



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, March 3, 2020, 7:00 PM

1. Roll Call.
2. Approval of Minutes from the February 4, 2020 meeting.

Documents:

[DRAFT BZACPC MINUTES 2020 0204.PDF](#)

BOARD OF ZONING APPEALS

#2049. CARFAGNA RESIDENCE - 22226 PARNELL ROAD:

Public Hearing on the request of Brooke Slater, Busy B Design Studio, representing Alyson and Michael Carfagna, 22226 Parnell Road, to the Board of Zoning Appeals for a variance to the front yard setback in order to construct an outdoor kitchen. The applicant proposes to build an outdoor kitchen on the rear corner of the house, on this corner lot at Shelley and Parnell Roads. The wall of the outdoor kitchen is proposed to extend 3 feet beyond the house into the front yard, and is set back 42 feet from Shelley Road. The required front setback is 45 feet. The three (3) foot tall brick outdoor kitchen is proposed to be 12 feet long and include a grill, pizza oven, and seating, adjacent to the existing patio. Existing arborvitae landscaping and fencing are proposed to screen the view from the street.

Documents:

[22226 PARNELL.PDF](#)

#2050. SEGUIN RESIDENCE - 3369 GRENWAY ROAD:

Public Hearing on the request of Ellen Seguin, 3369 Grenway Road, to the Board of Zoning Appeals for a variance to the fence location regulations on a corner lot. The applicant proposes to install a 3-foot tall black aluminum ornamental fence on this corner lot at Grenway and Glencairn Roads. The fence is proposed to be located 31 feet behind the Glencairn Road sidewalk. Code requires that fences located in corner side yards not extend in front of the setback line of the principal building on the adjacent lot. The adjacent house on Glencairn Road is set back 40 feet. The fence is proposed to enclose the rear yard and nine (9) additional feet of the Glencairn Road side yard to contain the applicant's dog. The fence is proposed to be located behind an existing line of 5-foot tall arborvitae bushes.

Documents:

[3369 GRENWAY.PDF](#)

#2051. G&J REALTY PROPERTY - 13001-05 LARCHMERE BOULEVARD:

Public Hearing on the request of Paul Hummer, Hummer Paving Company, representing Louis Jacobs, G&J Realty, 13001-05 Larchmere Boulevard, to the Board of Zoning Appeals for variances in order to construct a parking lot in the rear yard of this commercial property at the corner of Larchmere Boulevard and Cheshire Road. A 7-space parking lot is proposed to serve the apartments over the commercial space on the property. The parking spaces are set back 6 feet from the front property line on Cheshire Road with 3 foot tall evergreen landscaping to screen the street view. Code requires parking spaces to be set back 20 feet when located across from a residential use. The parking lot is proposed 3 feet off the commercial building to the east. Code requires a 5-foot setback adjacent to a commercial property. The applicant proposes a 19-foot long, 6-foot tall brick wall along the north side property line and extending up to the front wall of the adjacent house on Cheshire Road. Code requires a brick wall extending the full length of the landscape buffer area adjacent to a residential use. The applicant does not propose any interior parking lot landscaping. Code requires one (1) interior landscape island.

Documents:

[13001-5 LARCHMERE.PDF](#)

#2052. RDL ARCHITECTS - 16102 CHAGRIN BOULEVARD:

Public Hearing on the request of Crystal Gray, RDL Architects, 16102 Chagrin Boulevard, to the Board of Zoning Appeals for a sign variance. The applicant proposes to celebrate their 25-year anniversary with a window sign and graphic. The temporary event sign is proposed to be displayed for the remainder of 2020. The sign is 9 feet 9 inches by 5 feet 11 inches, and is located on one section of windows facing Chagrin Boulevard. Code allows an event sign to be a maximum of 6 square feet in size. The proposed window sign and graphics are 58 square feet in size.

Documents:

[16102 CHAGRIN.PDF](#)

CITY PLANNING COMMISSION

#2048. KALAN RESIDENCE - 3714 GLENCAIRN ROAD:

Public Hearing on the request of Timothy Kalan, 3714 Glencairn Road, to the Board of Zoning Appeals and City Planning Commission for subdivision of land and a variance in order to join a city-owned vacant lot with the property on which their home is located. The applicant is purchasing the vacant lot behind their house at 3713 Strandhill Road. The house parcel (736-15-108) is proposed to be combined with the vacant lot behind them (736-15-092). The applicant proposes to integrate the vacant lot into their yard with landscaping and trees. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district for size and width, but becomes a through lot from Glencairn to Strandhill Road. A variance is required as the subdivision regulations do not allow the creation of a through lot between two streets. Subdivision of land requires City Planning Commission approval.

Documents:

[3714 GLENCAIRN.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.



**Board of Zoning Appeals & City Planning Commission Minutes
Tuesday, February 4, 2020
7 P.M.
Council Chambers**

Members Present: David E. Weiss, Mayor, Chair
Sean P. Malone, Council Member
Kevin Dreyfuss-Wells, Member

Others Present: Joyce G. Braverman, Director of Planning
William M. Gruber, Director of Law
Daniel Feinstein, Senior Planner

The meeting was called to order by Mayor Weiss at 7:00 p.m.

* * * *

Approval of the January 7, 2020 Meeting Minutes

It was moved by Mr. Dreyfuss-Wells and seconded by Mayor Weiss to approve the minutes with corrections.

Roll Call: Ayes: Weiss, Malone, Dreyfuss-Wells
Nays: None

Motion Carried

* * * *

#2047. FERNWAY SCHOOL – 17420 FERNWAY ROAD:

A Public Hearing was held on the request of Chris Dewey, Van Auken Akins Architects, on behalf of the Shaker Heights School District, Fernway School, 17420 Fernway Road, to the Board of Zoning Appeals and City Planning Commission for site plan review, subdivision of land and variances in order to expand the parking lot and consolidate the playground as part of the renovation of the school. Two building additions and subdivision of land were approved as part of renovation of the fire damaged school building last year. The site work includes expansion of the parking lot on the Dorchester Road side of the building and consolidation and relocation of the outdoor play area to the southern rear yard. The applicant proposes to consolidate two parcels of land. The proposed parking lot adds 18 spaces in the Dorchester Road side yard, set back 12 feet from the property line

CITY OF SHAKER HEIGHTS

3400 Lee Road Shaker Heights, Ohio 44120 P 216.491.1400 F 216.491.1465 Ohio Relay Service 711
shakeronline.com www.shaker.life

screened with shrubs. A variance is required as code requires a 50-foot setback from the street and a 25-foot landscape area for a parking lot. The dumpsters are proposed to be enclosed with a masonry wall and remain located in the Ardmore Road side yard. Code allows dumpsters only in the rear yard. The City Planning Commission reviews site plan and lot consolidation requests in the Institutional zoning district.

Mr. Feinstein showed slides of the site. He stated this is a request for site plan review, subdivision of land and variances in order to expand the parking lot and consolidate the playground. The City Planning Commission approved building additions in 2019. The applicant now proposes the site work, which includes combining the playground in the southern rear yard and expanding parking. Subdivision review is requested to re-combine lots 735-09-117 and 735-09-116. The parking request requires variances to: 1) parking in the 50 foot front yard setback; 2) parking with less than 20 feet of landscaping; 3) less than a 25 foot landscape perimeter; 4) less than 20 percent internal landscaping; and 5) no internal landscape islands. The parking lot is proposed 8 feet from Dorchester Road with a landscape bed with bushes planted at 2 feet tall. The dumpsters are located in the Ardmore Road side yard, but code restricts them to the rear yard. A brick wall and wood gate are proposed to screen the dumpsters. At the members' seat is a revised landscape plan with taller, 2 foot lilac bushes along Dorchester Road and a line of 6 foot tall arborvitae bushes on the south property line next to the Ardmore Road neighbor. The Architectural Board of Review approved the brick walls around the utility yard and dumpsters at their January 21, 2020 meeting. Staff supports this request. The second staff condition of a larger shrub being planted has been taken care of due to the revised landscape plan.

Chris Dewey, Van Auken Akins Architects, said they have been working with the school district and the school community for goals for the exterior of Fernway School as part of the renovation after the fire damage. This renovated school will be a model school for the district. They hope to promote better use and operations on the site with some of the exterior improvements proposed. One of those improvements includes additional parking which will allow for handicap accessible parking close to the front entrance. All visitors will be coming through the new front entry with a security vestibule. This entrance will be handicap accessible. The school requires 50 spaces just for staff. They are increasing the available on-site parking from 25 to 39. It is closer to what they need for the building, but is still not enough. They propose to move the playground from the side yard on Dorchester Road to the rear yard of the site. The side yard location became problematic for the classrooms directly adjacent to the previous playground. From an operational standpoint, having a playground in the front and the play areas in the rear required twice as many staff members to monitor children during recess. Consolidating the play areas to the rear of the property allows for fencing to restrict children from making their way into the parking lot or into the street. This will improve safety for the children. There were a series of public meetings with a school district-led team and residents. There was a clear consensus for a more natural play area and play structures. One large play structure is proposed with several other more natural features. He described the play area in detail. They had two or three design sessions strictly regarding the playground. There was an open house with neighbors on January 30, 2020. They met with the adjacent neighbor from Ardmore Road and have added evergreen landscaping adjacent to their home to help buffer the playground from their property. He pointed out the location of the existing pine trees, which have been limbed up. They are proposing new evergreen landscaping to provide a buffer under the branches of the pine trees. They reached out to the Dorchester Road neighbor with a special flyer left at the house, but have not had additional contact with that property owner.

Ms. Braverman asked about additional landscaping adjacent to the Dorchester Road neighbor's fence along the edge of the playground.

Mr. Dreyfuss-Wells asked about additional landscaping adjacent to that Dorchester neighbor. Is there an opening from the playground to other areas of the site?

Mr. Dewey described the openings including the wall, fences and gates that allow access to and from all sides of the play area to both streets as well as the school.

Mayor Weiss asked about the large driveway gate. When would this be open and/or closed?

Mr. Dewey explained there is a walk gate adjacent to the driveway gate which will be open and accessible, but the driveway gate limits vehicular access to the school property.

Mr. Dreyfuss-Wells asked about access and landscaping. He said the High School has bike racks in front that are used which were installed after the fact in order to make for a convenient location for children who commute.

Mr. Dewey explained that the bike racks were purposely placed near the playground instead of the front of the school in order to be there for the neighborhood. The neighborhood will be using the play area after school hours. They could look into placing a few racks in front of the school for students as well.

Mr. Malone mentioned that the rear playground property that was subdivided previously to apply for a grant, which was not approved by the State. That parcel now needs to be transferred from the City back to the School District and then re-combined.

Ms. Braverman confirmed that the ownership needs to be returned to the School District. Then the property would be able to be consolidated.

Mayor Weiss opened the Public Hearing.

Brendan Daley, 3288 Ardmore Road, said he is anxious to see the construction finished. He knows it will be an intensely used site, very close to the edge of his property. He knows the neighborhood is looking forward to the work being complete. It will certainly be a hub for neighborhood activity. He knows noise will be an issue next to his house, but he is happy with the additional proposed landscaping. He hopes the access to the playground is limited and watched so late night activity is discouraged.

Mr. Grosse, Shaker Heights School District, said he understands the neighbors concerns. They do not close the playground officially, but the police do check in on it. They will keep watch if there are any concerns.

Mr. Malone asked about lighting in the area.

Mr. Dewey said most of the lights are actually on the building, shining in this direction.

Mr. Dreyfuss-Wells warned about not installing a bunch of glaring lights.

Applicant's Name: BROOKE SLATER / BUSY B DESIGN STUDIO Application No: 2049

Property Address: 17455 SHELburne RD Parcel No: 734-13-021

City: CLEVELAND HTS State: OH Zip: 44118

Applicant's Address 22226 PARNELL Phone No: 216-905-0863

City: SHAKER HTS State: OH Zip: 44122

Property Owner (if other than applicant) ALYSON & MICHAEL CARFAGNA

Property Owner's Address (if different)

City: State: Zip:

Zoning District: RESIDENTIAL Present Use: RESIDENTIAL

Proposed Use: LIMITED SIDE YARD SPACE FOR RECREATION & ENTERTAINING. INSTALL BUILT-IN OUTDOOR KITCHEN & NEW FUNCTIONAL ENTERTAINING SPACE

E-Mail Address: brooke.slater@busybdesignstudio.com

CHECK INFORMATION ACCOMPANYING THIS APPLICATION

- Site Plan (to scale) Detail Drawings Landscape Plan Narrative Description Proof of Control (Option Lease Ownership) Product Information, etc. Other Descriptions or Materials as Appropriate Photographs

CHECK SPECIFIC ACTION REQUIRED

BZA

- 1. VARIANCE (requires public hearing) Sign regulations Height Regulations Area and Yard Regulations Fence Regulations Off-street Parking

2. OTHER APPROVALS

- Appeal Other:

CPC

- Conditional Use Permit (requires public hearing) Planned Unit Development Site Plan Review Resubdivision of Land Amendment to Zoning Map or Ordinance Improvements to Public Land Other:

Summarize special conditions, practical difficulty or hardships imposed on the owner of the premises if strict letter of the ordinance were to be enforced:

CORNER LOT - AREA CONSIDERED "BACK YARD" ON NORMAL LOT SERVES AS DRIVEWAY & SMALL GRASS AREA NEAR PROPERTY LINE. SEEKING 3'-0" VARIANCE FOR OUTDOOR KITCHEN/GRILL TO ALLOW OPTIMAL EGRESS THROUGH EXISTING FRENCH DOORS.

To the best of my knowledge, the foregoing statements in this application are true and correct.

SIGNATURE: [Handwritten Signature]

DATE: 2/11/2020



SHAKER HEIGHTS

NOTICE OF PUBLIC HEARING

Notice is hereby given that application is being made by Brooke Slater, Busy B Design Studio, representing Alyson and Michael Carfagna, 22226 Parnell Road, to the Board of Zoning Appeals for a variance to the front yard setback in order to construct an outdoor kitchen. The applicant proposes to build an outdoor kitchen on the rear corner of the house, on this corner lot at Shelley and Parnell Roads. The wall of the outdoor kitchen is proposed to extend 3 feet beyond the house into the front yard and is set back 42 feet from Shelley Road. The required front setback is 45 feet. The three (3) foot tall brick outdoor kitchen is proposed to be 12 feet long and include a grill, pizza oven, and seating, adjacent to the existing patio. Existing arborvitae landscaping and fencing are proposed to screen the view from the street.

The Board of Zoning Appeals will hold a Public Hearing on said application on **Tuesday, March 3, 2020 at 7:00 p.m.** in the Council Chamber of City Hall, 3400 Lee Road, Shaker Heights, Ohio. Interested parties may appear at the Public Hearing and be heard with respect to this application.

Plans are available for public review in the Planning Department during City Hall hours, and online at <https://www.shakeronline.com/AgendaCenter>. Online plans and information are posted the Friday before the meeting date.

Dan Feinstein
Secretary
Board of Zoning Appeals

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The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission

STAFF REPORT

ADDRESS:

22226 Parnell Road
Carfagna Residence
Case#: 2049

HEARING DATE:

March 3, 2020

SUMMARY:

Variance to the front yard setback requirements in order to construct an outdoor kitchen in the Shelley Road front yard, set back 42 feet from the street, where a 45 foot setback is required.

STAFF POSITION:

- Staff recommends approval of the outdoor kitchen in the corner side yard based on:
 - There is existing fencing and landscaping that screens the Shelley Road yard from the street and the neighbors.
 - This is a corner lot with limited rear yard space.
 - The existing patio and rear yard are directly adjacent to the proposed outdoor kitchen.
 - The essential character of the neighborhood will not be adversely affected since the existing fencing and landscaping screens the Shelley Road yard.
 - Standards for practical difficulty are met due to the corner property and small rear yard.

ACTION:

- Variance to the front yard setback requirements for an outdoor kitchen in the corner side yard.

FACTS:

1. The applicant proposes to construct an outdoor kitchen in the Shelley Road corner side yard of this corner lot at Parnell Road.
2. Code requires a 45 foot front yard setback from Shelley Road.
3. The 3-foot tall outdoor kitchen is proposed to extend 3 feet beyond house and be 42 feet from Shelley Road.
4. Existing fencing and extensive landscaping will screen the view from the street and the neighbors.

CODE SECTIONS:

1. 1221.07 A – The front yard setback on Shelley Road is 45 feet.
2. 1262.01 C – An accessory structure can only be located in the rear yard.

OTHER ISSUES:

1. The 3-foot tall masonry wall of the outdoor kitchen will extend 12 feet from the rear of the house toward the rear property line.
2. The outdoor kitchen is proposed to include a built-in grill, pizza oven, and seating.
3. The existing 4-foot tall picket fence and 8 foot tall mostly evergreen landscape screening was approved by the Board of Zoning Appeals in September 1996.
4. The rear yard is being renovated around the existing patio with a pergola, seat wall, and the outdoor kitchen.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

ADDRESS:

22226 Parnell Road
Carfagna Residence
Case#: 2049

HEARING DATE:

March 3, 2020

PRECEDENT:

1. Bertsch Residence – a waterfall feature approved in the corner side yard at Ashley and Claythorne Roads.
2. Weiss/Hurand Residence – approved an ornamental structure in the Shaker Boulevard yard of this corner lot.
3. Polster/Coleman Residence – Belvoir Boulevard – approved a 6-foot front yard variance for a garage expansion, to be set back 42 feet.
4. Velicu Residence – Ludlow Road – approved a 5-foot addition to a side-facing front yard garage so it is set back 45 feet.
5. Shillington Residence – North Park Boulevard – front yard setback variance for a front entry addition.
6. Dowling Residence – South Woodland Road – Three (3) foot addition and 6-foot deck front yard variance approved.



Busy B Design Studio
LANDSCAPE DESIGN

Board of Zoning Appeals
3400 Lee Road
Shaker Heights, Ohio 44120
Attn: Board Members

Re: 22226 Parnell Road: Outdoor Kitchen

Dear Board Members:

In enhancing the property located at 22226 Parnell, the homeowners (Michael and Alyson Carfagna) would like to add a built-in kitchen and bar area to the south side of their patio, located at the side yard on the non-traditional corner lot.

Based on the corner lot location and the existing fence, the traditional rear yard includes the existing driveway and garage, which occupies the majority of the rear yard space. The small side yard is the available space to be adopted as the "traditional" rear yard which is dictated by the existing fence line complete with existing screening.

Understanding the side setback rules for this property, we are requesting a 3'-0" variance to allow ample space for flow of foot traffic via the French doors while maintaining adequate working space while the kitchen/bar area is being used. Being the side yard, we have added additional screening of 4' in height adjacent to the structure to shield the view from Parnell and Shelley roads. Currently, the side yard is screened with 9' tall evergreen hedge on the Shelly side and a 4' tall privet hedge on the Parnell side.

The proposed structure as designed allows for optimal egress through the existing French doors of the interior living room as well as space for the new kitchen/bar area. Aesthetically the new structure will be built to blend seamlessly with the existing architecture of the home. Further, the symmetry of the living room space and the French doors will be maintained.

We would like permission to discuss this with you in detail at your March 3, 2020 Board Meeting. Please contact me should you require more information.

Thank you for your time and consideration of our landscape project.

Respectfully submitted,

Brooke Slater
Busy B Design Studio
17455 Shelburne Road
Cleveland Heights, OH 441118
440-840-0064

