



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, 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.

*Action: Continued (5-0) to the January BZA meeting on the request of the applicant and staff.*

**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.

*Action: Granted (5-0) with the following conditions:*

1. Calendar No. 3618 is granted to Code Section 1121.12(i)(2) to permit a 6-foot fence to be 57 inches to the principal building as shown on the drawings submitted to BZA on November 25, 2025;
2. Approval of the Architectural Board of Review;
3. Receipt of a Building Permit; and
4. Complete construction within 12 months of the effective date of this variance.

**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.

*Action: Granted (4-0-1) with the following conditions:*

1. Calendar No. 3619 is granted to:
  - A. to Code Section 1121.08(b) to permit side yard setbacks of 4.5 feet as shown on the drawings submitted to BZA;
  - B. to Code Section 1121.12(a)(8) to permit a walkway to be 1.5 feet from the side lot line as shown on the drawings submitted to BZA;
  - C. to Code Section 1121.12(e)(3)(B) to permit a parking garage to be 0.17 feet from the front façade as shown on the drawings submitted to BZA; and
  - D. to Code Section 1161.03(a)(1b) to permit 1 off-street parking spaces;
2. Approval of the Architectural Board of Review;
3. Receipt of a Building Permit; and
4. Complete construction within 24 months of the effective date of this variance.

*BZA Actions continue on the following 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.

*Action: Granted (5-0) with the following conditions:*

1. Calendar No. 3620 is granted to:
  - A. to Code Section 1121.12(e)(3)(B) to permit a parking garage to be 2.5 feet from the front façade as shown on the drawings submitted to BZA; and
  - B. to Code Section 1161.105(a) to permit a driveway to be 16 feet wide as shown on the drawings submitted to BZA;
2. Approval of the Architectural Board of Review;
3. Receipt of a Building Permit; and
4. Complete construction within 24 months of the effective date of this variance.

**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.**

*Action: Granted (4-1) with the following conditions:*

1. Calendar No. 3621 is granted to Code Section 1165.02(b)(3) to permit 5 people employed or engaged in the furtherance of the home occupation who are not members of the immediate family residing on the premises as shown on the drawings submitted to BZA dated December 9, 2025;
2. Receipt of a Building Permit;
3. Complete construction within 12 months of the effective date of this variance; and
4. Resolution of the deficiencies noted in the Building Commissioner's report dated December 15, 2025.

**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.**

*Action: Continued (5-0) to the January BZA meeting on the request of the applicant and staff.*