



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, JUNE 18, 2025

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.

Action: Continued (4-0) to the July BZA meeting on request of the applicant.

Cal. No. 3608 AVELLINO ACQUISITIONS LLC, 2725 Noble Rd., “MF-2” Multiple-Family, requests variance:

- A. to Code Section 1123.12(a)(1) to permit a parking area to be less than 5 feet from the side property line;
- B. to Code Section 1123.12(a)(1) to permit a parking area to be less than 10 feet from the rear property line;
- C. to Code Section 1123.12(a)(5) to permit a trash receptacle to be less than 15 feet from the side property line;
- D. to Code Section 1123.12(a)(5) to permit a trash receptacle to be less than 25 feet from the rear property line;
- E. to Code Section 1161.11(a) to permit 16 parking spaces to be less than 9 feet wide; and
- F. to Code Section 1166.06(a)(2) to permit no interior parking lot landscaping.

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

1. Calendar No. 3608 is granted to:
 - A. Code Section 1123.12(a)(1) to permit a parking area to be 0 feet from the side property line as shown on the drawing submitted to BZA;
 - B. Code Section 1123.12(a)(1) to permit a parking area to be 3 feet from the rear property line as shown on the drawing submitted to BZA;
 - C. Code Section 1123.12(a)(5) to permit a trash receptacle to be 5 feet to 11 feet from the side property line as shown on the drawing submitted to BZA;
 - D. Code Section 1123.12(a)(5) to permit a trash receptacle to be 3 feet from the rear property line as shown on the drawing submitted to BZA;
 - E. Code Section 1161.11(a) to permit 16 parking spaces to be 8.5 feet wide as shown on the drawing submitted to BZA; and
 - F. Code Section 1166.06(a)(2) to permit no interior parking lot landscaping as shown on the drawing submitted to BZA.
2. Receipt of a Building Permit; and
3. Complete construction within 24 months of the effective date of this variance.