



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, FEBRUARY 19, 2025

**Cal. No. 3596 J. & M. Berger, 3543 Shannon Rd.**, “A” Single-Family, requests variance:

- A. to Code Section 1121.08 to permit an addition to be less than 30 feet from the rear property line;
- B. to Code Section 1121.12(a)(8) to permit a sidewalk to be less than 3 feet from the rear property line;
- C. to Code Section 1121.12(b): to permit a porch to extend more than 6 feet into the required corner side yard.

*Action: Granted (3-0) with the following conditions:*

1. Calendar No. 3596 is granted to:
  - A. to Code Section 1121.08 to permit an addition to be 7 feet from the rear property line as shown on the drawings submitted to BZA;
  - B. to Code Section 1121.12(a)(8) to permit a sidewalk to be 0 feet from the rear property line as shown on the drawings submitted to BZA;
  - C. to Code Section 1121.12(b): to permit a porch to extend 13 feet into the required corner side yard as shown on the drawings submitted to BZA; and
  - D. to Code Section 1121.12(c)(3): to permit the coverage of the corner side yard to be 38 percent as shown on the drawings submitted to BZA.
2. The proposed landscaped areas shown in the drawings submitted to BZA and not included in the yard coverage calculations shall be maintained as landscaped areas;
3. Approval of the Planning Commission;
4. Approval of the Architectural Board of Review;
5. Receipt of a Building Permit; and
6. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3593 V. & C. DiTrolio, 2524 Arlington Rd.**, “AA” Single-Family, requests variance to Code Section 1121.12(f) to permit three (3) detached accessory buildings when two (2) detached accessory buildings is the maximum.

*Action: Continued (5-0) per request of the applicant.*

**Cal. No. 3539 Flaherty & Collins, CEDAR LEE MEADOWBROOK DEVELOPMENT, 1320’s Cedar Rd. & 2223 Lee Rd.**, “C2-X” Multiple-Use, to consider extension of time to complete the project per Code Section 1115.07(j).

*Action: Granted (5-0) extension of forty-eight (48) months to complete construction.*