



**Board of Zoning Appeals  
Agenda**

**Date of Meeting: Wed, January 10, 2024  
Time: 8:00am (morning)**

**Location:**

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

- **Approval of Minutes**
- **New Items**
  - No new items to be considered

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**Renewal Items**

**Item 1. BZA24-01: Applicant: Ohio Special Olympics**

To **renew** the Special Permit to allow Ohio Special Olympics to place a clothing donation receptacle on the property located at 14440 Cedar Road, near CVS Drug Store. No appearance required.

**Item 2. BZA24-02: Applicant, Beverly Teer-Potter, 3916 Lansdale Road**

To **renew** the Special Permit to allow owner to delay construction of a demolished garage for more than 180 days and to allow the converted garage to be used as a room until Point of Sale. No appearance required.

**Item 3. BZA24-03: Applicant, Yaacov & Chaya Broad, 14380 Washington**

To **renew** the Special Permit for one (1) year for a 4' high fence forward of the rear foundation line of the house. No appearance required.

**Item 4. BZA24-04: Applicant, Target, 14070 Cedar Road**

To **renew** the Special Permit for one (1) year for Target to govern hours of operation and other matters. Monday thru Sunday, 8:00 a.m. – 10:00 p.m.; holiday hours for the day after Thanksgiving through day after Christmas, 7:00 a.m. – 11:00 p.m.; deliveries during hours of operation. No appearance required.

**Item 5. BZA24-05: Applicant, Macy's, 2201 Warrensville Center Road**

To **renew** the Special Permit for one (1) year for Macy's, to govern hours of operation and other matters. Monday thru Thursday, 10:00 a.m. – 9:30 p.m.; Friday and Saturday, 10:00 a.m. – 10:00 p.m.; Sunday 11:00 a.m. – 7:30 p.m.; deliveries during hours of operation; holiday hours (to be obtained). No appearance required.

**Item 6. BZA24-06: Applicant, Retail Stores at University Square**

To **renew** the Special Permit for one (1) year for the Retail Stores, University Square to govern hours of operation and other matters. Monday thru Saturday, 10:00 a.m.-10:00 p.m.; Sunday, 12:00 noon – 6:00 p.m. No appearance required.

**Item 7. BZA24-07: Applicant, Alan Sills (13854 Cedar Holdings, LLC), 13854 Cedar Rd. To**

**renew** the Special Permit for one (1) year to operate a business, Sills Insurance, in a U-4, Multi-Family Residence District. No appearance required.

**Item 8. BZA24-08: Applicant: Dollar Tree, 14934 Cedar Road**

To **renew** the Special Permit to allow a Dollar Tree sign on the North elevation of Cedar Center. No appearance required.

**Item 9. BZA24-09: Applicant: Kara & Patrick Moore, 4050 Conover Road**

To **renew** the Special Permit to have fence forward rear foundation line. No appearance required.

**Item 10. BZA 24-10: Applicant: Inland Cedar Center South LLC, 13908 Cedar Road (Goodwill)**

To **renew** application to requesting two (2) Special Permits: (1) allowing a Second Exterior Sign on Building and; (2) a 20.44 sq. ft. Special Permit for secondary entry larger than permitted 6 sq. ft. size. No appearance required.

**Item 11. BZA 24-11: Applicant: Gesu Church, Re: 4070 Meadowbrook Blvd**

To **renew** application to requesting the renewal of the Special Permit granted to Gesu Church allowing five (5) religious Sisters to reside in the property located at 4070 Meadowbrook Blvd. No appearance required.

**Item 12. BZA 24-12: Applicant: Melvyn and Esther Bucklan , Re: 2448 Saybrook Road**

To **renew** application to requesting the renewal of the one (1) year the Special Permit granted to Melvyn and Esther Bucklan for the installation of a 4 ft. high gate at the front foundation line of the house located at 2248 Saybrook Rd . No appearance required.

**Item 13. BZA 24-13: Applicant: Applicant: Lora DiFranco & Jennifer Bullen, Re: 2644 Eaton Rd**

To **renew** application to the renewal of the one (1) year Special Permit granted to Jennifer Haut for a gate at the front foundation line of the house located at 2644 Eaton Rd. No appearance required.

**Item 14. BZA 24-14: Applicant: Samantha Fisher (transfer ownership 6/3/2021) Re: 3569 Silsby Road**

To **renew** application to requesting the renewal of the one (1) year Special Permit granted to Paul & Theresa Gelentis to allow fence supports to face outward. No appearance required.

**Item 15. BZA 24-15: Applicant: Edward and Marilyn Zahurak ~ Re: 4096 Meadowbrook Boulevard**

To **renew** the Special Permit to allow storage shed 1-ft. from the property line for one (1) year. No appearance required.

**Item 16. BZA 24-16: Applicant: CS Center LLC & CS Center Re: 13998 Cedar Road; Whole Foods**

To **renew** application to requesting the renewal of the Special Permit for outdoor seating on the south side of the building. No appearance required.

**Item 17. BZA 24-17: Applicant: Plutus Properties LLC, Re: 4013 Washington Blvd**

To **renew** application to requesting the renewal of the Special Permit for a rentable third floor with culinary privileges, in lieu of the variance granted for a tree-family home in 1972. No appearance required.

**Item 18. BZA 24-18 Applicant: Sholomo & Perela Dunoff, Re: 2628 Milton Road**

To **renew** application to requesting 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.