



## SHAKER HEIGHTS

### Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Wednesday, November 6, 2019, 7 PM

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

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

##### **#2037. WALSH/SCHLENK RESIDENCE - 2905 SEDGWICK ROAD:**

Public Hearing on the request of John D'Amico, Great Garage Company, representing Theresa Walsh and Richard Schlenk, 2905 Sedgewick Road, to the Board of Zoning Appeals for variances to the garage regulations in order to construct a new detached 2-car garage. The applicant proposes an additional 2-car detached garage facing the street located behind the house. Code allows one garage structure on the property, located in the rear yard only. The majority of garages on this block are detached and facing the street. The existing 2-car, attached, 550 square foot, side-facing garage is proposed to remain. When added to the proposed 576 square foot 2-car garage, it creates a total of 4 garage spaces and 1,126 square feet of garage area. Code allows a maximum of 800 square feet of garage area.

##### **#2038. PELLETIER RESIDENCE - 19600 SHAKER BOULEVARD:**

Public Hearing on the request of Melissa Pelletier, 19600 Shaker 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 4-foot tall black aluminum ornamental fence on this corner lot at Shaker Boulevard and Montgomery Road. The fence is proposed to be located 4 feet behind the Montgomery 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 Montgomery Road is set back 50 feet. The fence is proposed to enclose the Montgomery Road side yard and an existing patio for the applicant's dogs. Code allows a fence height in a corner side yard of 3 feet tall. The fence is proposed to be located behind an existing privet hedge.

##### **#2039. BEAUTY SHOPPE - 20046 WALKER ROAD:**

Public Hearing on the request of Magdalena Young, Dimit Architects, on behalf of Beauty Shoppe, 20046 Walker Road, to the Board of Zoning Appeals for a variance to the CM Commercial Mixed Use zoning district Design Standards. The applicant proposes to build out the first floor tenant space in the A-1 building in the Van Aken District for the shared workspace called the Beauty Shoppe. The first floor windows face both Farnsleigh and Walker Roads. The Farnsleigh Road facade is 47 percent clear windows and the Walker Road facade is 55 percent clear windows. The CM Commercial Mixed Use zoning district Design Standards require 60 percent of the first floor facade to be clear glass.

#### **CITY PLANNING COMMISSION**

**#2040 - GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY - VAN AKEN BOULEVARD BLUE LINE RAPID TRANSIT TERMINUS STATION:**

Public Hearing on the request of Mathew Marotta, GCRTA, to the City Planning Commission, for review of improvements to public land for the installation of the Van Aken Boulevard Blue Line Terminus substation. The applicant proposes to install an electrical substation building to power the Blue Line Rapid Transit line. The substation building is proposed adjacent to the Blue Line Terminus Station tracks and the rear parking lot of the Upstairs apartment building. The City Planning Commission reviews improvements to public land. Council action is required.

**CITY OF SHAKER HEIGHTS - 16900 VAN AKEN BOULEVARD:**

Public Hearing on the request of the City of Shaker Heights, 16900 Van Aken Boulevard, to the City Planning Commission for a subdivision of land in order to vacate right-of-way. The City proposes to vacate right-of-way at the western end of Winslow Road. A deed search of the property at 16900 Van Aken Boulevard, parcel 735-17-020, discovered a section of a previous cul-de-sac of Winslow Road that does not exist on the ground, but is still dedicated right-of-way. By state law, vacated right-of-way is joined to the adjacent property, which is city-owned land. A subdivision of land requires City Planning Commission review. Council action is required to vacate right-of-way.

**CITY OF SHAKER HEIGHTS - FORWARD TOGETHER VISION PLAN:**

Public meeting on the request of the City of Shaker Heights, to the City Planning Commission for review of the Forward Together Vision Plan. This is a request to accept and support the Forward Together Vision Plan, "A Vision for Community Facilities", in partnership with the Shaker Heights City Schools and Shaker Heights Public Library, to develop a forward-looking strategy for current and future community facilities in Shaker Heights. The goals of the Forward Together Vision Plan are to gather people, connect places, utilize assets, and collaborate broadly. The Plan was prepared by the Joint Facilities Task Force through a collaborative process including four public meetings and participation by nearly 800 people. The City Planning Commission reviews City plans and studies and makes a recommendation to Council.

**WORK SESSION**

**The Van Aken District - Encroachment Easement Agreement**

*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.*