



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON THURSDAY, JULY 22, 2021

Cal. No. 3525 Muhammad Shazam & Rubina Hussain, 2599 North Park Blvd., AA Single-Family requests a variance to Sect. 1121.12(i)(1) to permit a rear fence in the Woodmere Dr. corner side yard to be taller than the 4' maximum height permitted.

Action: Granted 4-0 with the following conditions:

1. Variance 3525 is granted to permit a 6-foot tall fence to be installed along the rear property line with a portion of it being in the Woodmere Drive corner side yard as shown on the site plan submitted with the BZA application;
2. Approval of the Architectural Board of Review;
3. Receipt of a Fence Permit; and
4. Complete construction within 18 months of the effective date of this variance.

Cal. No 3524 Greg & Mary Pat Jolivette, 2791 Scarborough Rd., A Single-Family, propose to build a 46' by 26' garage/indoor basketball court accessory building request variances to

(a) Sect. 1121.12(a)(2) to have rear yard, west side yard & east side yard setbacks less than the minimum 5 feet.

Action: Granted 3-1 with the following conditions:

1. Variance 3524(a) is granted to permit the garage/indoor basketball court accessory building to have the rear yard, west side yard & east side yard setbacks to be 3 feet;
2. Survey of the rear yard to establish the property lines;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. The garage/basketball court accessory building shall be used only for family activity;
6. The garage/basketball court accessory building shall not be rented or used as a commercial or community space; and
7. Complete construction within 18 months of the effective date of this variance.

(b) Sect.1121.12(d)(1) to permit the accessory building to cover more than 20% rear yd;

Action: Granted 3-1 with the following conditions:

1. Variance 3524(b) is granted to permit the garage/indoor basketball court accessory building to cover 37.7% of the rear yard;
2. Survey of the rear yard to establish the property lines;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. The garage/basketball court accessory building shall be used only for family activity;
6. The garage/basketball court accessory building shall not be rented or used as a commercial or community space; and
7. Complete construction within 18 months of the effective date of this variance.

(c) Sect.1121.12(e) to permit permit garage floor area to be greater than 733 square feet maximum permitted;

Action: Granted 3-1 with the following conditions:

1. Variance 3524(c) is granted to permit the garage/indoor basketball court accessory building to have a garage floor area to be 1,196 square feet;
2. Survey of the rear yard to establish the property lines;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. The garage/basketball court accessory building shall be used only for family activity;
6. The garage/basketball court accessory building shall not be rented or used as a commercial or community space; and
7. Complete construction within 18 months of the effective date of this variance.

(d) Sect. 1121.12(g) to permit accessory building height to be taller than the maximum of 15 feet.

Action: Granted 3-1 with the following conditions:

- 1 Variance 3524(d) is granted to permit the garage/indoor basketball court accessory building height to be 20'3";
2. Survey of the rear yard to establish the property lines;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. The garage/basketball court accessory building shall be used only for family activity;
6. The garage/basketball court accessory building shall not be rented or used as a commercial or community space; and
7. Complete construction within 18 months of the effective date of this variance.

Cal. No. 3526 Robert Schulte & Mary Zodnik, 3321 Hyde Park Ave., A Single-Family requests a variance to Sect. 1121.12(i)(1) to permit a fence in the Minor Park Lane corner side yard to be taller than the 4' maximum height permitted.

Action: Granted 4-0 with the following conditions:

1. Variance 3526 is granted to permit a 6-foot tall fence to be installed in the Minor Park Lane corner side yard as shown on the site plan submitted with the BZA application;
2. Approval of the Architectural Board of Review;
3. Receipt of a fence permit; and
4. Complete construction within 18 months of the effective date of this variance.