



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, 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 four (4) feet above the ground.

Action: Granted 4-0 with the following conditions:

1. Calendar No. 3591 is granted to:
 - A. to Code Section 1131.08(c)(1) to permit a fence located in the front yard to be a maximum height of six (6) feet above the ground as shown on the drawings submitted to BZA dated December 2, 2024; and
 - B. to Code Section 1131.08(c)(3) to permit a fence located in the corner side yard to be a maximum height of six (6) feet above the ground as shown on the drawings submitted to BZA dated December 2, 2024.
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. 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.

Action: Granted 3-0 with the following conditions:

1. Calendar No. 3592 is granted to:
 - A. to Code Section 1121.12(b) to permit a porch to extend eight (8) feet into the required front yard as shown on the drawings submitted to BZA; and
 - B. to Code Section 1121.12(c)(1) to permit the front yard coverage to be forty (40) percent as shown on the drawings submitted to BZA.
2. Approval of a landscaping plan by the Zoning Administrator that addresses stormwater management;
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. 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.

Action: Denied 4-0.

**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.

Action: Withdrawn.