



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

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

1. Calendar No. 3617 is granted to:
  - A. to Code Section 1121.12(a)(4) to permit steps that exceed 3 feet in height to be 3'-0" from the side property line as shown on the drawings submitted to BZA on December 10, 2025; and
  - B. to Code Section 1121.12(a)(5) to permit a patio and walkway to be 0'-0" from the side property line as shown on the drawings submitted to BZA on December 10, 2025.
2. The patio shown on the drawings submitted to BZA on December 10, 2025 may not be used as a parking pad;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. Complete construction within 24 months of the effective date of this variance; and
6. Permission must be granted from the neighboring property if the tree will be affected in the construction of the walkway and stairwell.

**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.

*Action: Continued (4-0) to the February meeting on the request of the staff.*

**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.

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

1. Calendar No. 3623 is granted:
  - a. to Code Section 1123.06:
    1. to permit the land area per dwelling unit to be 727 square feet; and
    2. to permit a density of 59.8 units per acre;
  - b. to Code 1161.03(4) to permit 3 off-street parking spaces when 11 are required.
2. Receipt of a Building Permit; and

3. Complete construction within 12 months of the effective date of this variance.

**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.

*Action: Continued (4-0) to the February meeting on the request of the staff.*