



## SHAKER HEIGHTS

### **Board of Zoning Appeals & City Planning Commission Agenda Via Video and Audio Conference Due to COVID-19 Public Health Emergency Tuesday, September 1, 2020, 7PM**

Zoom Webinar: 996 5678 6876

Password: 33553400

**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 August 4, 2020 meeting.

Documents:

[DRAFT BZACPC MINUTES 2020 0804.PDF](#)

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

##### **2075. SILVER RESIDENCE - 23606 DUFFIELD ROAD:**

Public Hearing on the request of Richard and Laurie Silver, 23606 Duffield Road, to the Board of Zoning Appeals for a variance to the driveway width requirements. The applicants propose to widen the front yard driveway from 9 feet wide to 15 feet wide extending to the sidewalk. The existing driveway narrows from 22 feet wide at the front-facing garage to 9 feet wide at the sidewalk. Code allows a maximum 12 foot width for a residential driveway.

Documents:

[2075 23606 DUFFIELD - DRIVEWAY VARIANCE.PDF](#)

##### **2076. BRINDZA RESIDENCE - 19715 SHELBURNE ROAD:**

Public Hearing on the request of Mike Metcalf, Generator One, representing Betsy Brindza, 19715 Shelburne Road, to the Board of Zoning Appeals for a variance to the location requirements for an emergency generator. The applicant proposes to locate an emergency generator in the 22-foot wide side yard. The code requires that motorized equipment can only be located in a 25-foot wide side yard, and screened by a solid fence or evergreen vegetation. The generator is proposed to be screened from view by existing shrubs along the property line and three (3) new evergreen bushes planted at two feet tall.

Documents:

[2076 19715 SHELburne - VARIANCE.PDF](#)

**2079. HARWOOD RESIDENCE - 19002 LOMOND BOULEVARD:**

Public Hearing on the request of Hillary Henry, East Side Landscaping, on behalf of William and Angela Harwood, 19002 Lomond Boulevard, to the Board of Zoning Appeals for a variance to the fence location and height requirements for a corner lot. The applicant proposes to install two 4-foot tall ornamental aluminum gates on this corner lot at Lomond Boulevard and Townley Road. The gates stretch across access points in the existing landscaping and hedges in the Townley Road side and rear yard. One gate is proposed to be located 6 feet and the other 20 feet 2 inches behind the Townley 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 Townley Road is set back 41 feet. Code allows a fence height in a front or corner side yard of 3-foot tall. Existing bushes including an arborvitae hedge screen the Townley Road yard.

Documents:

[2079 19002 LOMOND - VARIANCE.PDF](#)

**2077. 3570 WARRENSVILLE, LLC - 3570 WARRENSVILLE CENTER ROAD:**

Continuation of a Public Hearing on the request of Dmitry Belkin, 3570 Warrensville LLC, 3570 Warrensville Center Road, to the Board of Zoning Appeals for a variance to the location requirements for air conditioning condenser units. The request was continued from the September 2018 meeting for more information. The applicant proposes to locate eight air conditioning condenser units in the rear yard, behind this commercial building. Code requires that motorized equipment in a commercial zoning district be located either inside the building or on the roof. The units are proposed to be located directly behind the building and each unit is 3 feet 10.5 inches tall. The applicant proposes maiden grass plantings in concrete planters along either side of the units and to screen the units with a 6-foot tall white vinyl fence.

Documents:

[2077 3570 WARRENSVILLE - VARIANCE.PDF](#)

**CITY PLANNING COMMISSION**

**2078. GUS AND GUVNOR TRUST RESIDENCE - 18100 SOUTH PARK BOULEVARD:**

Public Hearing on the request of Lanie McKinnon, Nelson Byrd Woltz Landscape Architects, representing the Gus and Guvnor Trust, 18100 South Park Boulevard, to the City Planning Commission for subdivision of land in order to join the adjacent vacant lot with the property on which the home is located. The adjacent lot is owned jointly with the house lot. The house parcel (732-07-002) is proposed to be combined with the vacant lot (732-07-003). The combined lot is to be integrated into the active use of the yard. This combined lot meets code requirements in the SF-1 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

**2080. CITY OF SHAKER HEIGHTS - 3642 DALEFORD ROAD:**

Public Hearing on the request of the City of Shaker Heights, representing Alisha Flores, 3642 Daleford 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 Flores home is located. Ms. Flores is purchasing the vacant lot next door. The house parcel (735-30-048) is proposed to be combined with the vacant adjacent lot (735-30-048). Ms. Flores proposes to integrate the vacant lot into her yard. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[2080 3642 DALEFORD - RESUBDIVISION.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.*