



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS
FINAL ACTIONS OF THE PLANNING COMMISSION
ON WEDNESDAY, APRIL 13, 2022

Project No. 22-04: S. Stein, 3510 Severn Rd., 'A' Single-Family, requests reduction of required enclosed private parking spaces per Code section 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;
2. Removal of the current detached garage and all pavement not needed for parking;
3. Receipt of required building permits;
4. Final landscape plan to be approved by the Planning Director; and
5. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Project No. 22-05: E. & J. Williams, 17468 Shelburne Rd. (PPN 687-24-037 & PPN 687-24-038), 'AA' Single-Family requests lot resubdivision per Code Chapters 1111, 1115, & 1121.

Approved, 5-0, the lot resubdivision to join Permanent Parcel Numbers 687-24-037 and 687-24-038 to create one parcel with the condition that prior to submitting the plat to the County Recorder, it must be signed by the Director of Law and Director of Planning & Development.

Project No. 22-07: Crash Champions, 3957 Mayfield Rd., 'C-3' General Commercial requests conditional use permit for operation of auto repair business Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, & 1166.

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

1. Vehicles on the site shall be parked in the designated parking spaces as indicated on the site plan submitted with the Planning Commission application;
2. No junk, inoperative or unlicensed vehicles shall remain outside for more than forty-eight (48) hours;
3. Applicant shall screen the dumpster per Code Section 1166.10(a);
4. A landscape plan shall be approved by the Planning Director;
5. Approval of the Architectural Board of Review;
6. Receipt of all other required local approvals and permits;
7. 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;
8. The Applicant shall work with staff to resolve any complaints from neighbors; and
9. 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 April 13, 2022. I further certify that this Action Summary was mailed to the Applicant on April 14, 2022.

Eric Zamft, Secretary for Planning Commission

Date