



## SHAKER HEIGHTS

### Board of Zoning Appeals & City Planning Commission Agenda Via Video and Audio Conference due to COVID-19 Public Health Emergency Tuesday, March 2, 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=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](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.
2. Approval of Minutes from the February 2, 2021 Meeting

#### BOARD OF ZONING APPEALS

##### **#2096. WOLFORT/STROHL RESIDENCE - 17715 SHAKER BOULEVARD:**

Public Hearing on the request of Molly Machmer-Wessels, Woodland Design Group, on behalf of Andrew Wolfort and Anna Strohl, 17715 Shaker Boulevard, to the Board of Zoning Appeals for variances to the garage size, outdoor parking spaces, and height of a brick pier. The applicant proposes to construct an addition, which includes a four-car, 952 square foot attached garage. Code allows a maximum of a four-car, 800 square foot garage in the SF-1 Single Family Residential zoning district. A new driveway area includes two outdoor parking spaces adjacent to the garage entry. Code allows a maximum of one space outdoor parking pad, screened from the view of the neighbors. The parking area is proposed to be screened with evergreen trees. A 6 foot 4 inch tall brick pier with an address marker is proposed at the driveway entry, 12 feet behind the Shaker Boulevard sidewalk. Code limits a brick pier to 3 feet tall in the front yard per the wall regulations.

Documents:

[2096 17715 SHAKER - GARAGE AND DRIVEWAY.PDF](#)

##### **#2097. NOOK RESIDENCE - 2726 DRYDEN ROAD:**

Public Hearing on the request of Rusty Boyer, Mattingly Brothers Electric, on behalf of William Nook, 2726 Dryden Road, to the Board of Zoning Appeals for a variance to the

location requirements for an emergency generator. The applicant proposes to locate an emergency generator in the side yard, which is approximately 15 feet wide. Code allows motorized equipment only to be located in a minimum 25-foot wide side yard and screened by a solid fence or evergreen landscaping. The generator is proposed 12.5 feet off the side property line and screened by both an existing 6-foot tall wood fence and three proposed evergreen bushes.

Documents:

[2097 2726 DRYDEN - GENERATOR.PDF](#)

**#2098. PARRIS RESIDENCE - 3256 GRENWAY ROAD:**

Public Hearing on the request of Steve Stepp, the Rain Doctor LLC, on behalf of Brian Parris, 3256 Grenway Road, to the Board of Zoning Appeals for a variance to the fence location regulations on a corner lot. The applicant proposes to install a 3-foot tall open picket wood fence on this corner lot at Grenway and Fernway Roads. The fence is proposed to be located 10 feet 6 inches off the Fernway 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 is set back 50 feet from Fernway Road. Code allows a fence height in a corner side yard of 3 feet tall. The open picket fence is proposed to enclose the Fernway Road yard and attach to the existing rear yard wood fence. The fence will be located behind existing evergreen and deciduous trees and shrubs.

Documents:

[2098 3256 GRENWAY - FENCE.PDF](#)

**CITY PLANNING COMMISSION**

**#2099. CITY OF SHAKER HEIGHTS - TUTTLE ROAD:**

Public Hearing on the request of the City of Shaker Heights, Tuttle Road, to the City Planning Commission for resubdivision of land in order to dedicate right-of-way. The City proposes to resubdivide city-owned property (PPN 736-10-011) by dedicating right-of-way on part of Tuttle Road. The City proposes to dedicate additional right-of-way on the northeast corner of Tuttle Road at Chagrin Boulevard. The additional right-of-way varies in width and is 879 square feet in area. Resubdivision of land requires City Planning Commission review. Council action is required to dedicate right-of-way.

Documents:

[2099 - TUTTLE RD SUBDIVISION OF LAND.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.*