



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS
FINAL ACTIONS OF THE PLANNING COMMISSION
ON WEDNESDAY, APRIL 20, 2023

Proj. No. 23-09 B. Abramson, 3686 Shannon Rd., "A" Single-Fam., requests a reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

Approved, 5-0, the reduction in required enclosed private parking to permit a one-car garage to be built as shown on the plans submitted to the Planning Commission with the following conditions:

1. Architectural Board of Review approval of the addition;
2. Receipt of required building permits;
3. A final landscape plan is to be approved by the Zoning Administrator; and
4. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Proj. No. 23-10 Kenilworth Mews LLC and Waldorf Partners Limited Partnership, 2300 Overlook Rd. & Kenilworth Townhomes Subdivision, "MF-3" Multiple-Fam., requests resubdivision for lot split and consolidation to PPN 685-02-003 & PPN 685-02-030 & PPN 685-02-002 and PPN 685-02-030 & 685-02-003 per Code Chapters 1111, 1115, 1123.

Approved, 5-0, the lot resubdivision as shown on the drawing submitted with the Planning Commission application, with the condition that the resubdivision plat(s) be signed by the Director of Law and Director of Planning and Development prior to submission to the County Recorder.

Proj. No. 23-11 E. Rutherford dba Top Dog Training, 2184 S. Taylor Rd., "C-2" Local Retail, requests conditional use permit for dog training business per Code Chapters 1111, 1115, 1131, 1153, 1161, 1163 & 1166.

Approved, 5-0, a conditional use permit for a dog training business as described in the conditional use permit application for 2184 South Taylor Road, with the following additional conditions:

1. That the use shall not be injurious to the use and enjoyment of other property in the immediate vicinity or create a nuisance for nearby residents and businesses;
2. The applicant shall work with staff to resolve any complaints from neighbors;
3. All signage shall conform to zoning requirements and require the Architectural Board of Review's approval; and
4. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

Proj. No. 23-08 Proposed Zoning Code Amendment regarding private parking garages, driveways widths, fences, window transparency, rain barrels & gardens, non-conformities, public notice requirements, fees, and general changes to ensure consistency (Ordinance No. 25-2023) for review & recommendation per Code Chapters 1111, 1115 & 1119.

Approved, 5-0, Planning Commission recommends that City Council adopt the proposed zoning code amendments regarding private parking garages, driveway widths, fences, window transparency, rain barrels & gardens, non-conformities, public notice requirements, fees, and general changes to ensure consistency as referred by City Council to the Planning Commission in Ordinance No. 25-2023.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on April 20, 2023. I further certify that this Action Summary was mailed to the Applicant on April 20, 2023.



Eric Zamft, Secretary for Planning Commission

April 21, 2023

Date