



Project No. 22-10: B.F. St. Angelo, 3417 Fairmount Blvd., "A" Single-Fam. requests Planning Commission recommendation that 3417 Fairmount Blvd. be declared a Cleveland Heights Landmark per Code chapter 143 & 1111.

Approved, 5-0, as described in the application, meeting presentation, and staff report.

Project No. 22-09: Yeshiva Derech Hatorah, 1508 Warrensville Center Rd., "S-2" Mixed-Use, requests Conditional Use Permit to replace 12' by 55' modular classroom with 70' by 69' modular classroom per Code Chapters 1111, 1115, 1145, 1151, 1153, 1161 & 1166.

Approved, 5-0, as described in the application, meeting presentation, and staff report, with the following additional conditions:

1. Approval of the Architectural Board of Review;
2. Receipt of all other required local approvals and permits;
3. The use shall not encroach on Oakwood Drive;
4. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
5. The Applicant shall work with staff to resolve any complaints from neighbors; and
6. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Project No. 22-11 C. Compton, 3232 East Fairfax Rd., "A" Single-Fam., requests reduction of required private enclosed parking spaces to replace one car garage with a one car garage per Code Chapters 1111, 1115, 1121, & 1161.

Approved, 5-0, as described in the application, meeting presentation, and staff report, with the following additional conditions:

1. ABR approval of the addition and garage;
2. Receipt of required building permits;
3. Final landscape plan to be approved by the Planning Director; and
4. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

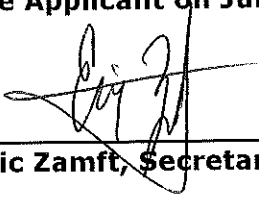
Project No. 22-12 H. Zheng, dba Taco Rooster, 1825 Coventry Rd., "S-2" Mixed-Use, requests Conditional Use Permit for an outdoor dining area seating up to 80 per Code Chapters 1111, 1131, 1145, 1151, 1153, & 1161.

Approved, 5-0, as described in the application, meeting presentation, and staff report, with the following additional conditions:

1. There shall be no additional signage permitted for the outdoor dining area other than what would normally be permitted for a restaurant;
2. There shall be no advertising or other types of incidental signage on awnings, umbrellas, or other furniture in the outdoor area;
3. There shall be no live music or entertainment in the outdoor dining area and that recorded music and broadcasts be provided only in the background in a manner that would not cause a nuisance in neighboring residential areas;
4. The Applicant shall work with staff to resolve any complaints from neighbors;

5. The applicant shall submit a landscape plan for the Planning Director's approval and shall maintain all landscaped areas; and
6. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on June 8, 2022. I further certify that this Action Summary was mailed to the Applicant on June 9, 2022.



Eric Zamft, Secretary for Planning Commission

June 9, 2022

Date