



CLEVELAND  
HEIGHTS

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

**Cal. No. 3552 D. & M. Schubert, 2245 Harcourt Dr.**, 'AA' Single-Fam. requests approval to expand their carriage house per Nonconforming Use Code Sect. 1173.01(a) by adding 336 sq.ft.1 floor addition.

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

1. Cal. No. 3552 is granted to permit the Carriage House footprint to be expanded by 336 square feet as shown on the plans dated September 20, 2022, 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.

**Cal. No. 3553 F. Kuhar, 2243 Bellfield Ave.**, 'B' Two-Fam., requests a variance to Sect. 1121.08 to permit new attached garage to have rear yard setback less than min. 30'.

*Action: Granted, 3-0 with the following conditions:*

1. Variance 3553 is granted to permit the addition of an attached garage to the principal structure (the house) resulting in the rear yard being 4 feet in depth as shown on the site plan submitted with the BZA application.
2. Stormwater from the new garage addition shall be directed to rain garden(s);
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit; and
5. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3554 Weeks Automotive, 3984 Mayfield Rd.**, 'S2' Mixed-Use, requests a variance to Sect. 1163.04 to permit commercial identification signage to be greater than max. 150' to permit commercial identification sign on east side of bldg. & north, Mayfield Rd. side of bldg. & on prior nonconform pole sign.

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

1. Variance 3554 is granted to permit commercial identification signage totaling 191.69 square feet, including the nonconforming pole sign, the projecting signs, and building signage on both the Mayfield Road (north elevation) and Warrensville Center (east elevation) as shown on the site signage plan submitted with the BZA application.
2. As a continuation of a nonconforming use, Weeks Automotive will adhere to auto repair as stated in Section 1153.05(u) requirements;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit; and
5. Complete construction within 24 months of the effective date of this variance.