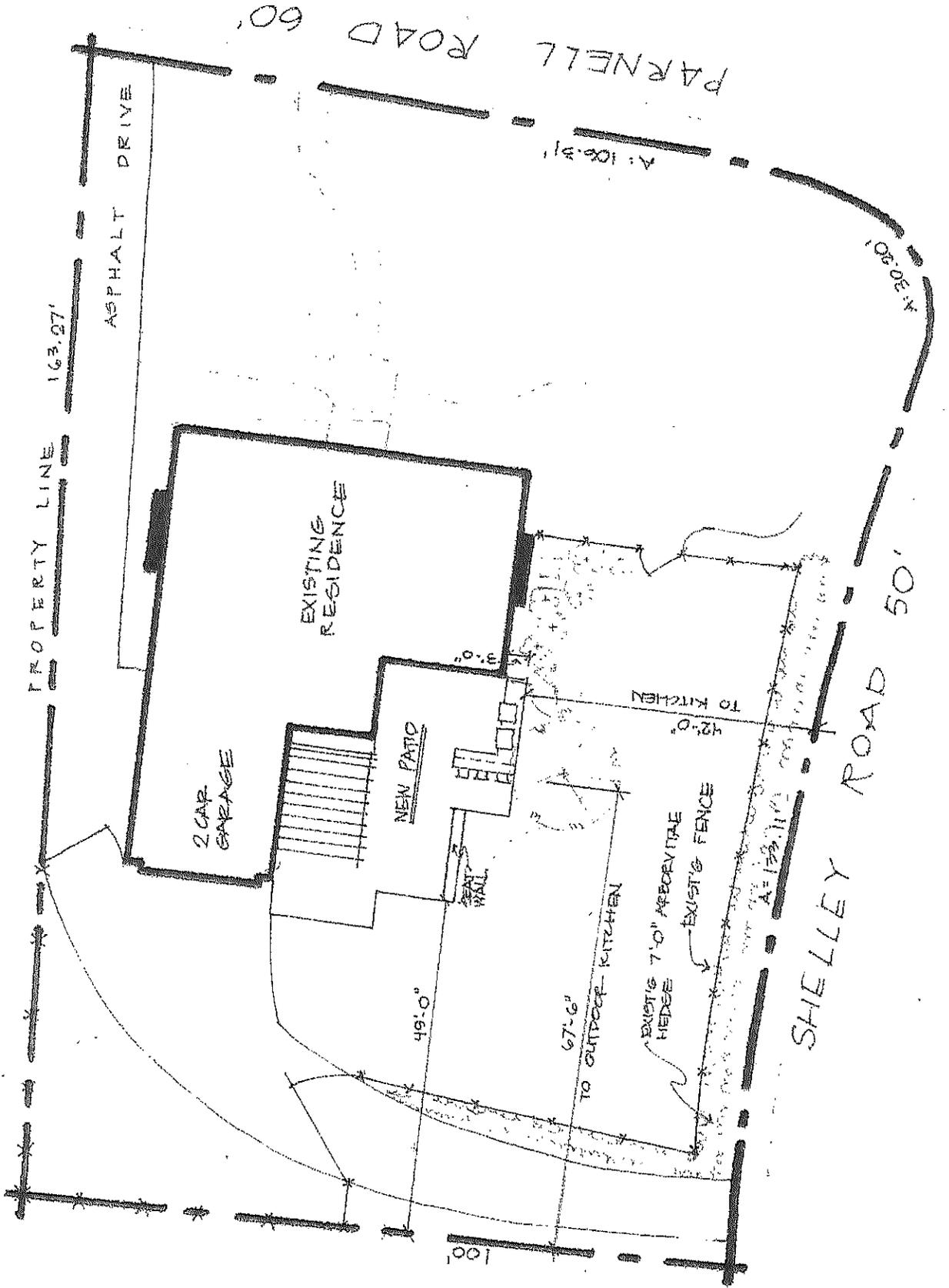
February 10, 2020

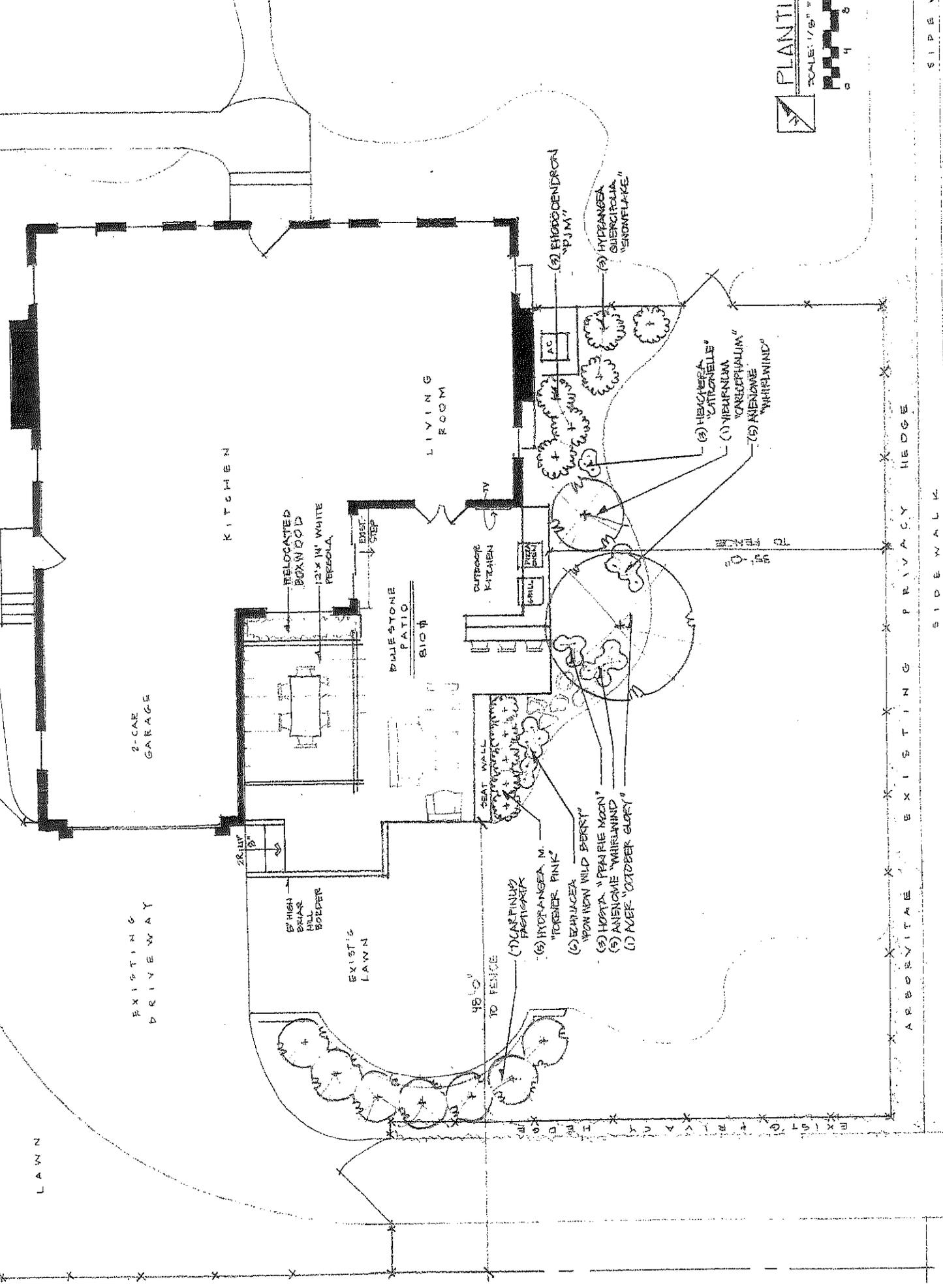
To Whom it May Concern:

I had the opportunity to meet with Brooke Slater of Busy B Design Studio about the landscaping project taking place at the Carfagna Residence (22226 Parnell Road) across Shelley Road from our house (22250 Parnell Road). Brooke walked me through the plan, and from the perspective of our property it will have no impact, visual or otherwise. We have no objection to the project. If you have any questions, please do not hesitate to contact me. Thank you for your time.

Kind Regards,

Erica Harrington
22250 Parnell Road
Shaker Heights, OH 44122
(202) 579-6161





2-CAR GARAGE

EXISTING DRIVEWAY

KITCHEN

RELOCATED BOXWOOD 12'x14' WHITE PERIZOLA

PULLESTONE PATIO 8'10"

OUTDOOR KITCHEN

LIVING ROOM

28'x14'

6" HIGH BRASS RAIL BORDER

EXISTING LAWN

48" TO FENCE

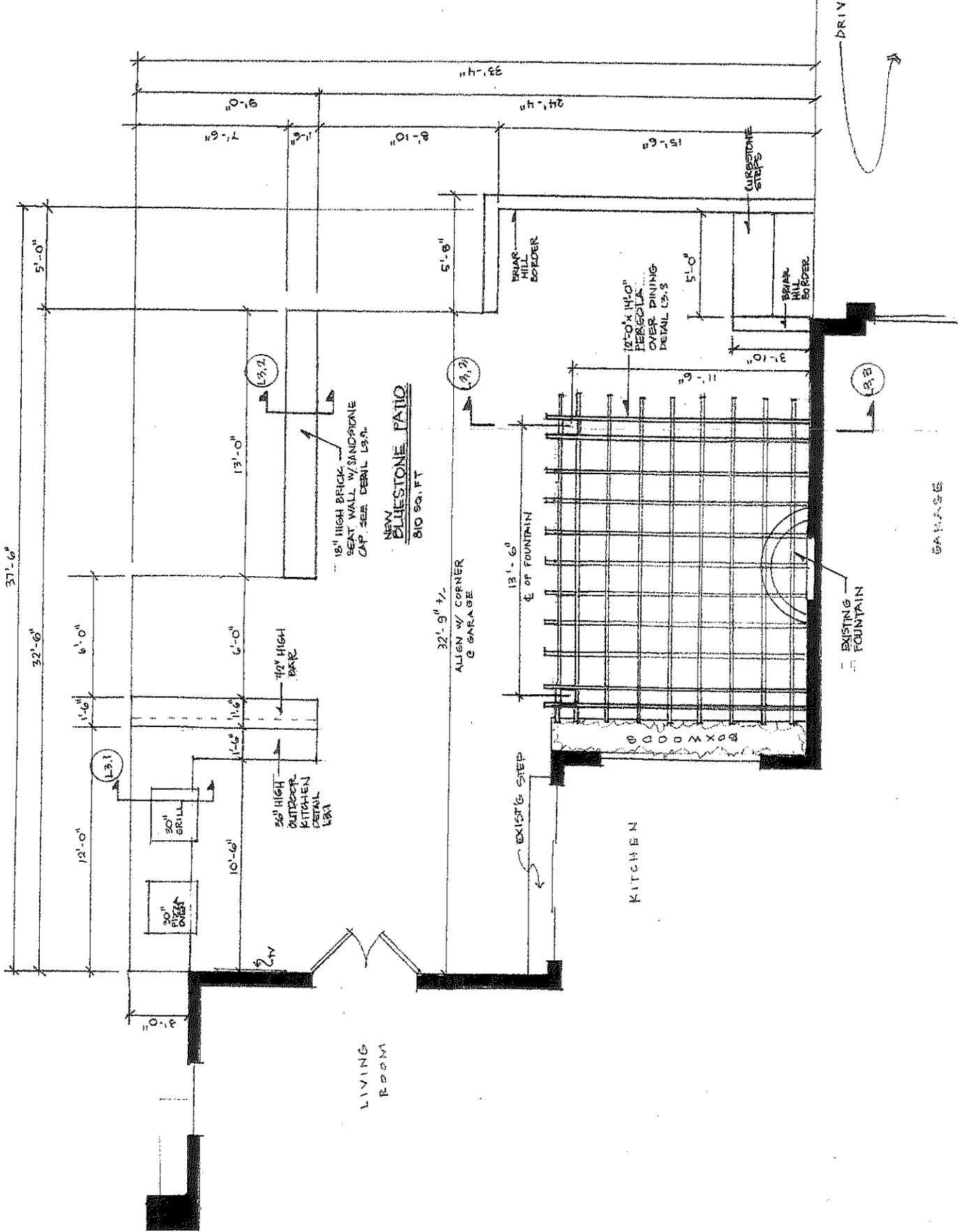
- (1) CARPINUS FASCIATA
- (5) HYDRANGEA M. "FOREVER PINK"
- (2) DEERPLICE "DOWNY WILD BERRY"
- (5) HOSTA "PRAIRIE MOON"
- (5) ANEMONE "WHIRLWIND"
- (1) MER "OCTOBER GLORY"

- (2) RHODODENDRON "PJM"
- (2) HYDRANGEA "MONTICLO"
- (2) HYDRANGEA "SHERIDAN"

- (2) HEUCHERA "CATHOQUE"
- (1) VERBENA "KARLEFFLUM"
- (5) ANEMONE "WHIRLWIND"

ARBOVITAE EXISTING PRIVACY HEDGE

SIDE WALK



37'-6"

32'-6"

12'-0"

6'-0"

5'-0"

13'-0"

7'-6"

9'-0"

33'-4"

24'-4"

15'-6"

10'-0"

10'-6"

11'-6"

6'-0"

11'-6"

13'-0"

5'-8"

3'-10"

5'-0"

11'-6"

3'-10"

3'-10"

3'-10"

18" HIGH BRICK SEAT WALL W/ SANDSTONE CAP. SEE DETAIL L3.2.

NEW BLUESTONE PATIO
810 SQ. FT.

32'-9" 1/2" ALIGN W/ CORNER & GARAGE

13'-6" C. OF FOUNTAIN

BRASS HILL BORDER

BRASS HILL BORDER

BRASS HILL BORDER

BRASS HILL BORDER

12" x 14" HERGOLA OVER PINING DETAIL L3.3

KITCHEN

EXISTING FOUNTAIN

EXISTING FOUNTAIN

EXISTING FOUNTAIN

EXISTING FOUNTAIN

LIVING ROOM

BAR/SEAT

DRIVE

L3.1

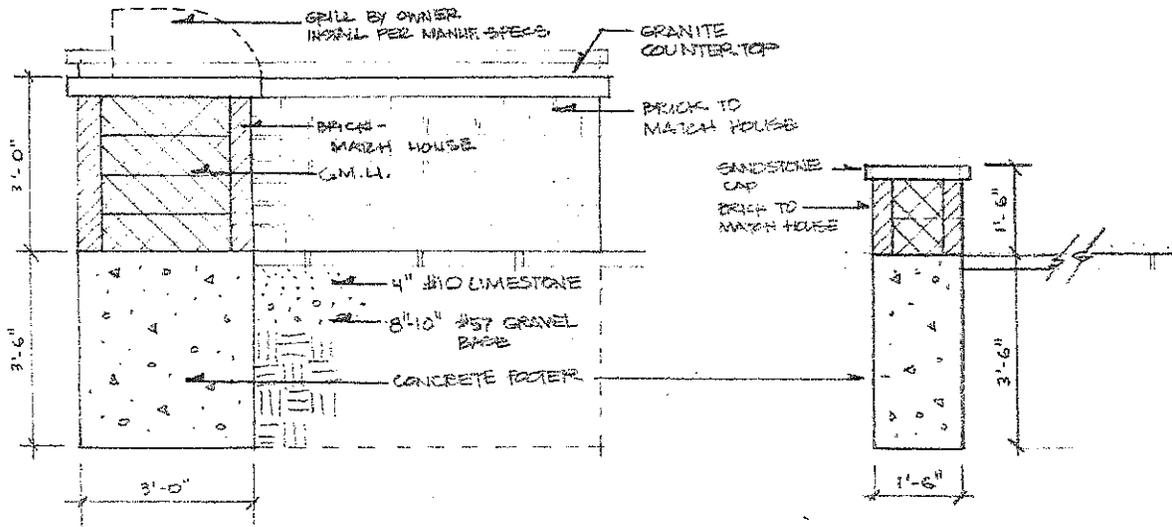
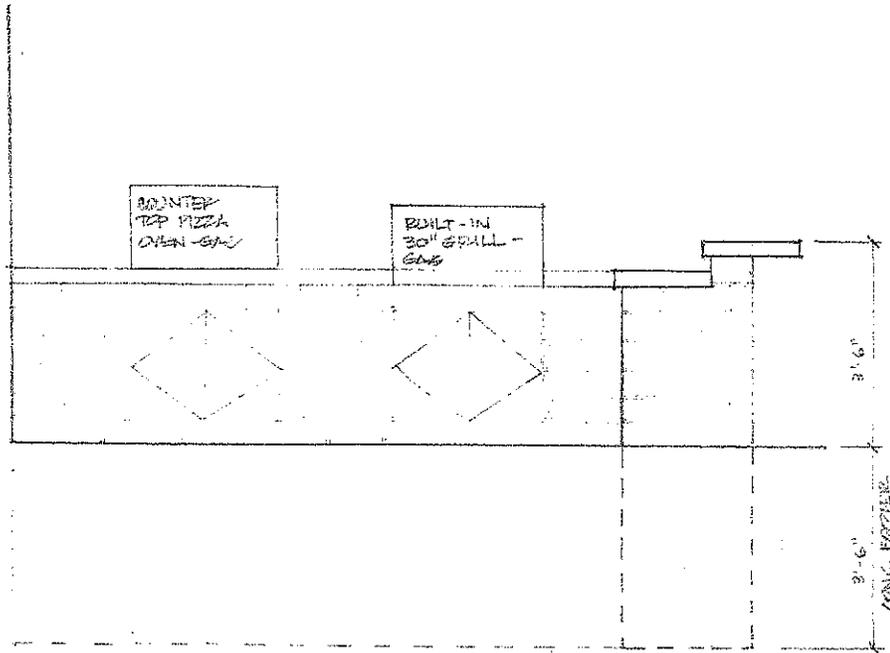
L3.1

L3.1

L3.1

L3.2

LIVING ROOM

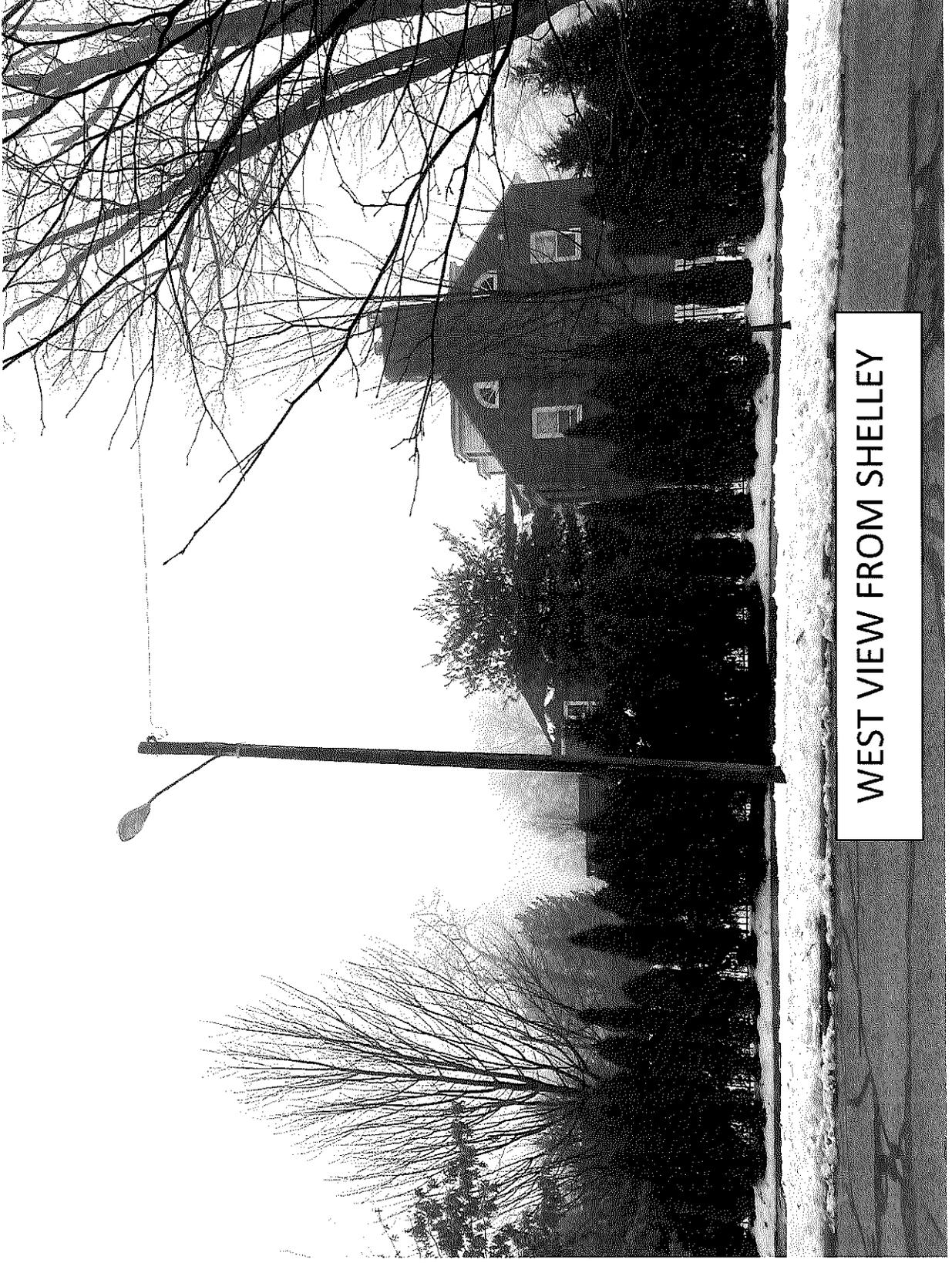


L3.1 - BUILT-IN GRILL SECTION

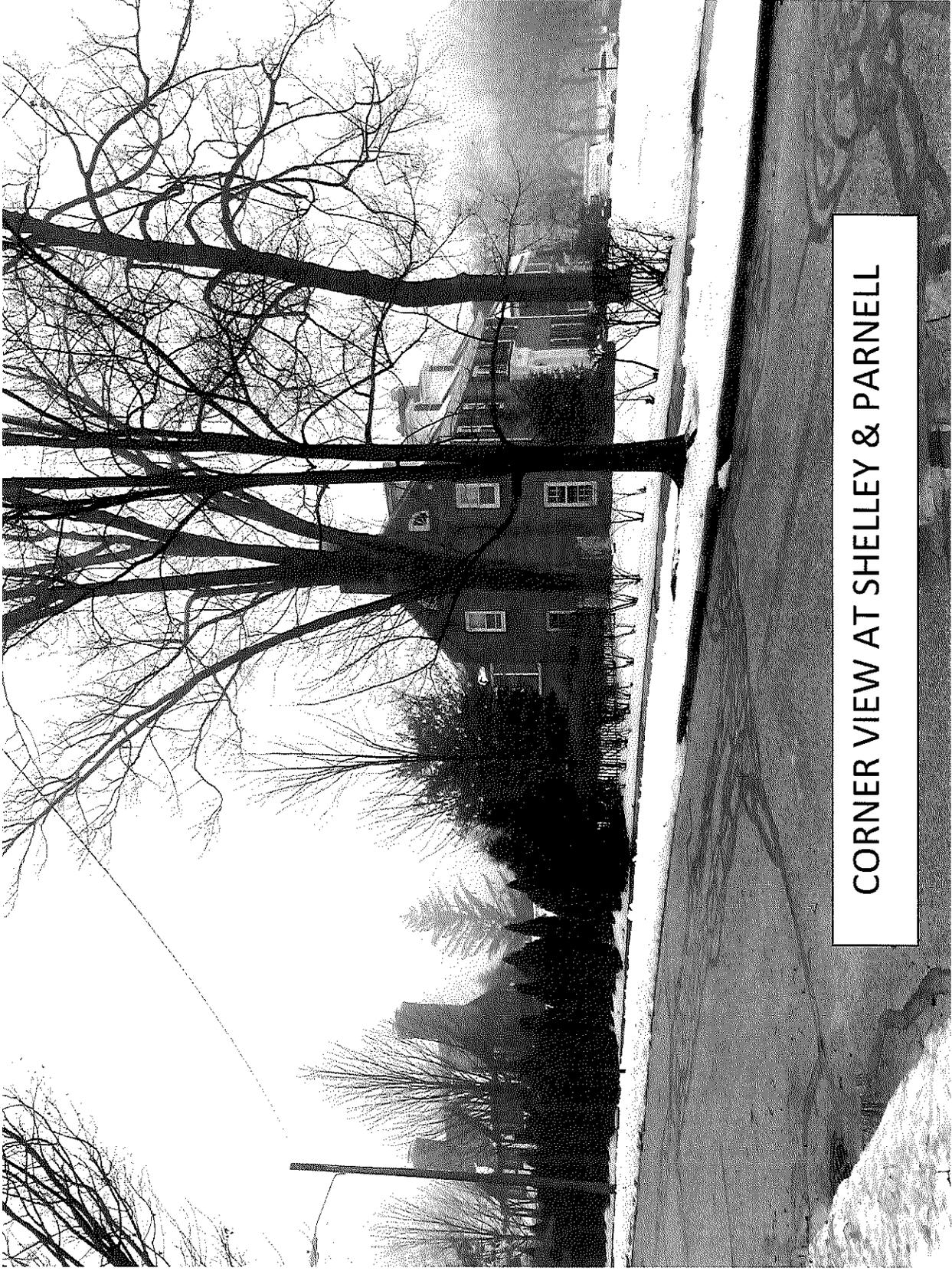
SCALE: 1/2" = 1'-0"

L3.2 - SEAT WALL SECTION

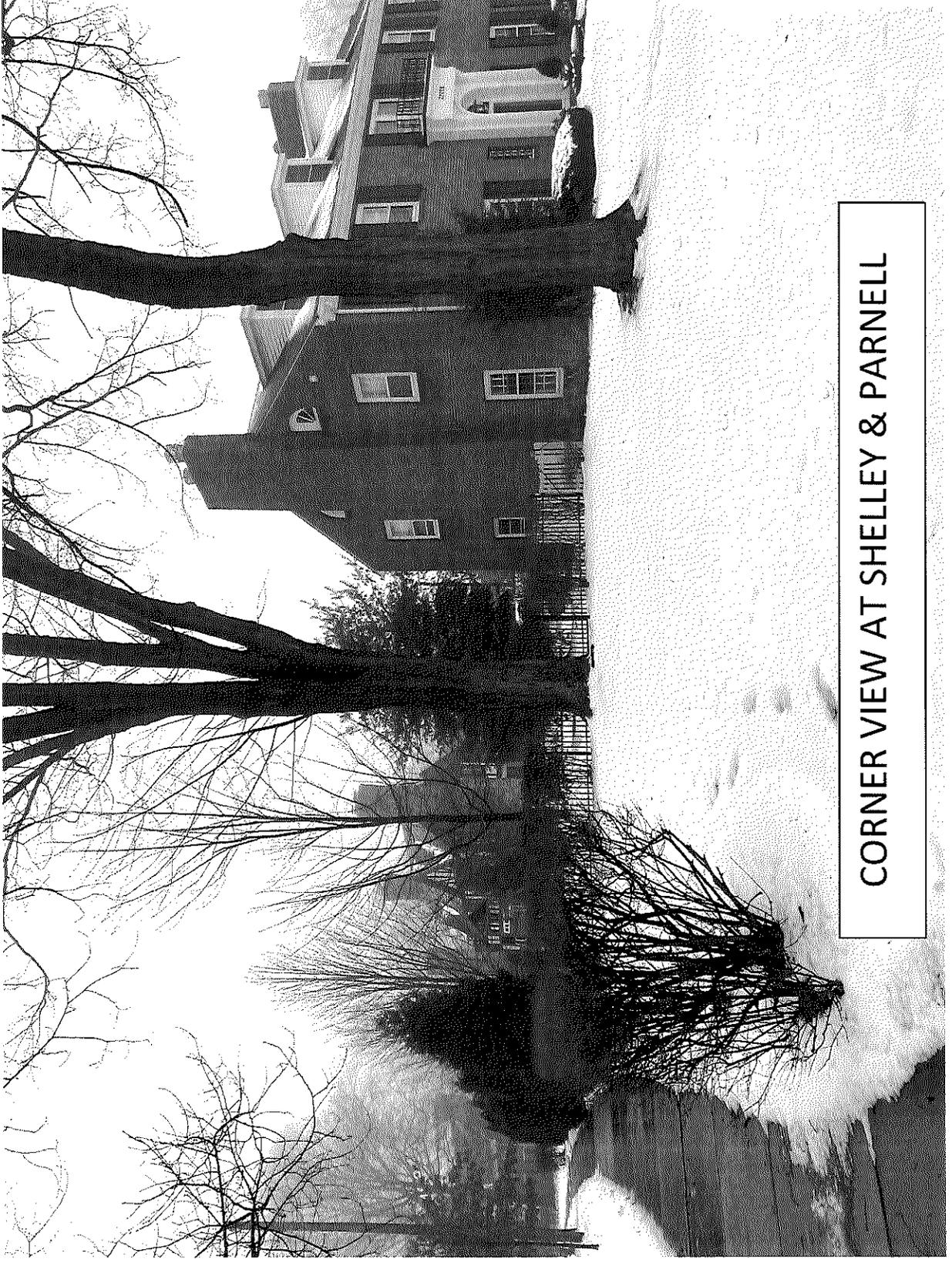
SCALE: 1/2" = 1'-0"



