



CITY OF CLEVELAND HEIGHTS
BOARD OF ZONING APPEALS AGENDA
OCTOBER 16, 2025

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Thursday, October 16, 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 SEPTEMBER 17, 2025 PUBLIC HEARINGS

PUBLIC HEARING –OCTOBER 16, 2025:

Cal. No. 3614 L. Brock, 3079 Euclid Heights Blvd., “A” Single-Family, requests variance to Code Section 1121.12(a)(16) to permit a storage shed in the secondary front yard.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

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;

B. to Code Section 1123.10 to permit 1 dwelling unit to be 438 square feet when the minimum is 500 square feet; and

C. to Code 1161.03(4) to permit 13 off-street parking spaces when 14 are required.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

Cal. No. 3617 A. Nadas & T. Nadas, 2564 South Taylor Rd., “A” Single-Family, requests variance:

A. to Code Section 1121.12(a)(4) to permit steps that exceed 3 feet in height to be less than 5 feet from the side property line and

B. to Code Section 1121.12(a)(5) to permit a patio and walkway to be less than 3 feet from the side property line.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

Agenda continues on the next page.

OLD BUSINESS

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. If you have any questions, contact the Planning Department at bza@clevelandheights.gov or 216-291-4885.

Comments emailed to 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.