



CITY OF CLEVELAND HEIGHTS  
BOARD OF ZONING APPEALS AGENDA  
APRIL 23, 2025

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, April 23, 2025, at 7:00 p.m.** in Council Chambers, City Hall, 40 Severance Circle, Cleveland Heights.

**AGENDA**

**ROLL CALL**

**APPROVAL OF THE MINUTES OF THE MARCH 19, 2025 PUBLIC HEARINGS**

**PUBLIC HEARING –APRIL 23, 2025:**

**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 a carport to be less than 5 feet from the side lot line;
- D. to Code Section 1121.12(c)(1) to permit the front yard coverage to be greater than 30 percent; and
- E. to Code Section 1121.12(i)(2) to permit a fence parallel to the carport to be taller than the distance to the carport.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

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

Motion ☐ Carried ☐ Failed

**Cal. No. 3605 P. & C. Bryne, 1224 Oxford Rd., “A” Single-Family, requests variance:**

- A. to Code Section 1121.08(b) to permit an attached garage with a second-floor living space to be less than 5 feet from the side lot line;
- B. to Code Section 1121.08(c) to permit an attached garage with a second-floor living space to be less than 30 feet from the rear lot line;
- C. to Code Section 1121.12(a)(8) to permit a driveway to be less than 3 feet from the side lot line; and
- D. to Code Section 1121.12(e)(2) to permit the garage floor area to be greater than 610 square feet.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

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

Motion ☐ Carried ☐ Failed

**OLD BUSINESS**

*Agenda continues on the next page.*

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). If you have any questions, contact the Planning Department at [bza@clevelandheights.gov](mailto:bza@clevelandheights.gov) or 216-291-4885.***

***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.***