



## SHAKER HEIGHTS

### Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, December 5, 2023 6:30PM

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 and Resolution 22-29 <

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=OUUs3V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

Closed captioning is available but Zoom attendees must turn on this feature in their Zoom settings.

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 November 8, 2023 meeting.

Documents:

[BZA M 2023 1108 DRAFT.PDF](#)

#### **6:30 PM - BOARD OF ZONING APPEALS**

##### **#2227. GRIES RESIDENCE – 2560 WARWICK ROAD:**

Public Hearing on the request of Ken Badalamenti, Alair Homes, representing Donald and Lynn-Ann Gries, 2560 Warwick 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 rear yard, 38 feet behind the house. Code allows motorized equipment in the rear yard, within 10 feet of the house and screened by a solid fence or evergreen landscaping. The generator is proposed to be located with the pool equipment and screened by proposed 3 foot tall evergreen bushes.

Documents:

[2227 2560 WARWICK - COMPLETE PACKET.PDF](#)

**#2234. CHOPRA RESIDENCE – 3330 ARDMORE ROAD:**

Public Hearing on the request of Chris and Leanne Chopra, 3330 Ardmore Road, to the Board of Zoning Appeals for a variance to the size and height requirements for hot tubs. The applicant proposes to install a hot tub/swim spa, which is 7 feet, 11 inches wide by 14 feet, 8 inches in length. The code limits hot tubs to 8 feet in diameter. The hot tub will be 4 feet, 2 inches high with a locking cover. Code allows a hot tub a maximum height of 4 feet tall. It is proposed to be located in the rear yard, approximately 12 feet from the rear and side property lines. The hot tub/swim spa is proposed to be screened by the garage, existing fences, and existing 6 foot tall shrubs.

Documents:

[2234 3330 ARDMORE - COMPLETE PACKET.PDF](#)

**#2231. NEKIC RESIDENCE – 18550 SOUTH WOODLAND ROAD:**

Public Hearing on the request of John Nekic, 18550 South Woodland Road, to the Board of Zoning Appeals for a variance to the location, height and landscaping requirements for a front yard masonry wall. The applicant has erected a 3-foot 2 inch tall wall in the front yard, set back 8 inches from the sidewalk. Code requires a front yard fence or wall to be no greater than 3-feet tall and set back two thirds of the required front yard which is 33 feet on South Woodland Road. Code requires 100 percent landscape screening of a solid fence or wall facing the street.

Documents:

[2231 18550 S WOODLAND - COMPLETE PACKET.PDF](#)

**7:30 PM - CITY PLANNING COMMISSION**

**ZONING TEXT AND MAP AMENDMENTS – CM COMMERCIAL MIXED USE:**

Public Hearing on the request of the City of Shaker Heights, 3400 Lee Road, to the City Planning Commission for zoning text and map amendments. The proposed map amendments include rezoning the C-2 General Commercial zoning district to CM Commercial Mixed Use zoning district at Fairmount Circle and rezoning the C-3 Business Commercial zoning district to CM Commercial Mixed Use zoning district on the south side of Chagrin Boulevard west of Lee Road from 16102 – 16400 Chagrin Boulevard. Proposed text amendments include adding off campus student housing as a conditional use to Chapter 1234 Commercial Mixed Use zoning district including conditional use standards in Chapter 1263 and definitions for off-campus student housing, dormitory, and others in Chapter 1211. The drive-through use regulations are proposed to be updated throughout Chapter 1263 Conditional Uses sections in various Chapters. The City Planning Commission reviews and makes recommendations to City Council on all zoning ordinance amendments.

Documents:

[2232 CM TEXT AND MAP.PDF](#)

**ZONING TEXT AMENDMENTS – MF MULTI-FAMILY RESIDENTIAL:**

Public Hearing on the request of John Carroll University, to the City Planning Commission for a zoning text amendment. The applicant proposes a zoning text amendment to add "off campus student housing" as a conditional use to Chapter 1224 Multifamily Residential zoning district. The City Planning Commission reviews and makes recommendations to City Council on zoning ordinance amendments.

Documents:

2233 MF ZONING REVISED 12-5.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.*