

CALENDAR NO. 3484

Hebrew Academy of Cleveland, 1860 S. Taylor Rd, 'C-2' Local Retail and 'A' Single-Family, requests variance to Code Sections 1131.09 (c)(1) and Code Section 1121.12(i)(1) to permit fence in front yard along S. Taylor Rd. and Berkeley Ave. to be taller than 4' maximum permitted.

Action: Granted 5-0 with the following conditions:

1. The variance granted is to permit a 6' tall fence around the parking lot at the corner of Berkeley Ave. and South Taylor Rd. as shown on the site plan dated June 3, 2019.
2. Receipt of a Fence Permit;
3. Continue to maintain the landscaped areas surrounding the parking lot;
4. Complete construction within 18 months of the effective date of this variance; and
5. A requirement to return to the Board of Zoning Appeals for another variance should the property owner consider modifications that would increase the fence's height or length.

CALENDAR NO. 3485

Christopher Harvan, 3271 Beechwood Avenue, 'A' Single-Fam., requests variance to Code Section 1121.12(d)(1) to permit garage/workshop building to have rear yard coverage greater than maximum 20% permitted and to Section 1121.12(a)(8) to permit driveway to be setback from E. property line less than min. 3' required.

Action: Granted 5-0 with the following conditions:

1. The variance granted is to permit the accessory building rear yard coverage to be 23% and to permit the driveway to be set back from the east side yard property from 3' at the garage and tapering to meet the existing pavement set back 5" from the property line as shown on the site plan.
2. Receipt of required Building Permits;
3. Receipt of an Administrative Conditional Use Permit for use of an accessory structure for a home occupation.
4. Installation and maintenance of the rain garden as shown on the site plan.
5. Complete construction within 18 months of the effective date of this variance; and
6. A requirement to return to the Board of Zoning Appeals for another variance should the property owner or subsequent owner convert the workshop space to a garage space.