



**Board of Zoning Appeals  
Agenda**

**Date of Meeting: Wed., December 13, 2023**

**Time: 8:00AM**

**Location:**

**City Meeting Room  
(former Wiley Middle School)  
next door to Board of Education  
2181 Miramar Blvd.  
University Heights, Ohio**

**Roll Call**

**Approval of Minutes**

**New Items**

**Item 12. BZA 23-113:** Re: 2452 White Road

Applicant: Joe Calderwood

Property Owner: Joshua & Kaila Barrett

Application for a variance for an increase in land coverage from 28.24% to 32.3% (net 4.0%) due to proposed addition needed for additional bedrooms.

**APPEARANCE REQUIRED.**

**Item 13. BZA 23-114:** Re: 14429 Washington Blvd.

Applicant: Jeffrey & Etana Rais

Property Owner: Same

Application for a Special Use Permit for a licensed professionals in an office on property.

**APPEARANCE  
REQUIRED.**

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**Renewal Items**

Item 1. BZA 23-102: Renewal Special Permit RE: **13998 Cedar Road; Whole Foods**

Approved: 11/08/2006

Property Owner: **CS Center LLC & CS Center Tic 1 LLC**

- To renew the Special Permit to allow the outdoor display of seasonal merchandise on the south side of Whole Foods for one year. No appearance required.
- Item 2. BZA 23-103: Renewal Special Permit RE: **13998 Cedar Road; Whole Foods**  
Approved: 06/11/2008  
Property Owner: **CS Center LLC & CS Center Tic 1 LLC**  
To renew the Special Permit issued to Whole Foods to allow transfer of outdoor seating to the south side of the building and to modify the existing Special Permits shall be renewed annually at the same time. No appearance required.
- Item 3. BZA 23-104: Renewal Special Permit RE: **13998 Cedar Road; Whole Foods**  
Approved: 12/22/2004  
Property Owner: **CS Center LLC & CS Center Tic 1 LLC**  
To renew the Special Permit to govern hours of operation for Whole Foods. No appearance required. No appearance required.
- Item 4. BZA 23-105: Renewal Special Permit RE: **2195 South Green Road**  
Approved: 12/13/2006  
Property Owner: **Jewish Learning Connection, Inc.**  
To renew the Special Permit to allow operation of a Jewish Adult Education Program to be located at 2195 South Green Road. No appearance required.
- Item 5. BZA 23-106: Renewal Special Permit Re: **13908 – 13998 Cedar Road**  
Approved: 12/13/2006  
Property Owner: **CS Center LLC & CS Center Tic 1 LLC**  
To renew the Special Permit to No parking Permitted for any commercial or idling of vehicles within 75 feet of a residential district between hours of 10:00pm and 6:00am as designated in Section 452.14 of the Traffic Code. The Special Permit shall be renewed annually. No appearance required.
- Item 6. BZA 23-107: Renewal Special Permit Re: **2159 South Green Road; BP Amoco**  
Approved: 12/08/2004  
Property Owner: **2159 South Green University Heights LLC**  
To renew the Special Permit for BP Amoco to retain an exterior ice machine. No appearance required.
- Item 7. BZA 23-108: Renewal Special Permit Re: **4013 Washington Blvd**  
Approved: 12/13/2006  
Property Owner: **Plutus Properties LLC**  
To renew the Special Permit for a rentable third floor with culinary privileges, in lieu of the variance granted for a three-family home in 1972. No appearance required.
- Item 8. BZA 23-109: Renewal Special Permit Re: **4396 University Parkway**  
Approved: 12/09/2009  
Property Owner: **Marian Fisk**  
To renew the Special Permit for a fence forward of the rear foundation line of the house. No appearance required.
- Item 9. BZA 23-110: Renewal Special Permit Re: **13996 Cedar Road**  
Approved: 12/14/2011  
Property Owner: **CS Center LLC & CS Center Tic 1 LLC**  
To renew Special Permit to erect roof-mounted antennas above the roofline. No appearance required.
- Item 10. BZA 23-111: Renewal Special Permit Re: **2472 Edgerton Road**  
Approved: 12/09/2020  
Property Owner: **Lindsay Calkins**  
To renew Special Permit allowing a fence forward the rear foundation line. No appearance required

Item 11. BZA 23-112: Renewal Special Permit Re: **2628 Milton Road**

Approved: 12/09/2020

Property Owner: **Sholomo & Perela Dunoff**

To renew Special Permit to allow space in basement be used as a “guest room” for family to sleep in when they visit. No appearance required.