



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, February 16, 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 the maximum area permitted.

Action: Withdrawn 5-0

**Cal. No. 3540 K. Laubscher dba Meadowbrook Venture Properties LLC, 3362 Meadowbrook Blvd.**, A Single-Fam., proposing an addition to house requests variance to Sect. 1121.08(a)(2) to permit the front yard to be less than the established front yard (required minimum).

Action: Granted 5-0 with the following conditions:

1. Variance 3540 is granted to permit an addition to extend 5'11" in front of the houses current setback as shown on the site plan submitted with their BZA application.
2. Receipt of building permits; and
3. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3541 V. Whiting, 2489 Coventry Rd.**, AA Single-Fam., proposes pool-house, pool, patio requests variances to

- a. Sect. 1121.12(a)(2) to permit a pool house to be in the front yard (N. Park Blvd.) permitted rear yard only;
- b. Sect. 1121.12(a)(3) to permit pool to be set back 10' from the side property line (min. 15' required.);
- c. Sect. 1121.12(a)(5) to permit patio to extend into required front yd;
- d. Sect. 1121.12(c) to permit side yd. coverage to be greater than max. 60%;
- e. Sect. 1121.12(i)(1) to permit a front yard fence to be taller than max. 4' permitted.

Action: Granted 5-0 with the following conditions:

1. a. Variance 3541(a) is granted to permit a pool house to be in the front yard (N. Park Blvd.) as shown on the site plan submitted with the BZA application;
- b. Variance 3541(b) is granted to permit a swimming pool to be set back 10' from the side property line as shown on the site plan submitted with the BZA application;
- c. Variance 3541(c) is granted to permit a patio to extend into a front yard 15' as shown on the site plan submitted with the BZA application;
- d. Variance 3541(d) is granted to permit the side yard coverage to be a maximum of 68% as shown on the site plan submitted with the BZA application;
- e. Variance 3541(e) is granted to permit the front yard fence to be a maximum 6'-tall as shown on the site plan submitted with the BZA application;
2. The pool house will be a maximum height of 15' to conform with Section 1121.12(g) Maximum Height of Accessory Structures;
3. The swimming pool shall be completely enclosed by a wall or fence of sturdy construction not less than 6' in height and gates shall be self-closing and self-latching to adhere to Code Section 1121.12(h);
4. Approval of the Architectural Board of Review;
5. Receipt of a fence permit;
6. Approval of final landscape plan by the Planning Director;
7. Receipt of building permits; and
8. Complete construction within 24 months of the effective date of this variance.