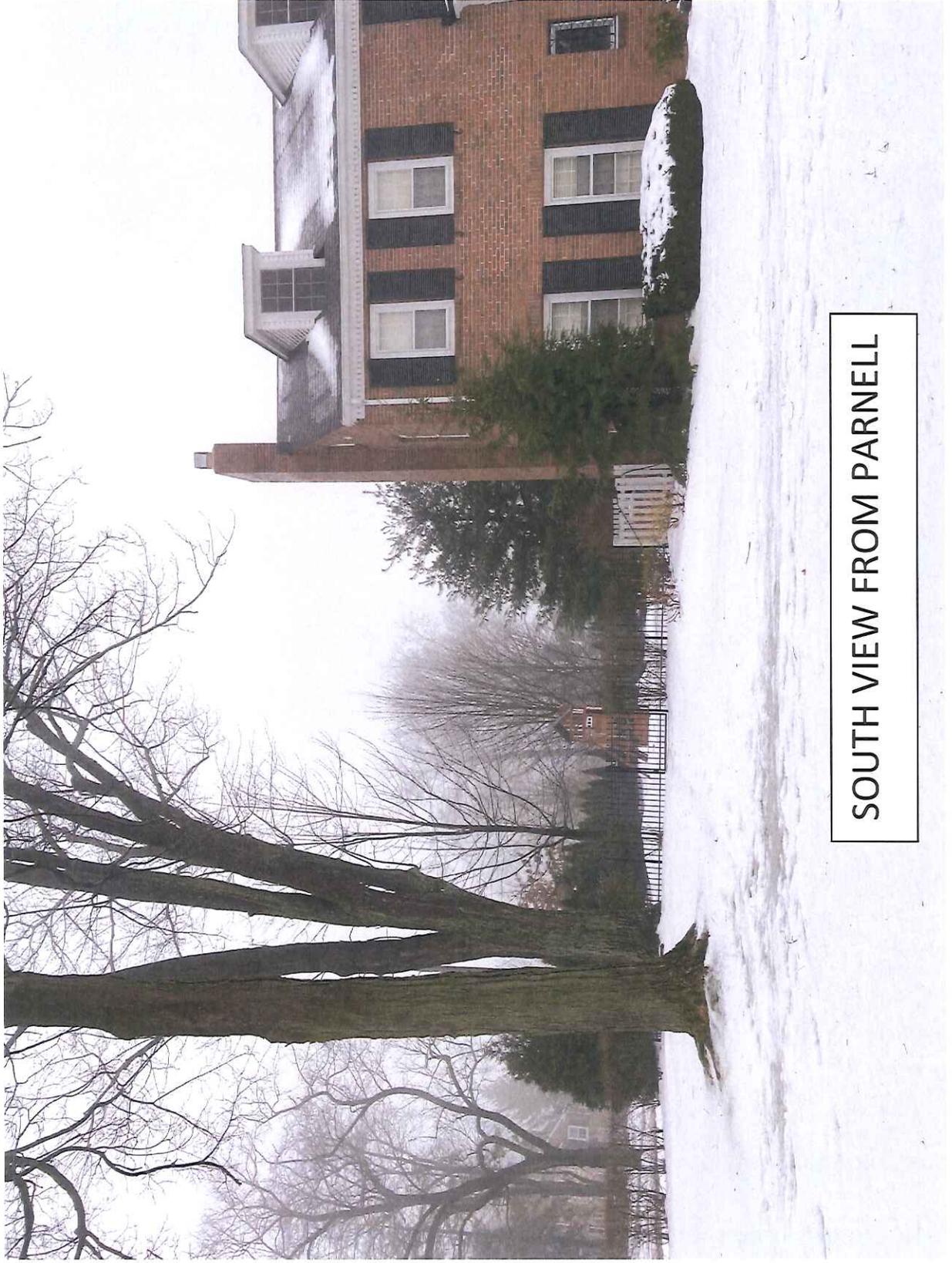
WEST VIEW FROM SHELLEY



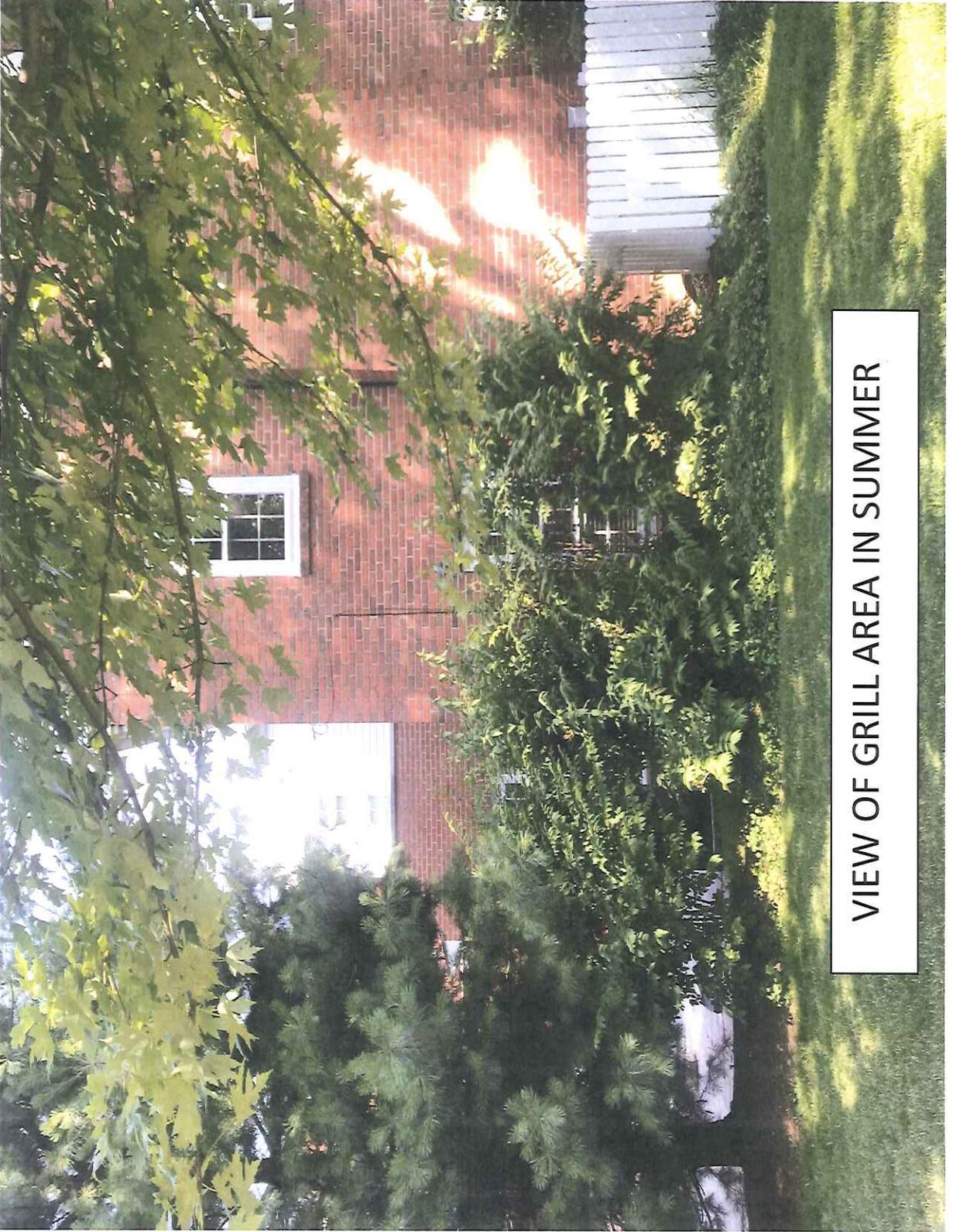
CORNER VIEW AT SHELLEY & PARNELL



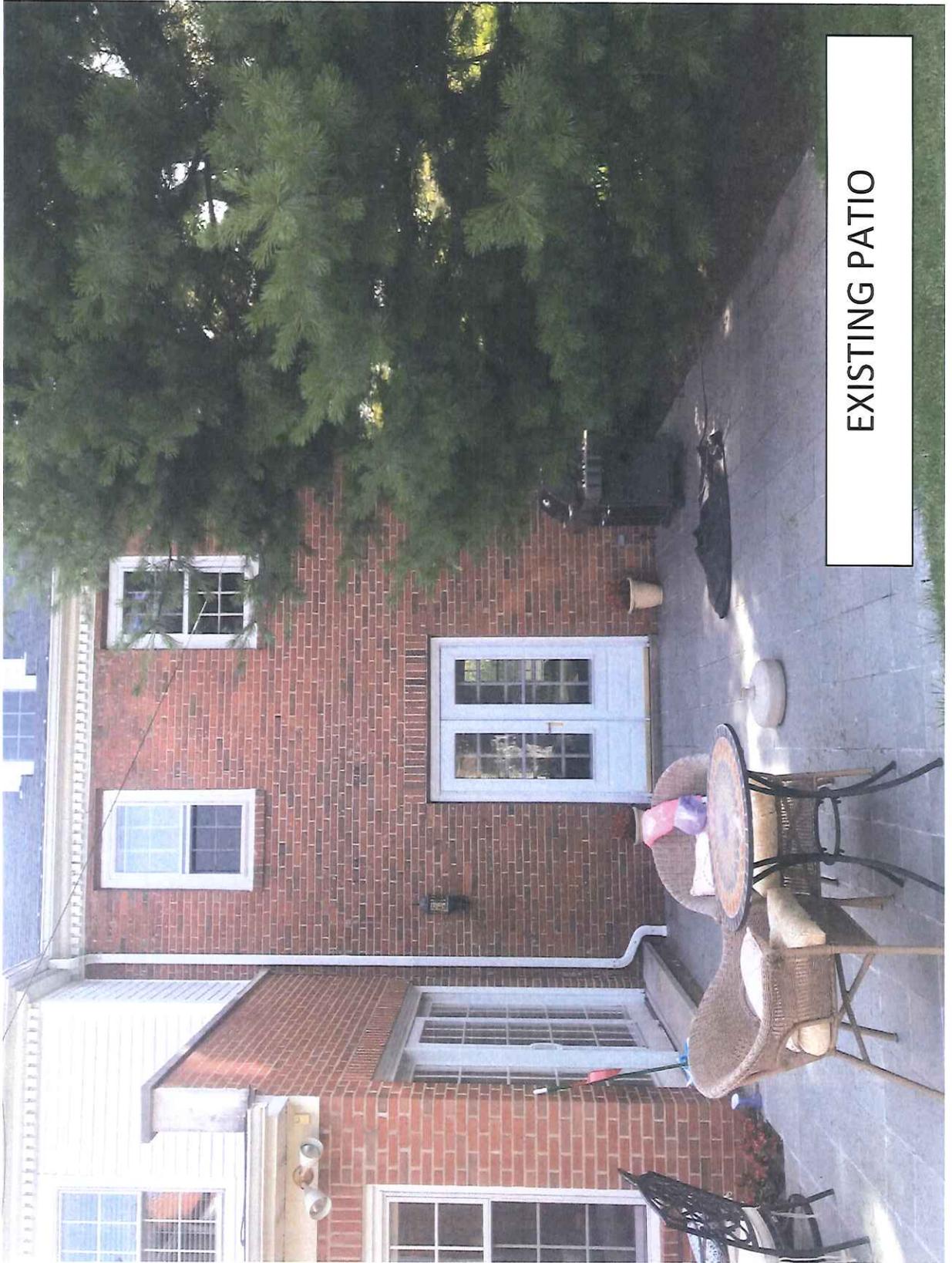
CORNER VIEW AT SHELLEY & PARNELL



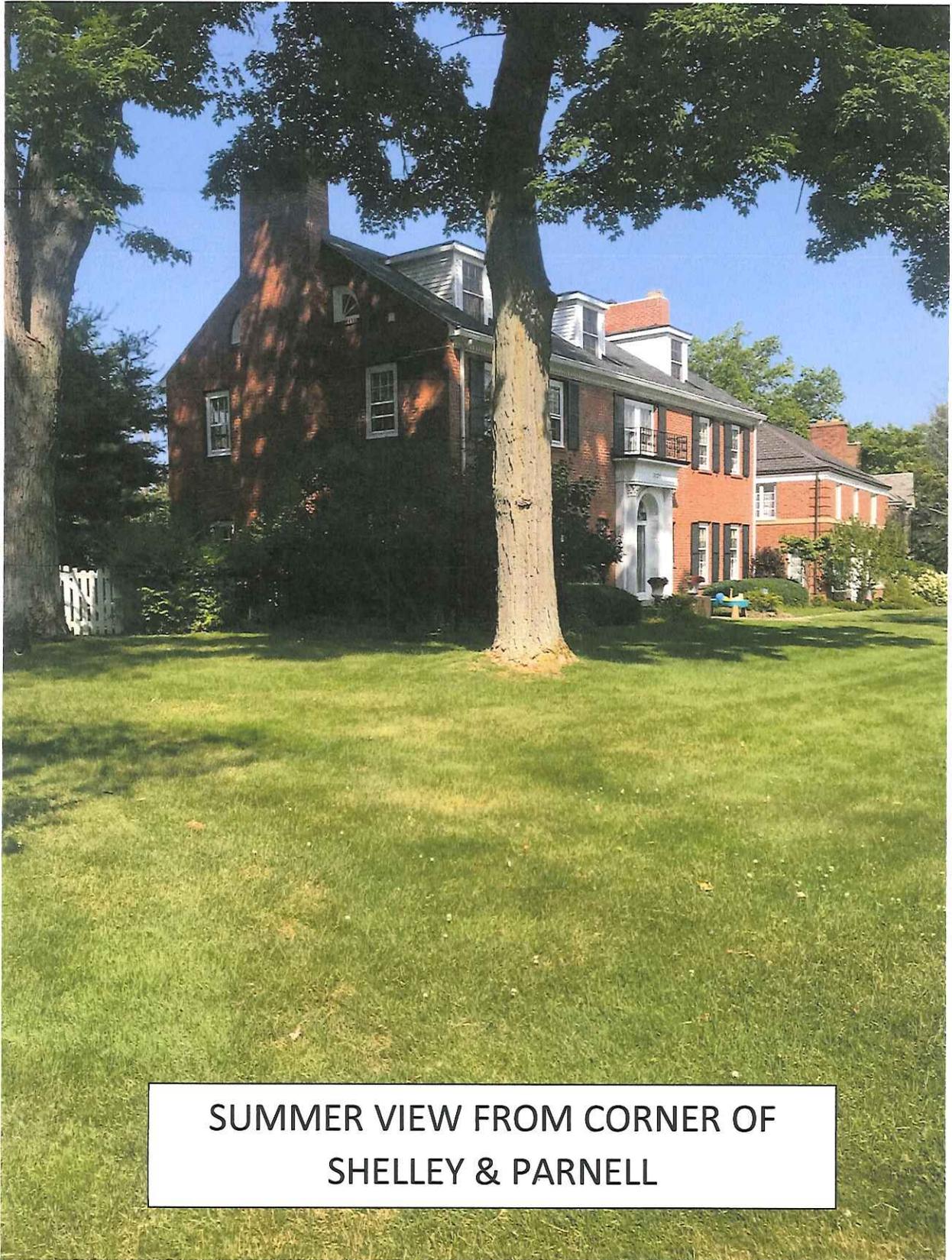
SOUTH VIEW FROM PARNELL



VIEW OF GRILL AREA IN SUMMER



EXISTING PATIO



SUMMER VIEW FROM CORNER OF
SHELLEY & PARNELL

#20367 - 22226 Parnell Road - Landscape Elements: Outdoor Kitchen, Seat Wall, Pergola.

Mr. Feinstein noted there is a zoning component of this application. The outdoor kitchen area is technically in a front yard and needs to be moved back to be even with the house wall or the owner must seek a zoning variance.

Brooke Slater, Busy B Design Studio, said this is an entertaining space. This will be tucked in the corner of the house on this corner lot. The pergola will align with the gutter line. There is an 18 inch seat wall of brick with a sandstone cap, a bluestone patio, and the outdoor kitchen element is made of matching brick with granite countertop. There will be a new tree added as the old one is diseased. There are 6 to 7 foot tall arborvitae along the Shelley Road sidewalk and fence line. The reason the island is pushed out is to allow generous access to the French doors near the indoor kitchen area.

Approved.

* * * *

#20365 - 2685 Rochester Road - Window Alteration: Size.

Mike Ranney, Eggert Construction, explained this is a kitchen renovation. The owner wants a larger window, so they propose to enlarge the existing double casement window to a triple casement window. The new door will match the new window head height and be very tall. They will match the existing aluminum siding where needed. There are fypon details that exist on the nearby porch. They are redesigned and replaced over the larger window opening and eliminated over the entry door.

Mr. Neville asked if there could be one more lite high in the door to better match the proportions of the windows.

Lisa Heiser, homeowner, noted less lites would be better, if possible.

Approved with the condition that the new entry door have 18 lites.

Revised door detail to be submitted for administrative review.

* * * *

#20366 - 2544 Cheshire Road - New Garage.

Diane Bija, New Creation Builders, said this is their standard garage with a 4/12 pitch, gable end, in mystic blue to match the house. The roof color will match the house.

Approved with confirmation of the roof shingle color.

* * * *

Applicant's Name: Ellen Seguin Application No: 2050

Property Address: 3369 Greenway Rd. Parcel No: _____

City: Shaker Heights State: OH Zip: 44122

Applicant's Address 3369 Greenway Rd Phone No: 216-650-3966

City: Shaker Heights State: OH Zip: 44122

Property Owner (if other than applicant) _____

Property Owner's Address (if different) _____

City: _____ State: _____ Zip: _____

Zoning District: _____ Present Use: _____

Proposed Use: fence, metal, decorative, to contain dog.

E-Mail Address: ellenseguin@sbcglobal.net

CHECK INFORMATION ACCOMPANYING THIS APPLICATION

- Site Plan (to scale)
- Detail Drawings
- Landscape Plan
- Narrative Description
- Proof of Control (Option Lease Ownership)
- Product Information, etc.
- Other Descriptions or Materials as Appropriate
- Photographs

CHECK SPECIFIC ACTION REQUIRED

BZA

- 1. VARIANCE (requires public hearing)
 - Sign regulations
 - Height Regulations
 - Area and Yard Regulations
 - Fence Regulations
 - Off-street Parking

2. OTHER APPROVALS

- Appeal
- Other: _____

CPC

- Conditional Use Permit (requires public hearing)
- Planned Unit Development
- Site Plan Review
- Resubdivision of Land
- Amendment to Zoning Map or Ordinance
- Improvements to Public Land
- Other: _____

Summarize special conditions, practical difficulty or hardships imposed on the owner of the premises if strict letter of the ordinance were to be enforced:

We are seeking to install a decorative metal fence. If the ordinance were enforced we would have a 9' gap between our wall of arborviate bushes and the fence, an awkward use of space. If allowed to install where we would like, the fence would be mostly hidden by bushes.

To the best of my knowledge, the foregoing statements in this application are true and correct.

SIGNATURE: Ellen Seguin

DATE: 2-14-2020



SHAKER HEIGHTS

NOTICE OF PUBLIC HEARING

Notice is hereby given that application is being made by Ellen Seguin, 3369 Grenway Road, to the Board of Zoning Appeals for a variance to the fence location regulations on a corner lot. The applicant proposes to install a 3-foot tall black aluminum ornamental fence on this corner lot at Grenway and Glencairn Roads. The fence is proposed to be located 31 feet behind the Glencairn Road sidewalk. Code requires that fences located in corner side yards not extend in front of the setback line of the principal building on the adjacent lot. The adjacent house on Glencairn Road is set back 40 feet. The fence is proposed to enclose the rear yard and nine (9) additional feet of the Glencairn Road side yard to contain the applicant's dog. The fence is proposed to be located behind an existing line of 5-foot tall arborvitae bushes.

The Board of Zoning Appeals will hold a Public Hearing on said application on **Tuesday, March 3, 2020 at 7:00 p.m.** in the Council Chamber of City Hall, 3400 Lee Road, Shaker Heights, Ohio. Interested parties may appear at the Public Hearing and be heard with respect to this application.

Plans are available for public review in the Planning Department during City Hall hours, and online at <https://www.shakeronline.com/AgendaCenter>. Online plans and information are posted the Friday before the meeting date.

Dan Feinstein
Secretary
Board of Zoning Appeals

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.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

ADDRESS:

**3369 Grenway Road
Seguin Residence
Case#: 2050**

HEARING DATE:

March 3, 2020

SUMMARY:

Variance to the fence location regulations on a corner lot in order to install a 3 foot tall aluminum ornamental fence, 31 feet behind the Glencairn Road sidewalk at the Corner of Grenway and Glencairn Roads, where code requires a 40 foot setback.

STAFF POSITION:

- Staff suggests approval with the following condition:
 - The addition of two arborvitae shrubs, one on each end of the fence line, as approved by staff.
- Based on:
 - The formal front yard and front of the house faces Grenway Road.
 - There is precedent for similar fence locations and styles on other corner lots in the neighborhood.
 - There are existing arborvitae shrubs, which will screen the view from the street.
 - The essential character of the neighborhood will not be affected since the fence would not change the view of the property because of the existing evergreen bushes and that a gate already exists in the middle of the bushes.

ACTION:

- Variance to the corner lot fence location regulations.

