



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON WEDNESDAY, APRIL 18, 2018

**CALENDAR NO. 3451:**

Kristen and Mark Gallagher, 2612 Wellington Rd., 'A' Single-family District, requests a variance to Code Section 1121.12(g) to rebuild a garage with a height of 15'8" (15' max. permitted).

Action: Granted 4-0 with the following conditions:

1. Approval of the Architectural Board of Review;
2. Receipt of a Building Permit; and
3. Complete construction within 18 months of the effective date of this variance.

**CALENDAR NO. 3452:**

John and Anya Rudd, 2178 Harcourt Dr., 'AA' Single-family District, requests variance to Code section 1121.12(h)(3) to permit a 200 sq. ft. Koi pond with no fence enclosure (6' fence req'd.).

Action: Granted 4-0 with the following conditions:

1. Complete construction within 18 months of the effective date of this variance.

**CALENDAR NO. 3454:**

Brent and Katrina Hicks, 2654 Derbyshire Rd., 'A' Single-family District, requests variance to Code Section 1121.12(i)(1) to permit 6' tall fence in corner side yd. parallel to Overlook Lane (4' max. permitted).

Action: Granted 4-0 with the following conditions:

1. Approval of the Architectural Board of Review;
2. Receipt of a fence permit; and
3. Complete construction within 18 months of the effective date of this variance.

**CALENDAR NO. 3448:**

Xian Mao, 2640 Euclid Heights Blvd., 'MF3' Multi-family District, requests variances to Boarding House Code section 1153.03(18): to permit lot size to be 6,700 sq. ft. (20,000 sq. ft. min. req'd.); to permit a lot width of 50' (100' min. req'd.); to permit a 3' west side yard and 8' east side yard (15' min. req'd.); and to Code section 1161.03(a)(6) to permit 3 parking spaces (8 spaces min. req'd.).

Action: Denied 4-0

**CALENDAR NO. 3450:**

True North Energy LLC, 2310 Lee Rd., 'C2X' Multiple-Use District, requests expansion of nonconforming use to occupy a greater land by expanding their building per Nonconforming Uses Code Section 1173.01 by adding 745 sq. ft. rear addition

**Action: Granted 3-1**

True North Energy LLC, 2310 Lee Rd., 'C2X' Multiple-Use District requests a variance to Code section 1131.06 (d)(1) to permit a 7' rear yard and 15' side yard setbacks (20' min. req'd.).

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

1. Receipt of Conditional Use Permit from the Planning Commission and approval of reduction in parking if required;
2. Approval of the Architectural Board of Review;
3. Receipt of a Building Permit;
4. Approval of a landscape plan by the Planning Director prior to building department permits being issued; and
5. Complete construction within 18 months of the effective date of this variance.

**CALENDAR NO. 3449:**

TRDBY LLC, 2550 Noble Rd., 'C2' Local Retail District, proposes converting a 2<sup>nd</sup> floor office to 2 apartments and requests a variance to Code section 1161.03(a)(4) to permit 2 surface parking spaces (1 surface & 1 enclosed req'd.).

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

1. Receipt of a Building Permit; and
2. Complete construction within 18 months of the effective date of this variance.

**CALENDAR NO. 3453:**

TRDBY LLC, 2565 Noble Rd., 'C2' Local Retail District, requests a variance to Code Section 1131.04(c) to permit parcel to be 8,025 sq. ft (10,000 sq. ft. min. req'd.).

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

*Required plat maps shall be filed with the Cuyahoga County Recorder after being signed by the Planning Director and Law Director.*