



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, October 1, 2019, 7:30 PM

1. Roll Call.
2. Approval of Minutes from the September 3, 2019 meeting.

Documents:

[DRAFT BZACPC MINUTES 2019 0903.PDF](#)

BOARD OF ZONING APPEALS

#2035. KITCHENS RESIDENCE - 18900 SHELBURNE ROAD:

Public Hearing on the request of Nicholas Caserio, Caserio Enterprises LLC, on behalf of Charles F. and Ginger Kitchens, 18900 Shelburne Road, to the Board of Zoning Appeals for a variance to the front yard paved area. The applicant proposes to construct a 1,100 square foot circular driveway in the front yard of this single family home. The existing driveway plus the proposed driveway will encompass 30 percent of the front yard. The code limits front yard pavement to 25 percent coverage. The additional driveway is proposed to be between 10 and 12 feet in width and to be landscaped with evergreen bushes.

Documents:

[18900 SHELBURNE.PDF](#)

CITY PLANNING COMMISSION

#2033. MULLEN/SMITH RESIDENCE - 3689 WINCHELL ROAD:

Public Hearing on the request of Victor Mullen and Yvonne Smith, 3689 Winchell 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 applicant is purchasing the vacant lot next door at 3685 Winchell Road. The house parcel (736-18-146) is proposed to be combined with the vacant adjacent lot (736-18-147). The applicant proposes to integrate the vacant lot into their yard with a fence, landscaping and a play area. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[3685-3689 WINCHELL.PDF](#)

#2034. MWW1 - 3620 LEE ROAD:

Public Hearing on the request of Matthew W. Wright, MWW1, 3620 Lee Road, to the City Planning Commission for a Conditional Use Permit for a use similar to packaging, light assembly, research, laboratory, and automotive service and a Conditional Use Permit for outdoor storage in order to operate an engineering, design and prototype manufacturing company. The business will occupy the front area of the building with traditional offices and work space, as well as utilize a portion of a former automobile service area for prototype manufacturing and testing in the rear. The rear of the building will continue to be used as the Shaker Height School District maintenance facility. The C-3 Business Commercial district requires a Conditional Use permit for uses similar to packaging, light assembly, research, laboratory, and automotive service. A Conditional Use Permit for outdoor storage is also needed as MWW1 will utilize a portion of the rear lot along with the school district. An 8 foot tall wood fence is required along the rear property line. Fencing and evergreen landscaping exists along Hampstead Road. City Council confirmation is required for both Conditional Use Permits.

Documents:

[3620 LEE.PDF](#)

#2032. COLE RESIDENCE - 3606 LYTLE ROAD:

Public Hearing on the request of James Haas, Westwork Architectural Studio, representing Jason and Victoria Cole, 3606 Lytle Road, to the Board of Zoning Appeals and City Planning Commission for site plan review, subdivision review, and a setback variance for a new single-family house. The applicant proposes to construct a 4 bedroom house on this vacant lot, where the previous house was destroyed by fire. The house will have four (4) bedrooms including a third floor master suite and Tudor style detailing. The City Planning Commission reviews the site plan of all new houses. A two car garage located in the rear yard will remain. The house will replace the former house on nearly the same footprint. A bay window will extend from the front of the house to be 38 feet from the street. Code requires a 40 foot front yard setback on Lytle Road. The house parcel (736-28-013) has an extra side lot parcel (736-28-014). The applicant proposes to combine the two lots. Subdivision review is required to join the two lots.

Documents:

[3606 LYTLE.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.