FACTS:

1. The applicant proposes to install a 3 foot tall aluminum ornamental fence in the Glencairn yard at the corner of Grenway and Glencairn Roads.
2. The fence is proposed 31 feet behind the Glencairn Road sidewalk, inside of an existing line of arborvitae shrubs. Code requires a 40 foot setback from Glencairn Road, equal to the neighbor's house setback. The fence would extend 9 feet in front of the neighbor's house.
3. The fence is proposed to contain the applicant's dog and enclose the rear yard patio.
4. Existing mature arborvitae bushes will remain to screen the view of the fence.

CODE SECTIONS:

1. 1262.05 E 2 – Corner lot fences shall not extend in front of the setback line of the adjacent houses. (40 feet in this case)
2. 1262.05 D – Front and corner side yard fences are limited to a height of 3 feet.
3. 1262.05 C – A fence visible from the street shall be visually softened with landscaping proportioned to the amount of solid fencing. (6 inch tall landscaping in this case)

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

3369 Grenway Road
Seguin Residence
Case#: 2050

HEARING DATE:

March 3, 2020

OTHER ISSUES:

1. There are several similarly located corner lot fences on corner lots in the neighborhood.
2. The fence does not impact the formal front yard of the property or the view along Glencairn Road.
3. The 3 foot tall fence is requested to contain the dog.
4. The fence will enclose the rest of the rear yard over to the shared driveway with the Grenway Road neighbor.

PRECEDENT:

Fernway Neighborhood Precedent:

1. Meyer Residence – 3255 Dorchester Road – a 4 foot tall bronze aluminum ornamental fence 9 feet from the sidewalk.
2. Klein Residence - 3256 Glencairn Road – a 4 foot bronze aluminum ornamental fence 9 feet from the sidewalk.
3. Baab Residence – 17024 Fernway Road – 3.5 foot tall wood picket fence at the corner of Elsmere, 4 feet from the sidewalk behind an existing hedge.
4. Anthonisen Residence – 3255 Glencairn Road – a 4 foot tall picket fence 11 feet from the sidewalk.
5. Chauvette Residence – 3256 Kenmore Road – a 4 foot picket fence 9 feet from the sidewalk.
6. Johnson Residence – 3255 Grenway Road – 3.5 foot picket fence 11 feet behind the sidewalk.
7. Sandman Residence – 3261 Aberdeen Road – 4 foot picket fence on Fernway Road 9 feet behind the sidewalk.

Other Precedent:

8. Gagliano/Slater Residence – Huntington/Woodbury – a 4 foot tall 4 feet behind the Woodbury Road sidewalk behind an existing hedge.
9. Dewey Residence – South Woodland/Brighton – a 4 foot tall picket fence with new and existing landscaping.
10. Neill Residence – 5 foot tall scalloped picket fence at Courtland Boulevard and Courtland Oval.
11. Lair Residence – 16316 Fernway - patio wall and pillars at Fernway and Braemar.
12. Perrin Residence – 4 foot tall natural wood picket fence at Southington and Huntington Roads.
13. Fenton Residence – 4.5 foot tall scalloped white picket fence on Fairmount Boulevard.
14. Aklog Residence – 4 foot picket fence on Lomond corner, 6 feet from Strathavon Road.
15. Sterio/Giralt Residence – 4 foot tall aluminum ornamental fence behind existing landscaping at Wimbledon and Duffield Roads.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

3369 Grenway Road
Seguin Residence
Case#: 2050

HEARING DATE:

March 3, 2020

PRECEDENT (continued):

16. Carrier Residence – 4 foot tall ornamental aluminum fence at the corner of Lomond and Winchell Roads.
17. Przchedzen Residence – Chadbourne/Onaway – 4 foot tall solid wood fence approved in 2016.
18. Krassen Residence – Parkland/Ashwood – 6 foot tall solid fence behind hedge approved in 1988.
19. Shelley Residence – 4 foot tall picket fence at the corner of Aldersyde and Lee Roads.
20. Machmer-Wessels Residence (19701 South Woodland) – 4.5 foot tall ornamental aluminum fence at the corner of South Woodland and Kingsley Roads.
21. Towe Residence (19501 South Woodland) – 4 foot tall ornamental aluminum fence at the corner of Courtland and South Woodland Roads.
22. Kruczynski Residence (19601 South Woodland) – 4 foot tall ornamental aluminum fence at the corner of South Woodland and Kingsley Roads.
23. Linihan Residence (19700 South Woodland) – 4 foot tall aluminum ornamental fence at South Woodland and Kingsley Roads.
24. Rosenthal Residence (2889 Manchester Road) – 4 foot tall fence at the corner of Carlton Road.
25. Nicolosi Residence – 5 foot tall French gothic picket fence at the corner of South Woodland and Fontenay Roads.
26. Horback Residence – a 4 foot wood fence at the corner of South Woodland and Torrington Roads behind existing arborvitae bushes.
27. Neill Residence – a 4 foot tall wood fence at the corner of South Woodland and Torrington Roads.
28. Loucks Residence – 4 foot tall ornamental aluminum fence at the corner of Broxton and South Woodland Roads.
29. Turco Residence – aluminum ornamental fencing approved on a corner lot across South Woodland Road.
30. Scherer Residence – 4 foot tall ornamental aluminum fence at the corner of Paxton and South Woodland Roads behind natural vegetation.
31. Gatewood-Colwell Residence – a 3 foot tall ornamental aluminum fence at South Woodland and Woodbury Roads.
32. Martin Residence – 4 foot tall ornamental aluminum fence at the corner of Lee and Aldersyde Roads, behind natural vegetation.
33. Cafaro Residence – 4 foot aluminum ornamental fence at Inverness and Dryden Roads, 6 feet off Dryden Road.

To the Board of Zoning Appeal,

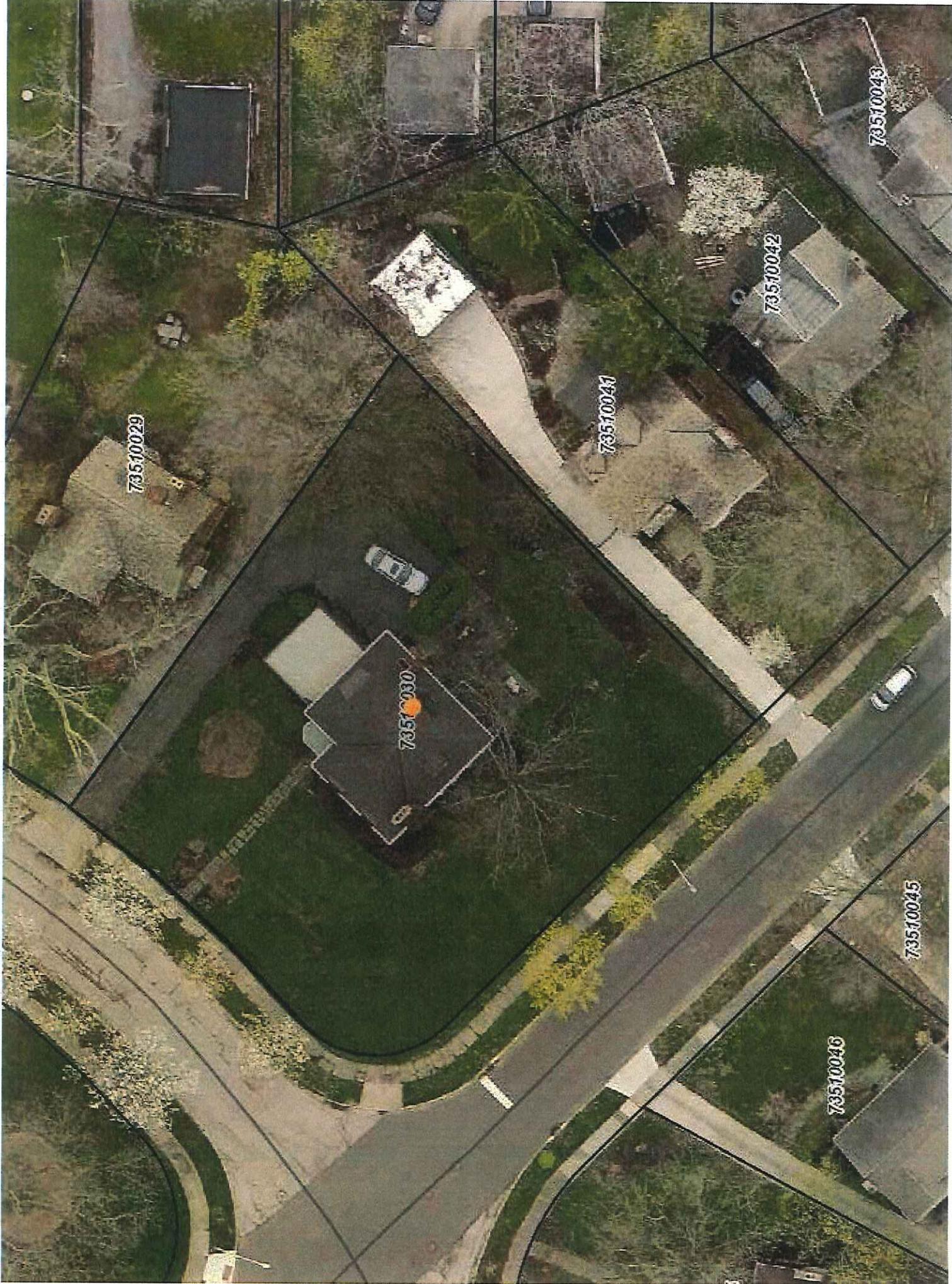
We are writing to request a variance to allow for a fence around our backyard. The purpose of this fence is to keep our (very friendly) dog contained and not chasing runners down the street. I understand Shaker Heights likes to keep a beautiful sight line along the street with expansive front lawns, one of the features we love about Shaker. We would like this fence to be installed in what we see as a natural spot, running along the inside (not seen from the sidewalk) of a line of arborvitae that sits on the edge of where the sloping side yard meets the flat backyard, making a natural definition. However, this line of arborvitae (which was already in place when we moved here 13 years ago) sits 9' beyond the front of our neighbor's house. I believe this is what violates the zoning restriction.

If we were to place the fence according to code, we would end up with a very awkward gap of 9' between the line of arborvitae and the fence. It would make it difficult to mow the grass and keep that area well groomed. It would also impede on our enjoyment of our backyard as it would reduce the size of usable space and become wasted space. We also see many examples of similar fences along Fernway that extend to just a few feet from the sidewalk. This fence, which we feel would be an attractive addition, would barely be visible from the sidewalk along Glencairn.

So we are hoping that you consider allowing this variance for our fence installation.

Thank you.

Ellen and Joe Seguin
3369 Grenway Road



73510029

73510030

73510041

73510042

73510043

73510045

73510046

Neighborhood

Shared driveway



Grenway

owner + preparer:
Ellen Seguin
3369 Grenway Rd.



Installation Proposal – Fencing

Date: 15 January 2010

Store #		Sales Specialist	Gregory A. Fitch
Customer Name	Ellen	License #	216.385.0917
2nd Contact Name		Home Phone	
Job Site Address	3369 Grenway	Work/Cell Phone	
City, State and Zip		Customer Email	

Preparation:

- Pre-installation inspection
- Provide appropriate protection to home during installation
- Obtain and post any necessary permits
- Dedicated project support staff will be in contact with you every step of the way

Additional Considerations:

- Clear fence line
- Add tension wire or wire mesh
- Remove/haul away old fencing material
- Custom work:

Installation:

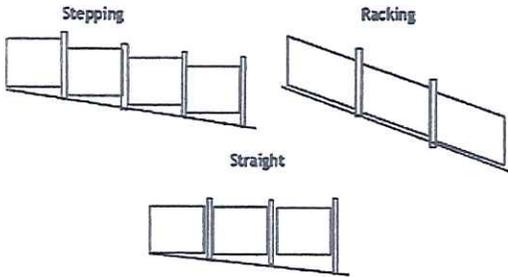
- Mark and prepare post hole locations
- Install posts and backfill holes with concrete
- Install fence material, including gates, hardware, and fasteners

Clean-up/Final Inspection:

- Complete final cleanup and haul away all job related debris
- Test product and perform complete inspection with customer

Notes & Product Description

New fence to be installed to the following grade specification (circle one):



- 3' Providence Aluminum Fence Blk
- 136 linear feet
- 4 Walk-Gate - Arched
- Delivery & Permitting
- 12 mos. Interest Free

*Corner Lot Requirement will need Shaker Approval

Total Investment

\$5,750⁰⁰

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBCO005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#LMP2481, CBC#16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BC629859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H1777890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, 80000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #TACLB24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESH863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit <http://www.lowes.com/licensenumbers>.

IMPORTANT: This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Exterior Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days). Installation fees will be and additional charges may be based on total product required to fulfill order (including waste), which exceeds actual area square footage. If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.



Item # 384436 Model # 73003515

Freedom (Actual: 4.89-ft x 7.89-ft) Heavy Duty Providence Black Aluminum Decorative Metal Fence Panel

2 Ratings
3.0 Average

50%
Recommend this product

Community Q&A
View Now



\$139.61

- Features snap and stay technology that snaps and secures pickets into rails to deliver a strong and stylish finish
- Pool code approved panel meets cc requirements
- Follows varied terrain - racks 1 inch per foot

Ships to Store FREE

Ready for pickup: Estimated by 02/27/2020

Delivery

Ready for delivery: Estimated on 02/27/2020

we are ordering 36' fence

Lifestyle/in-use images: accessories not included

Feedback



5% OFF* EVERY DAY
OR 6 MONTHS SPECIAL FINANCING**

[GET DETAILS](#)

**Offer subject to credit approval and can't be combined with other credit offers. Minimum purchase required. Exclusions apply.

Product Information

Description

- Features snap and stay technology that snaps and secures pickets into rails to deliver a strong and stylish finish
- Pool code approved panel meets cc requirements
- Follows varied terrain - racks 1 inch per foot
- Available in additional heights and/or grades
- 1.187 x 1.5-in rails; 3.75-in picket spacing
- Transferable limited lifetime warranty
- Made in the USA

Specifications

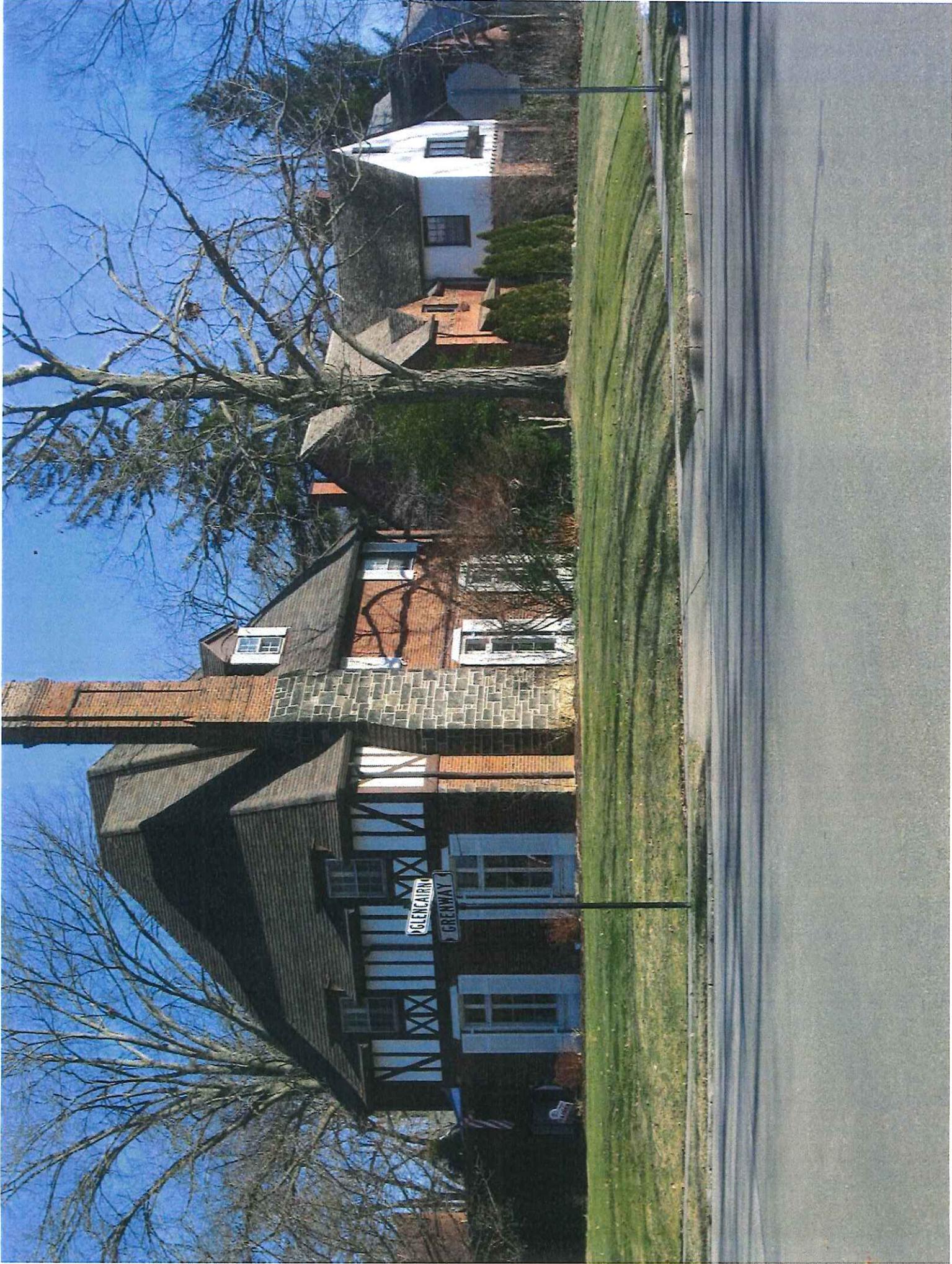
Series Name Heavy Duty

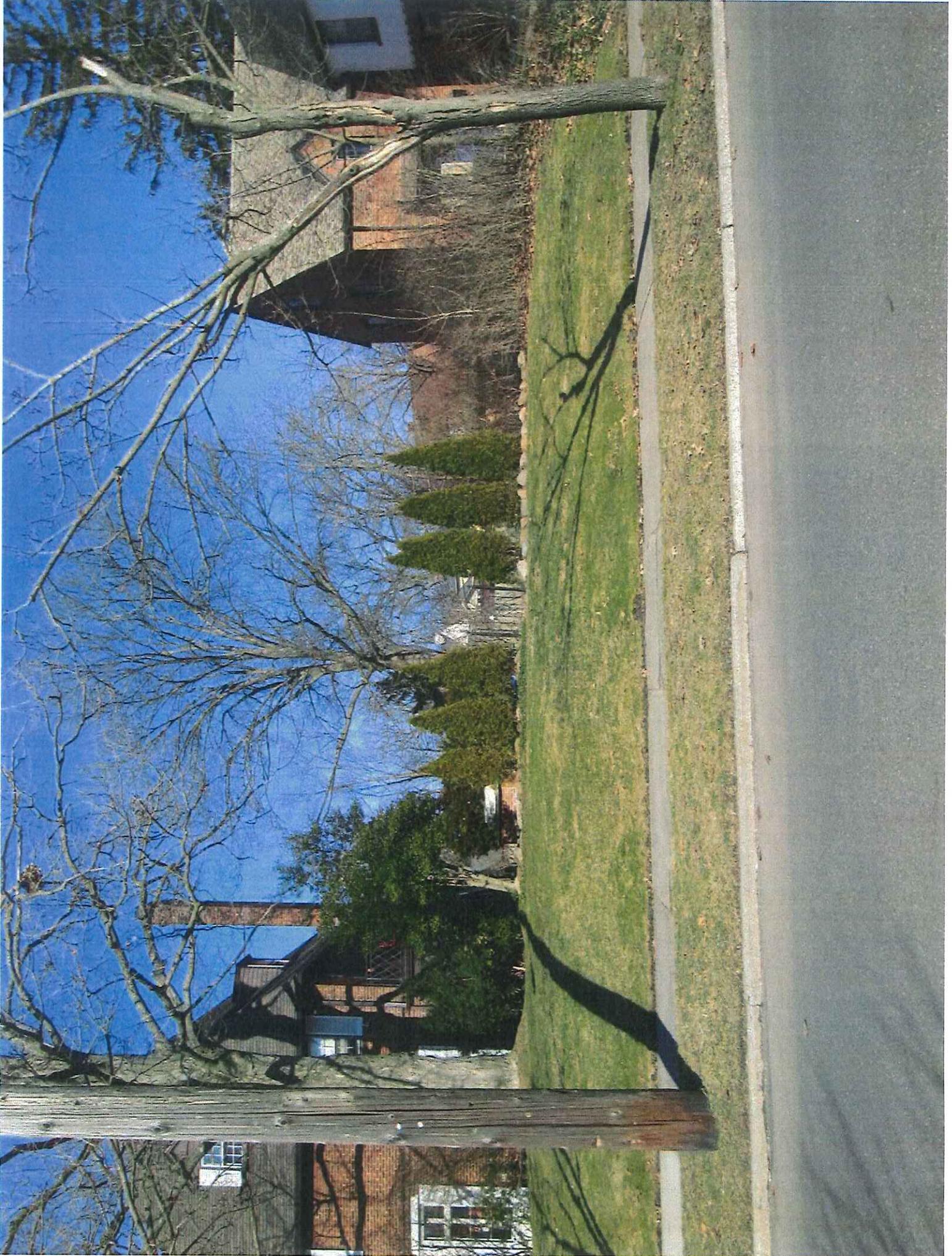
Assembly Required



Have a question?
We can help.









Applicant's Name: PAUL HUMMER Application No: 2051

Property Address: 13001-13005 LARCHMERE ROAD Parcel No: _____

City: SHAKER Hts. State: OHIO Zip: 44122

Applicant's Address 22276 SHELBURNE ROAD Phone No: 216.970.6977

City: SHAKER Hts. State: OHIO Zip: 44122

Property Owner (if other than applicant) LOUIS JACOBS

Property Owner's Address (if different) 47751 MATHER LANE

City: Hunting Valley State: OHIO Zip: 44022

Zoning District: _____ Present Use: _____

Proposed Use: CONCRETE PARKING LOT

E-Mail Address: HUMMERPAVING@SBCGLOBAL.NET

CHECK INFORMATION ACCOMPANYING THIS APPLICATION

- Site Plan (to scale)
- Detail Drawings
- Landscape Plan
- Narrative Description
- Proof of Control (Option Lease Ownership)
- Product Information, etc.
- Other Descriptions or Materials as Appropriate
- Photographs

CHECK SPECIFIC ACTION REQUIRED

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> <u>BZA</u></p> <p>1. VARIANCE (requires public hearing)</p> <p>Sign regulations Fence Regulations</p> <p>Height Regulations Off-street Parking</p> <p>Area and Yard Regulations</p> <p>2. OTHER APPROVALS</p> <p><input type="checkbox"/> Appeal</p> <p><input type="checkbox"/> Other: _____</p> | <p><u>CPC</u></p> <p><input type="checkbox"/> Conditional Use Permit (requires public hearing)</p> <p><input type="checkbox"/> Planned Unit Development</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input type="checkbox"/> Resubdivision of Land</p> <p><input type="checkbox"/> Amendment to Zoning Map or Ordinance</p> <p><input type="checkbox"/> Improvements to Public Land</p> <p><input type="checkbox"/> Other: _____</p> |
|--|--|

Summarize special conditions, practical difficulty or hardships imposed on the owner of the premises if strict letter of the ordinance were to be enforced:

*OWNERS TENANTS WOULD HAVE ADVERSE CONDITIONS; (A) UNABLE TO ACCESS CARS DUE TO SNOW FROM PLOWS, SAFETY FROM INJURY FROM ROAD TRAFFIC, SAFETY FROM ASSAULTS, ACCESS FOR WHEELCHAIR OFF ROADWAY, INJURY FROM LIMBS OF DYING TREE LAWN TREES.

