



CITY OF CLEVELAND HEIGHTS  
BOARD OF ZONING APPEALS AGENDA  
June 26, 2024

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, June 26, 2024, at 7:00 p.m.** in Council Chambers, City Hall, 40 Severance Circle, Cleveland Heights.

**AG E N D A**

ROLL CALL

APPROVAL OF THE MINUTES OF THE MAY 15, 2024 PUBLIC HEARINGS

PUBLIC HEARING –JUNE 26, 2024

**Cal. No. 3581 R. Pietro, The Alcazar, 2450 Derbyshire Rd., “MF-2” Multiple-Family, requests variance**

**A.** to Code Section 1123.06 (a) & (c) to permit 141 units with maximum land area per dwelling unit to be less than 1,750 minimum and more than 25 units per acre;

**B.** to Section 1123.10 to permit 63 dwelling units to be less than minimum 500 square feet required by code;

**C.** to Section 1123.11 to permit the building to be taller than maximum 45 feet; and

**D.** to Section 1161.03(a)(4) to permit 20 additional dwelling units (total of 141 dwelling units) with existing onsite parking of 43 spaces when the minimum parking required is 141 spaces.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Motion ☐ Carried ☐ Failed

**Cal. No. 3583 S. Boehlen, 14298 Superior Road ‘A’ Single-Family**

**A.** Requests approval to permit the carriage house footprint to be expanded by a 555 square foot two-car attached garage per Nonconforming Use Code Section 1173.01(a)

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Motion ☐ Carried ☐ Failed

**B.** Requests variance to Section 1121.12(a)(2) to permit a garage addition to the accessory carriage house building to be less than the minimum 5 feet from rear property line and to Section 1121.12(d)(1) to permit the accessory carriage house building to cover more than the maximum 20% of the rear yard.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Motion ☐ Carried ☐ Failed

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

***NOTE: If your property is adjacent to this case, you received this notice as an invitation to learn about and to comment on the project prior to, or during the Board of Zoning Appeals meeting.***

***Case information include site plans and statements of practical difficulty are available to review at: [www.clevelandheights.com/bza-cases](http://www.clevelandheights.com/bza-cases).***

***Comments emailed to [bza@clevelandheight.gov](mailto:bza@clevelandheight.gov) will be shared with the BZA members and the applicants prior to the meeting. Please include your name and address in your email comments. These comments***

*will be entered into the BZA case record.*