



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.