To the best of my knowledge, the foregoing statements in this application are true and correct.

SIGNATURE: Paul J. H. president (authorized representative) | DATE: 2/11/20



SHAKER HEIGHTS

NOTICE OF PUBLIC HEARING

Notice is hereby given that application is being made by Paul Hummer, Hummer Paving Company, representing Louis Jacobs, G&J Realty, 13001-05 Larchmere Boulevard, to the Board of Zoning Appeals for variances in order to construct a parking lot in the rear yard of this commercial property at the corner of Larchmere Boulevard and Cheshire Road. A 7-space parking lot is proposed to serve the apartments over the commercial space on the property. The parking spaces are set back 6 feet from the front property line on Cheshire Road with 3 foot tall evergreen landscaping to screen the street view. Code requires parking spaces to be set back 20 feet when located across from a residential use. The parking lot is proposed 3 feet off the commercial building to the east. Code requires a 5-foot setback adjacent to a commercial property. The applicant proposes a 19 foot long, 6-foot tall brick wall along the north side property line and extending up to the front wall of the adjacent house on Cheshire Road. Code requires a brick wall extending the full length of the landscape buffer area adjacent to a residential use. The applicant does not propose any interior parking lot landscaping. Code requires one (1) interior landscape island.

The Board of Zoning Appeals will hold a Public Hearing on said application on **Tuesday, March 3, 2020 at 7:00 p.m.** in the Council Chamber of City Hall, 3400 Lee Road, Shaker Heights, Ohio. Interested parties may appear at the Public Hearing and be heard with respect to this application.

Plans are available for public review in the Planning Department during City Hall hours, and online at <https://www.shakeronline.com/AgendaCenter>. Online plans and information are posted the Friday before the meeting date.

Dan Feinstein
Secretary
Board of Zoning Appeals

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**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

ADDRESS:

13001-05 Larchmere Boulevard
G&J Realty Property
Case#: 2051

HEARING DATE:

March 3, 2020

SUMMARY:

Parking lot location and screening variances in order to construct a 7 space parking lot in the rear yard of this commercial property at the corner of Larchmere Boulevard and Cheshire Road.

STAFF POSITION:

- Staff recommends approval with the following conditions:
 - Extend the brick wall 5 feet to the front of the neighbor's front porch, for a total length of 24 feet;
 - Submit design and materials of the brick wall for approval by the Architectural Board of Review;
 - Add two (2) arborvitae shrubs to the Cheshire Road landscape areas, one on each side of the driveway;
 - Add lower shrubs in front of both the arborvitae bushes and 3 pine trees to add depth and interest to the landscape screening from the street;
 - Provide a revised, detailed landscape plan to be approved by staff;
 - Widen the handicap accessible space striped access zone from the proposed 7 to 8 feet wide to meet code; and
 - Submit the design of one parking control sign. The sign can be no larger than 4 square feet and 5 ½ feet tall.
- Based on:
 - A parking lot is a permitted accessory use for a commercial property in the C-2 General Commercial zoning district.
 - The parking lot would serve the purpose of providing parking for the second floor apartment units and reduce on street parking.
 - The eastern property line is a solid masonry wall of the adjacent commercial building.
 - There is a line of existing trees that buffer the northern property line. They will remain.
 - The amount of landscape buffering is increased over the existing condition with this proposal.
 - The adjacent neighbor on Cheshire Road supports the parking lot and landscape improvements.
 - There is no other onsite parking for this commercial property.
 - The small parking lot does not reduce the tree canopy or add a large expanse of pavement and does add landscaping around the exterior.
 - The existing line of trees that buffers the view down Cheshire Road will be maintained.
 - There are other similarly located parking lots on Larchmere Boulevard within the neighborhood, specifically at Kendall Road in Shaker Heights.
 - The essential character of the neighborhood is not negatively impacted because of the landscape screening softening the view from the street and the other similarly located parking lots in the neighborhood, the solid block wall on the eastern side, which does not change the view of front yards down Cheshire Road.
 - The standard of practical difficulty is met due to the limited space on the property and the lack of any other onsite and parking opportunities nearby for overnight residential apartment tenants.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

13001-05 Larchmere Boulevard
G&J Realty Property
Case#: 2051

HEARING DATE:

March 3, 2020

ACTION:

- Variance to the parking lot landscaping screening for a 6 foot wide front landscape area when code requires a 20 foot wide area across from a residential use.
- Variance to the parking lot landscape screening for a 3 foot wide side landscape area when code requires 5 feet adjacent to a commercial use.
- Variance to the interior parking lot landscaping requirement for no interior landscaping when code requires one landscape island.
- Variance to the rear parking lot landscape screening to allow a 19 foot long brick wall section when code requires the brick wall along the entire rear property line.

FACTS:

1. The applicant proposes to construct a 7-space parking lot in the rear yard of this commercial property at the corner of Larchmere Boulevard and Cheshire Road to serve the 4 apartment units in the commercial building on the property.
2. The parking spaces are set back 6 feet from the front property line on Cheshire Road with 3 foot tall evergreen landscaping to screen the street view. Code requires parking spaces to be set back 20 feet when located across from a residential use.
3. The applicant proposes a 19-foot long, 6-foot tall brick wall along the north side property line extending up to the front wall of the adjacent house on Cheshire Road. Code requires a brick wall extending the full length of the landscape buffer area adjacent to a residential use.
4. The parking lot is proposed 3 feet off the commercial building to the east. Code requires a 5-foot setback adjacent to a commercial property.
5. The applicant does not propose any interior parking lot landscaping. Code requires one (1) interior landscape island.
6. Staff suggests the following improvements to the landscape screening and site plan:
 - a. The brick wall extended 5 additional feet to the front of the neighbor's front porch for a total wall length of 24 feet;
 - b. Add two more arborvitae bushes to the Cheshire Road landscape areas on each side of the driveway;
 - c. Add lower bushes in front of both the arborvitae bushes and 3 pine trees to add depth and interest to the landscape screening from the street;
 - d. Widen the accessible space striped access zone from 7 to 8 feet wide to meet code.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

13001-05 Larchmere Boulevard
G&J Realty Property
Case#: 2051

HEARING DATE:

March 3, 2020

CODE SECTIONS:

1. 1253.08 B – Side and Rear yard parking lot landscape screening adjacent to a residential use requires a 20 foot wide area with 6 ft. tall landscaping and a 6 foot tall brick wall.
2. 1253.08 B – Side and rear yard parking lot landscape screening adjacent to a commercial use requires a 5 foot wide area with 50 percent coverage of 5 foot tall bushes.
3. 1253.08 B – Front yard parking lot landscape screening across from a residential use requires a 20 foot landscape area with 3 foot tall landscaping.
4. 1253.08 C – Interior parking lot landscaping requires a landscape island for every 10 parking spaces.
5. 1253.08 A – Parking lots with less than 15 parking spaces do not require 20% landscaping.
6. 1251.07 D – Accessible parking space striped access aisles are required to be 8 feet wide for a van accessible parking space.
7. 1250.07 C – Parking control signs can be 4 square feet in size and 5 ½ feet tall.

OTHER ISSUES:

1. The proposed brick wall extends from the rear corner of the property 19 feet toward Cheshire to the front wall of the next door neighbor's house. It is located 6 feet off the property line and driveway in order to allow the existing line off trees to remain in place.
2. The 3 pine trees extend the solid screening of the parking from view down Cheshire Road from the end of the brick wall without blocking the view of the next door driveway.
3. One street tree is proposed to be removed and a new one replanted. The City's Forester prefers this plan to having the driveway between the two street trees. The removed street tree is nearing the end of its life and a new street tree will mature as the remaining older street tree eventually is replaced.
4. There should be two additional evergreen arborvitae bushes in the front landscape area on each side of the driveway to fill in gaps and create a continual landscape screen.
5. A series of lower bushes and plantings should be added in front of the arborvitae bushes and the 3 pine trees to add depth and interest to the landscape plan from the street view.
6. The Architectural Board of Review will need to review the design and materials of the brick wall.
7. This commercial property has two first floor commercial spaces, Abide Yoga and Eclectic Eccentric with 4 apartment units on the second floor. There is no onsite parking for any of these uses.
8. There are two similarly located parking lots at the corner of Larchmere Boulevard and Kendall Road.
9. There are two, solar powered, parking lot lights proposed. A photometric plan of light levels has been submitted that meets code requirements.
10. One parking control sign is proposed at the entry to restrict access to only allow the tenants in the building. Code allows one sign 4 square feet in size and 5 ½ feet tall.

The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission

STAFF REPORT

Continued:

ADDRESS:

13001-05 Larchmere Boulevard

G&J Realty Property

Case#: 2051

HEARING DATE:

March 3, 2020

PRECEDENT:

1. Davita's Deli – 12723-27 Larchmere – Approved additional paved parking in the rear with variances to the rear landscape area.
2. Public parking lot at the corner of Larchmere and Kendall – approved improvements to this existing parking lot that includes exterior landscaping and enhanced storm water management.
3. Public parking lot – 3673 Lee Road – approved with a front yard landscape area of 18 feet and no interior landscaping.
4. RDL Architects – 16102 Chagrin Boulevard – approved an expanded parking lot on a corner lot with landscaping and screening variances.
5. University Hospitals – 3605 Warrensville Center Road – approved a new parking lot on a corner lot with variances to rear yard and interior landscaping.
6. Compass Self-Storage – 16005 Chagrin Boulevard –Interior parking lot landscaping variances in the rear lot with a gate and fence surrounding it.
7. Shaker Auto Hospital – 16101 Chagrin Boulevard – Front yard parking with a fence and landscaping.
8. Shaker LaunchHouse – 3558 Lee Road - Interior parking lot landscaping variances.
9. Enterprise Rent-A-Car – 15809 Chagrin Boulevard - Percentage and interior parking lot landscaping variances on a corner lot.
10. Chagrin Executive Center – 20820 Chagrin Boulevard - Percentage and interior parking lot landscape variances in a re-done existing parking lot.
11. South Side of Chagrin parking lot – Improvements to a city owned parking lot including some landscaping and arrangement of spaces.



1674 STINE ROAD • PENINSULA, OHIO • 44264 • 216-289-3950

February 17, 2019

Joyce Braverman, Director
Shaker Heights Planning Commission
3400 Lee Road
Shaker Heights, Ohio 44120

Re: Request for Parking Lot Variance
13001-13003 Larchmere Boulevard

Dear Joyce:

G&J Reality LLC is requesting variances from the Shaker Heights Zoning Code for the following items.

1. The 20 ft. setback from Cheshire for a parking lot across the street from residential district to be reduced to 6 ft. with required landscaping.
2. The 5 ft. setback from the commercial property to the east to be reduced to 3 ft.
3. The full-length brick wall at the north residential property to be reduced to approximately 19 ft. and align with the front of the adjacent house.

The property is at the corner of Larchmere Boulevard and Cheshire Road with a Larchmere address. The majority of the property across from the proposed parking lot is a General Commercial District property with a Larchmere address. Our request for the setback variance allows for the construction of seven (7) off street parking spaces, one (1) being an ADA van accessible space, to support the apartments and businesses located at this address. If the variance is not granted only 3 spaces could be built. The brick screen wall at the north property was reduced in length and additional landscape material added at the request of the Planning Department. It can be returned to the full length of the property line if desired.

The landscaping materials are generally described on the submitted Landscape Plan. The pear trees at the north property line will be of 2" caliper and the azalea bushes in the 2 gallon containers will be approximately 18" high.

We believe the addition of off-street parking in this location would be a benefit to the community by providing additional spaces to support the businesses along Larchmere; would be a benefit for safety and security for the area; and would be more convenient for the apartment residents. There have been complaints from tenants about vehicles being plowed in during snow storms, tenants being accosted by passing cars and no accessible parking spaces. One tenant was hit getting out of their vehicle and several other close calls have been noted. We ask that these variances be granted for the benefit of the Shaker community.

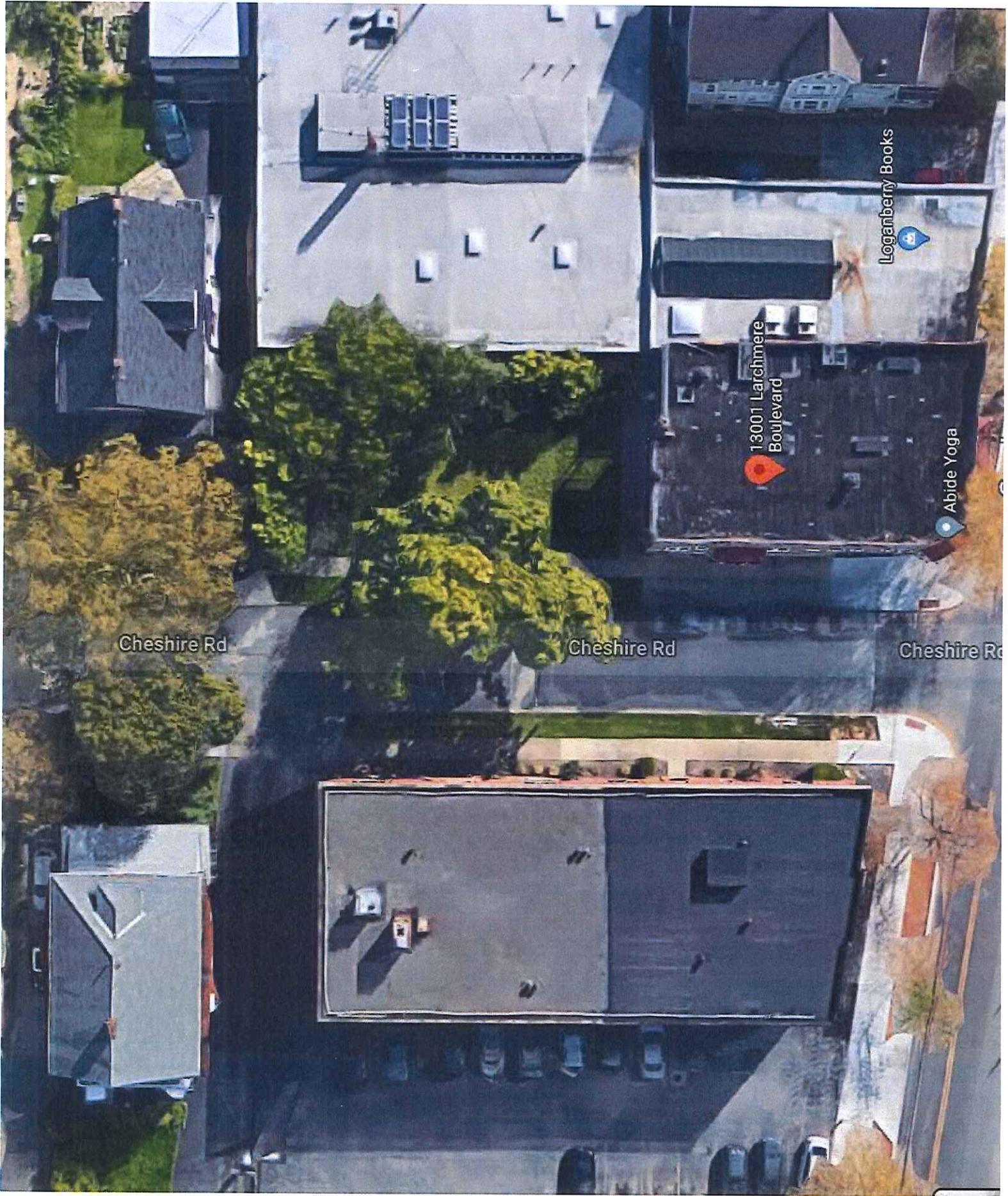
If you have any questions please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Brown', with a long horizontal flourish extending to the right.

Richard Brown R.A., N.C.A.R.B., LEED AP
Owner/Architect

CC: File



Cheshire Rd

Cheshire Rd

Cheshire Rd

13001 Larchmere
Boulevard

Loganberry Books

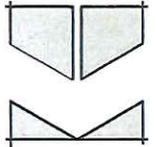
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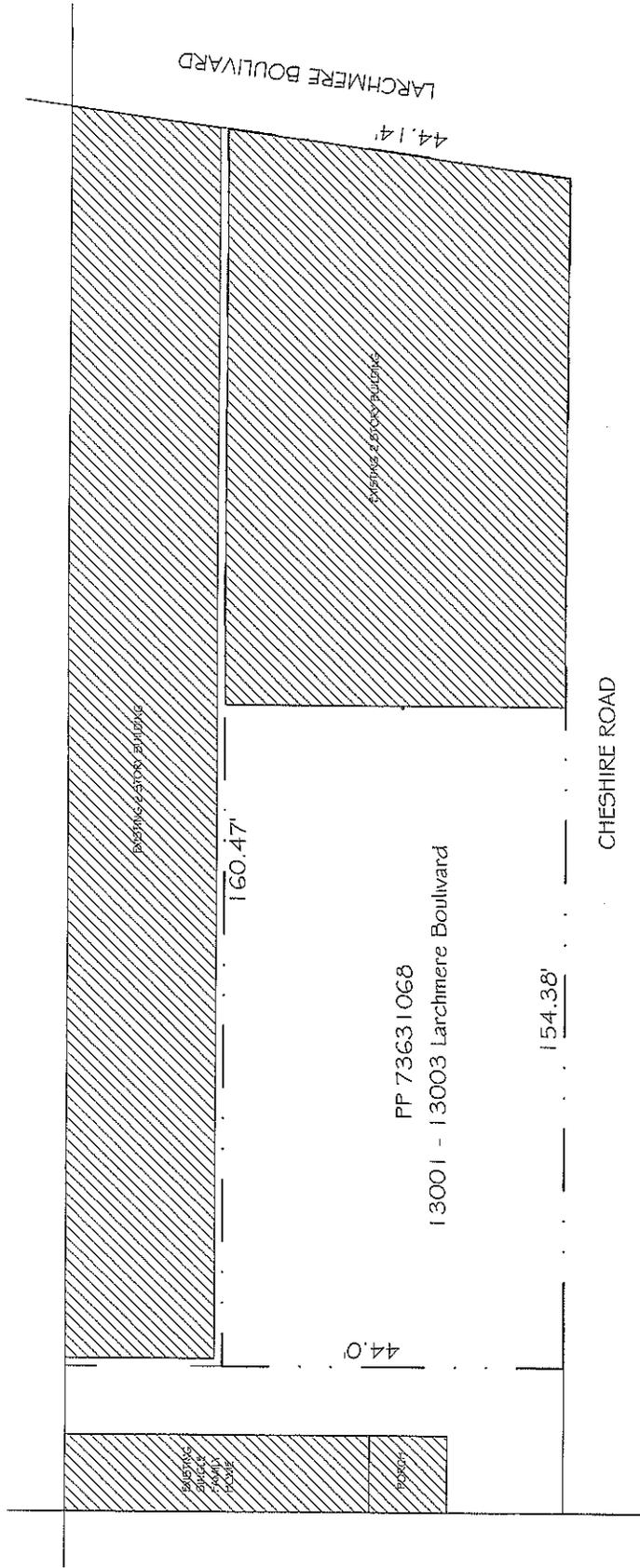
CHESHIRE ROAD



Aerial View

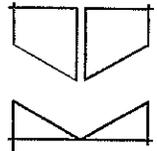
Scale: NONE





Lot Plan

Scale: NONE



DATE
 2/11/2020
 REVISED 2/11/2020
 2/11/2020

1574 STING ROAD
 PENNSYLVANIA, OHIO 44284
 215-269-3950



Architects LLC

ALL DOCUMENTS PREPARED BY THIS FIRM ARE THE PROPERTY OF ARCHITECTS LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS LLC.



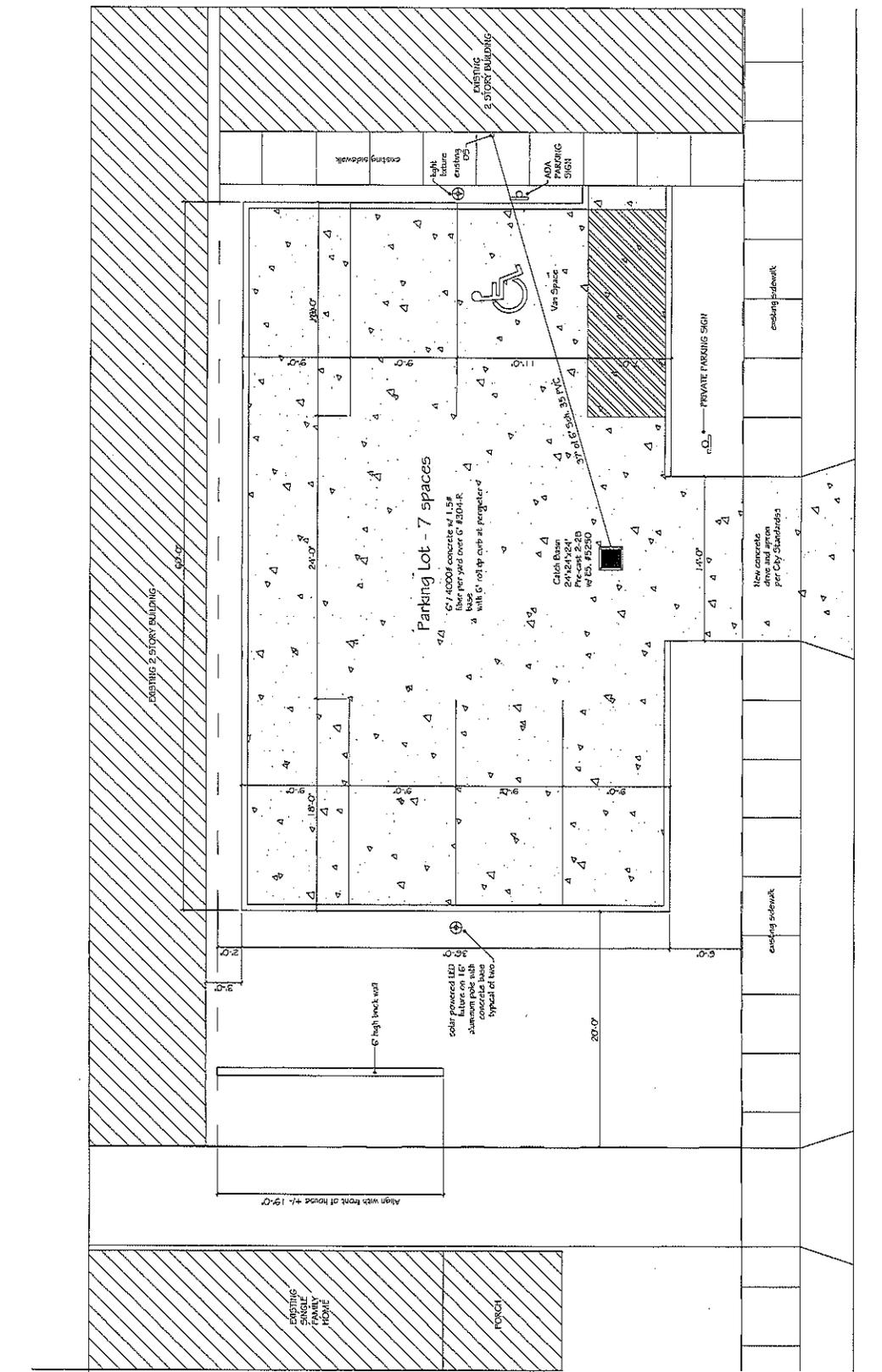
FILE: 20120101.DWG
 DATE:
 DRAWN:
 RD:
 CHECKED:
 JUN 10,
 2018

