



## SHAKER HEIGHTS

### Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, June 6, 2023, 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 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; 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.

#### **APPROVAL OF MINUTES FROM THE MAY 2, 2023 MEETING.**

Documents:

[BZA M 2023 0502 DRAFT.PDF](#)

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

##### **#2205. ECKSTEIN RESIDENCE – 2970 BROXTON ROAD:**

Public Hearing on the request of Michael & Lisa Eckstein, 2970 Broxton Road, to the Board of Zoning Appeals for a variance to the fence location, height and landscaping regulations on a corner lot. The applicant proposes to replace an existing fence with a 6-foot tall solid wood fence on this corner lot at Broxton and South Woodland Roads. The fence is proposed to replace an existing fence located on the western property line, 4 feet off the South Woodland 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 South Woodland Road is set back 60 feet. Code allows a fence height of 3 feet tall on a corner front yard. The fence is proposed to replace the existing 6-foot tall wood fence that was approved in 1993. The existing fence was approved with landscape screening on the western side of the fence. No landscaping was installed and the applicant does not intend to plant that landscaping when the proposed replacement fence is installed.

Documents:

[2205 2970 BROXTON - FENCE VAR.PDF](#)

## **CITY PLANNING COMMISSION**

### **#2206. PACE RESIDENCE – 3199 VAN AKEN BOULEVARD:**

Public Hearing on the request of Donovan Pace, 3199 Van Aken Boulevard, to the City Planning Commission for subdivision of land in order to consolidate 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 (731-18-016) is proposed to be combined with the vacant lot (731-18-017). The combined lot will continue to be used as part of the yard. This combined lot meets code requirements in the SF-2 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[2206 3199 VAN AKEN - LOT CONSOL.PDF](#)

### **#2208. UNIVERSITY SCHOOL – 20701 BRANTLEY ROAD:**

Public Hearing on the request of Robert Carroll, Annum Architects, representing University School, 20701 Brantley Road, to the City Planning Commission for site plan review in order to construct a middle school and library addition and a variance to the location of parking spaces. The applicant proposes demolition of a portion of the building and construction of a three-story addition attached on the eastern side of the main building. New construction over 2,500 square feet in the I Institutional zoning district requires site plan review. The building addition meets zoning setback regulations. The parking lot layout is reconfigured to maintain the number of spaces and replaces a driveway turnaround with 10 new parking spaces that extend 40 feet in front of the 100 foot front yard setback of Brantley Road. A variance is required, as parking spaces are not allowed within the required front yard building setback. The parking spaces are proposed to be screened with existing natural vegetation.

Documents:

[2208 20701 BRANTLEY - ADDITION.PDF](#)

### **#2207. UNIVERSITY SCHOOL – 20701 BRANTLEY ROAD:**

Public Hearing on the request of Michael Roeder, EMOD LLC, representing University School, 20701 Brantley Road, to the City Planning Commission for a conditional use permit for temporary classroom structures. The applicant proposes two temporary classroom structures located in the central circle at the front of the site. The temporary classrooms are proposed to serve as middle school classroom space during the renovation and construction of the building over a period of two years. The two temporary buildings will contain 24 total classrooms. A conditional use permit is required for temporary classrooms. New evergreen landscaping is proposed as additional screening from Claythorne Road.

Documents:

[2207 20701 BRANTLEY - TEMP CLASSROOM.PDF](#)

### **#2210. GILTZ COMPANY – 3626 AND 3630 MENLO ROAD:**

Public Hearing on the request of Harry Giltz, Giltz Company LLC, 3626 and 3630 Menlo Road, to the Board of Zoning Appeals and City Planning Commission for site plan review, subdivision of land, and variances to the rear setback requirements, house width and garage regulations for two new single family attached houses. The applicant proposes to construct two new attached two-bedroom houses on these vacant lots, with attached

garages located behind the houses. One house is a one-story design and is a mobility impaired, accessible unit and the other house is a two-story unit. Three vacant lots are proposed to be combined into two lots measuring 48 and 66 feet by 120 feet for a total of 5,760 and 7,920 square feet. Code requires a minimum lot size of 5,600 square feet in the TF Two Family Residential zoning district. The minimum house width required is 55% of the lot width. A variance is required for both houses as the two story house is only 38% of its lot width and the one story house is only 42% of its lot width. Both garages are proposed to be attached to the rear of the homes. A detached garage is required on this block as the majority of existing garages are detached. A variance is required as the one story accessible house has a one car garage proposed. A two-car garage is required. The two car attached garage extends the house to 17 feet from the rear property line. A variance is required to the 25 foot rear yard setback. Site plan review is required for all new houses.

Documents:

[2210 3626\\_3630 MENLO - NEW HOUSES.PDF](#)

**#2211. GILTZ COMPANY – 3637 AND 3641 MENLO ROAD:**

Public Hearing on the request of Harry Giltz, Giltz Company LLC, 3637 and 3641 Menlo Road, to the Board of Zoning Appeals and City Planning Commission for site plan review, subdivision of land, and variances to the rear setback requirements, house width and garage regulations for two new attached single-family houses. The applicant proposes to construct two new attached two bedroom homes on these vacant lots with attached garages located at the rear of the houses. One house is a one-story design and is a mobility impaired, accessible unit and the other house is a two-story unit. The three vacant lots will be combined into two lots measuring 50.5 and 60.5 feet by 115 feet and 5,807.5 and 6,957.5 square feet. Code requires a minimum lot size of 5,600 square feet in the TF Two Family Residential zoning district. The minimum house width is 55% of the lot width. A variance is required for both houses as the two story house is only 36% of its lot width and the one story house is only 46% of its lot width. Both garages are proposed to be attached to the rear of the home. A detached garage is required on this block as the majority of existing garages are detached. The one story accessible house has a one car garage proposed. A variance is needed, as a two-car garage is required. The two car attached garage extends the house to 12 feet from the rear property line. A variance is required to the 25 foot rear yard setback. Site plan review is required for all new houses.

Documents:

[2211 3637\\_3641 MENLO - NEW HOUSES.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.*