



CITY OF CLEVELAND HEIGHTS

FINAL ACTIONS OF THE

PLANNING COMMISSION

ON WEDNESDAY, FEBRUARY 12, 2025

Proj. No. 25-04 J. Berger, 3543 Shannon, 'A' Single-Family, requests reduction in required enclosed private parking per Code Chapters 1111, 1115, 1121, & 1161.

Approved, 6-0, the reduction in required enclosed private parking spaces to allow The Applicant to demolish the existing detached two-car garage and construct a new addition that includes an attached one-car garage, with the following conditions:

1. The Applicant is to submit a final landscape plan to be approved by the Zoning Administrator;
2. Approval by the Board of Zoning Appeals of all required variances for the submitted site plan submitted with this reduction in required enclosed parking request; and
3. Project and landscaping are to be completed within eighteen (18) months.

Proj. No. 25-05 L. Dunkins, 3650 Bainbridge, 'A' Single-Family, requests reduction in required enclosed private parking per Code Chapters 1111, 1115, 1121, & 1161.

Approved, 6-0, the reduction in required enclosed private parking spaces to allow The Applicant to have no on-site garage, with the following conditions:

1. The Applicant is to submit a final landscape plan to be approved by the Zoning Administrator.
2. Project and landscaping are to be completed within eighteen (18) months.

Proj. No. 25-06 The Ophelia Myers Manor, 2475 North Taylor, 'A' Single-Family, requests conditional use permit to allow a lodging house to be used as a transitional living facility for homeless women and children per Code Chapters 1111, 1115, 1121, 1151, 1153, & 1161.

Approved, 6-0, the conditional use permit to allow the former rectory to become a lodging house to be used as a transitional living facility for homeless women and children, with the following conditions:

1. This use will not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The Applicant is to work with staff to resolve any complaints from neighbors;
3. The Applicant is to obtain all required approvals from the Architectural Board of Review;
4. All required construction and installation of the use is to be completed within thirty-six (36) months of Planning Commission approval;
5. Any housing, building, or fire code modification required must be completed prior to occupancy;
6. Existing landscaping shall be maintained or, if desired, a new landscape plan shall be approved by the Planning Director; and
7. Any expansion of the use shall require a new Conditional Use Permit.

Proj. No. 25-07 Proposed Zoning Code Amendments regarding private enclosed private parking garage regulations, driveway widths, accessory parking, fences, frontages and yards, sidewalks/shared-use paths, landscaping requirements, non-conformities, yard requirements in residential districts, PRD District, zoning complaints, role of the Zoning Administrator, inclusive language, and general changes to ensure consistency within the Zoning Code (Ordinance No.10-2025) for review and recommendation per Code Chapters 1111, 1115, & 1119.

Approved, 6-0, the recommendation that City Council consider approval of Ordinance No. 10-2025.

Proj. No. 21-17 A, B, & C Flaherty & Collins Cedar Lee Meadowbrook Development requests additional forty-eight (48) months to complete construction.

Approved, 6-0, the forty-eight (48) month extension to complete construction.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on February 12, 2025. I further certify that this Action Summary was emailed to each applicant on February 13, 2025.



Brooke Siggers, Secretary for Planning Commission

6/11/2025
Date