



CITY OF CLEVELAND HEIGHTS  
BOARD OF ZONING APPEALS AGENDA  
JUNE 18, 2025

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, June 18, 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 MAY 21, 2025 PUBLIC HEARINGS**

**PUBLIC HEARING –JUNE 18, 2025:**

**Cal. No. 3605 P. & C. Bryne, 1224 Oxford Rd., “A” Single-Family, requests variance:**

- A. to Code Section 1121.08(b) to permit an attached garage with a second-floor living space to be less than 5 feet from the side lot line;
- B. to Code Section 1121.08(c) to permit an attached garage with a second-floor living space to be less than 30 feet from the rear lot line;
- C. to Code Section 1121.12(a)(8) to permit a driveway to be less than 3 feet from the side lot line; and
- D. to Code Section 1121.12(e)(2) to permit the garage floor area to be greater than 610 square feet.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

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

Motion ☐ Carried ☐ Failed

**Cal. No. 3608 AVELLINO ACQUISITIONS LLC, 2725 Noble Rd., “MF-2” Multiple-Family, requests variance:**

- A. to Code Section 1123.12(a)(1) to permit a parking area to be less than 5 feet from the side property line;
- B. to Code Section 1123.12(a)(1) to permit a parking area to be less than 10 feet from the rear property line;
- C. to Code Section 1123.12(a)(5) to permit a trash receptacle to be less than 15 feet from the side property line;
- D. to Code Section 1123.12(a)(5) to permit a trash receptacle to be less than 25 feet from the rear property line;
- E. to Code Section 1161.11(a) to permit 16 parking spaces to be less than 9 feet wide; and
- F. to Code Section 1166.06(a)(2) to permit no interior parking lot landscaping.

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.***