



CLEVELAND  
HEIGHTS

CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, AUGUST 21, 2024

**Cal. No. 3586 S. Mastroianni, 3237 E Fairfax Rd., “A” Single-Family, requests variance:**

- A.** to Code Section 1121.12(g) to permit garage height to be taller than the maximum 15 feet; and
- B.** to Code Section 1121.12(a)(2) to permit garage to be less than the minimum 5 feet from the side property line.

**Action: Granted 3-0-1 with the following conditions:**

1. Calendar No. 3586 is granted:
  - a. to Code Section 1121.12(g) to permit the garage to be 22.25 feet tall as shown on the revised drawings received by the Planning Department on 8/3/2024; and
  - b. to Code Section 1121.12(a)(2) to permit the garage to be 3 feet from the west lot line as shown on the drawings submitted to BZA;
2. Relocation of the storage structure to a code-conforming location in the rear yard;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. Complete construction within 24 months of the effective date of this variance; and
6. The windows built on the second story of the west elevation of the garage be installed in such a way that, while emitting ambient external light, shields the neighbor’s yard from view and working in consultation with the neighbor to find a solution that meets those two goals.