



SHAKER HEIGHTS

**Board of Zoning Appeals & City Planning Commission Agenda
City Hall Council Chambers
Tuesday, July 2, 2019, 7:00 PM**

1. Roll Call.
2. Approval of Minutes from the June 4, 2019 meeting.

Documents:

[DRAFT BZACPC MINUTES 2019 0604.PDF](#)

BOARD OF ZONING APPEALS

#2022. GAGLIANO/SLATER RESIDENCE - 3161 HUNTINGTON ROAD:

Public Hearing on the request of Keith Slater and Gregory Gagliano, 3161 Huntington 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 replace an existing wood picket fence with an aluminum ornamental fence on this corner lot at Huntington and Woodbury Roads. The fence is proposed to be located in the same place as the existing fence, which is 4 feet off the Woodbury Road sidewalk at its closest, behind the existing hedge. The fence is proposed at 5 feet tall. The existing fence was granted a variance in 1992 for two sections, one at 4 feet and one at 5 feet tall. 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 is set back 50 feet from Woodbury Road. Code allows a fence height in a corner side yard of 3 feet tall. The fence is proposed to enclose the Woodbury Road yard and return of the house, as it does currently.

Documents:

[3161 HUNTINGTON.PDF](#)

#2023. DEWEY RESIDENCE - 18301 SOUTH WOODLAND ROAD:

Public Hearing on the request of Christopher Dewey, 18301 South Woodland Road, to the Board of Zoning Appeals for a variance to the fence location and height on a corner lot. The applicant proposes to install a 4 foot tall scalloped wood open picket fence on this corner lot at Brighton and South Woodland Roads. The open picket fence is proposed to extend 16 feet in front of the house and be located 53 feet off the South Woodland 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 South Woodland Road is set back 70 feet 3 inches. The fence is proposed to connect the house to an existing fence on the side property line in order to enclose an existing gazebo. Code allows a fence height in a corner side yard of 3 feet tall. The fence is proposed to be screened with new azalea and boxwood bushes, while existing landscaping is proposed to screen the fence from street view closer to the side property

line.

Documents:

[18301 SOUTH WOODLAND.PDF](#)

#2025. Tapas Restaurant/Lounge/Bar - 16704 Chagrin Boulevard:

Public Hearing on the request of Kenneth Gibson, Tapas Restaurant/Lounge/Bar, 16704 Chagrin Boulevard, to the Board of Zoning Appeals for a variance to the parking requirements. The applicant proposes to establish a restaurant/lounge/bar in this former retail space. A parking variance is required since the use requires 26 parking space by code, but has no on-site parking. A shared public parking lot serves the businesses behind the south side of Chagrin commercial area, and there is on-street parking on Chagrin Boulevard.

Documents:

[16704 CHAGRIN.PDF](#)

CITY PLANNING COMMISSION

#2024. Cleveland Skating Club - 2500 Kemper Road:

Public Hearing on the request of Matthew Wymer, WXZ Development Inc., representing the Cleveland Skating Club, 2500 Kemper Road, to the City Planning Commission for resubdivision of land in order to combine and resubdivide a parcel fronting on Fairhill Road. The parcel facing Fairhill Road 9 736-30-007) is proposed to be combined with a small portion of the main Skating Club parcels (736-30-009 and 736-30-008) and split off from the main parcel. The new parcel is slightly larger than a half-acre and has 100 feet of frontage on Fairhill Road. The new parcel meets the minimum size and frontage required in the A Apartment zoning district.

Documents:

[2500 KEMPER.PDF](#)

#2026. PROCESS CANINE TRAINING CENTER - 3700 LEE ROAD:

Public Hearing on the request of Amanda Corr, Process Canine, 3700 Lee Road, to the City Planning Commission, for a Conditional Use Permit in order to operate a dog training center. The proposed business will utilize indoor space at the former Quality Security Door property for a dog training facility. A Conditional Use Permit is required for a use similar to an animal hospital/veterinarian office. The applicant proposes to train dogs in interior space only and utilize the existing parking at their dog day care business location at 3710 Lee Road. One to three staff will train dogs inside the space, Monday through Friday 9:00 a.m. to 5:00 p.m. The dogs in training will already be enrolled in the dog day care facility.

Documents:

[3700 LEE.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.