



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.