



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, September 5, 2023, 7PM

This meeting will be held in-person at City Hall, Council Chambers, with an option to attend virtually, pursuant to Chapters 113 and 115 of the Codified Ordinances (as amended in Ordinance 22-28), and Resolution 22-29, enacted on March 22, 2022.

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=OU3V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; 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 July 5, 2023 Meeting.

Documents:

[BZA M 2023 0705 DRAFT.PDF](#)

3. Approval of Minutes from the August 1, 2023 Meeting.

Documents:

[BZA M 2023 0801 DRAFT.PDF](#)

BOARD OF ZONING APPEALS

#2222. ARCADIA – 3393 WARRENSVILLE CENTER ROAD:

Public Hearing on the request of Kevin Dreyfuss-Wells, RDL Architects, on behalf of Metropolitan Holdings LLC, 3393 Warrensville Center Road, to the Board of Zoning Appeals for a variance to the design standards prohibiting vinyl siding in order to construct a mixed use building at the corners of Warrensville Center, Farnsleigh and Helen Roads. The Commercial Mixed-Use zoning district design standards prohibit the use of vinyl siding. The vinyl lap siding on the Arcadia building is proposed on the interior courtyard walls only. The exterior walls are brick, stone and cement board lap siding. The

project was approved for site plan and variances in March 2023.

Documents:

[2222 3393 WARRENSVILLE - FULL PACKET.PDF](#)

#2225. FERRANTE RESIDENCE – 14412 LARCHMERE BOULEVARD:

Public Hearing on the request of Jim McCaskey, McCaskey Landscape & Design, representing Donna and Jim Ferrante, 14412 Larchmere Boulevard, to the Board of Zoning Appeals for a variance to the fence location and height regulations on a corner lot. The applicant proposes a 4-foot tall black aluminum ornamental fence at the corner of Larchmere Boulevard and Wicklow Road. The fence is proposed to extend from the Wicklow Road side of the house, across the driveway and be located 35 feet off the Wicklow 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 Wicklow Road is set back 60 feet. Code allows a fence height of 3 feet tall in a corner front yard. The fence is proposed to be screened from the street view by extensive proposed landscaping including Norway spruce trees and giant arborvitae bushes. The fence is proposed to enclose a proposed in-ground pool and contain the applicant's dogs.

Documents:

[2225 14412 LARCHMERE - FULL PACKET.PDF](#)

CITY PLANNING COMMISSION

#2226. LAKESIDE LINEN – 16500 CHAGRIN BOULEVARD:

Public Hearing on the request of Ellen Seguin, Lakeside Linen Supply, 16500 Chagrin Boulevard, to the City Planning Commission for a conditional use permit for a limited production and processing business in order to operate a linen processing and delivery company. The business is proposed to occupy an area of the building facing Lee Road. The business processes bed and bath linens and towels for vacation homes, college and universities, retreats and camps with a pick up and delivery service. The linens are stored and assembled on site. The CM Commercial Mixed-Use zoning district requires a conditional use permit for limited production and processing uses. City Council confirmation is required for conditional use permits.

Documents:

[2226 16500 CHAGRIN - FULL PACKET.PDF](#)

#2223. BEACHY-OSUWU RESIDENCE – 3662 HILDANA ROAD:

Public Hearing on the request of Dan Bickerstaff, Ubiquitous Design, 3662 Hildana Road, on behalf of Marita Beachy and Kojo Beachy Osuwu, to the Board of Zoning Appeals and City Planning Commission for site plan review, subdivision of land, and variances to the garage regulations for a new single family house. The applicant proposes to construct a new three-bedroom house on two vacant lots, with an attached garage located in the side yard. Another house is proposed on the adjacent two lots. The two homes are proposed to share one driveway and turnaround. Two vacant lots are proposed to be combined into one lot for each house, measuring 80 by 165 feet for a total of 12,800 square feet. The garage is proposed to be attached at the side of the home. A detached garage is required on this block as the majority of existing garages are detached. A variance is required as garages are only allowed in the rear yard. Site plan review is required for all new houses.

Documents:

[2223 3662 HILDANA - FULL PACKET.PDF](#)

#2224. BEACHY RESIDENCE – 3666 HILDANA ROAD:

Public Hearing on the request of Dan Bickerstaff, Ubiquitous Design, 3666 Hildana Road, on behalf of Nathan and Rochele Beachy and, to the Board of Zoning Appeals and City Planning Commission for site plan review, subdivision of land, and variances to the house width and garage regulations for a new single family house. The applicant proposes to construct a new four-bedroom home on two vacant lots with an attached garage located in the side yard. Another house is proposed on the adjacent two lots. The two homes are proposed to share one driveway and turnaround. The two vacant lots will be combined into one lot measuring 80 by 165 feet for 12,800 square feet. The minimum house width is 55% of the lot width. A variance is required as the house is only 39 feet wide which is 49% of the proposed lot width. The garage is proposed to be attached in the side of the home. A detached garage is required on this block as the majority of existing garages are detached. A variance is required as garages are only allowed in the rear yard. Site plan review is required for all new houses.

Documents:

[2224 3666 HILDANA - FULL PACKET.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.