



BZA Summary Document

Printed Date: November 25, 2024

Permit Number:	SV24-000018	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	1700 SOUTH TAYLOR RD CLEVELAND HEIGHTS, OH 44118		
Application Date:	11/12/2024		
Applicant Name	yossi klein	Applicant Email	
Applicant Address	1508 warrensville center rd cleveland heights OH 44121	Applicant Company Name	Yeshiva Derech Hatorah
Applicant Company Address	1508 warrensville center rd CLEVELAND HTS OH 44121	Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Owner		
Name	yossi klein		
Home Address			
Home Address City/State/Zip	c		
Phone Number	-----		
Email Address	-----		
Property Type	Multi-Family Residential, Commercial, etc.		
Brief Summary of Variance Request	we would like to put 6ft ornamental metal fencing with sliding gates at the driveway entrances at our building at 1700 s taylor rd also moving the vinyl fence that broke slightly from existing that was previously approved		
Number of Variances Requested	2		
A. Explain special conditions or circumstances that exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (examples of this	The current use of the property is an all girls high school with 9th -12th grade aged students. We are requesting a variance for a privacy fence to move slightly the vinyl fence		

are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions.)

B. Explain how the property in question would not yield a reasonable return or there could not be any beneficial use of the property without the variance.

C. Explain whether the variance is insubstantial.

D. Explain whether the variance is the minimum necessary to make possible the reasonable use of the land.

E. Explain whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance.

F. Explain whether the variance would adversely affect the delivery of governmental service (e.g., water, sewer, garbage.)

G. Did the applicant purchase the property without knowledge of the zoning restriction.

H. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the owner.

I. Demonstrate whether the applicant's predicament feasibly can be resolved through a

to re-enclose the areas in which children would be outdoors on the playground and an ornamental metal security fence around the parking lot and front entrance to inhibit access and stop all the trespassers and people cutting through our property.

Without the variance, it would be necessary to build the privacy fence at 4' tall on the portions of the fence facing S. Taylor Road and Euclid Heights Boulevard. The purpose of the fence is to create a private secure area for the children to be outdoors, and at 4' tall, the fence would be neither private, nor secure. also a 4 ft fence around the parking lot wouldnt keep a lot of the people from jumping it to keep them out

The variance we are requesting is for an additional 2' height for the 47.6' portion of privacy fence perpendicular to Euclid Heights Boulevard, as well as the 335.1' portion of ornamental security fence around existing parking lot and entrance of school. The entire length of both fences would be 6' high total.

The additional 2' variance in height for the fences would meet the needs of our property in ensuring the students have a secure private enclosed area.

The vinyl privacy fence is to match any existing privacy fence approved in a previous variance, and the ornamental security fence will be similar to a security fence at the Hebrew Academy of Cleveland, 1860 S Taylor Road, down the road and at the JECC a little further down S Taylor

The fences will not disturb the delivery of governmental services.

The addition of the fences was not considered during the purchase of the property.

The special condition is allowed under Cleveland Heights zoning code, as a Conditionally Permitted Use 1121.04(m) day care center and nursery school in a school or religious institution).

Creating a fence which is tall enough to provide security for the staff and students cannot

method other than a variance (e.g., a zone-conforming but unworkable example.)

J. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

K. Explain whether the granting of the variance requested will or will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

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be feasibly resolved without the use of a variance in this circumstance.

Other than the height of the fence parallel to the roads, the proposed fences intend to conform to all other applicable zoning requirements

the granting of this variance is not intended as a special privilege.

Yes