TITLE
 Parking Lot
 Plan

Cheshire Road
 Parking Lot

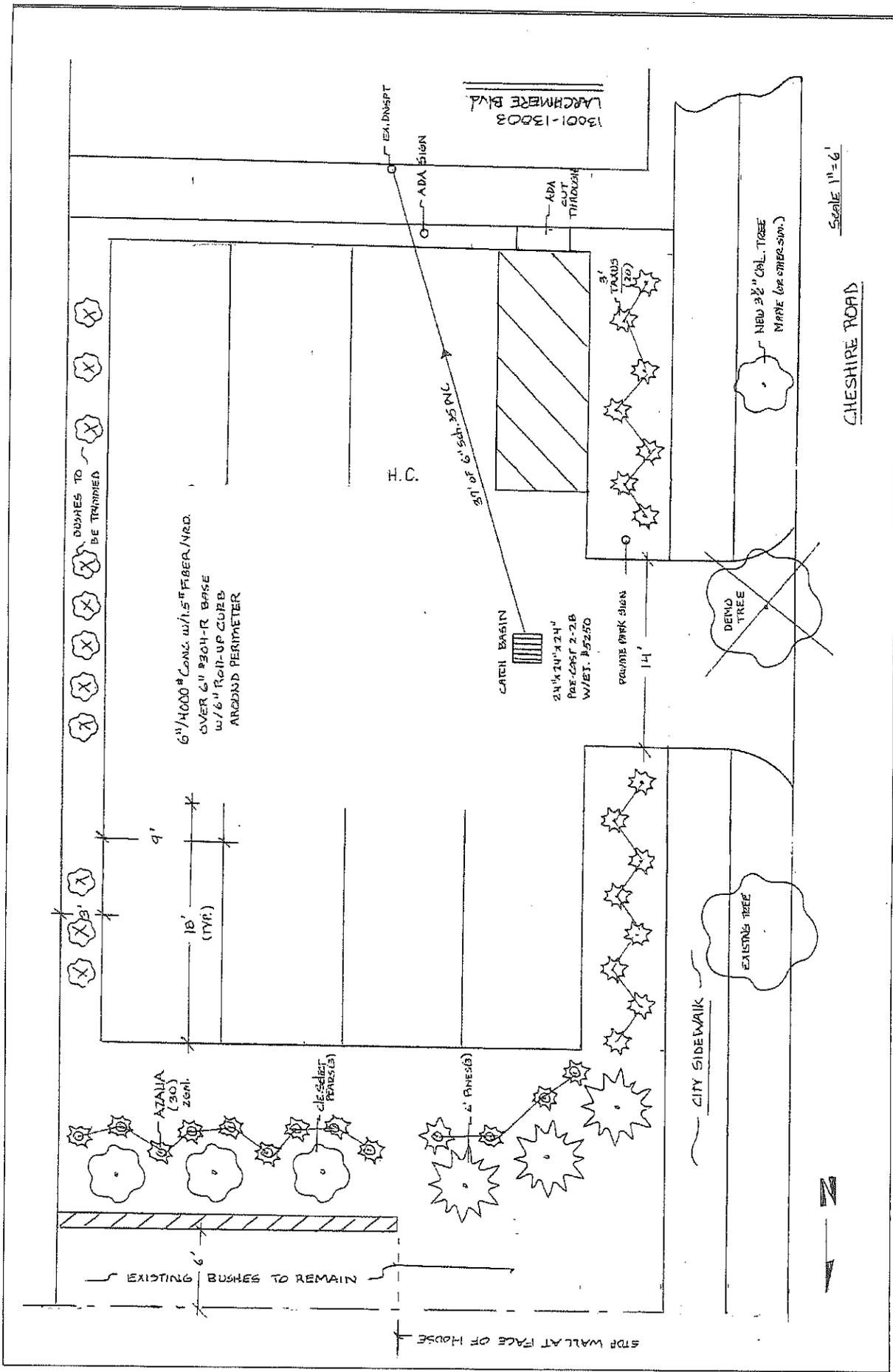
Shaker Hgts., OH

A-1



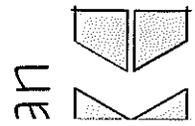
Parking Lot Plan

Scale: 1/4" = 1'-0"



SCALE 1"=6'

CHESHIRE ROAD



DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

- [Airo](#) [Cimarron LED](#) [Ratio Family](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONT'D)

- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

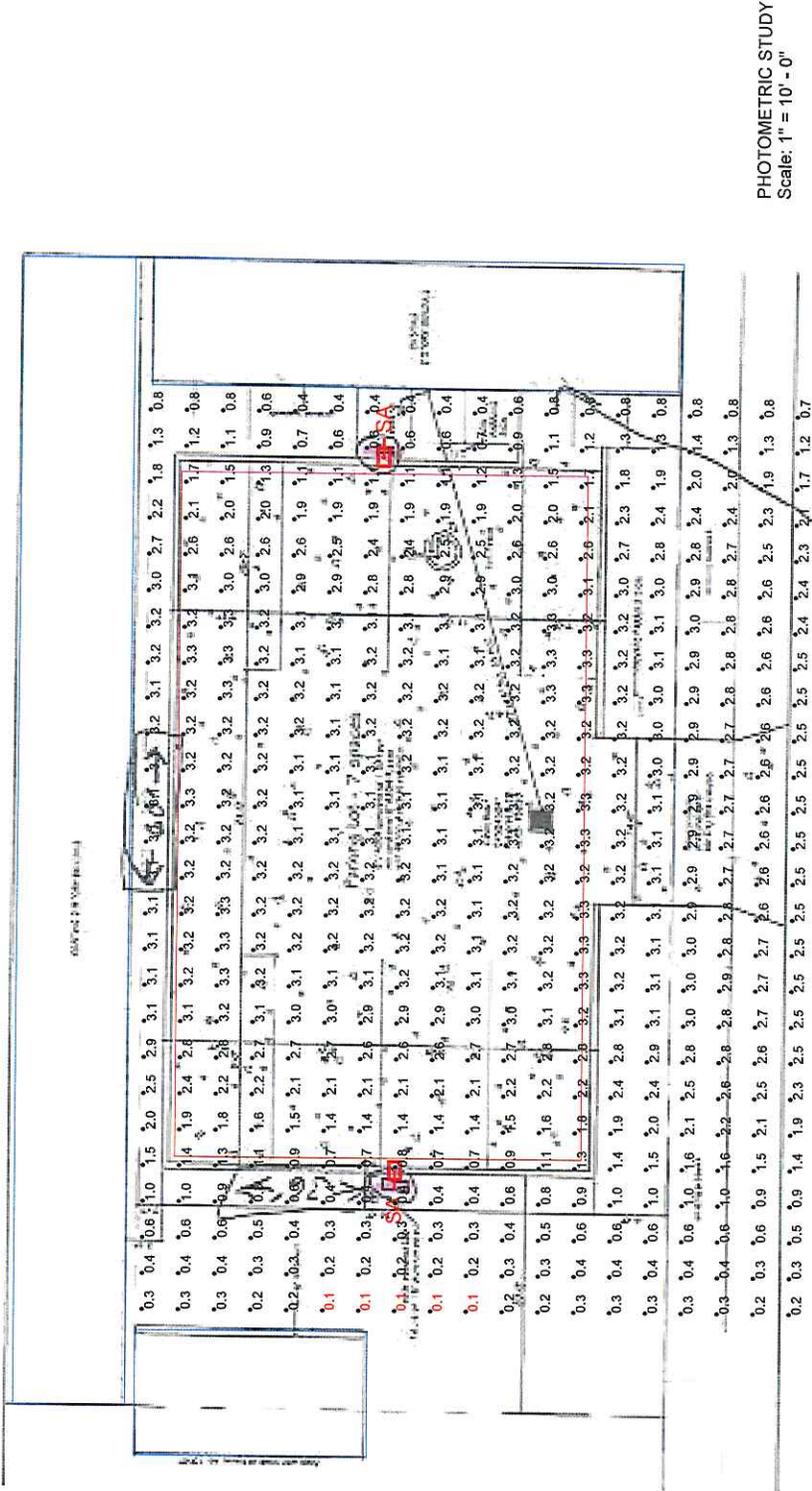
- DLC® (DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org)
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–32,000
Wattage Range	25–227
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>36K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

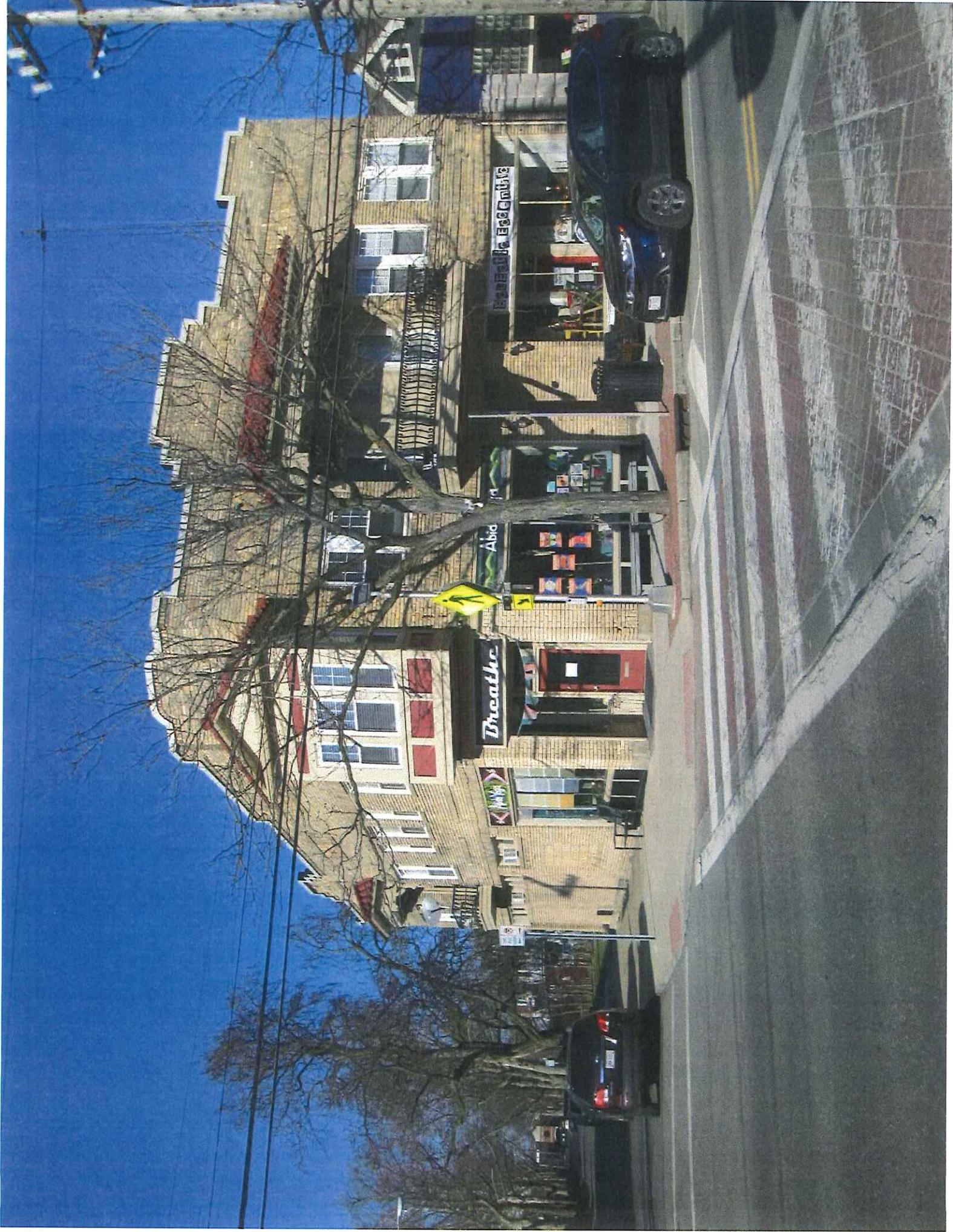
#	Date	Comments



Symbol	Qty	Label	LLF	Lum. Lumens	Description	Filename	Lum. Watts
☐	2	SA	0.850	12074	HUBBELL: RAR1-160L-100-4K7-3-UNV-ASQ-DB (MOUNT TO 20' POLE)	RAR1-160L-100-4K7-3.ies	100

- NOTES:
- ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
 - TYPE-SA OVERALL MOUNTING HEIGHT: 20' POLE + 2' CONCRETE BASE = 22' A.F.G.
 - DARK BRONZE FINISH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
parking lot	illuminance	Fc	2.80	3.3	1.1	2.55	3.00



Breathe Eccentric

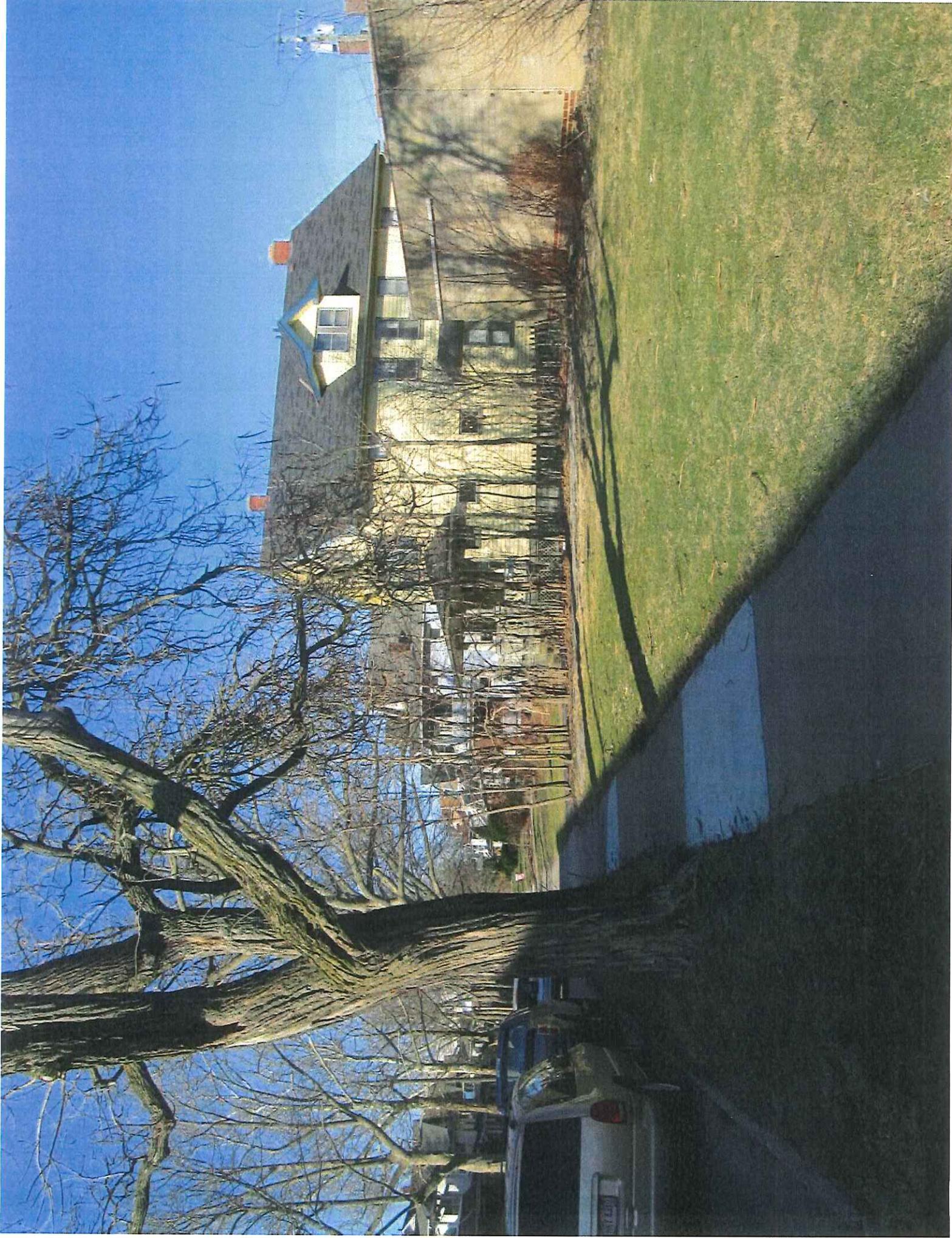
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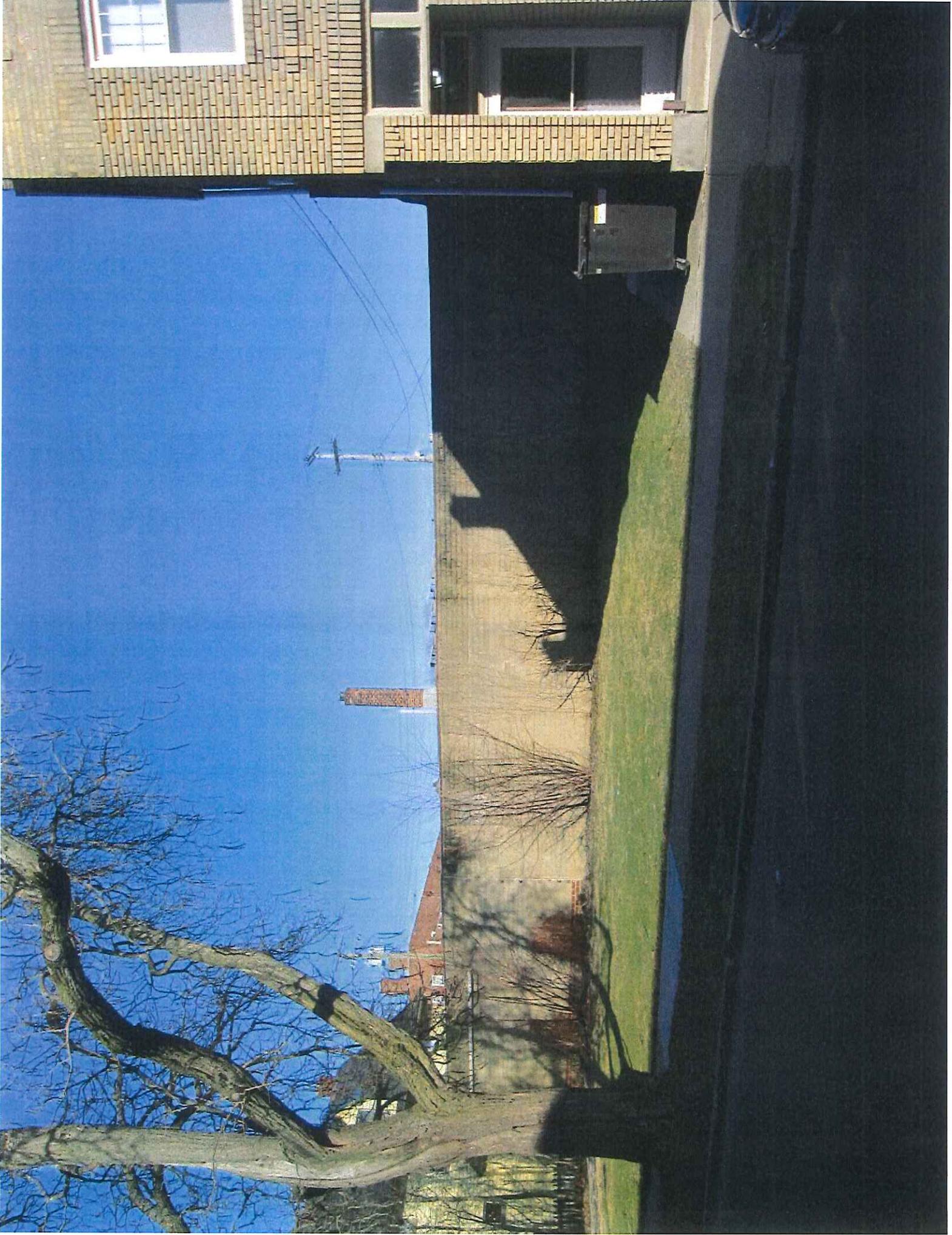
Breathe

W&W

Yellow sign with a black arrow pointing right

Street sign





Applicant's Name: Crystal J. Gray Application No: 2052

Property Address: 16102 Chagrin Blvd. Parcel No:

City: Shaker Heights State: Ohio Zip: 44116

Applicant's Address Phone No: 216-752-4300 EXT. 164

City: State: Zip:

Property Owner (if other than applicant) Ron Lloyd

Property Owner's Address (if different)

City: State: Zip:

Zoning District: Present Use: Business

Proposed Use: We propose celebrating our 25th anniversary with temporary event signage in a graphic style which features our logo, anniversary seal, Shaker Heights in a dimensional lettering look, and drawn imagery.

E-Mail Address: crystal@rdlarchitects.com

CHECK INFORMATION ACCOMPANYING THIS APPLICATION

- Site Plan (to scale) Proof of Control (Option Lease Ownership)
Detail Drawings Product Information, etc.
Landscape Plan Other Descriptions or Materials as Appropriate
Narrative Description Photographs

CHECK SPECIFIC ACTION REQUIRED

BZA

- VARIANCE (requires public hearing)
Sign regulations Fence Regulations
Height Regulations Off-street Parking
Area and Yard Regulations

CPC

2. OTHER APPROVALS

- Appeal
Other:
Conditional Use Permit (requires public hearing)
Planned Unit Development
Site Plan Review
Resubdivision of Land
Amendment to Zoning Map or Ordinance
Improvements to Public Land
Other:

Summarize special conditions, practical difficulty or hardships imposed on the owner of the premises if strict letter of the ordinance were to be enforced:

Blank lines for summarizing special conditions.

To the best of my knowledge, the foregoing statements in this application are true and correct.

SIGNATURE: [Handwritten Signature]

DATE: 02/19/20



SHAKER HEIGHTS

NOTICE OF PUBLIC HEARING

Notice is hereby given that application is being made by Crystal Gray, RDL Architects, 16102 Chagrin Boulevard, to the Board of Zoning Appeals for a sign variance. The applicant proposes to celebrate their 25-year anniversary with a window sign and graphic. The temporary event sign is proposed to be displayed for the remainder of 2020. The sign is 9 feet 9 inches by 5 feet 11 inches, and is located on one section of windows facing Chagrin Boulevard. Code allows an event sign to be a maximum of 6 square feet in size. The proposed window sign and graphics are 58 square feet in size.

The Board of Zoning Appeals will hold a Public Hearing on said application on **Tuesday, March 3, 2020 at 7:00 p.m.** in the Council Chamber of City Hall, 3400 Lee Road, Shaker Heights, Ohio. Interested parties may appear at the Public Hearing and be heard with respect to this application.

Plans are available for public review in the Planning Department during City Hall hours, and online at <https://www.shakeronline.com/AgendaCenter>. Online plans and information are posted the Friday before the meeting date.

Dan Feinstein
Secretary
Board of Zoning Appeals

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.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

ADDRESS:

16102 Chagrin Boulevard
RDL Architects
Case#: 2052

HEARING DATE:

March 3, 2020

SUMMARY:

A variance to the size of a temporary event sign on the first floor window of the building celebrating the firm's 25-year anniversary, to allow a 58 square foot sign where 6 square feet is permitted.

