



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, February 5, 2019 at 7:00 PM

1. Roll Call
2. Approval Of Minutes From The January 8, 2019 Meeting.

BOARD OF ZONING APPEALS

#2013. Tendulkar Residence - 18951 South Woodland Road

Public Hearing on the request of Richard Cissell, Cissell Architecture and Design, on behalf of Rajani and Rahul Tendulkar, 18951 South Woodland Road, to the Board of Zoning Appeals for a rear yard setback variance. The applicant proposes an infill addition to the rear corner of the house. The addition is located 33 feet 5 inches from the rear property line. Code requires a 40 foot rear yard setback in the SF-1 Single Family Residential zoning district. The addition creates a first floor handicap accessible bathroom.

Documents:

[18951 SOUTH WOODLAND.PDF](#)

BOARD OF ZONING APPEALS/CITY PLANNING COMMISSION

#2005. Lee Road Learning Center - 3663 Lee Road

Continuation of a Public Hearing on the request of Donqualla Hale-Peterson, Lee Road Learning Center, 3663 Lee Road, to the Board of Zoning Appeals and City Planning Commission for a Conditional Use Permit and a parking variance for a child day care center in the C-3 Commercial zoning district. This case was continued from the January meeting in order for the applicant to address state regulations, parking, and playground issues. The applicant proposes a child day care center for children from 18 months to 12 years of age. A total of 33 children and several staff will be located at this property. The business is proposed to operate 5 days a week from 6:00 a.m. to 12:00 midnight. The applicant proposes to utilize the rear parking area as a temporary playground during non-peak hours by erecting moveable barricades to create a playground each day. A Conditional Use Permit is required for the day care center. The existing day care parking lot has 7 parking spaces. Only the three parking spaces at the front of the building would be available while the playground is in use. The applicant proposes a shared parking agreement for 3 additional spaces at Nu Image Salon and Fatu, the businesses in the adjacent building at 3657 and 3659 Lee Road. Code requires 10 on-site parking spaces for the day care center. The Board of Zoning Appeals must review a variance to the number of required on-site parking spaces on both properties since there are not enough combined parking spaces (15) to meet the code requirements (16). A trash dumpster will be located at the rear of the lot inside a 6 foot tall wood fence enclosure. Code requires a 6 foot tall brick wall enclosing a dumpster adjacent to a residential lot. Council confirmation is required for the Conditional Use Permit.

Documents:

[3663 LEE.PDF](#)

CITY OF SHAKER HEIGHTS - UNIVERSITY BOULEVARD MEDIAN

Public Hearing on the request of The City of Shaker Heights, University Boulevard median, to the City Planning Commission for a resubdivision of land in order to dedicate right-of-way. The City proposes to resubdivide city-owned property by dedicating the University Boulevard median parcel into right-of-way. A small portion of the University Boulevard median is in Shaker Heights, the remainder of the median is in University Heights. University Heights approved dedication of their portion of the median into right-of-way in January. The additional right-of-way is proposed to create a consistent median of right-of-way in both jurisdictions. The city-owned median consists of parcel 733-04-004. A resubdivision of land requires City Planning Commission review. Council action is required to dedicate right-of-way.

Documents:

[UNIVERSITY BOULEVARD MEDIAN.PDF](#)

To request an accommodation for a person with disability, call the City's ADA Coordinator at 216-491-1440, or Ohio Relay Service at 711 for TTY users.