



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, SEPTEMBER 16, 2020

Cal. No. 3505(a) Kristin Brooks & Glenn Meyer, 2500 Guilford Rd., AA Single-Family, request variances to Section 1103.03(b)(38) to permit a dwelling unit to have more than one kitchen (max. one kitchen permitted).

Action: Granted 4-0 with the following conditions:

1. Variance 3505(a) is granted to permit a second kitchen in this house as shown on the site plan and drawings submitted with the BZA application;
2. Obtain Planning Commission approval for the joining of the two parcels and record the resubdivision plat with the Cuyahoga County Recorder's Office;
3. Receipt of a building permit;
4. Chapter 1334.05 Stormwater regulations are to be followed with the appropriate documentation submitted to the City prior to building permits being issued;
5. This is a single-family house with two kitchens, therefore the area with the second kitchen is not to be rented or advertised as a second dwelling unit;
6. Submit a landscape plan for Planning Department approval; and
7. Complete construction within 24 months of the effective date of this variance.

Cal. No. 3505(b) Kristin Brooks & Glenn Meyer, 2500 Guilford Rd., AA Single-Family, request variances to Section 1121.12(k)(1) to permit a parking pad in front yard (not permitted in front yard).

Action: Granted 4-0 with the following conditions:

1. Variance 3505(b) is granted to permit a motor court/parking pad area in the front yard as shown on the site plan submitted with the BZA application;
2. Obtain Planning Commission approval for the joining of the two parcels and record the resubdivision plat with the Cuyahoga County Recorder's Office;
3. Receipt of a building permit;
4. Chapter 1334.05 Stormwater regulations are to be followed with the appropriate documentation submitted to the City prior to building permits being issued;
5. This is a single-family house with two kitchens, therefore the area with the second kitchen is not to be rented or advertised as a second dwelling unit;
6. Submit a landscape plan for Planning Department approval making note of the desired screening of the new garage to the neighbor to the north; and
7. Complete construction within 24 months of the effective date of this variance.

Cal. No. 3506 David Range III, 3237 Desota Ave/3216 Euclid Heights Blvd., B Two-Family, requests variance to Section 1121.12(i)(1) to permit a fence in the Desota Ave. corner side yard to be taller than 4' maximum height permitted.

Action: Withdrawn 5-0

Cal. No. 3507 Chris Hall, 883 Yellowstone Rd., A Single-Family, requests variance to Section 1121.12(i)(1) to permit a fence in the Randolph Rd. corner side yard to be taller than 4' maximum height permitted.

Action: Granted 5-0 with the following conditions:

1. Variance 3507 is granted to permit a 6-foot tall fence to be located in the corner side yard, 2-feet from the Randolph Road public right-of-way as shown on the site plan submitted with the BZA application;
2. Receipt of a fence permit; and
3. Complete construction within 18 months of the effective date of this variance.