

City Planning Commission and Board of Zoning Appeals

Feb. 5, 2008

Present: J. Braverman, director of Planning and Development; D. Feinstein, senior planner; W. Gruber, assistant director of Law; E. Leiken, mayor; B. Gleisser, Council member; K. Madison and D. Bergholz, citizen members

Absent: D. Hartt, citizen member

Mayor Leiken called the meeting to order at 7:30 p.m.

Board of Zoning Appeals (BZA)

The first public hearing was on the request of the First Baptist Church, 3630 Fairmount Blvd., for a variance to minimum yard regulations in order to install a 15-foot-wide landscape buffer on the western edge of the parking lot next to the new house under construction at 18315 Shelburne Rd. An existing storage garage is to be moved off the property of the new house and relocated 15 feet off the church property line. The parking lot and garage will be screened from Shelburne Road by new landscaping and an arborvitae hedge. The request was approved with the conditions that the parking lot be curbed and the arborvitae hedge be restored for its entire length.

Next was a public hearing on the appeal of owners of a house at 14217 Drexmore Rd. that the BZA rescind its earlier issuance of a fence permit to their neighbor at 2851 Coventry Rd. These are adjoining corner properties that share a common driveway. The hearing was long, due in part to the unusual resumption of public comments after the issue had been returned to the BZA for resolution. The request was ultimately denied since the fence meets all zoning code regulations, and all procedures and sections of the code were followed in granting its approval.

The third hearing was on the request of the owner of property at 18501 N. Park Blvd. for a variance to garage requirements in order to construct a detached garage in the rear yard. The proposal is to retain an existing attached garage and construct a second two-car garage that would be detached and facing the street. The case was continued so applicant could discuss the case with a neighbor who has been travelling.

City Planning Commission (CPC)

A public hearing was held on the request of the owner of Shaker Commons, 16804-16812 Chagrin Blvd., for a Conditional Use Permit for a Local Sign District. The proposal is to use secondary blade signs and wall signs to provide signage for new commercial spaces created in the former Ohio Savings Bank building. Three secondary blade signs are proposed on the Winslow Court side of the building to identify businesses without frontage on Chagrin Blvd. The aluminum signs are to be 16 inches wide by 4 feet tall and installed in the building wall. The request was approved and must now go before Council for confirmation.

The final item on the agenda was a public meeting on the request of the City for a review and adoption of the Lee/Van Aken Transit Oriented Development Plan, focusing on the RTA stop. The plan was prepared as the result of a public process in cooperation with RTA last year. The proposal includes phases of development and options, including a new RTA station, Lee Road bridge enhancements, and other residential and commercial development opportunities. The renovation of the station is the responsibility of RTA, which is currently sending out RFPs (Requests for Proposals). The bridge is to remain as is, but the County Engineer is considering

funding the construction of pedestrian lanes on each side of the bridge, which would increase lanes for traffic. The public, which at this point consisted solely of this observer and columnist Jane Wood, had no comment.

The meeting adjourned at 9:45 p.m.

Lucille Mayne, 491-9161