



## SHAKER HEIGHTS

### **Board of Zoning Appeals & City Planning Commission Agenda Via Video and Audio Conference due to COVID-19 Public Health Emergency Tuesday, July 7, 2020, 7PM**

**For the safety of staff and residents, in-person attendance is not permitted. 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, Description: Board of Zoning Appeals and City Planning Commission Meeting; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

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 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 2, 2020 meeting

Documents:

[DRAFT BZACPC MINUTES 2020 0602.PDF](#)

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

##### **#2070. HAJEK/LEIGHTON RESIDENCE - 19235 SCOTTSDALE BOULEVARD:**

Public Hearing on the request of Karie Hajek and Gabriel Leighton, 19235 Scottsdale Boulevard, 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 3.5 foot tall open picket wood fence on this corner lot at Scottsdale Boulevard and Tolland Road. The fence is proposed to be located 9 feet behind the Tolland 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 Tolland Road is set back 42 feet. The fence is proposed to enclose the rear yard and the Tolland Road side yard, including an existing patio and driveway, for the safety of the applicant's children and dogs. Code allows a 3 foot tall fence in a corner side yard. The fence is proposed to be located behind a proposed boxwood hedge planted at 24 inches tall.

Documents:

**CITY PLANNING COMMISSION**

**#2068. ELDER RESIDENCE 3557 HILDANA ROAD:**

Public Hearing on the request of the City of Shaker Heights, representing James and Vicki Elder, 3557 Hildana Road, to the City Planning Commission, for subdivision of land in order to join a city-owned vacant lot with the property on which the Elder,s home is located. The Elders are purchasing the vacant lot next door. The house parcel (735-25-007) is proposed to be combined with the vacant adjacent lot (735-25-008). The Elders propose to integrate the vacant lot into their yard with a fence and a garden patio. This combined lot meets code requirements in the TF Two Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[2 3555-57 HILDANA.PDF](#)

**#2069. CIRIACO RESIDENCE - 3683 STRANDHILL ROAD:**

Public Hearing on the request of the City of Shaker Heights, representing Ryan and Samantha Ciriaco, 3683 Strandhill Road, to the City Planning Commission for subdivision of land in order to join a city-owned vacant lot with the property on which the Ciriaco's home is located. The Ciriacos are purchasing the vacant lot next door. The house parcel (736-15-099) is proposed to be combined with the vacant adjacent lot (736-15-098). The Ciriacos propose to integrate the vacant lot into their yard with a fence and a children's play set. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[3683 STRANDHILL.PDF](#)

**#2071. DANCE BY SHA'RAN - 3445 WARRENSVILLE CENTER ROAD:**

Public Hearing on the request of Sha'Ran Marshall, Dance by Sha'Ran, located at Christ Episcopal Church, 3445 Warrensville Center Road, to the City Planning Commission for a Conditional Use Permit for a specialized instructional school. The applicant proposes to utilize a lower level space in the church, formerly occupied by Verb Ballet, for a dance classroom space. Half of the basement level "parish hall" area of the church and adjacent space will be used for offices and dressing rooms, which is the same spaces previously used by Verb. The applicant proposes dance classes for various age groups both in-person and combination Zoom classes with a maximum of 10 students, but will transition to up to 20 students after COVID-19. Hours are proposed to be Monday - Thursday 9 a.m. to 8 p.m., Friday from 6 p.m. to 10 p.m., and Saturday from 8 a.m. to 1 p.m. A 40-space parking variance was approved for the Verb Ballet use. All employees and visitors are proposed to use the church's north parking lot. Council confirmation is required.

Documents:

[3445 WARRENSVILLE.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.*