



## SHAKER HEIGHTS

### **Board of Zoning Appeals & City Planning Commission Agenda City Hall, Council Chambers Tuesday, July 5, 2022, 7PM**

**This meeting will be held in-person at City Hall, Council Chambers, with an option to attend virtually 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 online to listen and watch at <https://zoom.us/j/99656786876?pwd=OU3V016QnNpeVFYR1k0aHQxc0pMQT09>, 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](mailto: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 June 7, 2022 meeting.

Documents:

[2022 0607 BZA MINUTES DRAFT.PDF](#)

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

##### **#2166. WYNES RESIDENCE - 14918 SHAKER BOULEVARD:**

Public Hearing on the request of Ian Todd, Exscape Designs, representing Robert Wynes, 14918 Shaker Boulevard, to the Board of Zoning Appeals for a variance to the pool and recreational structure regulations. The applicant proposes to build an in-ground swimming pool in the rear yard. A variance is requested in order to locate the pool deck 7 feet from the side property line. Code requires a 10-foot landscape setback around pools. A 7 foot 4 inch tall pool slide is proposed to be located 7 feet from the side property line. Code requires a recreational structure such as a slide to have a minimum 10-foot setback. An existing 6-foot tall privacy fence provides screening along the side property line.

Documents:

**#2167. KADLIC RESIDENCE - 2799 COURTLAND BOULEVARD:**

Public Hearing on the request of Michael Beightol, Populus Studio, representing Jeffrey and Sarah Kadlic, 2799 Courtland Boulevard, to the Board of Zoning Appeals for variances to the fence location and height requirements for a corner lot, the air conditioning and motorized equipment regulations and the ornamental structure location regulations. The applicant proposes to redesign the landscaping, driveway, patio and terrace on this corner lot at Courtland and Shaker Boulevards. They propose to install a 4-foot tall ornamental metal gate across the driveway, between new brick piers. The gate is proposed to be located 73 feet behind the Courtland Boulevard sidewalk. Code requires that fences located in corner side yards not extend in front of the setback line. The setback is 75 feet on Courtland Boulevard. Code allows a fence height in a front or corner side yard of 3 feet tall. The air conditioning condenser units are proposed to be relocated along with a new generator to a location 12 feet in front of the Shaker Boulevard façade of the house. Code allows motorized equipment in the front yard within 5 feet of the house façade. A fountain water feature is proposed in the rear yard, located 4 feet 3 inches off the property line. Code requires a 10-foot setback from the property line for an ornamental structure.

Documents:

**#2168. C.T.L. REAL ESTATE LLC - 20820 CHAGRIN BOULEVARD:**

Public Hearing on the request of Jill Brandt, Brandt Architects, representing CTL, 20820 Chagrin Boulevard, to the Board of Zoning Appeals for a variance to the ornamental structure location requirements for a pergola. The applicant proposes to construct a new pergola structure in the reconfigured rear parking lot. It is proposed to be set back 1 foot from the west side property line. Code requires a 10-foot setback for an ornamental structure.

Documents:

**#2169. LOHSER RESIDENCE - 2758 WEST PARK BOULEVARD:**

Public Hearing on the request of Sally Levine, architect, representing Jake Lohser, 2758 West Park Boulevard, to the Board of Zoning Appeals for variances to the garage regulations in order to construct a new detached 3 car garage in the rear yard. The applicant proposes the additional detached garage behind the house facing the street. Code allows one garage structure on the property, located in the rear yard only, with a total area of 800 square feet and 4 enclosed parking spaces in the SF-1 Single Family Residential zoning district. The existing 3 car attached, side-facing, 608 square foot garage is proposed to remain. When added to the proposed 792 square foot new garage it creates a total of 6 garage spaces and 1,400 square feet of garage area. Code requires an attached garage on a street block where the majority of garages are attached. None of the garages on this street block are detached.

Documents:

[2169 2758 WEST PARK - COMPLETE PACKET.PDF](#)

**#2172. GOTLIEB RESIDENCE - 18007 CHAGRIN BOULEVARD:**

Public Hearing on the request of Andrew Gotlieb, 18007 Chagrin Boulevard, to the Board of Zoning Appeals for a variance to the garage regulations in order to build a one care garage on the property. The applicant proposes to construct a one care garage for this half of a duplex house. Code requires two enclosed parking spaces for each dwelling unit.

Documents:

[2172 18007 CHAGRIN - COMPLETE PACKET.PDF](#)

**CITY PLANNING COMMISSION**

**#2170. MICKLER RESIDENCE - 2840 COVENTRY/14101 DREXMORE ROADS:**

Public Hearing on the request of the City of Shaker Heights, representing Kelley Mickler, 2840 Coventry/14101 Drexmore Roads, to the City Planning Commission for subdivision of land in order to join a city-owned half duplex house with the property on which the Mickler home is located. Mr. Mickler owns the Drexmore side of the duplex and is purchasing the other half of the duplex home on Coventry Road from the City. The Mickler parcel is proposed to be combined with the adjacent lot parcel. Mr. Mickler proposes to renovate the structure into a single family house. This combined house and lot meets code requirements in the SF-2 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[2170 14101 DREXMORE - COMPLETE PACKET.PDF](#)

**#2171. SGT. CLEAN CAR WASH - 16101 CHAGRIN BOULEVARD:**

Public Hearing on the request of Greg Seifert, Sgt. Clean Car Wash, 16101 Chagrin Boulevard, to the Board of Zoning Appeals and the City Planning Commission for site plan review, a conditional use permit, subdivision of land, and variances in order to construct a new car wash on the property. The applicant proposes to demolish the existing building and build a new automatic car wash structure. A car wash requires a conditional use permit in the C-3 Business Commercial zoning district. The car wash will operate with one (1) automatic wash bay and 24 exterior vacuum stations with 2 employees. Proposes operating hours are 7:00 a.m. to 8:00 p.m. 7 days a week. A parking variance is required since the property has 5 parking spaces and code requires 6 spaces. The front yard fence and brick piers are set back 8 feet, while code requires a 20-foot front setback for a fence. The side yard parking lot perimeter landscaping consists of grass and 4 trees. Code requires 50% coverage of 5 foot tall shrubs. The lighting plan does produce light trespass over the eastern property line of over 4 foot candles. Code allows no more than one foot candle of light trespass across a property line. A conditional use permit requires Council confirmation.

Documents:

[2171 16101 CHAGRIN - COMPLETE PACKET.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.*

