



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, JULY 16, 2025

Cal. No. 3613 SUSTAINABLE COMMUNITY ASSOCIATES IX, LLC, Park Synagogue Development Phase 1, 3300 Mayfield Rd. & 3325 Euclid Heights Blvd., requests variance:

- A. to Code Section 1145.04(c)(1) to permit a 35-foot tall building to be 39 to 70 feet from the eastern property line;
- B. to Code Section 1161.11(c)(1) to permit 20-foot circulation aisles where the requirement is 22 feet; and
- C. to Code Section 1166.06(c)(6)(A) to permit 5 parking lot islands to not have a shade tree.

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

- 1. Calendar No. 3613 is granted:
 - A. to Code Section 1145.04(c)(1) to permit a 35-foot tall building to be 39 to 70 feet from the eastern property line as shown on the drawings submitted to BZA;
 - B. to Code Section 1161.11(c)(1) to permit 20-foot circulation aisles where the requirement is 22 feet as shown on the drawings submitted to BZA; and
 - C. to Code Section 1166.06(c)(6)(A) to permit 5 parking lot islands to not have a shade tree as shown on the drawings submitted to BZA.
- 2. Approval of a certificate of appropriateness from the Landmarks Commission for the Phase 1 Development;
- 3. Approval of a conditional use permit from the Planning Commission for the Phase 1 Development;
- 4. Approval of the Architectural Board of Review for the Phase 1 Development;
- 5. Approval of the final landscape plan for the Phase 1 Development by the Zoning Administrator;
- 6. Receipt of a Building Permit; and
- 7. Complete construction within 36 months of the effective date of this variance.