



## SHAKER HEIGHTS

### **Board of Zoning Appeals & City Planning Commission Agenda Conference Call Tuesday, May 5, 2020 7:00 PM**

Please Note: For the safety of our staff and residents, this meeting is being held by conference call. Live audio will be available to the public on a listen-only basis. Residents are encouraged to submit comments/questions regarding items on the agenda at least 12 hours in advance of the meeting by emailing DANIEL.FEINSTEIN@SHAKERONLINE.COM or by calling (216) 491-1435 and leaving a message. Any comments or questions will be read into the record at the meeting. You may listen to the meeting live that evening by calling 1-877-837-3954 and entering code 1596547. 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 3, 2020 meeting.

Documents:

[DRAFT BZACPC MINUTES 2020 0303.PDF](#)

3. Approval of Minutes from the March 30, 2020 meeting.

Documents:

[DRAFT BZACPC MINUTES 2020 0330.PDF](#)

#### **BOARD OF ZONING APPEALS**

##### **2059. SCHUMANN RESIDENCE - 18250 SHELBURNE ROAD:**

Public Hearing on the request of Jason Rion, Highland Pools, representing Betsy Schumann, 18250 Shelburne Road, to the Board of Zoning Appeals for a variance to the pool regulations. The applicant proposes to build an in-ground swimming pool in the rear yard. A variance is requested in order to provide the required 4 foot deck on only three (3) sides of the pool. The remaining side of the pool will have a 1-foot wide pool edge and a decorative wall. Code requires a 4-foot wide deck surrounding an in-ground pool.

Documents:

[2059 18250 SHELBURNE POOL.PDF](#)  
[2059 BZACPC PRESENTATION.PDF](#)

##### **2061. SAFFRON PATCH - 20126 CHAGRIN BOULEVARD:**

Public Hearing on the request of Vir Benipal, Saffron Patch, 20126 Chagrin Boulevard, to the Board of Zoning Appeals for a variance to the fence regulations in order to enclose the front yard outdoor seating area. The applicant proposes to enclose an outdoor seating area located on the Chagrin Boulevard sidewalk with a 36-inch tall black ornamental aluminum fence. The fence extends out 5 feet 4 inches in front of the building. Code allows a 4-foot tall fence, located no further than the building front setback line, which is the front wall of the building in this instance.

Documents:

[2061 20126 CHAGRIN.PDF](#)  
[2061 BZACPC PRESENTATION.PDF](#)

## **CITY PLANNING COMMISSION**

### **2054. BAILEY RESIDENCE - 2584 CHESHIRE ROAD.**

Public Hearing on the request of the City of Shaker Heights, representing Michael Bailey, 2584 Cheshire 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. Mr. Bailey is purchasing the vacant lot behind his house at 2583 Kendall Road. The house parcel (736-31-046) is proposed to be combined with the vacant lot behind him (736-31-017). Mr. Bailey proposes to integrate the vacant lot into his yard with vegetable and flower gardens. This combined lot meets code requirements in the TF Two Family Residential zoning district for size, but becomes a through lot from Cheshire Road to Kendall 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:

[2054 2583 KENDALL 2584 CHESHIRE APPLICATION-SIGNED.PDF](#)  
[2054 BZACPC PRESENTATION.PDF](#)

### **2055. CAMPOBLANCO RESIDENCE - 3304 SUTTON ROAD:**

Public Hearing on the request of the City of Shaker Heights, representing Lila Campoblanco, 3304 Sutton Road, to the City Planning Commission, for subdivision of land in order to join a city-owned vacant lot with the property on which their home is located. Ms. Campoblanco is purchasing the vacant lot next door at 3308 Sutton Road. The house parcel (735-14-006) is being proposed to be combined with the vacant adjacent lot (735-14-005). Ms. Campoblanco proposes to integrate the vacant lot into her yard with perennials, shrubs, and a fence. This combined lot meets code requirements in the TF Two Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[2055 3308 SUTTON.PDF](#)  
[2055 BZACPC PRESENTATION.PDF](#)

### **2056. NEUJAHN RESIDENCE - 3625 STOER ROAD:**

Public Hearing on the request of the City of Shaker Heights, representing Troy and Stephanie Neujahr, 3625 Stoer Road, to the City Planning Commission, for subdivision of land in order to join a city-owned vacant lot with the property on which their home is located. The Neujahrs are purchasing the vacant lot next door. The house parcel (736-22-064) is proposed to be combined with the vacant adjacent lot (736-22-063). The Neujahrs propose to integrate the vacant lot into their yard with landscaping and a play structure. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[2056 3625 STOER.PDF](#)  
[2056 BZACPC PRESENTATION.PDF](#)

**2057. HUFFMAN RESIDENCE - 3658 DALEFORD ROAD:**

Public Hearing on the request of the City of Shaker Heights, representing Gregory Huffman, 3658 Daleford Road, to the City Planning Commission, for subdivision of land in order to joint a city-owned vacant lot with the property on which his home is located. Mr. Huffman is purchasing the vacant lot next door at 3654 Daleford Road. The house parcel (735-30-052) is proposed to be combined with the vacant adjacent lot (735-30-051). Mr. Huffman proposes to integrate the vacant lot into his yard with a fence. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[2057 3658 DALEFORD.PDF](#)  
[2057 BZACPC PRESENTATION.PDF](#)

**2058. SCALLEN/BROWN RESIDENCE - 22640 DOUGLAS ROAD:**

Public Hearing on the request of Christopher Maurer, Red House Studio, representing Robert Brown and Catherine Scallen, 22640 Douglas Road, to the Board of Zoning Appeals and City Planning Commission for site plan review and a variance for a new single-family house. The applicant proposes to construct a new energy efficient house on this vacant lot, with a 2-car attached garage and solar panels on the rear roof. The attached garage in the rear yard is connected to the house by an enclosed breezeway with a patio in between. The garage is set back 5 feet 2 inches from the rear property line. Code requires a 25-foot rear yard setback in the SF-2 Single Family Residential zoning district. The applicant proposes evergreen shrubs around the rear yard and a shared driveway with the western neighbor. All other location and setback requirements are code conforming. Site plan review is required for all new houses.

Documents:

[2058 22640 DOUGLAS.PDF](#)  
[2058 BZACPC PRESENTATION.PDF](#)

**2060. GRIES RESIDENCE - 2552 WARWICK ROAD:**

Public Hearing on the request of John Williams, Process Creative Studios, representing Donald and Lynn-Ann Gries, 2552 Warwick Road, to the City Planning Commission for site plan review for a new single-family house. The applicant proposes to construct a 3-bedroom house on this vacant lot. The house will have a first floor master bedroom with a 3-car attached garage facing the rear yard. The applicant is retaining the majority of the existing trees and replacing any that must be removed for construction. All location and setback requirements are code conforming. Site plan review is required for all new houses.

Documents:

[2060 2552 WARWICK.PDF](#)  
[2060 BZACPC PRESENTATION.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.*