



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, SEPTEMBER 17, 2025

Cal. No. 3615 P. & C. Byrne, 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: Granted (4-1) with the following conditions:

- 1. Calendar No. 3615 is granted to:
 - A. to Code Section 1121.08(b) to permit an attached garage with second-floor living space to be 1’-9” from the side lot line as shown on the drawings submitted to BZA dated August 15, 2025;
 - B. to Code Section 1121.08(c) to permit an attached garage with second-floor living space to be 19’-10” to 17’-3” from the rear lot line as shown on the drawings submitted to BZA dated August 15, 2025;
 - C. to Code Section 1121.12(a)(8) to permit a driveway to be 1’-4” feet the side lot line as shown on the drawings submitted to BZA dated August 15, 2025; and
 - D. to Code Section 1121.12(e)(2) to permit the garage floor area to be 661 square feet as shown on the drawings submitted to BZA dated August 15, 2025.
- 2. Approval of the Architectural Board of Review;
- 3. Receipt of a Building Permit;
- 4. Complete construction within 24 months of the effective date of this variance; and
- 5. Applicant shall work with the 1228 Oxford Rd property owner and submit a landscape plan to the city to replace the trees that will be damaged and/or removed as part of this construction project and implement the landscape plan prior to completion of construction.

Cal. No. 3616 TRAINOO LLC, 1933 Lee Rd., “S-2” Mixed-Use, proposes adding 1 dwelling unit and requests variance:

- A. to Code Section 1123.06:
 - 1. to permit the land area per dwelling unit to be 900 square feet when the minimum is 1,750 square feet; and
 - 2. to permit a density of 48.4 units per acre when the maximum is 25 units per acre; and
- B. to Code 1161.03(4) to permit 13 off-street parking spaces when 14 are required.

Action: Continued (5-0) to the October BZA meeting on the request of staff.