



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

**Cal. No. 3546 J. & S. Nestor, 1815 North Park Blvd.,** A Single-Fam., proposes renovation to front of house requests variance to Sect. 1121.08(a)(4) to permit front yd. to be less than the established front yd. depth.

*Action: Granted 4-0-1 with the following conditions:*

1. Variance 3546 is granted to permit the front yard to be less than the established front yard as shown on the site plan submitted with this BZA application
2. Approval of the Architectural Board of Review;
3. Receipt of a Building Permit;
4. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3547 M. Larkin, 3166 Sycamore Rd.,** A Single-Fam., proposes new garage requests variance to Sect. 1121.12(e)(2) to permit garage floor to be greater than max. floor area permitted.

*Action: Granted 5-0 with the following conditions:*

1. Variance 3547 is granted to permit the garage floor to be 768 square feet, greater than the maximum floor area permitted as shown on the site plan submitted with this BZA application
2. Receipt of a Building Permit;
3. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3548 B. & J. Miller, 1618 Rydalmount Rd.,** A Single-Family, requests a variance to

**A.** Sect.1121.12(a)(2) to permit new garage/workshop to be setback less than 5' min. req'd side yard setback;

**B.** Sect. 1121.12(d)(1) to permit garage/workshop rear yard coverage to be greater than max. 20%; & to

**C.** Sect. 1121.12(e)(2) to permit garage floor area to be greater than max. area permitted.

*Action: Granted 4-1 with the following conditions:*

- 1A. Cal. No. 3548A variance to Section 1121.12(a)(2) is granted to permit new garage/workshop to have a 1.5' side yard setback as shown on the site plan submitted with the BZA application;
- B. Cal. No 3548B variance to Section 1121.12(d)(1) is granted to permit garage/workshop rear yard coverage to be 23.8% as shown on the site plan submitted to BZA;
- C. Cal. No. 3548C variance to Section 1121.12(e)(2) is granted to permit the garage floor area to be 977.8 square feet as shown on the site plan submitted to BZA.
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.