



CITY OF CLEVELAND HEIGHTS
ACTIONS OF THE BOARD OF ZONING APPEALS
ON WEDNESDAY, FEBRUARY 19, 2020

CAL. NO. 3492a Dan Siegel, dba Integrity Reality Group, 2235 Overlook Dr. & 2345-61 Euclid Heights Blvd., MF-3 Multi-Family, requests variances (a)to Code Section 1123.08 to permit spacing between building 1 & existing house to be less than 54' minimum required.

Action: Granted 4-0 with the following conditions:

1. Variance 3492(a) is to permit the spacing between Building 1 and the existing house to vary from 26' to 39'6.5" as shown on the Building Separation Plan Revised dated Feb. 7, 2020;
2. Approval of the Architectural Board of Review;
3. Prior to issuance of a building permit, the applicant shall obtain approval from the Public Works Director that adequate utilities, access roads, grading/drainage are provided and that the Stormwater Management Plan complies with Code Chapter 1335;
4. Prior to issuance of a building permit, receipt of Planning Director approval of plans for landscaping, screening, tree preservation, tree protection, parking (bicycle and vehicle), and site lighting;
5. Requirement to maintain the historic white house, carriage house, and stone wall; and
6. Complete construction within 24 months of the effective date of this variance.

CAL. NO. 3492b Dan Siegel, dba Integrity Reality Group, 2235 Overlook Dr. & 2345-61 Euclid Heights Blvd., MF-3 Multi-Family, requests variances (b)to Code Section 1123.08 to permit spacing between building 2 & existing house to be less than 54' minimum required.

Action: Granted 4-0 with the following conditions:

1. Variance 3492(b) is to permit the spacing between Building 2 and the existing house to be 20'2" as shown on the Building Separation Plan Revised dated Feb. 7, 2020;
2. Approval of the Architectural Board of Review;
3. Prior to issuance of a building permit, the applicant shall obtain approval from the Public Works Director that adequate utilities, access roads, grading/drainage are provided and that the Stormwater Management Plan complies with Code Chapter 1335;
4. Prior to issuance of a building permit, receipt of Planning Director approval of plans for landscaping, screening, tree preservation, tree protection, parking (bicycle and vehicle), and site lighting;
5. Requirement to maintain the historic white house, carriage house, and stone wall; and
6. Complete construction within 24 months of the effective date of this variance.

CAL. NO. 3492c Dan Siegel, dba Integrity Reality Group, 2235 Overlook Dr. & 2345-61 Euclid Heights Blvd., MF-3 Multi-Family, requests variances (c)to Code Section 1123.08 to permit spacing between building 1 & existing apartment building to be less than 60' minimum required.

Action: Granted 4-0 with the following conditions:

1. Variance 3492(c) is to permit the spacing between Building 1 and the existing apartment building to be 29' to 44'6.5" as shown on the Building Separation Plan Revised dated February 7, 2020;
2. Approval of the Architectural Board of Review;
3. Prior to issuance of a building permit, the applicant shall obtain approval from the Public Works Director that adequate utilities, access roads, grading/drainage are provided and that the Stormwater Management Plan complies with Code Chapter 1335;
4. Prior to issuance of a building permit, receipt of Planning Director approval of plans for landscaping, screening, tree preservation, tree protection, parking (bicycle and vehicle), and site lighting;
5. Requirement to maintain the historic white house, carriage house, and stone wall; and
6. Complete construction within 24 months of the effective date of this variance.

CAL. NO. 3492d Dan Siegel, dba Integrity Reality Group, 2235 Overlook Dr. & 2345-61 Euclid Heights Blvd., MF-3 Multi-Family, requests variances (d) Code Section 1161.11(c) to permit drive aisle to be wider than 24' maximum permitted.

Action: Granted 4-0 with the following conditions:

1. Variance 3492(d) is to permit a portion of the drive aisle to be wider than the 24' permitted as shown on the Zoning Plan Revised dated February 4, 2020.
2. Approval of the Architectural Board of Review;
3. Prior to issuance of a building permit, the applicant shall obtain approval from the Public Works Director that adequate utilities, access roads, grading/drainage are provided and that the Stormwater Management Plan complies with Code Chapter 1335;
4. Prior to issuance of a building permit, receipt of Planning Director approval of plans for landscaping, screening, tree preservation, tree protection, parking (bicycle and vehicle), and site lighting;
5. Requirement to maintain the historic white house, carriage house, and stone wall; and
6. Complete construction within 24 months of the effective date of this variance.

