



CITY OF CLEVELAND HEIGHTS  
ACTIONS OF THE BOARD OF ZONING APPEALS  
ON THURSDAY, JULY 22, 2021

**Cal. No. 3525 Muhammad Shazam & Rubina Hussain, 2599 North Park Blvd.,** AA Single-Family requests a variance to Sect. 1121.12(i)(1) to permit a rear fence in the Woodmere Dr. corner side yard to be taller than the 4' maximum height permitted.

Action: Granted 4-0 with the following conditions:

1. Variance 3525 is granted to permit a 6-foot tall fence to be installed along the rear property line with a portion of it being in the Woodmere Drive corner side yard as shown on the site plan submitted with the BZA application;
2. Approval of the Architectural Board of Review;
3. Receipt of a Fence Permit; and
4. Complete construction within 18 months of the effective date of this variance.

**Cal. No 3524 Greg & Mary Pat Jolivette, 2791 Scarborough Rd.,** A Single-Family, propose to build a 46' by 26' garage/indoor basketball court accessory building request variances to

**(a)Sect. 1121.12(a)(2) to have rear yard, west side yard & east side yard setbacks less than the minimum 5 feet.**

Action: Granted 3-1 with the following conditions:

1. Variance 3524(a) is granted to permit the garage/indoor basketball court accessory building to have the rear yard, west side yard & east side yard setbacks to be 3 feet;
2. Survey of the rear yard to establish the property lines;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. The garage/basketball court accessory building shall be used only for family activity;
6. The garage/basketball court accessory building shall not be rented or used as a commercial or community space; and
7. Complete construction within 18 months of the effective date of this variance.

**(b) Sect.1121.12(d)(1) to permit the accessory building to cover more than 20% rear yd;**

Action: Granted 3-1 with the following conditions:

1. Variance 3524(b) is granted to permit the garage/indoor basketball court accessory building to cover 37.7% of the rear yard;
2. Survey of the rear yard to establish the property lines;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. The garage/basketball court accessory building shall be used only for family activity;
6. The garage/basketball court accessory building shall not be rented or used as a commercial or community space; and
7. Complete construction within 18 months of the effective date of this variance.

**(c) Sect.1121.12(e) to permit permit garage floor area to be greater than 733 square feet maximum permitted;**

Action: Granted 3-1 with the following conditions:

1. Variance 3524(c) is granted to permit the garage/indoor basketball court accessory building to have a garage floor area to be 1,196 square feet;
2. Survey of the rear yard to establish the property lines;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. The garage/basketball court accessory building shall be used only for family activity;
6. The garage/basketball court accessory building shall not be rented or used as a commercial or community space; and
7. Complete construction within 18 months of the effective date of this variance.

**(d) Sect. 1121.12(g) to permit accessory building height to be taller than the maximum of 15 feet.**

Action: Granted 3-1 with the following conditions:

- 1 Variance 3524(d) is granted to permit the garage/indoor basketball court accessory building height to be 20'3";
2. Survey of the rear yard to establish the property lines;
3. Approval of the Architectural Board of Review;
4. Receipt of a Building Permit;
5. The garage/basketball court accessory building shall be used only for family activity;
6. The garage/basketball court accessory building shall not be rented or used as a commercial or community space; and
7. Complete construction within 18 months of the effective date of this variance.

**Cal. No. 3526 Robert Schulte & Mary Zodnik, 3321 Hyde Park Ave.,** A Single-Family requests a variance to Sect. 1121.12(i)(1) to permit a fence in the Minor Park Lane corner side yard to be taller than the 4' maximum height permitted.

Action: Granted 4-0 with the following conditions:

1. Variance 3526 is granted to permit a 6-foot tall fence to be installed in the Minor Park Lane corner side yard as shown on the site plan submitted with the BZA application;
2. Approval of the Architectural Board of Review;
3. Receipt of a fence permit; and
4. Complete construction within 18 months of the effective date of this variance.