



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda Via Video and Audio Conference Due to COVID-19 Public Health Emergency Tuesday, May 4, 2021 7PM

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=OUU3V016QnNpeVFYR1k0aHQxc0pMQT09>, 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 Minutes from the April 6, 2021 meeting.

Documents:

[BZACPC M 2021 0406 DRAFT.PDF](#)

BOARD OF ZONING APPEALS

#2102. HATHAWAY BROWN SCHOOL - 19600 NORTH PARK BOULEVARD:

Public Hearing on the request of Richard Washington, CT Consultants, on behalf of Hathaway Brown School, 19600 North Park Boulevard, to the Board of Zoning Appeals in order to install a temporary fence around the soccer field and softball diamond. The applicant proposes to install a 12-foot tall temporary black mesh fence netting around the soccer field and softball diamond. The fencing is proposed to be located at the edge of the fields ranging from 12 feet to 111 feet from South Park Boulevard and 64 feet 6 inches from Sherbrooke Road. The zoning code allows fence heights around athletic facilities to be exempted from fence height requirements. The code does restrict fences in the front yard of this Institutional property to be set back two thirds of the required 75-foot setback, which is 50 feet from the sidewalk. The black mesh netting and poles are intended to keep errant balls and players safely on the fields. The temporary fencing is proposed to be erected seasonally each year from spring through fall.

Documents:

[2102 19600 NORTH PARK - FULL PACKET.PDF](#)

#2104. GOSS/GANDHI RESIDENCE - 2825 COVENTRY ROAD:

Public Hearing on the request of Scott Goss and Payal Gandhi, 2825 Coventry Road, to the Board of Zoning Appeals for a variance to the accessory structure separation regulations. The applicant proposes to construct a pergola between the house and the detached garage. The pergola is proposed to cover the 14-foot area between the house and the existing detached garage. The pergola will be located above a new patio and courtyard. Code requires a 10-foot separation from the garage to the primary dwelling. The pergola is considered an extension of the rear of the house.

Documents:

[2104 2825 COVENTRY - FULL PACKET.PDF](#)

#2105. LAMB RESIDENCE - 3025 FONTENAY ROAD:

Public Hearing on the request of Jane Lamb, 3025 Fontenay Road, to the Board of Zoning Appeals for a variance to the fence location and height regulations on a corner lot. The applicant proposes to replace an existing fence with a 6-foot tall cedar wood fence with a lattice top on this corner lot at Fontenay and South Woodland Roads. The fence is proposed to replace and extend an existing fence located 21 1/2 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 69 feet. Code allows a fence height of 3 feet tall on a corner front yard. The fence is proposed to replace and extend the existing 5-foot tall wood fence that was approved in 2012. Six additional 5-foot tall hemlock trees are proposed to be planted to screen the fence from the view of South Woodland Road. It is also proposed to extend the existing fence line approximately 50 lineal feet behind a line of existing 8-foot tall taxus bushes.

Documents:

[2105 3025 FONTENAY - FULL PACKET.PDF](#)

#2106. MONACHINO PROPERTY - 16500 SOUTH PARK BOULEVARD

Public Hearing on the request of Thomas J. Monachino, property owner, 16500 South Park Boulevard, to the Board of Zoning Appeals for a variance to the fence location and height requirements for a corner lot. The applicant proposes to install a 5 foot 2 inch tall wood gate on this corner lot at South Park Boulevard and Lee Road. The gate stretches across the Lee Road driveway in between existing brick piers. The gate is proposed to be located 6 inches behind the Lee Road sidewalk. Code requires that fences located in corner side yards not extend in front of the setback line of the adjacent lot. The adjacent setback is 75 feet off Lee Road. Code allows a fence height in a front or corner side yard of 3 feet tall. An existing hedge extends along the Lee Road yard on either side of the brick piers.

Documents:

[2106 16500 SOUTH PARK - APPLICANT SUBMISSION.PDF](#)

CITY PLANNING COMMISSION

#2103. CLITES RESIDENCE - 3696 TOWNLEY ROAD:

Public Hearing on the request of Brian Clites, 3696 Townley Road, 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 (736-21-057) is proposed to be combined with the vacant lot (736-21-058). The combined lot will continue to be used as part of the yard. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

[2103 3696 TOWNLEY - FULL PACKET.PDF](#)

#2100. GOPUFF - 3625 LEE ROAD:

Continuation of a Public Hearing on the request of Behnam Malakooti, property owner, on behalf of goPuff, proposed tenant, 3625 Lee Road, to the Board of Zoning Appeals and City Planning Commission for variances and a Conditional Use Permit for a use similar to assembly and packaging of finished goods and retail. The review was continued from the April 6, 2021 meeting for additional information and suggested landscape buffering changes. The proposed tenant, goPuff, is a business that stores, assembles, packages, and delivers consumer goods typically found in a convenience store. Online orders are assembled from merchandise stored on site, then packaged and delivered to customers. Independent contractors using personal passenger vehicles would make deliveries. Delivery service would be available 24 hours a day; in-person, pick up service would be limited to between 9:00 a.m. to 9:00 p.m. A variance is required to operate 24 hours a day as code limits deliveries to between 5:00 a.m. and 11:00 p.m. The rear yard landscape buffer is proposed to be an 11-foot deep landscape area with a 6-foot tall wood fence, evergreen shrubs and 4 pine trees. Code requires a 20-foot wide landscape buffer area with a 6-foot tall brick wall. The dumpster enclosure of 6-foot tall wood fencing has been moved. Code requires a brick wall enclosure around a dumpster. The applicant now proposes code conforming 100% coverage of bushes from the street view of the parking lot. Code requires two interior parking lot landscape islands. Two front yard shade trees are proposed instead of interior parking lot landscape islands. The Conditional Use Permit requires Council confirmation.

Documents:

[2100 3625 LEE CUP - FULL PACKET.PDF](#)

WORK SESSION

1. Single Family Infill Design Guideline Policy Statement.

Documents:

[12-18-2020 LOMOND-LUDLOW INFILL DESIGN GUIDELINES MEMO WITH ATTACHMENTS.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.