



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, OCTOBER 20, 2021

Cal. No. 3530 Start Right CDC, 961 Nelaview Rd., A Single-Family proposes constructing a new house requests variance to:

- a) Sect. 1121.08(a)(2) to permit front yard to be less than the established front yard (required minimum);

Action: Granted 5-0 with the following conditions:

1. Variance Cal No 3530 (a) to Section 1121.08(a)(2) is granted to permit the front yard to be less than the established front yard as shown on the site plan dated Sept. 29, 2021;
2. Approval of the Architectural Board of Review;
3. Receipt of a building permit; and
4. Complete construction within 24 months of the effective date of this variance.

- b) Sect. 1121.08 to permit N. side yard to be less than 5' required minimum; and

Action: Granted 5-0 with the following conditions:

1. Variance Cal No 3530 (b) to Section 1121.08 is granted to permit the side yard shared with 959 Nelaview to be 3 feet;
2. Approval of the Architectural Board of Review;
3. Receipt of a building permit; and
4. Complete construction within 24 months of the effective date of this variance.

- c) Sect. 1121.09(b) to permit an attached garage with a visible door on the street door (visible door on the street not permitted).

Action: Granted 5-0 with the following conditions:

1. Variance Cal No 3530 (c) to Section 1121.09(b) to permit an attached garage with a visible door on the street as shown on the materials submitted with the BZA application;
2. Approval of the Architectural Board of Review;
3. Receipt of a building permit; and
4. Complete construction within 24 months of the effective date of this variance.