CAL. NO. 3492e Dan Siegel, dba Integrity Reality Group, 2235 Overlook Dr. & 2345-61 Euclid Heights Blvd., MF-3 Multi-Family, requests variances (e) to Code Section 1123.07(c)(1) to permit building 3 to have rear yard setback less than minimum 15' required.

Action: Granted 4-0 with the following conditions:

1. Variance 3492(e) is to permit Building 3 to have a rear yard of 5' as shown of the Zoning Plan Revised dated February 4, 2020.
2. Approval of the Architectural Board of Review;
3. Prior to issuance of a building permit, the applicant shall obtain approval from the Public Works Director that adequate utilities, access roads, grading/drainage are provided and that the Stormwater Management Plan complies with Code Chapter 1335;
4. Prior to issuance of a building permit, receipt of Planning Director approval of plans for landscaping, screening, tree preservation, tree protection, parking (bicycle and vehicle), and site lighting;
5. Requirement to maintain the historic white house, carriage house, and stone wall; and
6. Complete construction within 24 months of the effective date of this variance.

CAL. NO. 3493a J-Town Properties, LLC, 2741 Hampshire Rd., MF-3 Multi-Family, proposing to reconfigure existing 7 apartments into 14 one-bedroom apartments requests variances (a) to Code Section 1123.06 (a) to permit less land area per unit than required (min. 750 s.f. per unit) and Code Section 1123.06(c) to permit greater number of units per acre than code permits (max. 9 units).

Action: Granted 4-0 with the following conditions:

1. Variance 3493 (a) is granted to allow 14 dwelling units on this 7,500 square foot parcel resulting in the land area per unit being 535.71 square feet and results in the number of apartment units per acre to be 82;
2. Receipt of a building permit;
3. Planning Director approval of landscape plan for front and rear yards; and
4. Complete construction within 18 months of the effective date of this variance.

CAL. NO. 3493b J-Town Properties, LLC, 2741 Hampshire Rd., MF-3 Multi-Family, proposing to reconfigure existing 7 apartments into 14 one-bedroom apartments requests variances (b) to Code Section 1161.03 (4) to permit fewer parking spaces with none enclosed (code requires 7 additional spaces with 4 enclosed).

Action: Granted 4-0 with the following conditions:

1. Variance 3493(b) is granted to allow 7 additional units with no additional on-site parking spaces;
2. Apartment owner and subsequent owner(s) shall continue to assist tenants with vehicles who cannot park on-site to secure off-street parking;
2. Receipt of a building permit;
3. Planning Director approval of landscape plan for front and rear yards; and
4. Complete construction within 18 months of the effective date of this variance.

CAL. NO. 3494a Case Western Reserve University, 2315 Murray Hill Rd., MF-3 Multi-Family, proposing expanding existing building, requests variances (a) to Code Section 1123.07(a) to permit front yard setback to be less than 30' minimum required.

Action: Granted 3-0 with the following conditions:

1. Variance 3494 (a) is granted to allow the front yard to be 2'6" as shown on the site plan submitted with the BZA variance application;
2. Receipt of a building permit;
3. Planning Director approval of a landscape plan for the property within the City of Cleveland Heights; and
4. Complete construction within 24 months of the effective date of this variance.

CAL. NO. 3494b Case Western Reserve University, 2315 Murray Hill Rd., MF-3 Multi-Family, proposing expanding existing building, requests variances (b) to Code Section 1165.03(g)(1) to permit building to be located on more than one parcel (not permitted).

Action: Granted 3-0 with the following conditions:

1. Variance 3494 (b) is granted to allow the building to be located on more than one parcel as shown on the site plan submitted with the BZA variance application;
2. Receipt of a building permit;
3. Planning Director approval of a landscape plan for the property within the City of Cleveland Heights; and
4. Complete construction within 24 months of the effective date of this variance.