STAFF POSITION:

- Staff suggests approval of the event sign variance with the following conditions:
 - Removal of the sign at the end of 2020; and
 - Final design approval by the Architectural Board of Review.
- Based on:
 - The event sign is to celebrate the firm's anniversary and location in the city.
 - The sign only covers about 25% of the first floor storefront windows facing Chagrin Boulevard, and is not out of proportion with the 2-story corner building.
 - The applicant indicates the temporary sign is to be up for the rest of 2020.
 - There is no front yard and limited other locations for temporary signs.
 - The interior window graphics are preferred to a banner attached to the building, as the graphics will not degrade or get dirty.
 - The "RDL" lettering is a small percentage of the event sign. The majority of the sign is graphics.
 - The sign variance will not adversely affect the use, enjoyment, or valuation of properties as the overall sign is in proportion with the 2-story building.
 - The granting of the variance will not be detrimental to the public welfare or injurious to other property.

ACTION:

- Variance to the size of an event sign, which is limited to 6 square feet.

FACTS:

1. The applicant proposes to install a temporary event sign in the window of their building on Chagrin Boulevard to celebrate the firm's 25-year anniversary.
2. The vinyl graphic signage is proposed in one of four first-floor windows facing Chagrin Boulevard.
3. Code allows temporary event signs of only 6 square feet in size. The sign covers the window section and measures 5 feet 11 inches by 9 feet 9 inches for a total of 58 square feet.
4. The Architectural Board of Review will review the design at their March 2, 2020 meeting.

CODE SECTIONS:

1. 1250.04 B 3 – Event signs can be 6 square feet, without a height limit or cover all portions of an existing sign.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

16102 Chagrin Boulevard
RDL Architects
Case#: 2052

HEARING DATE:

March 3, 2020

OTHER ISSUES:

1. The relatively large building is 2 stories tall and wraps the corner onto Hildana Road.
2. The sign will be temporary to celebrate their 25-year anniversary in 2020.
3. There is no front yard area to erect a temporary ground sign or banner.
4. The majority of their sign is graphics. Lettering includes "Shaker Heights", "25 years strong" and "RDL Architects".
5. The interior vinyl graphic will be long lasting and will not degrade or get dirty.
6. The section of storefront being covered is 25% of the first floor building storefront windows facing Chagrin Boulevard.

PRECEDENT:

1. Shaker Historical Society – approved a 9.9 square foot event sign in the front yard for rotating museum exhibits and other events.
2. First Baptist Church – approved large banners for events four times a year.
3. Van Aken District – Upstairs Apartments availability sign of 3,363 square feet approved for 1 year.
4. Shaker Lakes Nature Center – variance to allow an event sign with changeable copy.
5. Avalon Station sales trailer – approved a sales trailer and screen wall facing Van Aken Boulevard and Winslow Court.
6. Community Colonnade construction sign – 43.6 square foot sign allowed to be erected before construction began at Van Aken Boulevard and Lee Road.
7. NEORSD Coventry Interceptor Sewer – 4 construction signs of 32 square feet were approved.

February 19, 2020

Mr. Daniel Feinstein
City of Shaker Heights
Shaker Heights, Ohio

Re: Zoning Variance Request

Dear Mr. Feinstein,

RDL Architects is thrilled to celebrate our 25th anniversary and would like to feature this monumental achievement with temporary event signage.

We are proposing the attached artwork as a vinyl decal to remain in the window throughout 2020, our official anniversary year. In addition to our logo and 25th anniversary seal, the artist has incorporated elements of our Shaker Heights pride through themed dimensional lettering and housing styles, while the background pattern references our parks and lakes.

Due to limited opportunities for additional signage, we are seeking a zoning variance to accommodate this request. It is important to us that the event signage be visible to both pedestrian and vehicular traffic along Chagrin. Unfortunately, we do not have many opportunities along our building facade to feature such event signage. We also do not have a lawn to attempt freestanding banner signage. Our primary concern in seeking this variance is that we want to represent our firm and the city of Shaker Heights well, and we believe this solution is the most durable, long-lasting, unobstrusive option to accomplish this.

On behalf of RDL Architects, Inc., I am pleased to submit this proposal for your consideration. Thank you for this opportunity.

Respectfully,



Crystal J. Gray
Brand Manager
RDL Architects, Inc.



Exhibit Three:

- Mock Up of Event Signage Artwork in Chagrin-facing Storefront
- Event signage intended to be printed as a vinyl decal and clung to front window
- Event signage intended to remain in place for the duration of 2020 to celebrate 25th anniversary



Exhibit Two:

- Artwork developed to celebrate RDL Architects 25th Anniversary
- Artwork incorporates Shaker Heights themed dimensional lettering and housing styles
- Artwork background pattern references Shaker Heights' parks and lakes
- The event signage is primarily graphic in nature
- Less than 50% is written signage communication
- Less than 25% of written signage communication is RDL Architects specific

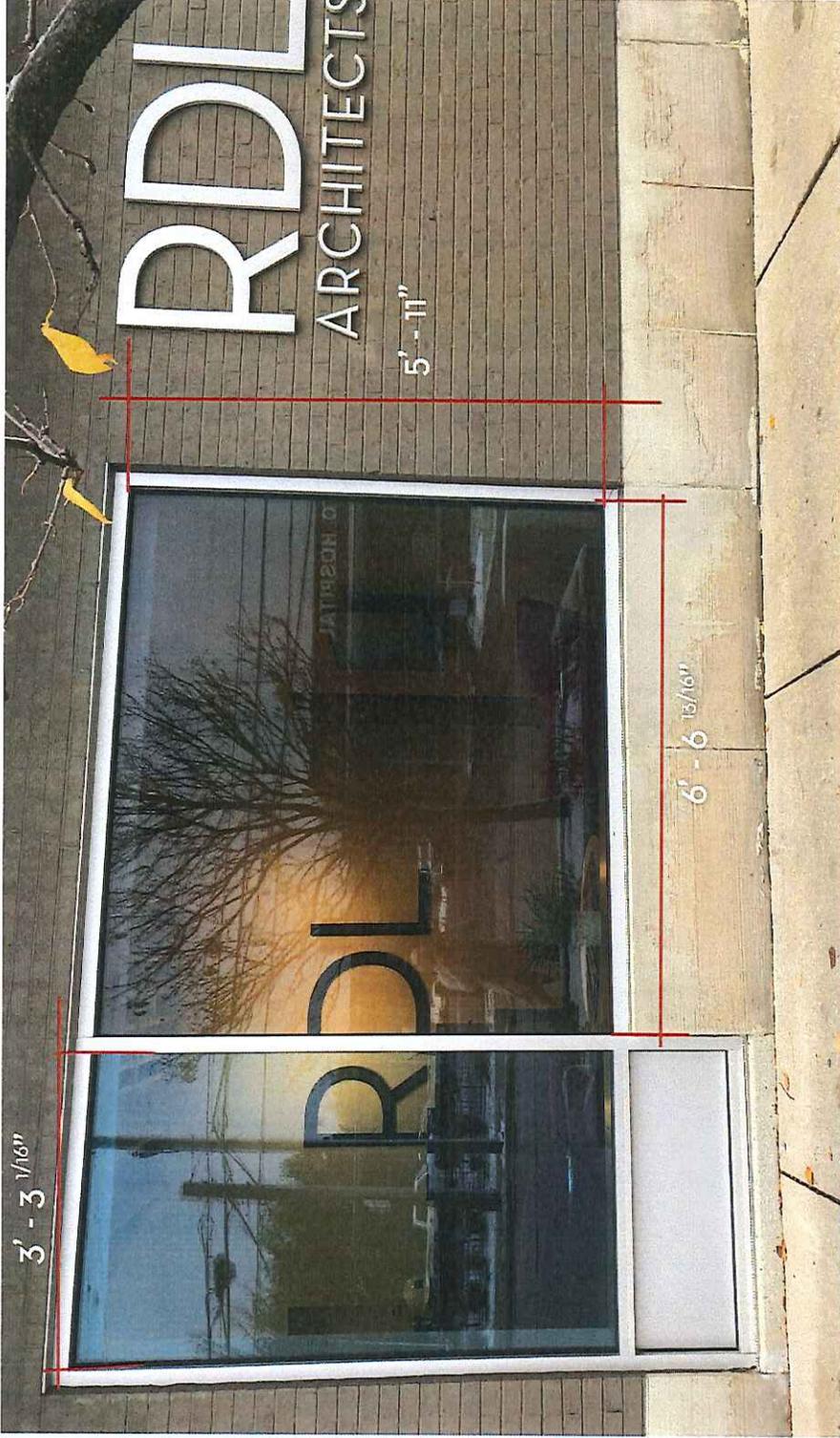
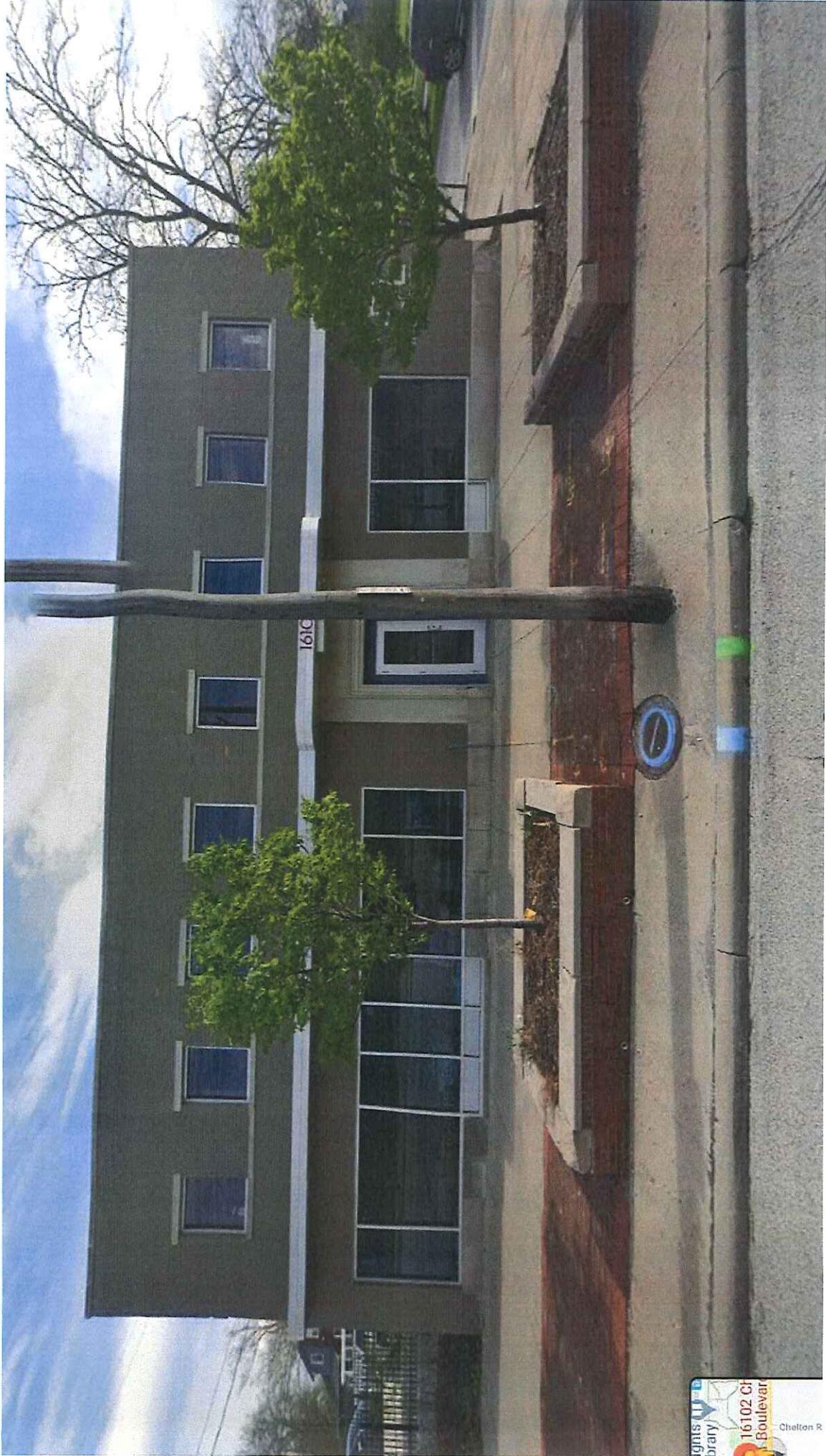


Exhibit One:
Intended Location of Event Signage Artwork and Storefront Dimensions
Approximate Square Footage: 58.12 SF



ignis
brary
16102 Ch
Boulevard
Chelton R





Applicant's Name: Timothy Kalan Application No: 2048

Property Address: 3713 Strandhill Rd. Parcel No: 736-15-092

City: Shaker Hts. State: OH Zip: 44122

Applicant's Address: 3714 Glencarn Rd. Phone No: (216) 751-5150

City: Shaker Hts. State: OH Zip: 44122

Property Owner (if other than applicant) _____

Property Owner's Address (if different) _____

City: _____ State: _____ Zip: _____

Zoning District: _____ Present Use: _____

Proposed Use: Landscaped green space

E-Mail Address: kalan_t@shaker.org

CHECK INFORMATION ACCOMPANYING THIS APPLICATION

- Site Plan (to scale)
- Detail Drawings
- Landscape Plan
- Narrative Description
- Proof of Control (Option Lease Ownership)
- Product Information, etc.
- Other Descriptions or Materials as Appropriate
- Photographs

CHECK SPECIFIC ACTION REQUIRED

- | | |
|--|---|
| <p><u>BZA</u></p> <p>1. VARIANCE (requires public hearing)</p> <p>Sign regulations Fence Regulations</p> <p>Height Regulations Off-street Parking</p> <p>Area and Yard Regulations</p> <p>2. OTHER APPROVALS</p> <p><input type="checkbox"/> Appeal</p> <p><input type="checkbox"/> Other: _____</p> | <p><u>CPC</u></p> <p><input type="checkbox"/> Conditional Use Permit (requires public hearing)</p> <p><input type="checkbox"/> Planned Unit Development</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input checked="" type="checkbox"/> Resubdivision of Land</p> <p><input type="checkbox"/> Amendment to Zoning Map or Ordinance</p> <p><input type="checkbox"/> Improvements to Public Land</p> <p><input type="checkbox"/> Other: _____</p> |
|--|---|

Summarize special conditions, practical difficulty or hardships imposed on the owner of the premises if strict letter of the ordinance were to be enforced:

Acquiring this property is my only practical way to fulfill my desire to expand the amount of green space in the community and tree canopy on my property. I suppose I could also argue that it would be a hardship for me to have invested all this time and money (\$1700 for survey) only to have the city change their mind.

To the best of my knowledge, the foregoing statements in this application are true and correct.

SIGNATURE: Tim Kalan DATE: 2/3/2020



SHAKER HEIGHTS

NOTICE OF PUBLIC HEARING

Notice is hereby given that application is being made by Timothy Kalan, 3714 Glencairn Road, to the Board of Zoning Appeals and City Planning Commission for subdivision of land and a variance in order to join a city-owned vacant lot with the property on which their home is located. The applicant is purchasing the vacant lot behind their house at 3713 Strandhill Road. The house parcel (736-15-108) is proposed to be combined with the vacant lot behind them (736-15-092). The applicant proposes to integrate the vacant lot into their yard with landscaping and trees. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district for size and width, but becomes a through lot from Glencairn to Strandhill Road. A variance is required as the subdivision regulations do not allow the creation of a through lot between two streets. Subdivision of land requires City Planning Commission approval.

The Board of Zoning Appeals and City Planning Commission will hold a Public Hearing on said application on **Tuesday, March 3, 2020 at 7:00 p.m.** in the Council Chamber of City Hall, 3400 Lee Road, Shaker Heights, Ohio. Interested parties may appear at the Public Hearing and be heard with respect to this application.

Plans are available for public review in the Planning Department during City Hall hours, and online at <https://www.shakeronline.com/AgendaCenter>. Online plans and information are posted the Friday before the meeting date.

Dan Feinstein
Secretary
Board of Zoning Appeals
City Planning Commission

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**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

ADDRESS:

3714 Glencairn Road
Kalan Residence
Case#: 2048

HEARING DATE:

March 3, 2020

SUMMARY:

Request for subdivision of land and a variance to create a through lot in order to join a city-owned vacant lot on Strandhill Road behind the property on which their home is located.

STAFF POSITION:

- Staff suggests approval of the combined lot with the following conditions:
 - A final plat is submitted to the City and filed with the County; and
 - No vehicular access is created through the lots between the public streets.
- Based on:
 - There is precedent for lot consolidation on many other residential lots.
 - The vacant lot will be purchased from the City and integrated into the existing residential lot. It will be re-landscaped with a hedge and various native trees to improve the tree canopy of the city.
 - The City's side lot program was created to facilitate the purchase of vacant city-owned lot to adjacent neighbors.
 - The City is conveying the property to the applicant in order to facilitate the use of the property and integrate it into the neighborhood.
 - The Neighborhood Revitalization and Development Committee and City Council have approved the sale of the lot to the applicants.
 - The combined lot complies with lot size and width requirements for the SF-3 Single Family Residential zoning district.
 - The essential character of the neighborhood will not be altered since the vacant lot will be landscaped to appear like a side lot.

ACTION:

- Standards for subdivision of land.
- Variance to the subdivision lot standards to create a through lot.

FACTS:

1. The applicant requests to join the vacant, city-owned parcel on Strandhill (736-15-092) to the lot with their house on Glencairn (736-15-018).
2. The new combined lot creates a through lot that is 40 feet wide and 300 feet deep between Glencairn and Strandhill Roads.
3. The lot subdivision standards state that creation of a through lot "should be avoided".
4. The city is conveying the property to the applicant in order to facilitate the use of the property and integrate it into the neighborhood.
5. The owner's house and vacant lot are in the SF-3 Single Family Residential zoning district and meet code requirements.
6. City Planning Commission review is required for subdivision of land.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

3714 Glencairn Road
Kalan Residence
Case#: 2048

HEARING DATE:

March 3, 2020

CODE SECTIONS:

1. 1213.08 – Standards for subdivision of land.
2. 1222.05 and .06 – SF-3 lots must be 40 feet wide and 5,600 square feet in size.
3. 1213.08 E 2 – Lot standards state that through lots “should be avoided”.
4. 1211.02 – Definition of a through lot is having lot lines between 2 parallel streets.

OTHER ISSUES:

1. The Neighborhood Revitalization and Development Committee and City council reviewed and approved the application to purchase the city-owned lot at their meetings in October 2019.
2. The extra lot is proposed to be landscaped with bushes and several trees in either front yard.
3. If the consolidation is approved, the applicant will need to file a signed plat with the County to combine the two properties.
4. There are numerous examples of double wide lot size residential lots in the city.
5. The city adopted a Side Lot Program in 2008 for purchase of city-owned vacant lots by neighbors.
6. Both yards of a through lot that front on a street are considered front yards so no fences or structures are allowed in Strandhill front yard.

PRECEDENT:

1. Mullin/Smith Residence – Combine a vacant side lot with the owner’s lot containing their house.
2. Henry Residence – Combine a vacant side lot with the owner’s lot containing their house.
3. Silberger Residence – Combine a portion of a vacant side lot with the owner’s lot containing their house.
4. Vokes Residence – Combine a vacant side lot with the owner’s lot containing their house.
5. Nordstrom Residence – Combine a vacant side lot with the owner’s lot containing their house.
6. Kennedy Residence – Combine a vacant lot with the owner’s lot containing their house.
7. Kogelschatz Residence – Combine a vacant lot with the owner’s lot containing their house.
8. Brooks-Horn Residence – Combine a vacant lot with the owner’s lot containing their house.
9. Foster Residence – Combine a vacant lot with the owner’s lot containing their house.
10. Reed Residence – Combine a vacant ½ lot with the owner’s lot containing their house.

The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission

STAFF REPORT

Continued:

ADDRESS:

3714 Glencairn Road

Kalan Residence

Case#: 2048

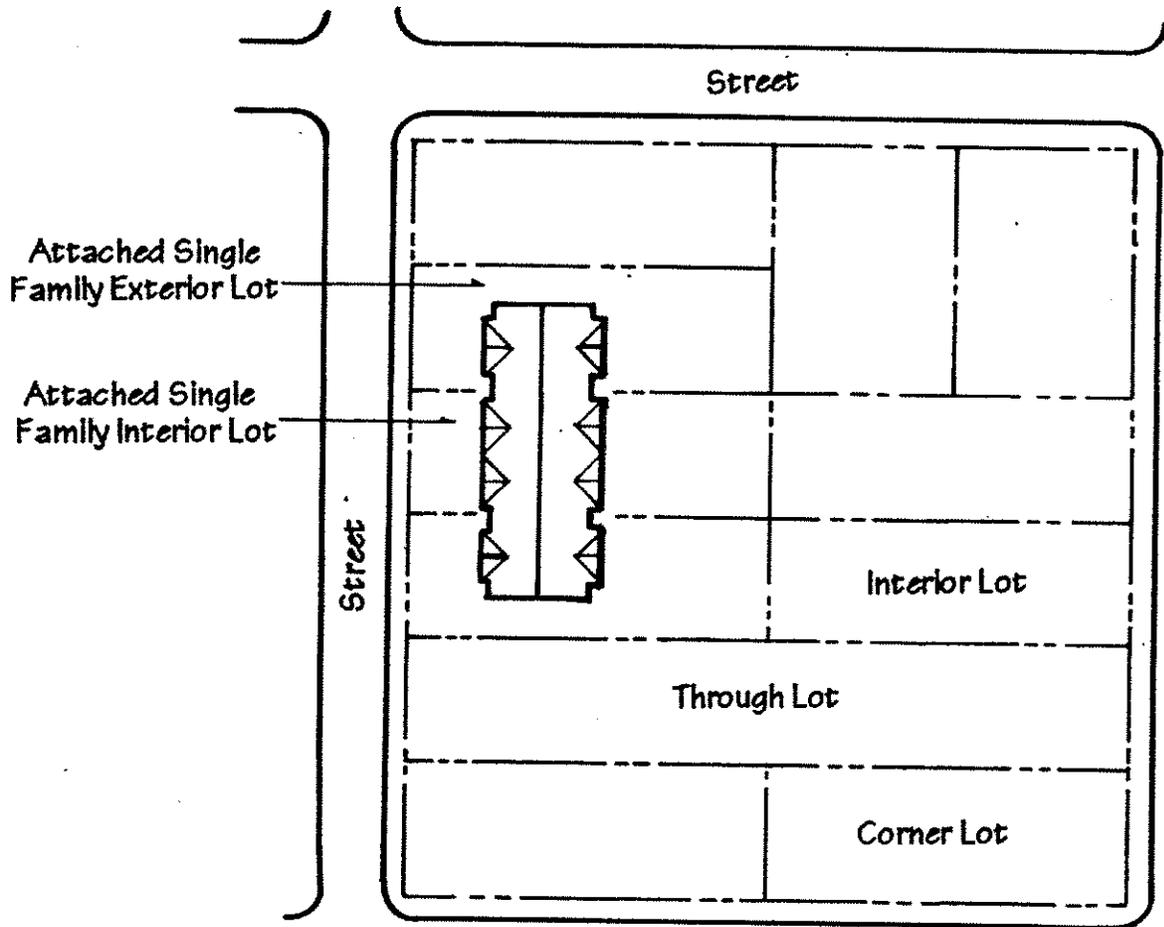
HEARING DATE:

March 3, 2020

11. Kerr/Bell Residence – Split and combine a vacant lot to each neighbor's property.
12. Delany Residence – Combine a vacant ½ lot with the owner's lot containing their house.
13. Marshall Mansion – One large lot divided into two code-conforming lots in the SF 1 zoning district.
14. Moreno Property – one vacant lot was split then joined to the two adjacent side lots.
15. Mau/Steinbrink Residence – joined two lots in order to build an addition.

