



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda Via Video and Audio Conference Due to COVID-19 Public Health Emergency Tuesday, October 6, 2020, 7:00PM

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.

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; 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 the September 1, 2020 meeting minutes

Documents:

[DRAFT BZACPC MINUTES 2020 0901.PDF](#)

BOARD OF ZONING APPEALS

#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 and 2020 meetings 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 surrounded by a 5-foot tall brick wall. The parking lot has been redesigned to allow a continuous curb and landscaping around the brick wall. The applicant has submitted documentation from a certified HVAC contractor and sound analysis from an engineer.

Documents:

#2081. RIZO-PATRON RESIDENCE - 2854 MANCHESTER ROAD:

Public Hearing on the request of Chelsea Braden, architect, representing Jose Rlzo-Patron, 2854 Manchester Road, to the Board of Zoning Appeals for variances to the garage regulations in order to construct a new detached 1 1/2 car garage in the rear yard. The applicant proposes the additional detached garage behind the house facing the side yard. Code allows one garage structure on the property, located in the rear yard only. The existing 16 1/2 foot wide, 313.5 square foot, rear facing, attached garage is proposed to remain. When added to the proposed 475 square foot garage, it creates a total of 3 garage spaces and 788.5 square feet of garage area. Code allows a maximum of 700 square feet of garage area in the SF-2 Single Family Residential zoning district. Code requires an attached garage on a street block where the majority of garage are attached. Only two of the nine garages on this street block are detached.

Documents:

[2081 2854 MANCHESTER - GARAGE VARIANCE 2.PDF](#)

#2082. 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 variances to the number of parking spaces and the accessory structure location and height requirements, and signage requirements. The applicant proposes to construct a new accessory structure and parking lot canopy and reconfigure the parking lot. The spaces in the parking lot are proposed to be reduced from 78 spaces to 58 surface spaces plus 6 garage spaces. A variance was approved for the current number of spaces in 1998. An accessory structure is proposed at the rear of the property consisting of 6 garage spaces, a machine shop, a wood shop, storage space and a dumpster enclosure. This structure is proposed to be set back 0 feet from the rear property line. Code requires a 3-foot setback. The accessory structure is 25 feet 8 inches tall at the two tower elements. Code allows a 20-foot tall accessory structure. A parking space canopy is proposed along the western side property line over 9 spaces. It is proposed set back 0 feet from the side property line. Code requires a 3-foot setback. A new sign is proposed on the rear elevation of the building equaling 50 square feet in size. Code allows an auxiliary entry sign to be no more than 2 feet tall and no wider than the entrance.

Documents:

[2082 20820 CHAGRIN - SETBACK VARIANCE 2.PDF](#)

#2084. HEARNS RESIDENCE - 2973 MONTGOMERY ROAD:

Public Hearing on the request of Graham and Kerianne Hearns, 2973 Montgomery Road, to the Board of Zoning Appeals for a variance to the rear yard setback regulations for an ornamental structure. The applicant proposes a pavilion in the rear yard, which is 5 feet from the rear property line. Code requires an ornamental structure to be set back 10 feet from the side and rear property lines. The pavilion replaces a play structure in the rear yard. There is an existing wood fence and landscaping along the rear property line.

Documents:

[2084 2973 MONTGOMERY - LANDSCAPE STRUCTURE VARIANCE 2.PDF](#)

#2085. GABBARD RESIDENCE - 2750 SOUTHINGTON ROAD:

Public Hearing on the request of David Ellison, architect, on behalf of Scott and Cynthia Gabbard, 2750 Southington Road, to the Board of Zoning Appeals for a variance to the height requirements for a storage structure. The applicant proposes to build a storage shed in the rear yard that is 13 feet 6 inches tall. Code limits storage structures to 10 feet

in height. The shed is designed to match the house's Tudor style and materials and the steep roof pitch. The shed is located behind the house in the center of the rear yard, with existing landscaping providing screening toward the neighboring property.

Documents:

[2085 2570 SOUTHTON - ACCESSORY STRUCTURE HEIGHT VARIANCE 2.PDF](#)

CITY PLANNING COMMISSION

#2083. LERNER SCHOOL OF AUTISM - 2860 COVENTRY ROAD (PLYMOUTH CHURCH):

Public Hearing on the request of Carl Carter, Cleveland Clinic Lerner School of Autism, located at Plymouth Church, 2860 Coventry Road, to the City Planning Commission for a Conditional Use Permit for a use similar to a specialized instructional school. The Lerner School of Autism proposes to utilize former daycare and preschool space in the church for their specialized primary school instruction. Their existing operations are expanding to Plymouth Church in order to accommodate the same number of children in their existing program in ample space to meet COVID-19 guidelines. 30 to 40 students, ranging in age from 2 to 10 years old, will utilize eight classrooms in the building five days a week. Pick up and drop off will occur at two locations with only staff parking in the parking lot. Council confirmation is required.

Documents:

[2083 2860 COVENTRY - CUP 2.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.