



CITY OF CLEVELAND HEIGHTS
BOARD OF ZONING APPEALS AGENDA
JANUARY 21, 2026

The Board of Zoning Appeals of the City of Cleveland Heights will hold a public hearing on **Wednesday, January 21, 2026, at 7:00 p.m.** in Council Chambers, City Hall, 40 Severance Circle, Cleveland Heights.

AGENDA

ROLL CALL

APPROVAL OF THE MINUTES OF THE DECEMBER 17, 2025 PUBLIC HEARINGS

ELECTION OF OFFICERS

PUBLIC HEARING – JANUARY 21, 2026:

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. 3622 2211 LEE ROAD OWNER, LLC, 2211 Lee Rd., “C2-X” Multiple Use, requests variance:

- A. to Code Section 1161.03(c)(1) to permit the loss of 4 parking spaces for a new retail use; and
- B. 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

Agenda continues on the next page.

Cal. No. 3623 SPH PROPERTIES II LLC, 2096 Lennox Rd., “S-2” Mixed-Use, requests variance:

A. to Code Section 1123.06:

1. to permit the land area per dwelling unit to be 727 square feet when the minimum is 1,750 square feet; and
2. to permit a density of 59.8 units per acre when the maximum is 25 units per acre; and

B. to Code 1161.03(4) to permit 3 off-street parking spaces when 11 are required.

Moved to: ☐ Grant ☐ Deny ☐ Continue ☐ Withdraw

Moved by _____, Seconded by _____

Motion ☐ Carried ☐ Failed

Cal. No. 3624 CADET VENTURES, LLC, 2094 Lamberton Rd., “A” Single-Family, requests variance to Code Section 1121.12(a)(2) to permit a garage with living space to be less than 5 feet from the rear and side lot lines.

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.