of the proposed deck to be less than the minimum 5 feet required and to Code Section 1121.12(c)(2) to permit the side yard coverage to be greater than 60%.

Action: Granted 4-0 with the following conditions:

1. Variance Cal. No. 3578 is granted:
 - a. To Code Section 1121.12(a)(5) to permit a deck as described in the BZA application materials to be setback 2 feet 1 inch from the side property line; and
 - b. To Code Section 1121.12(c)(2) to permit the side yard coverage (both side yards) to be 87%.
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.

CALENDAR NO. 3579 D. Goodman, 2540 Overlook Rd., “MF-3” Multiple -Family, replacing detached garage with parking area requests variances to Code Section 1161.11(a) to permit parking spaces to be less than 9 feet wide and to Code Section 1161.11(c) to permit the circulation aisle to be less than 22 feet wide; to Code Section 1166.06(a)(1) to permit no parking lot landscaping; and to Code Section 1123.12(a) (1) to permit the side yard setbacks to be less than minimum 5 feet and rear yard setback to be less than 10 feet wide.

Action: Granted 4-0 with the following conditions:

1. Variance Cal. No. 3579 is granted:
 - a. To Code Section 1161.11(a) to permit 4 parking spaces to be 8.3’ wide as shown on the site plan;
 - b. To Code Section 1161.11(c) to permit the circulation aisle to be 20’ wide as shown on the site plan;
 - c. To Code Section 1166.06(a)(1) to permit no parking lot landscaping; and
 - d. To Code Section 1123.12(a)(1) to permit the parking lot side yard to be 0 feet and the rear yard setback to be 0 feet as shown on the site plan submitted with the BZA application.
2. Receipt of a Fence Permit;
3. Receipt of a Building Permit; and
4. Complete construction within 24 months of the effective date of this variance.

CALENDAR NO. 3580 D. Goodman, 2544 Overlook Rd., “MF-3” Multiple -Family, replacing detached garage with parking area requests variance to Code Section 1161.11(a) to permit parking spaces to be less than 9 feet wide and to Code Section 1161.11(c) to permit the circulation aisle to be less than 22 feet wide and to Code Section 1166.06 to permit no parking lot landscaping; and to Code Section 1123.12(a)(1) to permit the side yard setbacks to be less than minimum 5 feet and rear yard setback to be less than 10 feet wide.

Action: Granted 4-0 with the following conditions:

1. Variance Cal. No. 3580 is granted
 - a. To Code Section 1161.11(a) to permit 6 parking spaces to be 8.3’ wide as shown on the site plan submitted with the BZA application;
 - b. To Code Section 1161.11(c) to permit the circulation aisle to be 19.5’ wide as shown on the site plan;
 - c. To Code Section 1166.06(a)(1) to permit no parking lot landscaping; and
 - d. To Code Section 1123.12(a)(1) to permit the parking lot east & west side yards to be 0 feet and the rear yard setback to be 0 feet as shown on the site plan submitted with the BZA application.
5. Receipt of a Fence Permit;
6. Receipt of a Building Permit; and
7. Complete construction within 24 months of the effective date of this variance.

CALENDAR NO. 3581 Pietro, The Alcazar, 2450 Derbyshire Rd., “MF-2” Multiple-Family, requests variance to Code Section 1123.06 to permit 133 units with a maximum land area per dwelling unit to be less than 1,750 minimum; to Section 1123.11 to permit the building to be taller than the maximum 45 feet; and to Section 1161.03(a)(4) to permit 12 additional dwelling units (total of 133 dwelling units) with existing onsite parking of 43 spaces when the minimum parking required is 133 spaces.

Action: Continued per the applicant's request 4-0

CALENDAR NO. 3582 S. Ismail-Beigi Bartlett & R. Woodbridge, 1774 Lee Rd., ‘MF2’ Multiple-Family requests to amend the use variance to Sections 1123.01, 1123.02 & 1123.03 to permit office use in addition to the existing use variance permitting commercial retail/bakery in an existing structure.

Action: Granted 4-0 with the following conditions:

1. Cal. No. 3582 Use Variance is approved to amend the existing use variance to permit an office use in addition to the retail bakery use that was granted by Cal. No. 3475.
2. This use variance is conditional on the use of the current building which cannot be demolished;
3. Receipt of required Building Permit(s); and
4. Complete construction within 24 months of the effective date of this variance.