



**Board of Zoning Appeals & City Planning Commission Minutes
Wednesday, November 6, 2019
7 P.M.
Council Chambers**

Members Present: David E. Weiss, Mayor, Chair
Rob Zimmerman, Council Member
Joseph J. Boyle III, Member
Kevin Dreyfuss-Wells, Member
Joanna Ganning, Member

Others Present: Joyce Braverman, Director, Planning
William M. Ondrey Gruber, Director, Law
Daniel Feinstein, Senior Planner

The meeting was called to order by Mayor Weiss at 7:00 p.m.

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Approval of the October 1, 2019 Meeting Minutes

It was moved by Mr. Zimmerman and seconded by Mr. Dreyfuss-Wells to approve the minutes with corrections.

Roll Call: Ayes: Weiss, Zimmerman, Boyle, Dreyfuss-Wells, Ganning
Nays: None

Motion Carried

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Board of Zoning Appeals

#2037. Walsh/Schlenk Residence – 2905 Sedgewick Road:

A Public Hearing was held 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

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total of 4 garage spaces and 1,126 square feet of garage area. Code allows a maximum of 800 square feet of garage area.

Mr. Feinstein showed slides of the site. He stated this is a request for a variance to the garage regulations in order to construct a new garage. The applicant proposes to construct a new 2-car garage in the rear yard. The existing attached 2-car garage is proposed to remain. Code allows only one (1) garage. The combined garages equal 1,126 square feet. Code allows a 4 car, 800 square foot garage. The Architectural Board of Review approved the garage design at their October 21, 2019 meeting. Staff supports this request with the condition of a 9-foot setback from the side property line.

Mr. D'Amico, Great Garage Company, said they propose to keep the new garage 5 feet off the side property line to meet code requirements. To move the new garage moved further from the side property line would make it difficult to enter. The neighbor's garage is only 26 feet from the rear of the house to the garage structure and 9 feet off the side property line. This is a very tight entry. The applicant does not want to replicate that situation because it is very tough to get into the garage.

Mr. Zimmerman asked why it is proposed to only keep it only 5 feet off the property line.

Mr. D'Amico said this keeps the new garage 33 feet from the house, which allows an appropriate turning radius into the garage. He presented statistics from existing Sedgwick Road garages. He said 75 percent of the front-facing garages on the street are visible to the street. On average 16 feet of those garages are visible to the street. He believes that this garage being somewhat visible to the street is not out of character for this street.

Mr. Feinstein explained that a code-conforming 5-foot side yard setback is proposed, while staff recommends a 9 foot setback to match the garage next door.

Mr. Boyle said he understands it could be hard to maneuver into the second garage space around the existing garage if it is further off the side property line.

Mr. D'Amico provided letters from the adjacent neighbors approving of the proposed garage.

Mr. Dreyfuss-Wells asked about the design of the garage. Are there any elements on the garage tying it to the house architecture.

Mr. Feinstein explained the garage is proposed to be stucco like the house. It will be a Hardi board stucco exterior. The Architectural Board of Review discussed the location of any material joints, making sure there are no joints facing the street.

Mayor Weiss opened the Public Hearing.

Susan Plesec, 2919 Sedgewick Road, said she has shared a driveway with the applicants. The applicant's existing side facing garage is impossible to get into without backing into their shared driveway. The neighbors usually leave their cars outside of the garage. She has a hard time getting into her own garage because of how close it is to her house. She has no concern regarding the new garage, as it is more or less the same as hers. Locating it straight up the driveway will make it much easier for them to park.

build out a co-working space on the first floor of the A-1 apartment building in the Van Aken District. The first floor has 9 foot tall open windows throughout, but that equals 41 percent clear glass facing Farnsleigh Road and 54 percent clear glass facing Walker Road. The CM district design standards require 60 percent open glass on the first floor facing a street. The Architectural Board of Review approved the design with suggested revisions. The revisions are reflected in the design submitted. Staff supports this request.

Mr. Boyle asked how far this façade stretches.

Mr. Feinstein said it is 2 bays on the Farnsleigh Road side of the building and 5 or 6 bays on the Walker Road side.

Magdalena Young, Dimit Architects, said they need the variance due to the very high head height of the first floor. The first floor is quite tall. Even though they have 9 feet of clear glass windows, it does not meet the requirement for this façade. They have decided to revise the elevation as was suggested by the Architectural Board of Review. They maintained the head height, both for interior and exterior architectural reasons, but have lowered the knee wall height approximately half way down the Walker Road façade. She thinks this head height and lowering the knee wall will keep the open windows at a pedestrian level, showing interior movement and activity. This will also allow them to line up with the University Hospitals' façade windows on Farnsleigh Road.

Mr. Dreyfuss-Wells questioned the verticality of the glass. Why are the glass sections different proportions on each of the street façades? Could it match?

Ms. Young said they had to shrink the Farnsleigh Road elevation window section down to a 3-foot tall glass piece in order for it to line up with the existing masonry piers. Whereas, on the Walker Road elevation they could widen the glass to 42 inches. Because the piers are not in line with the windows so there is more flexibility. They will look into matching the window section widths.

Mayor Weiss mentioned that the entry door seems to be on Walker Road. He asked about the materials of the façade.

Ms. Young said yes, the main door is on Walker Road. There is a secondary, members only, door that is closer to the corner. She showed the materials of pre-weathered wood on the upper façade and the fluted masonry material at the base knee wall material.

Mayor Weiss opened the Public Hearing. No one was present to speak in regard to this application.

Mayor Weiss said the revision to step the knee wall down makes sense in order to keep the storefront at a pedestrian scale. The design meets the spirit and intent of the code.

Mr. Boyle said this is a quasi-retail use. He is glad that this corner will be activated. He wants it to be as activated as possible so that it is not strictly offices, particularly on the Walker Road side. He is glad to see that they do not want to install permanent shielding or glaze to the windows making sure they are open to view into the space.

Mr. Dreyfuss-Wells encouraged them to work on the window width dimensions to make them come out closer to each other.

Work Session

The Van Aken District – Encroachment Easement Agreement

There was an explanation and discussion of support for the Encroachment Easement Agreement needed at the Van Aken District.

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There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be December 3, 2019.



David E. Weiss, Chair
Board of Zoning Appeals
City Planning Commission



Daniel Feinstein, Secretary
Board of Zoning Appeals
City Planning Commission