



CITY OF CLEVELAND HEIGHTS  
BOARD OF ZONING APPEALS AGENDA  
MARCH 19, 2025

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, March 19, 2025, at 7:00 p.m.** in Council Chambers, City Hall, 40 Severance Circle, Cleveland Heights.

**AGENDA**

ROLL CALL

APPROVAL OF THE MINUTES OF THE FEBRUARY 19, 2025 PUBLIC HEARINGS

PUBLIC HEARING –MARCH 19, 2025:

**Cal. No. 3597 Congregation Ohel Sarah, 3769 Shannon Rd., “A” Single-Family, requests variance:**

- A. to Code Section 1121.08(b)(1) to permit the corner side yard to be less than 15 feet;
- B. to Code Section 1121.12(b) to permit a porch to extend more than 6 feet into the required front yard;
- C. to Code Section 1121.12(c)(1) to permit the maximum coverage of the primary front yard to be greater than 30 percent; and
- D. to Code Section 1161.105(a): to permit a driveway width greater than 12 feet. (*Cal. No. 3597D withdrawn – code-conforming solution found*).

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

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

Motion ☐ Carried ☐ Failed

**Cal. No. 3598 M. Newman, 3255 Berkeley Rd., “A” Single-Family, requests variance to Code Section 1121.12(d)(1) to permit the rear yard coverage for an accessory building to be greater than 20 percent. (*Cal. No. 3598 withdrawn – code-conforming solution found*).**

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

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

Motion ☐ Carried ☐ Failed

**Cal. No. 3600 S. & M. Tolchinsky, 3811 Bendemeer Rd., “A” Single-Family, requests variance:**

- A. to Code Section 1103.03(b)(85) to permit two (2) tandem parking spaces;
- B. to Code Section 1121.08(c) to permit the rear yard to be less than 30 feet;
- C. to Code Section 1121.12(a)(4) to permit an addition to be less than 5 feet from the side lot line; and
- D. to Code Section 1121.12(c)(1) to permit the front yard coverage to be greater than 30 percent.

**(*Cal. No. 3600 requesting to be continued by the applicant*).**

*Agenda continues on the next page.*

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw  
Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_  
Motion ☐ Carried ☐ Failed

**Cal. No. 3602 P. Herrgesell & B. Cooper, 2888 Fairfax Rd., “AA” Single-Family**, requests variance to Code Section 1121.12(b) to permit a deck to extend into the primary front yard more than 12 feet in front of the building.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw  
Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_  
Motion ☐ Carried ☐ Failed

**Cal. No. 3603 J. & R. Gruenebaum, 3781 Bendemeer Rd., “A” Single-Family**, requests variance:

- A. to Code Section 1121.08(b)(1) to permit the corner side yard to be less than 22 feet;
- B. to Code Section 1121.12(e)(3)(B) to permit a garage to be set back less than 5 feet from the façade of the primary structure on the side that contains the driveway.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw  
Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_  
Motion ☐ Carried ☐ Failed

**Cal. No. 3604 The Cedar-Grandview Company, 12438 Cedar Rd., “C2” Local Retail**, requests variance to Code Section 1163.06(e)(2) to permit a sign larger than fifteen (15) square feet at the rear entrance.

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). If you have any questions, contact the Planning Department at [bza@clevelandheights.gov](mailto:bza@clevelandheights.gov) or 216-291-4885.***

***Comments emailed to [bza@clevelandheights.gov](mailto:bza@clevelandheights.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.***