



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, April 21, 2021

**Cal. No. 3514 Benjamin Rose Institute on Aging/Margaret Wagner Condominium, 2373 Euclid Heights Blvd.**, MF-3 Multiple-Family, the project to create 20 new senior apartments requests variance to Sect.1161.03(a)(5) to permit 20 surface parking spaces (20 spaces with 10 enclosed required).

*Action: Granted 4-0 with the following conditions:*

1. Variance 3514 is granted to permit 20 surface parking spaces with no covered parking for the new 20 affordable senior housing dwelling units;
2. Receipt of a building permit;
3. Receipt of housing occupancy certificates; and
4. Complete construction within 24 months of the effective date of this variance.

**Cal. No 3515 Jewish Education Center, 2030 S. Tylor Rd.**, MF-2 Multiple-Family, requests a variance to Sect. 1123.12(e) to permit a 6' tall ornamental metal fence in front & corner side yards parallel to S. Taylor Rd., Superior Rd., and Hampstead Rd. (4' maximum height permitted).

*Action: Granted 4-0 with the following conditions:*

1. Variance 3515 is granted to permit a 6' tall fence in the front and corner front yards as shown on the site plan dated March 19, 2021.
2. Approval of a fence landscape plan by the Planning Director;
3. Receipt of a Fence Permit; and
4. Complete construction within 18 months of the effective date of this variance.

**Cal. No. 3517 Mary Dunbar, 12628 Cedar Rd.**, A Single-Family, requests a variance to Sect.1121.12(i) (2) to permit 6'tall fence in the side yard to be 4'3" from the applicant's house (minimum 6' setback required).

*Action: Granted 4-0 with the following conditions:*

1. Variance 3517 is granted to permit a 6-foot tall fence to be located 4'3" from the applicant's house as shown on the site plan submitted with the variance application;
2. Receipt of a fence permit; and
3. Complete construction within 18 months of the effective date of this variance.

**Cal. No. 3518 A Tom & Charlotte Wilson Veider, 3041 Essex Rd.,** A Single-Family, requests variances to Sect. 1121.12(a)(2) to permit a replacement garage/accessory building to be located 3' from rear (N) & 1.5' from side (E) property lines (minimum 5' setback required).

*Action: Granted 3-1 with the following conditions:*

1. Variance 3518 is granted to permit a replacement garage/accessory building to be located 3' from rear (north) & 1.5' from side (east) property lines (minimum 5' setback required) as shown on the drawings submitted with the BZA variance application dated March 8, 2021.
2. Approval of the Architectural Board of Review;
3. Receipt of a Building Permit; and
4. Complete construction within 18 months of the effective date of this variance.

**Cal. No. 3518 B Tom & Charlotte Wilson Veider, 3041 Essex Rd.,** A Single-Family, requests variances to Sect. 1121.12 to permit a replacement garage/accessory building to be taller than maximum 15' height.

*Action: Granted 4-0 with the following conditions:* If approved, conditions may include:

1. Variance 3518 is granted to Section 1121.12 to permit a replacement garage/accessory building to be taller than the maximum 15' height permitted as shown on the drawings submitted with the BZA variance application dated March 8, 2021.
2. Approval of the Architectural Board of Review;
3. Receipt of a Building Permit; and
4. Complete construction within 18 months of the effective date of this variance.

**Cal. No. 3519 12401 Cedar Road LLC, 12401 Cedar Rd.,** S-2 Mixed-Use, requests use variance to Sect 1131.02 to permit a freestanding, walk-up ATM on the SW corner of the parcel (use not permitted).

*Action: Continued 4-0*