



## SHAKER HEIGHTS

### Board of Zoning Appeals & City Planning Commission Agenda Conference Call Tuesday, June 2, 2020, 7PM

1. Please Note:

For the safety of our staff and residents, the public will not be permitted to attend this meeting in person, but live audio will be available to the public on a listen-only basis. The public may listen to the meeting live that morning by calling 1-877-837-3954 and entering code 1596547. The applicants will be supplied a separate participant code which allows for comments and questions for this same conference call by separate email before the meeting. The audio of the meeting will be available the following day on the City's [WEBSITE](#).

2. Roll Call.

3. Approval of Minutes from the May 5, 2020 meeting.

Documents:

[BZACPC MINUTES 2020 0505 DRAFT.PDF](#)

#### BOARD OF ZONING APPEALS

**2062. PELLETIER RESIDENCE - 19600 SHAKER BOULEVARD:**

Public Hearing on the request of Marc and Melissa Pelletier, 19600 Shaker Boulevard, to the Board of Zoning Appeals for a variance to the size requirements for hot tubs. The applicant proposes to install a hot tub/swim spa, which is 7 feet, 9 inches wide by 14 feet, 4 inches in length. The code limits hot tubs to 8 feet in diameter. The hot tub will be 4 feet 3 inches high with a locking cover. Code allows a hot tub a maximum height of 4 feet tall. It is proposed to be located in the rear yard, approximately 45 feet from the rear property line on this corner lot at Shaker Boulevard and Montgomery Road. The hot tub/swim spa is proposed to be screened by new 6-foot tall arborvitae shrubs and by existing vegetation.

Documents:

[19600 SHAKER - PACKET.PDF](#)

**2065. CARFAGNA RESIDENCE - 2762 INVERNESS ROAD:**

Public Hearing on the request of Peter and Joanna Carfagna, 2762 Inverness Road, to the Board of Zoning Appeals for a variance to the fence location and height regulations on a corner lot. The applicant proposes to install a 4-foot tall black aluminum ornamental fence on this corner lot at Belvoir Boulevard and Inverness Road. The fence is proposed to be located 4 feet behind the Belvoir Boulevard 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 Belvoir Boulevard is set back 50 feet. The fence is proposed to enclose the Belvoir Boulevard side yard and an existing patio for the safety of the applicant's children. Code allows a fence height in a corner side yard of 3 feet tall. The fence is proposed to be located behind a proposed viburnum hedge of 30 inches tall.

Documents:

[2762 INVERNESS - PACKET.PDF](#)

## **CITY PLANNING COMMISSION**

### **2063. BOUDREAUX RESIDENCE - 3531 STOER ROAD:**

Public Hearing on the request of the City of Shaker Heights, representing JoVanna and Edward Boudreaux, 3531 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 Boudreaux's are purchasing the vacant lot next door. The house parcel (736-23-087) is proposed to be combined with the vacant adjacent lot (736-23-088). The Boudreaux's propose to integrate the vacant lot into their yard with a fence and landscaping. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[3535 STOER - PACKET.PDF](#)

### **2064. BR KNEZ CONSTRUCTION - 3565 LUDGATE ROAD:**

Public Hearing on the request of Michael David, BR Knez Construction, Inc., 3565 Ludgate Road, to the Board of Zoning Appeals and City Planning Commission for site plan review and a variance to the lot size for a new single-family house. The applicant proposes to construct a new three bedroom house on this vacant lot, with a two car detached garage located at the rear of the lot. The house will have an open floor plan with a front porch and basement. The property is 40 feet by 130 feet and 5,200 square feet. Code requires a minimum lot size of 5,600 square feet in the SF-3 Single Family Residential zoning district. All location and setback requirements are code conforming. Site plan review is required for all new houses.

Documents:

[3535 LUDGATE - PACKET.PDF](#)

## **OFFICE (O) ZONING TEXT AMENDMENT**

Public Hearing on the request of the City of Shaker Heights for amendments to the zoning ordinance text. Revisions are proposed to the regulations to Section 1230, the Office (O) zoning district. Revisions are proposed to the Permitted Use Section 1230.03 and Conditional Use Section 1263.15 to add laboratories and research facilities and limited production/processing as permitted uses. The City Planning Commission reviews and makes recommendations to City Council on all zoning ordinance amendments.

Documents:

[ZONING TEXT AMENDMENT - PACKET.PDF](#)

## **WORK SESSION**

- 1. Van Aken District Public Realm Project - Request to award a design contract for a public realm plan and illustrative site plan for the GCRTA station and adjacent public land.**

Documents:

[4-30-2020 PROJECT AREA MAP.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.*