



CLEVELAND  
HEIGHTS

CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, 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.

Action: Granted Variance A & B 5-0 with the following conditions:

1. Variance Cal. No. 3581A & b is granted:
  - A. To Code Section 1121.23(a) and (c) to permit 141 units to be 360.54 square feet of land area per dwelling unit, or 120.5 dwelling units per acre; and
  - B. To Code Section 1123.10 to permit 63 dwelling units to be less than minimum 500 square feet required by code as shown on the drawings submitted to BZA;
2. Any exterior changes shall require the Approval of the Architectural Board of Review and Landmark Commission;
3. Receipt of a Building Permit; and
4. Complete construction within 24 months of the effective date of this variance.

Action: Granted Variance C 4-1 with the following conditions:

1. Variance Cal. No. 3581c is granted:
  - C. To Code Section 1123.11 to permit the building to be taller than the maximum 45 feet as shown on the drawings submitted to BZA;
2. Any exterior changes shall require the Approval of the Architectural Board of Review and Landmark Commission;
3. Receipt of a Building Permit; and
4. Complete construction within 24 months of the effective date of this variance.

Action: Denied Variance D 4-1

**Cal. No. 3583 A 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)

Action: Granted 4-0 with the following conditions:

1. Approval of all required standard variances;
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.

**Cal. No. 3583 B S. Boehlen, 14298 Superior Road 'A' Single-Family 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.**

*Action: Granted 4-0 with the following conditions:*

1. Variance Cal. No. 3583 is granted
  - to Code Section 1121.12(a)(2) to permit the attached garage rear yard setback to range from 2.86 feet to 3.99 feet from the rear property line as shown on the site plan submitted to BZA; and
  - to Code Section 1121.12(d)(1) to permit the accessory carriage house building to cover 21.5% of the rear yard as shown on the site plan submitted to BZA.
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.