



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, JANUARY 15, 2025

Cal. No. 3596 J. & M. Berger, 3543 Shannon Rd., “A” Single-Family, requests variance:

- A. to Code Section 1121.08 to permit an addition to be less than 30 feet from the rear property line;
- B. to Code Section 1121.12(a)(8) to permit a sidewalk to be less than 3 feet from the rear property line;
- C. to Code Section 1121.12(b): to permit a porch to extend more than 6 feet into the required corner side yard.

Action: Continued (4-0) per request from staff and applicant.

Cal. No. 3595 M. & L. Tohn, 3743 Shannon Rd., “A” Single-Family, requests variance:

- A. to Code Section 1121.12(c)(1) to permit the front yard coverage to be greater than 30 percent;
- B. to Code Section 1121.12(c)(2) to permit the side yard coverage to be greater than 60 percent;
- C. to Code Section 1161.105(a) to permit a driveway to be greater than 12 feet wide; and
- D. to Code Section 1161.105(c) to permit a driveway to be less than 3 feet from the side property line.

Action: Granted 4-0 with the following conditions:

- 1. Calendar No. 3595 is granted to:
 - A. to Code Section 1121.12(c)(1) to permit the front yard coverage to be 38 percent;
 - B. to Code Section 1121.12(c)(2) to permit the side yard coverage to be 75 percent;
 - C. to Code Section 1161.105(a) to permit the driveway to be 18 feet as shown on the drawings submitted to BZA; and
 - D. to Code Section 1161.105(c) to permit the driveway to be 0 feet from the side property line as shown on the drawings submitted to BZA.
- 2. Receipt of a Building Permit; and
- 3. Complete construction within 24 months of the effective date of this variance.