



7/16/2025 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

1. Call to Order/Roll Call

2. Consent Agenda

- a. Review of the BZAP meeting minutes from June 25, 2025 and July 2, 2025.
- b. 1861 Cambridge Boulevard (VAR-31-25) - To allow a 42-inch tall fence to project up to 35 feet into the 40-foot Cambridge Boulevard front yard and up to 36 feet into the 50-foot Roxbury Road front yard, in lieu of the 15-foot projection permitted.
- c. 1983 Coventry Road (VAR-32-25) - To allow a 42-inch tall fence to project up to 36 feet into the 40-foot Coventry Road front yard, tying into an existing wall, in lieu of the 15-foot project permitted.
- d. 1967 Langham Road (VAR-33-25) - To allow a two-story addition to encroach up to 0.6 inches into the eight-foot minimum side yard setback.
- e. 2864 Clifton Road (VAR-34-25) - To allow a one-story addition to replace an existing attached garage, which encroaches 2.3 feet into the 10-foot minimum side yard setback and up to 3.8 feet into the side yard longwall setback.

3. Variance/Conditional Uses

- a. **Postponed by applicant to August 20, 2025, BZAP hearing-** 2548 W. Lane Avenue (VAR-29-25) - To allow the construction of a 2,016-square-foot detached garage that does not meet neighborhood compatibility requirements.
- b. 1336 Ridgeview Road (CU-01-25) - Review of a conditional use and variances that would allow Columbia Gas of Ohio to construct a new utility station.

4. Adjournment