



CITY OF CLEVELAND HEIGHTS  
FINAL ACTIONS OF THE PLANNING COMMISSION  
ON WEDNESDAY, JANUARY 11, 2023

**Project No. 22-25 R. Buccieri, 2102 Stillman Rd., "B" Two-Family, Requests Reduction of Required Enclosed Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161.**

*Approved, the reduction in required enclosed private parking to permit a one-car garage (enclosed parking) as described in the application, meeting presentation, and staff report, 6-0, with the following conditions.*

1. *Receipt of required variance(s) from the Board of Zoning Appeals;*
2. *Architectural Board of Review approval of the garage;*
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. 23-01: J. Harper dba Harp Capital LLC, 14304 Superior Rd. & E. Friess, dba Adrienne Suites Limited, 14308 Superior Rd., "A" Single-Family requests lot resubdivision for PPNs 684-07-002 & 684-07-003 per Chapters 1111, 1115, and 1121.**

*Approved, 6-0, the approve the lot resubdivision to split the southern 6,933 square feet of Parcel A, 14304 Superior Rd, PPN 684-007-002, and join it with Parcel B, 14308 Superior, PPN 684-007-003 as shown on the site plan, 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. 23-02 S. Smith & D. Hitchcock dba Oak Tree Veterinary Services, 1794 S. Taylor Rd. "C-2" Local Retail requests**

**(a) requests lot resubdivision to join PPNs 684-29-027 & 684-29-026 & 684-29-025 & 684-29-024 per Code Chapters 1111, 1115 & 1131.**

*Approved 6.0, the lot resubdivision to join Permanent Parcel Numbers 684-29-027, 684-29-026, 684-29-025, and 684-29-024 as shown on the Consolidation Plan dated November 23, 2022, with the condition that the resubdivision plat is signed by the Director of Law and the Planning Director prior to submission to the County Recorder.*

**(b) conditional use permit review of expanded veterinary service per Zoning Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1165 & 1166;**

*Approved 6-0, the conditional use permit for the expanded veterinary hospital/services as described in the Planning Commission application with the following additional conditions:*

1. *Signage Plan must be submitted for review and approval by the Architectural Board of Review;*
2. *The applicant shall continue to work with staff to determine if a code-conforming south parking lot is possible, if not, the parking lot plan must receive all required variances from the Board of Zoning Appeals;*
3. *Approval of final landscape plan by Zoning Administrator;*
4. *Receipt of fence permits;*
5. *Receipt of building permits;*
6. *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;*
7. *The Applicant shall work with staff to resolve any complaints from neighbors; and*
8. *All required construction and installation of the use shall be completed within 36 months of Planning Commission approval.*

**I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on January 11, 2023. I further certify that this Action Summary was mailed to the Applicant on January 12, 2023.**



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**Eric Zamft, Secretary for Planning Commission**

January 12, 2023

**Date**