



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, JANUARY 19, 2022

**Cal. No. 3535 B. & J. Miller, 1618 Rydalmount Rd.,** ‘A’ Single-Family, requests a variance to Sect.1121.12(a)(2) to permit new garage/workshop to be setback less than 5’ minimum required side yard setback; Sect. 1121.12(d)(1) to permit garage/workshop rear yard coverage to be greater than maximum 20%; & to Sect. 1121.12(e)(2) to permit garage floor area to be greater than maximum area permitted.

Action: Continued until the February 16, 2022 meeting 5-0

**Cal. No. 3537 J. Epstein & M. Gawry, 2584 Shaker Rd.,** ‘A’ Single-Family, proposing rear yard patio, & gravel patio & walk requests variances to Sect. 1121.12(d)(5) to permit total rear yard coverage to be greater than maximum 60% permitted & Sect. 1121.12(a)(5) to permit rear yard gravel walkway to be less than minimum 3’ required from the south side property line.

Action: Granted 5-0 with the following conditions:

- 1a. Cal. No. 3537 (A) variance to Section 1121.12(d)(5) to permit total rear yard coverage to be 67.5%, as shown on the site plan submitted with this variance application;
- 1b. Cal No. 3537(b) variance to Section 1121.12(a)(5) to permit rear yd. gravel walkway to be 0’ from the south side property line as shown on the site plan submitted with this variance application.
2. Approval by 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.

**Cal. No 3539 Flaherty & Collins, CEDAR LEE MEADOWBROOK DEVELOPMENT (PPN 687-06-009 -013, 687-06-088 – 687-06-096, 687-08-001)**

**A. Cedar-Lee site, 1320 Cedar Rd. & 2223 Lee Rd.** requests the following variances:

- 1) Sect. 1131.14(f) to permit front yard on Cedar Rd. to be greater than maximum 10’ permitted;
- 2) Sect. 1131.14(g)(4) to permit less than ½ of each building face on the building’s top floor to be setback at least 8’ on the Cedar Rd. face of the building at street level.;
- 3) Sect. 1166.05(b) to have less than 10’ landscaped front yard along Cedar Rd.

Action: Granted 5-0 with the following conditions:

- 1a. Variance Cal No. 3539A (1) to Sect. 1131.14(f) is to permit the front yard on Cedar Rd. to be a maximum of 15’ 11” as shown on the Dimensioned Site Plan submitted with the BZA application.
- 1b. Variance Cal. No. 3539A (2) to Sect. 1131.14(g)(4) is to permit no upper floor setback along the Cedar Road face of the building.
- 1c Variance Cal No. 3539 A (3) to Sect. 1166.05(b) is to permit the landscaped yd. along Cedar Rd., to be less than 10’ as shown on the Cedar Road Landscaping Buffer drawing submitted with the BZA application.
2. Details of all proposed fences shall be part of the final landscape plan;
3. Approval of a final Landscape Plan by the Planning Director;
4. Approval of a Lighting Plan by the Zoning Administrator;

5. Signage requires a separate review and approval for zoning compliance;
6. Approval of development plan by the Planning Commission;
7. Approval of required lot resubdivision of the Cedar-Lee Site by Planning Commission;
8. Approval of Conditional Use Permits by the Planning Commission;
9. Approval by the Architectural Board of Review;
10. Receipt of building permit(s); and
11. Complete construction within 36 months of the effective date of this variance.

**B. Meadowbrook site, 2223 Lee Rd.** requests the following variances:

- 1) Sect. 1131.14(f) to permit front yd. on Lee Rd. to be greater than max. 10' permitted;
- 2) Sect. 1131.14(f) to permit rear yd. abutting 3216 Tullamore Rd. to be less than the 20' min. required;
- 3) Sect. 1131.14(g)(4) to permit less than ½ of each building face on the bldg.'s top floor to be setback at least 8' on the Tullamore Rd. face of the bldg.;
- 4) Sect. 1131.075(a) to have less than 60% windows along the Tullamore Rd. street frontage; &
- 5) Sect. 1166.05(b) to have less than 10' landscaped yd. along Tullamore Rd. & Lee Rd.

Action: Granted 5-0 with the following conditions:

- 1a. Variance Cal. No. 3539 B (1) Sect. 1131.14(f) to permit the front yard on Lee Rd. to be a maximum of 16'5" as shown on the Dimensioned Site Plan submitted with the BZA application.
- 1b. Variance Cal. No. 3539 B (2) is to Sect. 1131.14(f) permit the rear yard abutting 3216 Tullamore to be a minimum of 7' as shown on the Dimensioned Site Plan submitted with the BZA application.
- 1c. Variance Cal. No. 3539 B (3) to. Sect. 1131.14(g)(4) to permit no upper floor setback along Tullamore Road.
- 1d. Variance Cal No 3539 B (4) to Sect 1131.075(a) is to permit 52.3% of windows along the Tullamore Road lineal frontage.
- 1e. Variance Cal. No. 3539B (5) to Sect. 1166.05(b) is to permit less than 10' landscaped yd. along Tullamore Rd. & Lee Rd. permitting no landscape yard along Lee Road and on along the Tullamore Rd. corner, as shown on the Lee Road Landscaping Buffer Setback drawing submitted with the BZA application.
2. Installation of a privacy fence and/or landscaping along the property line shared with 3216 Tullamore Road. This fence detail, along with all proposed fences shall be part of the final landscape plan;
3. Approval of a final Landscape Plan by the Planning Director;
4. Approval of a Lighting Plan by the Zoning Administrator;
5. Signage requires a separate review and approval for zoning compliance;
6. Approval of development site plan by the Planning Commission;
7. Approval of Conditional Use Permits by the Planning Commission;
8. Approval by the Architectural Board of Review;
9. Receipt of building permit(s); and
10. Complete construction within 36 months of the effective date of this variance