



CITY OF CLEVELAND HEIGHTS
BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 17, 2025

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, September 17, 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 JULY 16, 2025 PUBLIC HEARINGS

PUBLIC HEARING –SEPTEMBER 17, 2025:

Cal. No. 3615 P. & C. Byrne, 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. 3616 TRAINOO LLC, 1933 Lee Rd., “S-2” Mixed-Use, proposes adding 1 dwelling unit and requests variance:

- A. to Code Section 1123.06:
 - 1. to permit the land area per dwelling unit to be 900 square feet when the minimum is 1,750 square feet; and
 - 2. to permit a density of 48.4 units per acre when the maximum is 25 units per acre; and
- B. to Code 1161.03(4) to permit 13 off-street parking spaces when 14 are required.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

OLD BUSINESS

NEW BUSINESS

Agenda continues on the next page.

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. If you have any questions, contact the Planning Department at bza@clevelandheights.gov or 216-291-4885.

Comments emailed to 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.