



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, MAY 21, 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.

Action: Continued (4-0) to the June BZA meeting on request of the applicant.

Cal. No. 3606 CORVAHMGMT LLC, 1925 Lee Rd., “S-2” Mixed Use, requests variance to Code Section 1163.05(3) to permit a freestanding commercial identification sign in a commercial district.

Action: Granted (3-1) with the following conditions:

1. Calendar No. 3606 is granted to Code Section 1163.05(3) to permit a 24-square foot freestanding commercial identification sign in a commercial district as shown on the drawings submitted to BZA;
2. Landscaping shall be added around the base of the sign;
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. 3610 SUPERIOR ROAD APARTMENTS, LLC, 14154 Superior Rd., “MF-1” 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 5 feet from the rear property line; and
- C. to Code Section 1166.06(a)(1) to permit no perimeter parking lot landscaping.

Action: Granted (5-0) with the following conditions:

1. Calendar No. 3610 is granted to:
 - A. to Code Section 1123.12(a)(1) to permit a parking area to be 0' from the northern and southern side property lines as shown on the drawings submitted to BZA;
 - B. to Code Section 1123.12(a)(1) to permit a parking area to be 0' at the southwest corner of the rear property line and taper from 0' to 5' and beyond as shown on the drawings submitted to BZA; and
 - C. to Code Section 1166.06(a)(1) to permit no perimeter parking lot landscaping.
2. Receipt of a Building Permit; and
3. Complete construction within 24 months of the effective date of this variance.