



Curtis Bloxson, Chair  
Lois Bradford Roberts  
Angela Turner  
Consuela A. Albright  
Barbara LeVert

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## BOARD OF ZONING & APPEALS MEETING AGENDA

**TUESDAY, FEBRUARY 25, 2025**  
**6:30 P.M. CAUCUS | 7:00 P.M. REGULAR MEETING**  
Council Chambers  
Warrensville Heights Municipal Center  
4743 Richmond Road  
Warrensville Heights, OH 44128

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**Call To Order:**

**Roll Call:**

**Minutes:** Regular Meeting October 29, 2024

**Procedures:** Law Department

*"To acquaint you with the procedure that is followed before the Board of Zoning & Appeals and City Council of Warrensville Heights, Ohio be advised that we are a chartered municipality and hearings are what we consider quasi-judicial hearings, although we don't strictly follow rules of evidence. However, all testimony must be sworn testimony relevant to the issues at hand. The Board of Zoning & Appeals makes recommendations to City Council; and Council may either confirm or reject the recommendations of the Board of Zoning & Appeals. All plans and applications are subject to approval of the Fire Department and all other city requirements"*

### APPEARING BEFORE BOARD OF ZONING & APPEALS

<b>Application Date:</b> 02/12/2025 <b>PUBLIC HEARING REQUIRED</b>			
<b>Applicant</b>		<b>Representing: (Owner)</b>	<b>Property Info</b>
1.	<b>MBL Derby City Development LLC</b> <b>John P. Slagter, Esq.,</b> <b>Tucker Ellis LLP</b> 950 Main Avenue, Ste 1100 Cleveland, OH 44113 216-570-3700 john.slagter@tuckerellis.com	<b>City of Warrensville Heights</b> 4743 Richmond Rd Warrensville Heights, OH 44128	<b>PPN: 761-19-004</b> <b>Emery Rd.</b> <b>Warrensville Heights, OH 44128</b>
<b>Application Information:</b> Seeking variances associated with the construction of one hundred and eighty six (186) dwelling units.			

**Adjournment**