



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](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.***