



BZA Summary Document

Printed Date: December 23, 2025

Permit Number:	SV25-000031	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	2096 LENNOX RD CLEVELAND HEIGHTS, OH 44106		
Application Date:	12/09/2025		
Applicant Name	Ronald Kluchin	Applicant Email	
Applicant Address		Applicant Company Name	Ronald Kluchin Architects.inc.
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	SPH PROPERTIES II ,LLC		
Property Owner Address			
Property Owner City/State /Zip			
Property Owner Phone			
Property Owner Email			
Property Type	Multi-Family Residential, Commercial, etc.		
Brief Summary of Variance Request	1. land area per dwelling unit 2. required parking per unit		
Number of Variances Requested	2		
A. Explain special conditions or circumstances that exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (examples of this are: exceptional irregularity,	the existing building is 3 1/2 stories with 10 suites a 758 sq. ft. space is available on the ground floor that is unoccupied we would like to add 1 suite to the building in the unoccupied space this would not enlarge the building since the space is already in the building		

narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions.)

B. Explain how the property in question would not yield a reasonable return or there could not be any beneficial use of the property without the variance.

the property is zoned MF-2 multifamily district there is no other use for the space that is permitted the additional unit will help offset the upkeep cost of the building

C. Explain whether the variance is insubstantial.

the variance is for only 1 unit totaling 11 suites in the entire building this is a very minor upgrade to the building and an insubstantial variance

D. Explain whether the variance is the minimum necessary to make possible the reasonable use of the land.

the size of the building cost for maintenance and taxes make it very difficult with only 10 suites to cover the costs

E. Explain whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance.

the character of the neighborhood will stay exactly as is since the unit is within the building footprint and adding only 1 suite to the neighborhood

F. Explain whether the variance would adversely affect the delivery of governmental service (e.g., water, sewer, garbage.)

no changes to government services, would take place with adding 1 suite all utilities are available at the building at this time

G. Did the applicant purchase the property without knowledge of the zoning restriction.

yes

H. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the owner.

the space was always in the building used for an office and storage for the building the offices are now remote not in the building

I. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example.)

the only way to add a suite to the building would be a variance in number of suites per acre the acreage is .1812 acres only allowing 4.5 suites so a variance is necessary

J. Explain whether the spirit and intent behind the zoning requirement would be

the request for 1 new suite would not change the neighborhood in any way parking is

observed and/or substantial justice done by granting the variance.	available with a permit in several lots within walking distance of the building
K. Explain whether the granting of the variance requested will or will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.	many of the buildings in the area use the surrounding parking lots for their parking and many people park on the adjoining streets i do not believe this variance would allow the applicant any special privileges
Once you submit your application you will be taken to the payment page. Enter your payment information and submit. I understand review won't start until payment is made.	Yes