



CITY OF CLEVELAND HEIGHTS
BOARD OF ZONING APPEALS AGENDA
DECEMBER 17, 2025

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, December 17, 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 OCTOBER 16, 2025 PUBLIC HEARINGS

PUBLIC HEARING – DECEMBER 17, 2025:

Cal. No. 3617 A. & 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

Cal. No. 3618 M. Delio & J. Kleinhenz, 2648 Overlook Rd., “AA” Single-Family, requests variance to Code Section 1121.12(i)(2) to permit a 6-foot fence to be closer than 6 feet to the principal building.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

Cal. No. 3619 Y. & R. Kleinman, 3756 Bendemeer Rd., “A” Single-Family, requests variance:

- A. to Code Section 1121.08(b) to permit side yard setbacks that are less than 5 feet;
- B. to Code Section 1121.12(a)(8) to permit a walkway to be less than 3 feet from the side lot line;
- C. to Code Section 1121.12(e)(3)(B) to permit a parking garage to be less than 5 feet from the front façade; and
- D. to Code Section 1161.03(a)(1b) to permit less than 2 off-street parking spaces.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

Agenda continues on the next page.

Cal. No. 3620 Y. & C. Hertz, 3638 Severn Rd., “A” Single-Family, requests variance:

- A. to Code Section 1121.12(e)(3)(B) to permit a parking garage to be less than 5 feet from the front façade; and
- B. to Code Section 1161.105(a) to permit a driveway to be greater than 12 feet wide.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

Cal. No. 3621 OVERBROOK AM LLC, 3472 Severn Rd., “A” Single-Family, requests variance to Code Section 1165.02(b)(3) to permit 5 people employed or engaged in the furtherance of the home occupation who is not a member of the immediate family residing on the premises, when the maximum is 1 person.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

Cal. No. 3622 2211 LEE ROAD OWNER, LLC, 2211 Lee Rd., “C2-X” Multiple Use, requests variance to Code Section 1161.07(a) to permit a drive-thru window with less than 10 waiting spaces.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____ Seconded by _____

Motion ☐ Carried ☐ Failed

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.