



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda Via Conference - Zoom Tuesday, April 5, 2022, 7PM

This virtual meeting is being held pursuant to Chapters 113 and 115 of the Codified Ordinances (as amended in Ordinance 22-28), and Resolution 22-29, enacted on March 22, 2022.

Join the Zoom meeting from a PC, Mac, iPad, iPhone or Android device. Join online to listen and watch at <https://zoom.us/j/99656786876?pwd=OU53V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

Public comment will be taken during the meeting and residents may submit comments/questions regarding items on the agenda at least 6 hours in advance of the meeting by emailing Daniel Feinstein at daniel.feinstein@shakeronline.com; or by calling (216) 491-1435. Any comments or questions received before the meeting will be read into the record at the meeting. The audio of the meeting will be available the following day on the City's [website](#).

1. Roll Call.
2. Approval of Minutes from the March 1, 2022 meeting.

Documents:

[2022 0301 BZA MINUTES DRAFT.PDF](#)

BOARD OF ZONING APPEALS

#2155. COMAR RESIDENCE - 18101 SHAKER BOULEVARD:

Public Hearing on the request of Joseph Comar, 18101 Shaker Boulevard, to the Board of Zoning Appeals for a variance to the front yard paved area and number of outdoor parking space requirements. The applicant proposes to construct a 2,327 square foot circular driveway in the front yard of this single family home. The existing driveway is proposed to be replaced and a new circular driveway installed encompassing 30.5 percent of the front yard. Code limits front yard pavement to 25 percent coverage. The new circular driveway is proposed to be landscaped with existing and proposed deciduous and evergreen bushes. A two car parking pad is proposed in the rear yard. Code allows a maximum of a one car outdoor parking area. The parking pad is proposed to be screened with new evergreen bushes.

Documents:

[2155 18101 SHAKER BOULEVARD - FULL PACKET.PDF](#)

#2156. PEREZ/GOMEZ RESIDENCE - 2767 LONDON ROAD:

Public Hearing on the request of Ralph Geiss, Pro Class Pools, on behalf of Silvia Perez and Pablo Gomez, 2767 Landon Road, to the Board of Zoning Appeals for a variance to the fence location and height regulations on a corner lot. The applicant proposes a 4-foot tall black aluminum ornamental fence at the corner of Landon and Green Roads. The fence is proposed to extend from the Green Road side of the house, located 30 feet off the Green 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 Green Road is set back 42 feet. Code allows a fence height of 3 feet tall in a corner front yard. The existing landscaping and grade change is proposed to screen the fence from the view of Green Road.

Documents:

[2156 2767 LONDON ROAD - FULL PACKET.PDF](#)

#2157. ST. DOMINIC SCHOOL - 3455 NORWOOD ROAD:

Public Hearing on the request of Maureen Covington, Principal, St. Dominic School, 3455 Norwood Road, to the Board of Zoning Appeals for variances to the recreational structure height and location, number of parking spaces, and dumpster enclosure requirements. The applicant proposes a new playground and relocated dumpster enclosure on the Van Aken Boulevard side of the site. The new play structure is 19 feet tall and located 15 feet from the eastern property line. Code allows a 15 foot height limit for a recreational structure and a 25 foot setback from the property line. The dumpster is proposed to be relocated and enclosed with a 6 foot tall solid wood fence. Code requires a 6-foot tall brick wall to enclose a dumpster. Eight (8) parking spaces are being eliminated for the playground and dumpster enclosure from the 93 parking space parking lot. The additional 50 on-street spaces adjacent to the property equals 143 available parking spaces. Code requires 175 parking spaces for the church and 23 for the school for a total of 197 parking spaces. The existing mature evergreen trees along Van Aken Boulevard will remain to shield the view from the street and be enhanced with new evergreen trees to screen the view from the east.

Documents:

[2157 3455 NORWOOD ROAD - FULL PACKET.PDF](#)

CITY PLANNING COMMISSION

WARRENSVILLE WEST CEMETERY PLAN – LEE ROAD:

Request of the City of Shaker Heights, Lee Road, to the City Planning Commission for a recommendation to City Council to adopt the Warrensville West Cemetery Historic Preservation Master Plan.

Documents:

[WARRENSVILLE WEST PACKET.PDF](#)

OTHER BUSINESS

Meeting format.

Documents:

MEETING DISCUSSION.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.