



**Board of Zoning Appeals & City Planning Commission Minutes  
Tuesday, March 2, 2021  
7 P.M.  
Via Video and Audio Conference**

Members Present: David E. Weiss, Mayor  
Sean P. Malone, Council  
Joseph J. Boyle III, Member  
Kevin Dreyfuss-Wells, Member  
Joanna Ganning, Member

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

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

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Approval of the February 2, 2021 Meeting Minutes

It was moved by Dr. Ganning and seconded by Mr. Boyle to approve the minutes.

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

Motion Carried

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**#2096. Wolfort/Strohl Residence – 17715 Shaker Boulevard:**

A Public Hearing was held 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 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.

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Mr. Feinstein showed slides of the site. He stated this is a request for variances to the garage size, parking spaces, and stone pier height. The applicant proposes an addition to the house that includes a 4-car 952 square foot garage. Code allows a 4-car 800 square foot garage. The new driveway to access the garage includes an area large enough for two outdoor parking spaces. Code allows only one outdoor parking space, screened from view. A 6 foot 4 inch stone pier is proposed 12 feet behind the driveway entry as an address marker. Code allows a 3-foot tall pier in the front yard. The Architectural Board of Review approved the house addition design and the stone pier design. Staff supports the request with the condition that evergreen bushes screen the driveway parking area.

Brian Green, attorney for the applicant, described the lot as unique and the driveway area being 152 feet from the nearest neighbor. Evergreen same types pretty and nice tree aesthetically a better like to keep them as an upgrade. They propose an evergreen hedge at the rear of the Hatem's property to block their view.

Ms. Braverman explained a variance is required as well as screening of the parking area per the Zoning Administrator with evergreen landscaping.

Mr. Dreyfuss-Wells asked the distance to neighboring properties. It is certainly more than a more normally situated city property.

Ms. Machmer-Wessels, Woodland Design, said it is 126 feet to the property line. The property is far from the street and neighbors. The homeowners want the existing trees and vegetation to stay between them and Shaker Boulevard. They also do not want to box in with bushes. They do not want to hedge in the area.

Mr. Boyle asked about the existing garage.

Mr. Feinstein explained there is no existing garage.

Mayor Weiss asked about the outdoor spaces and the garage.

Mr. Feinstein explained one (1) outdoor space, screened from view, is allowed. The turnaround area does need to be large enough to accommodate moving cars in and out of the double deep garage.

Ms. Machmer-Wessels said the property is unique in size and configuration. The 3-acre lot allows there to a much greater distance from the garage and driveway to the neighbors than a normal Shaker Heights lot.

Dr. Ganning said the fence and wall regulations do not apply well to single piers. The evergreen hedge installed per the agreement with the neighbor seems appropriate. The addition and pier design is nice on this very unique large lot. This parcel is unique and any approval should not set precedent for other lots.

Mr. Dreyfuss-Wells said he agrees with Dr. Ganning. There is a significant distance to other neighbors on this unique property. The neighbors agrees to the proposed new evergreen screening. He supports the request with staff working with the applicant and neighbors on the evergreen hedge.

Mayor Weiss opened the Public Hearing.







resubdivision of land requires City Planning Commission review. Council action is required to dedicate right-of-way.

Mr. Feinstein showed slides of the site. He stated this is a request for subdivision of land to create additional right-of-way at the corner of Tuttle Road and Chagrin Boulevard. The city proposes to realign the property line of parcel 736-10-011 at the corner to align with the sidewalk. The 879 square foot area is proposed to be right-of-way. The City Planning Commission reviews subdivisions of land and Council action is required to dedicate right-of-way. Staff supports the proposal.

Ms. Braverman described the First Energy electric lines underground need to be routed to the RTA station. The City and RTA agree that infrastructure should be in the right-of-way.

Mr. Malone asked for an explanation of where the substation is and how the electricity gets there.

Ms. Braverman explained the substation location.

Mr. Malone asked if there any other utility left in the old Van Aken Boulevard right-of-way.

Ms. Braverman said sewer lines do exist, but are deep enough to not cause a problem with construction.

Mayor Weiss asked if all of the sidewalk is to be in right-of-way.

Ms. Braverman said yes.

It was moved by Mr. Boyle and seconded by Dr. Ganning to approve the request based on the findings of fact and conclusions of law as set forth in the Action Sheet.

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

Motion Carried

Council approval is required.

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There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be April 6, 2021.

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

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Daniel Feinstein, Secretary  
Board of Zoning Appeals  
City Planning Commission