



CLEVELAND  
HEIGHTS

CITY OF CLEVELAND HEIGHTS  
BOARD OF ZONING APPEALS AGENDA  
DECEMBER 18, 2024

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, December 18, 2024, at 7:00 p.m.** in Council Chambers, City Hall, 40 Severance Circle, Cleveland Heights.

**AGENDA**

ROLL CALL

APPROVAL OF THE MINUTES OF THE NOVEMBER 20, 2024 PUBLIC HEARINGS

PUBLIC HEARING –DECEMBER 18, 2024:

**Cal. No. 3591 Yeshiva Derech Hatorah, 1700 S. Taylor Rd., “C2-X” Multiple-Use,** requests variance:

- A. to Code Section 1131.08(c)(1) to permit a fence located in the front yard to be taller than the maximum height of four (4) feet above the ground; and
- B. to Code Section 1131.08(c)(3) to permit a fence located in the corner side yard to be taller than the maximum height of six (6) feet above the ground.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Motion ☐ Carried ☐ Failed

**Cal. No. 3592 F. Blackman, 905 Keystone Dr., “A” Single-Family,** requests variance:

- A. to Code Section 1121.12(b) to permit a porch to extend more than six (6) feet into the required front yard; and
- B. to Code Section 1121.12(c)(1) to permit the front yard coverage to be greater than the maximum of thirty (30) percent.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Motion ☐ Carried ☐ Failed

**Cal. No. 3594 Cleveland Premium Rentals 5, LLC, 2230 Grandview Ave., “B” Two-Family:**

- A. Requests use variance to Code Sections 1121.03 and 1121.04 to permit a lodging house.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Motion ☐ Carried ☐ Failed

*Agenda continues on the next page.*

**Cal. No. 3594 Cleveland Premium Rentals 5, LLC, 2230 Grandview Ave., “B” Two-Family  
(continued):**

**B. Requests variance:**

1. to Code Section 1153.05(k)(1) to permit a land area per bed less than the minimum of 1,500 square feet for lodging houses; and
2. to Code Section 1161.03(a)(6) to permit seven (7) beds with existing onsite parking of three (3) spaces when the parking required is at least seven (7) spaces.

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](http://www.clevelandheights.com/bza-cases).***

***Comments emailed to [bza@clevelandheights.gov](mailto:bza@clevelandheights.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.***