Zoning Code Definition Section 1211

Lot, Through A lot having a pair of opposite lot lines along two (2) more or less parallel public streets, and which is not a corner lot. On a "through lot" both street lines shall be deemed front lot lines.



Kalan Proposal for Lot (PPN 736-15-092) and Request for Zoning Variance

My passion for many years has been the restoration of our local ecosystems and creation of new habitat and greenspace in and around Shaker Heights. It improves property values, quality of life, and more importantly is the ethical and sustainable thing to do for future generations. In addition to my habitat restoration volunteer work with The Nature Center at the Shaker Lakes and the Doan Brook Watershed Partnership, I am also an educator that teaches native gardening to elementary students in the Shaker Schools.

It has always been a goal of mine to take neglected property in Shaker and beautify it using the principles of ecological landscaping. I was thrilled when the opportunity to acquire the neglected property behind me arose. The availability of this opportunity was really the only way to pragmatically fulfill my goals, and will require the city to provide a zoning variance that allows the lots (which are back-to-back) to be combined. My goal is to re-purpose and improve the current swath of turf by creating a woodland garden with no structures, pavement, or obvious cut-through. In fact, my design would not be readily distinguishable from a side-lot, so the variance required would not create any recognizable differences from other lots within the city. I intend to maintain the footprint of the standard lot, with my 'living fence' corresponding with the frontages next door. Eventually the plantings will be much richer and complex than the landscaping and fencing that a city-owned lot would provide. As part of this application I have also included a description of my initial landscaping plans.

Thank You,

Timothy Kalan

3714 Glencairn Road

(216)751-5150

Glencairn Rd

Glencairn Rd

Glencairn Rd

3714 Glencairn Road



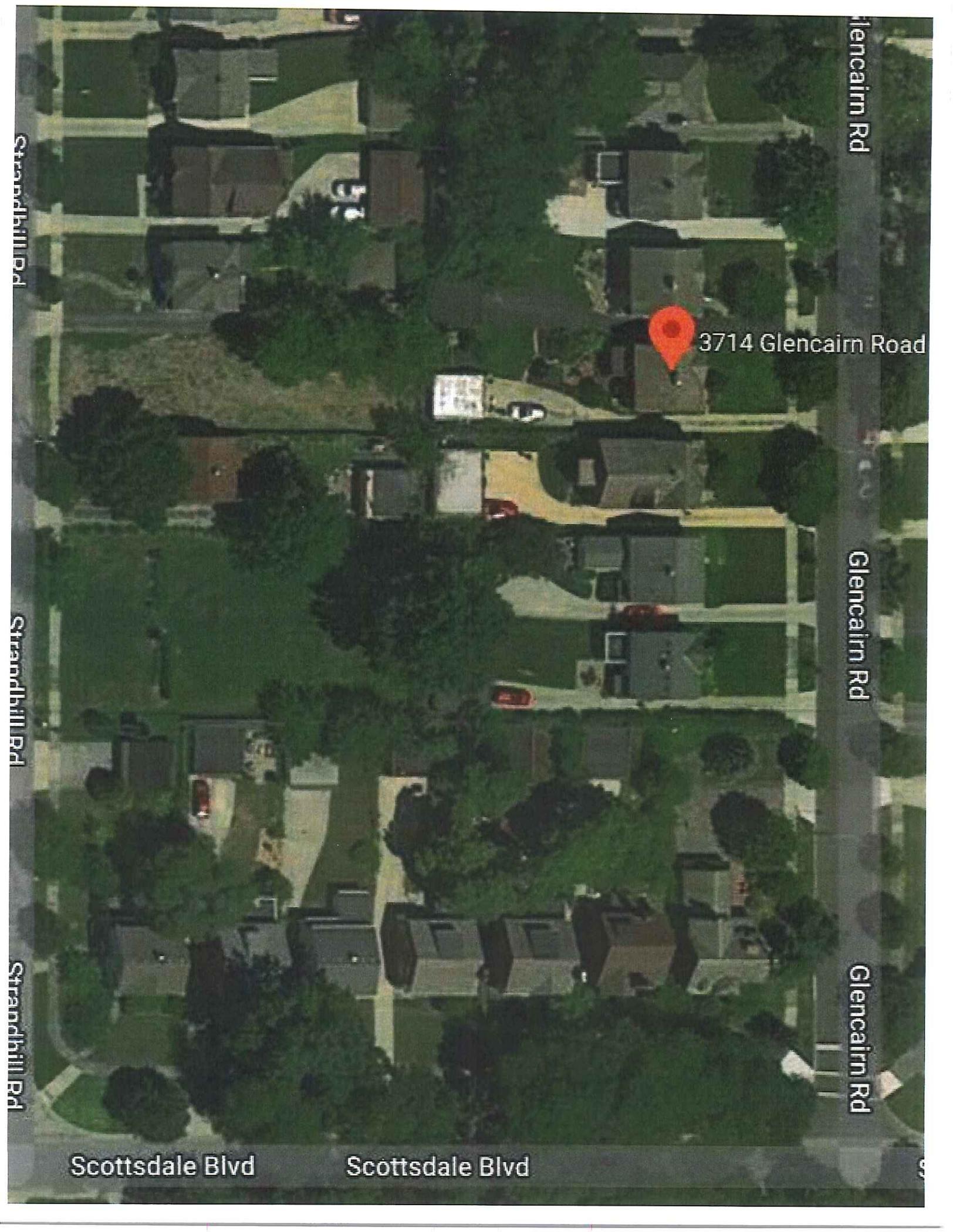
Strandhill Rd

Strandhill Rd

Strandhill Rd

Scottsdale Blvd

Scottsdale Blvd



Kalan Landscaping Proposal for Lot (PPN 736-15-092)

Currently the lot at 3713 Strandhill (PPN 736-15-092) is a 40x150' sward, with an existing tree line on the northeast boundary of the property. Phase 1 of my landscaping plan takes place during the summer and fall of 2020. This aspect of the plan is the most consequential (and pertinent to the cities requirements) and includes the removal of the turf grass from the setback to the rear of the property; any remediation of the soil needed – in particular the removal of any intact pavement or foundation that would interfere with planting; installation of 'living fence' consisting of shrubs; planting of initial anchor shrubs and trees; seeding to repair damaged turf at front of property; seeding and/or mulching to areas where turf grass was removed from areas to the rear of the living fence.

The landscape design itself is based on ecological principles of habitat restoration and naturalized landscaping. Using the natural principles of succession, native flora will be planted and allowed to mature, going through progressive cycles that will 'end' in a savannah or woodland type garden. I will plant a 'living fence' of Spicebush (*Lindera benzoin*) that will create an L-shape hedge, stretching along the property setback and running along a portion of the northern neighbor's driveway back to the existing tree-line. In front of this 'living fence' will remain a squared area covered by turf, along with a tree centered on the square - preferably a Shagbark Hickory (*Carya ovata*). Behind this 'living fence' of spicebush will be the majority of the initial and subsequent plantings. My initial landscape design map is a conservative plan for tree planting, depending on conditions and availability there may be more during our first fall planting. My desire is to plant an Eastern White Pine (*Pinus strobus*), possibly two, as well as a Black Cherry (*Prunus serotina*), a White Oak (*Quercus alba*), and a Sassafras (*Sassafras albidum*), possibly two. I may also plant a Red Cedar (*Juniperus virginiana*) or two, contingent on whether I have to remove an existing tree(s) from the tree line. All these plantings along with future additions have been chosen according to their natural relationships with one another as well as their preferred habitat or site conditions. I am attempting to use best practices for the design and the planting, and am choosing straight-species (non-cultivar) plants

native to our region. Of course, we plant at the caprice of the marketplace, and I can only purchase what is available, so I have alternative plans that would not alter the aesthetics of the plantings or design in any profound (or noticeable to the layperson) way. As the plantings mature, particularly the Spicebush 'living fence', most of the plantings (lower growing shrubs flowers and grasses) to the rear would not be visible to the pedestrian on Strandhill. The dominant visual would be the shrubs on the setback and the trees. Of course it will take a few growing seasons for the initial plantings to mature, and there is no such thing as an instant woodland, so over time the appearance of the plantings, as well as the members of the plantings in the garden community will change as the canopy itself changes and increases.

Thank You,

Timothy Kalan

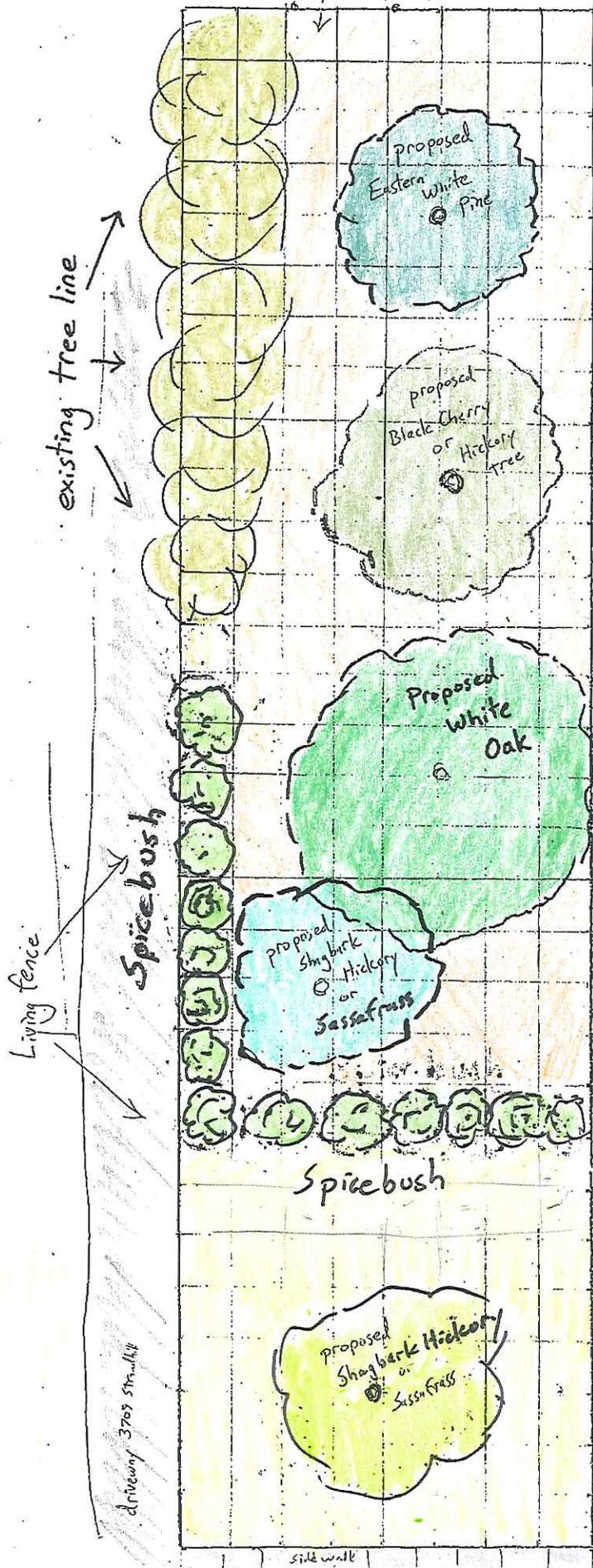
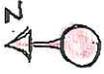
3714 Glencairn Road

(216)751-5150

Amended Kalan proposal for lot on 3713 Strandhill Rd. (PPN 736-15-092)

↑ entry way to/from 3714 Glencairn (Kalan property)

5
square
feet



Phase 1 (late summer/fall 2020)

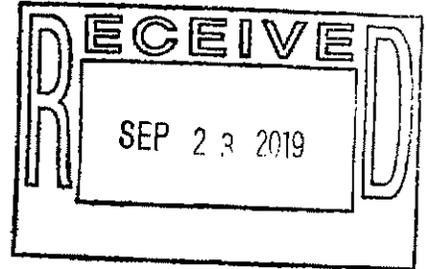
- removal of turf grass in proposed woodland section of property
- planting of living fence (including Spicebush, and possibly red cedar or juniper)
- other anchor plantings (approximately 5 trees, including Eastern White Pine, Shagbark Hickory, White Oak, Sassafras, and possibly Black Cherry, River Birch)

Dixon House
(3717 Strandhill)

3713 STRANDHILL

Anchor Landscaping Est. 1998

1461 Marlowe Avenue
Lakewood, OH 44107
anchorlandscaping1461@gmail.com
(216) 470-9177



August 30, 2019

Estimate Prepared for:

Tim Kalan
3714 Glencairn Road
Shaker Heights, OH 44122

Goal:

The vacant property at 3713 Strandhill Rd., Shaker Heights, OH 44122 will be transformed from its present grass covered state to a naturalized area landscaped with native woodland plants.

Plant Schedule:

1. Carya ovata	Shagbark hickory (2)	5' #5 cont.
2. Lindera benzoin	Spicebush (20)	30" #5 cont.
3. Pinus strobus	White pine (1)	5' B&B
4. Quercus alba	White oak (1)	2" B&B
5. Sassafras albidum	Sassafras (1)	3' #3 cont.

Description

The lawn area east of the house frontage line on Strandhill Road will be removed and beds will be created by adding topsoil. The spicebush will create a natural fence to the area. The remaining trees will be spaced throughout the beds. The oak, maple, and pine will anchor the northwest, southwest, and southeast corners of the property. The sassafras, ironwood, and hickory will anchor the middle of the area.

Total: 5772.00

There were no questions for the owner or contractor.

Application to Acquire City Owned Vacant Lot at 3713 Strandhill Road (PPN 736-15-092) for Back Lot

Summary. The City has received an application from Tim and Melissa Kalan, 3614 Glencairn Road, who are interested in acquiring the city owned vacant lot behind their home in order to expand their lot. Tim Kalan was also in attendance at the meeting. Many people in attendance may be familiar with Tim Kalan as he is the art teacher at two of the Shaker Heights elementary schools. The Neighborhood Revitalization & Development (NRD) Committee is being asked to consider this application and make a recommendation as to whether City Council should approve the sale of the vacant lot located at 3713 Strandhill Road (PPN 736-15-092) to the Kalan family.

Background & Discussion

Proposal Summary

Applicant: Tim and Melissa Kalan, 3714 Glencairn Road

Proposal summary: to purchase this vacant lot, and landscape it extensively to use it as an enlarged backyard, at a cost of approx. \$5,772. Tim is an avid gardener. He runs the Lomond Elementary school garden as well. His wife Melissa is very active in the Lomond Elementary PTO. They propose to use contractors to do the work. (see attached drawings)

Price offered: \$1.00

Staff Review of Application

- The applicants' property is not in foreclosure, they are current in their property taxes, and have had no criminal nuisance activity complaints. They have no outstanding Housing or Zoning Code violations. They have owned their home in Shaker Heights since January 2009, and are owner occupants.
- The applicants' proposal is consistent with the City and neighborhood goal of expanding the size of lots in the neighborhood to enable households to have larger yards without selling their home and moving elsewhere. Larger lots typically command higher prices at sale as well. Sale to the Kalan family would return the vacant lot to productive use and tax revenue generation.
- The City has no redevelopment plans for this vacant lot.
- Staff considers that the use of the lot as described would be an improvement over it being maintained by the City as a vacant lot. It currently costs the City approx. \$615 per year to maintain a vacant lot.

Background Information

- In May 2008, the City adopted a Side Lot Program to make City owned vacant lots available to the adjacent neighbors. The goal of the program was to encourage adjacent neighbors to acquire these lots to make capital improvements to the property that would increase tax value, such as construction of a house addition or garage, landscaping, etc.

- Applications are accepted on a “first quality, first served” basis. Proposals that are approved by NRD will go to City Council for final approval.
- There is no set price for side lots under the Program; pricing is negotiable based on lot size, location, configuration, planned improvements, etc.
- If the NRD recommends acceptance of this application, and it is approved by Council, the City will enter into an agreement with the applicant that will include all of the conditions and the buyer’s responsibilities. The buyer will have to seek Planning Commission (CPC) approval for the consolidation of the lots. If there are variance requirements, they may also have to seek Zoning Board approval. Only once all these conditions are met would the property be transferred.
- The property was acquired by the City in 2019 through a tax foreclosure. The single family house that had previously stood on this lot was demolished by the City in 2016.
- Through its vacant lot program, the City so far has sold seventeen (17) vacant lots:

Year	# lots	Price	Buyer	Street	Use
2003	2	\$1.00 each	Rysar	Lindholm	New houses
2011	3	\$1.00 each	Zaremba	Strathavon	New houses
2011	1	\$1,000	Adjacent neighbors	Ashwood	Two side yards
2011	1	\$100	Neighbor	Enderby	Side yard
2011	1	\$1,000	Heights Christian Church	Daleford	Community garden
2012	1	\$50	Neighbor	Menlo	Side Yard
2013	1	\$50	Neighbor	Riedham	Side yard
2013	1	\$1,000	Neighbor	Daleford	Side Yard
2014	1	\$1,000	Neighbor	Avalon	Side Yard
2014	1	\$100	Neighbor	Albion	Side Yard
2017	1	\$50	3 adjacent neighbors	Palmerston	Side Yards
2019	1	\$1	Knez	Hildana	New house

One additional vacant lot on Rolliston is being leased to a community group for use as a Community Garden, another lot on Winchell was approved for sale to a neighbor in May 2019 and another on Avalon in August 2019.

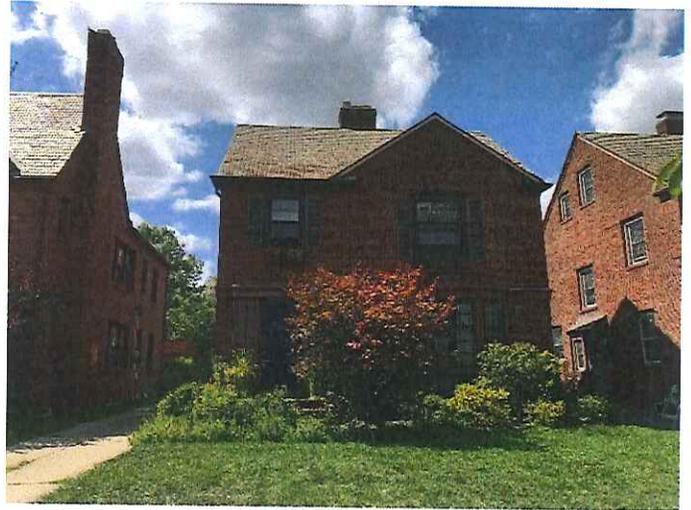
Recommendation. Staff recommends that the Kalan family application to acquire the City owned vacant lot located at 3713 Strandhill Road (PPN 736-15-092) for \$1.00 and utilize it as an expanded backyard, be recommended by the NRD to Council.



Vacant lot west of Kalan residence at 3714 Glencairn Road



3713 Strandhill

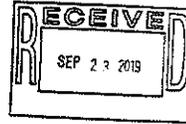


3714 Glencairn

Proposed Improvements

Anchor Landscaping Est. 1998

1461 Marlowe Avenue
Lakewood, OH 44107
anchorlandscaping1461@gmail.com
(216) 470-9177



August 30, 2019

Estimate Prepared for:

Tim Kalan
3714 Glencoin Road
Shaker Heights, OH 44122

Goal:

The vacant property at 3713 Strandhill Rd., Shaker Heights, OH 44122 will be transformed from its present grass covered state to a naturalized area landscaped with native woodland plants.

Plant Schedule:

1. <i>Carya ovata</i>	Shagbark hickory (2)	5' #5 cont.
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Description

The lawn area east of the house frontage line on Strandhill Road will be removed and beds will be created by adding topsoil. The spicebush will create a natural fence to the area. The remaining trees will be spaced throughout the beds. The oak, maple, and pine will anchor the northwest, southwest, and southeast corners of the property. The sassafras, ironwood, and hickory will anchor the middle of the area.

Total: \$772.00

A handwritten signature in black ink, appearing to read "Martin F. Williams".

Anne Williams indicated that she was excited to see the details of the native woodland plants.

Anne Williams questioned Kamla regarding the two previous properties approved earlier this year. Kamla indicated that they are still going through the process. The owners received their signed purchase agreement on the Winchell property after having had their surveys completed. Two more applications are pending that require additional paperwork.

Anne Williams indicated that at this time a quorum was established.

Anne Williams entertained a motion to approve the Kalan family application to acquire the City owned vacant lot located at 3713 Strandhill Road (PPN 736-15-092) for \$1.00 and utilize it as an expanded backyard. Motion was made, seconded and approved by all.

Anne Williams entertained a motion to approve Ms. Campoblanco's application to acquire the City owned vacant lot located at 3308 Sutton Road (PPN 735-14-005) for \$100.00 and utilize it as a side yard, be recommended by the NRD to Council. Motion was made, seconded and approved by all.

ORDINANCE NO.

BY:

Approving and authorizing execution of a Purchase Agreement for the City-owned property located at 3713 Strandhill Road, Shaker Heights, Ohio, and authorizing the disposition of City-owned property without competitive bidding, and declaring an emergency.

WHEREAS, in May 2008, the City adopted a Side Lot Program to make City-owned vacant lots available for purchase by adjacent neighbors to encourage them to acquire the lots and make capital improvements that would increase the tax value of the lots; and

WHEREAS, the property located at 3713 Strandhill Road, also known as Permanent Parcel Number 736-15-092 (the "Property"), is a City-owned vacant lot; and

WHEREAS, the owner of the property at 3714 Glencairn Road, Tim and Melissa Kalan, submitted an Application for Acquiring City-Owned Residential Lots for the Property for the total price of ONE DOLLAR (\$1.00); and

WHEREAS, the City's lot will be merged with the property at 3714 Glencairn Road, and the lot will be landscaped and used as the Kalan backyard; and

WHEREAS, this Council, finding that the Property is no longer needed for municipal purposes, agrees to transfer the Property to Tim and Melissa Kalan for ONE DOLLAR (\$1.00)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Shaker Heights, Ohio, as follows:

Section 1. This Council hereby accepts the offer of Tim and Melissa Kalan to purchase the City-owned property located at 3713 Strandhill Road, Shaker Heights, Ohio, also known as Permanent Parcel Number 736-15-092, for ONE DOLLAR (\$1.00)

Section 2. The Mayor is hereby authorized and directed to enter into a Purchase Agreement with Tim and Melissa Kalan for the purchase of the City-owned property located at 3713 Strandhill Road, Shaker Heights, Ohio, and to sell said property without advertising further for competitive bids. Said Purchase Agreement shall be in the form as approved by the Director of Law.

Section 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare for the reason that it is necessary in the current operation of the City, and further, so the applicants can proceed with the lengthy consolidation process in order to have the transfer completed and allow for landscaping of the lot during the

current growing season, and, therefore, this ordinance shall take effect immediately upon its enactment and approval by the Mayor.

Enacted

Approved this ____ day of _____ 2019.

DAVID E. WEISS, Mayor

Attest:

JERI E. CHAIKIN
Clerk of Council

coun19/1021PPN73615092sidelotkalan

