



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, May 19, 2021

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Action: Consideration of Application Withdrawn 3-0

Cal. No. 3520 Chris & Coleen Chin, 2565 Norfolk Road, 'AA' Single-Family, requests a variance to Section 1121.12(i)(6) to permit additional chain link fence in Berkshire Rd. corner side yard (chain link not permitted).

Action: Granted 2-1 with the following conditions:

1. Variance 3520 is granted to permit chain link fence in the Berkshire corner side yard as shown on the site plan submitted with the BZA application;
2. Receipt of a fence permit;
3. Maintain the landscaping in front of the fence that screens the chain link fence from being viewed from Norfolk and Berkshire roads;
4. Complete construction within 18 months of the effective date of this variance; and
5. Applicant and all future owners of the property shall maintain the fence in good condition and appearance at all times.

Cal. No 3521 Ben & Jill Silver, 2671 Scarborough Road, 'A' Single-Family, requests a variance to Section 1121.12(i)(1) to permit a fence in the corner side yard along Demington Dr. to be taller than the 4' maximum height permitted.

Action: Granted 3-0 with the following conditions:

1. Variance 3521 is granted to permit a 6-foot tall fence to be installed a minimum of 2' from the Demington Drive public sidewalk as shown on the site plan submitted with the BZA application;
2. Receipt of a fence permit;
3. Install and maintain landscaping in front of the fence along Demington Drive as shown on the landscape plan submitted with the BZA application;
4. Complete construction within 18 months of the effective date of this variance.

Cal. No. 3522 Frank & Sarah Kuhar, 2613 Wellington Road, 'A' Single-Family, requests a variance to Section 1121.12(a)(3) to permit a swimming pool to be less than 15' from the side (south) property line.

Action: Granted 3-0 with the following conditions:

1. Variance 3522 is granted to Section 1121.12(a)(3) to permit a swimming pool to be 8 feet from the side (south) property line as shown on the site plan submitted with the BZA application.
2. A self-latching and self-locking latch will be installed on the gate;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit; and
5. Complete construction within 24 months of the effective date of this variance.