



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON THURSDAY, OCTOBER 16, 2025

Cal. No. 3614 L. Brock, 3079 Euclid Heights Blvd., “A” Single-Family, requests variance to Code Section 1121.12(a)(16) to permit a storage shed in the secondary front yard.

Action: Granted (4-0) with the following conditions:

1. Calendar No. 3614 is granted to Code Section 1121.12(a)(16) to permit a storage shed in the secondary front yard as shown on the drawings submitted to BZA;
2. Removal of the greenhouse documented in the site visit on October 14, 2025 within 6 months of the effective date of this variance and continued compliance with Code Section 1121.12(f); and
3. Complete construction within 6 months of the effective date of this variance.

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;
- B. to Code Section 1123.10 to permit 1 dwelling unit to be 438 square feet when the minimum is 500 square feet; and
- C. to Code 1161.03(4) to permit 13 off-street parking spaces when 14 are required.

Action: Granted (4-0) with the following conditions:

1. Calendar No. 3616 is granted:
 - A. to Code Section 1123.06:
 1. to permit the land area per dwelling unit to be 900 square feet; and
 2. to permit a density of 48.4 units per acre;
 - B. to Code Section 1123.10 to permit 1 dwelling unit to be 438 square feet as shown on the drawings submitted to BZA; and
 - C. to Code 1161.03(4) to permit 13 off-street parking spaces when 14 are required.
2. Receipt of a Building Permit; and
3. Complete construction within 12 months of the effective date of this variance.

Cal. No. 3617 A. Nadas & T. Nadas, 2564 South Taylor Rd., “A” Single-Family, requests variance:

- A. to Code Section 1121.12(a)(4) to permit steps that exceed 3 feet in height to be less than 5 feet from the side property line and
- B. to Code Section 1121.12(a)(5) to permit a patio and walkway to be less than 3 feet from the side property line.

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