



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, AUGUST 16, 2023

**Cal. No. 3566 P. Karas, 2878 Hampshire Rd.**, "A" Single-Family, requests variance to

- (a) Schedule 1121.12(d)(3) to permit the pavement related to parking to be greater than 40% maximum permitted.
- (b) Schedule 1121.12(d)(5) to permit the total maximum rear yard coverage to be greater than 60% maximum permitted.

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

1. Variance 3566 is granted to permit
  - a) the pavement related to parking to be 770 square feet; and
  - b) the total rear yard coverage to be 1,370 square feet as shown on the site plan dated June 8, 2023, submitted with the BZA application.
2. Receipt of a Building Permit;
3. Removal of the former driveway apron and re-establishing landscaping at this location and mediate the front walkway; and
4. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3567 N. & D. McLaughlin, 865 Quarry Dr.**, "A" Single-Family, requests variance to Schedule 1121.21(a)(5) to permit a patio to be located less than the minimum 3 feet from the rear & side yard property lines.

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

1. Variance 3567 is granted to permit the patio to be 1 foot 3 inches from the rear property line and to have a 0-foot setback from the side property line as shown on the site plan submitted with the BZA application.
2. Receipt of a Building Permit; and
3. Complete construction within 24 months of the effective date of this variance.

**Cal. No. 3568 Start Right Community Development Corp., 961 Nelaview**, "A" Single-Family, requests variance to Schedule 1121.21(10) to permit air conditioning machinery to be located less than the minimum 5 feet from the side property line.

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

If approved, conditions should include:

1. Variance 3568 is granted to permit the air conditioning machinery to be located 3 feet from the side property line as shown on the site plan submitted with the BZA application.
2. Receipt of a Building Permit; and
3. Complete construction within 24 months of the effective date of this variance.