



Bradley D. Sellers
Mayor

2-13-25

NOTICE OF PUBLIC HEARING

The Warrensville Heights Board of Zoning Appeals will meet and hold a public hearing on requests by MBL Derby City Development, LLC for a variance of 6.34 dwelling units per gross acre to Section 1151.03(a) to permit the construction of 186 dwelling units or 22.34 dwelling units per acre in lieu of the Code permitted 133 dwelling units or 16.0 dwelling units per gross acre, and a variance of 142 parking spaces to Section 1151.05 to permit a total of 230 parking spaces at 1.24 parking spaces per dwelling unit in lieu of the Code required 372 parking spaces at 2.0 spaces per dwelling unit in the U-8 City Hub District. The subject property consists of 8.325 acres of land owned by the City of Warrensville Heights located off Northfield Road behind the Cuyahoga County Public Library and the YMCA in Warrensville Heights, Ohio 44128 and further known as Permanent Parcel No. 761-19-004.

The public hearing will take place on February 25, 2025 at 7:00 p.m. in Council Chambers located in City Hall at 4743 Richmond Road Warrensville Heights, Ohio 44128 at which time anyone wishing to address the Board of Zoning Appeals regarding this request will have an opportunity to speak.

Information regarding the request is available for examination in the office of the Building Commissioner at City Hall between the hours of 8:30 AM and 4:00 PM Monday through Friday.