



CITY OF CLEVELAND HEIGHTS
BOARD OF ZONING APPEALS AGENDA
MAY 15, 2024

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, May 15, 2024, at 7:00 p.m.** in Council Chambers, City Hall, 40 Severance Circle, Cleveland Heights.

AG E N D A

ROLL CALL

APPROVAL OF THE MINUTES OF THE DECEMBER 20, 2023 AND MARCH 20, 2024 PUBLIC HEARINGS

PUBLIC HEARING – MAY 15, 2024

Cal. No. 3578 S. & K. Reinhardt, 2527 Derbyshire Rd., “A” Single-Family, requests variance to Code Section 1121.12(a)(5) to permit the west side yard setback of proposed deck to be less than the minimum 5 feet required and to Code Section 1121.12(c)(2) to permit the side yard coverage to be greater than 60%.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw
Moved by _____ Seconded by _____
Motion ☐ Carried ☐ Failed

Cal. No. 3579 D. Goodman, 2540 Overlook Rd., “MF-3” Multiple -Family, replacing detached garage with parking area requests variance to Code Section 1161.11(a) to permit parking spaces to be less than 9 feet wide and to Code Section 1161.11(c) to permit the circulation aisle to be less than 22 feet wide; to Code Section 1166.06(a)(1) to permit no parking lot landscaping; and to Code Section 1123.12(a) (1) to permit the side yard setback to be less than minimum 5 feet and rear yard setback to be less than 10 feet wide.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw
Moved by _____ Seconded by _____
Motion ☐ Carried ☐ Failed

Cal. No. 3580 D. Goodman, 2544 Overlook Rd., “MF-3” Multiple -Family, replacing detached garage with parking area requests variance to Code Section 1161.11(a) to permit parking spaces to be less than 9 feet wide and to Code Section 1161.11(c) to permit the circulation aisle to be less than 22 feet wide and to Code Section 1166.06 to permit no parking lot landscaping; and to Code Section 1123.12(a)(1) to permit the side yard setback to be less than minimum 5 feet and rear yard setback to be less than 10 feet wide.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw
Moved by _____ Seconded by _____
Motion ☐ Carried ☐ Failed

Cal. No. 3581 R. Pietro, The Alcazar, 2450 Derbyshire Rd., “MF-2” Multiple-Family, requests variance to Code Section 1123.06 to permit 133 units with maximum land area per dwelling unit to be less than 1,750 minimum; to Section 1123.11 to permit the building to be taller than maximum 45 feet; and to Section 1161.03(a)(4) to permit 12 additional dwelling units (total of 133 dwelling units) with existing onsite parking of 43 spaces when the minimum parking required is 133 spaces.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw
Moved by _____ Seconded by _____
Motion ☐ Carried ☐ Failed

Cal. No. 3582 S. Ismail-Beigi Barlett & R. Woodbridge, 1774 Lee Rd., ‘MF2’ Multiple-Family requests to amend the use variance to Sections 1123.01, 1123.02 & 1123.03 to permit office use in addition to the existing use variance permitting commercial retail/bakery in an existing structure.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw
Moved by _____ Seconded by _____
Motion ☐ Carried ☐ Failed

OLD BUSINESS
NEW BUSINESS
ADJOURNMENT

NOTE: If your property is adjacent to this case, you received this notice as an invitation to learn about and to comment on the project prior to, or during the Board of Zoning Appeals meeting. Case information include site plans and statements of practical difficulty are available to review at: www.clevelandheights.com/bza-cases.

Comments emailed to bza@clevelandheight.gov will be shared with the BZA members and the applicants prior to the meeting. Please include your name and address in your email comments. These comments will be entered into the BZA case record.