



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, MARCH 19, 2025

Cal. No. 3597 Congregation Ohel Sarah, 3769 Shannon Rd., “A” Single-Family, requests variance:

- A. to Code Section 1121.08(b)(1) to permit the corner side yard to be less than 15 feet;
- B. to Code Section 1121.12(b) to permit a porch to extend more than 6 feet into the required front yard;
- C. to Code Section 1121.12(c)(1) to permit the maximum coverage of the front yard to be greater than 30 percent; and
- D. to Code Section 1161.105(a): to permit a driveway width greater than 12 feet.

Action: Granted (3-0) with the following conditions:

1. Calendar No. 3597 is granted to:
 - A. to Code Section 1121.08(b)(1) to permit the corner side yard to be 11.56 feet as shown on the drawings submitted to BZA dated March 2025; and
 - C. to Code Section 1121.12(c)(1) to permit the coverage of the front yard to be 31 percent yard as shown on the drawings submitted to BZA dated March 2025.
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.

Action: Cal. No. 3597B & D withdrawn by the applicant (code-conforming solution found).

Cal. No. 3598 M. Newman, 3255 Berkeley Rd., “A” Single-Family, requests variance to Code Section 1121.12(d)(1) to permit the rear yard coverage for an accessory building to be greater than 20 percent.

Action: Withdrawn by the applicant (code-conforming solution found).

Cal. No. 3600 S. & M. Tolchinsky, 3811 Bendemeer Rd., “A” Single-Family, requests variance:

- A. to Code Section 1103.03(b)(85) to permit two (2) tandem parking spaces;
- B. to Code Section 1121.08(c) to permit the rear yard to be less than 30 feet;
- C. to Code Section 1121.12(a)(4) to permit an addition to be less than 5 feet from the side lot line; and
- D. to Code Section 1121.12(c)(1) to permit the front yard coverage to be greater than 30 percent.

Action: Continued (5-0) to the April BZA meeting as requested by the applicant.

Cal. No. 3602 P. Herrgesell & B. Cooper, 2888 Fairfax Rd., “AA” Single-Family, requests variance to Code Section 1121.12(b) to permit a deck to extend into the front yard more than 12 feet in front of the building.

Action: Granted (5-0) with the following conditions:

1. Calendar No. 3602 is granted to Code Section 1121.12(b) to permit a deck to be 125' to 127' from the front of the house and 31' into the required front yard 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.

Cal. No. 3603 J. & R. Gruenebaum, 3781 Bendemeer Rd., "A" Single-Family, requests variance:

- A. to Code Section 1121.08(b)(1) to permit the corner side yard to be less than 22 feet; and
- B. to Code Section 1121.12(e)(3)(B) to permit a garage to be set back less than 5 feet from the façade of the primary structure on the side that contains the driveway.

Action: Granted (5-0) with the following conditions:

1. Calendar No. 3603 is granted to:
 - A. to Code Section 1121.08(b)(1) to permit the corner side yard to be 16.70 feet as shown on the drawings submitted to BZA; and
 - B. to Code Section 1121.12(e)(3)(B) to permit a garage to be set back 1.67 feet from the side façade as shown on the drawings submitted to BZA.
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. 3604 The Cedar-Grandview Company, 12438 Cedar Rd., "C2" Local Retail, requests variance to Code Section 1163.06(e)(2) to permit a sign larger than fifteen (15) square feet at the rear entrance.

Action: Granted (4-0) with the following conditions:

1. Calendar No. 3604 is granted to Code Section 1163.06(e)(2) to permit 93.9 square feet of sign area at the rear entrance as shown on the drawings submitted to BZA and shown at the March 19, 2025 hearing;
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.