



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, APRIL 23, 2025

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 a carport to be less than 5 feet from the side lot line;
- D. to Code Section 1121.12(c)(1) to permit the front yard coverage to be greater than 30 percent;
and
- E. to Code Section 1121.12(i)(2) to permit a fence parallel to the carport to be taller than the distance to the carport.

Action: Granted (4-0) with the following conditions:

- 1. Calendar No. 3600 is granted to:
 - A. to Code Section 1103.03(b)(85) to permit two (2) tandem parking spaces as shown on the drawings submitted to BZA dated March 27, 2025;
 - B. to Code Section 1121.08(c) to permit the rear yard to be 26.8’ deep as shown on the drawings submitted to BZA dated March 27, 2025;
 - C. to Code Section 1121.12(a)(4) to permit a carport to be 2.4’ from the side lot line as shown on the drawings submitted to BZA dated March 27, 2025;
 - D. to Code Section 1121.12(c)(1) to permit the front yard coverage to be 33 percent as shown on the drawings submitted to BZA dated March 27, 2025; and
 - E. to Code Section 1121.12(i)(2) to permit a fence 2.4’ from the carport to be 4’ tall as shown on the drawings submitted to BZA dated March 27, 2025.
- 2. Approval of a reduction in enclosed parking by the Zoning Administrator for two (2) unenclosed parking spots;
- 3. Approval of the Architectural Board of Review;
- 4. Receipt of a Building Permit; and
- 5. Complete construction within 24 months of the effective date of this variance.

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.

Action: Continued (5-0) to the May BZA meeting to accurately determine the property line.