



Planning Commission Conditional Use Permit Info Sheet

Printed Date: September 13, 2024

Property Address:

1922-30 LEE RD CLEVELAND HEIGHTS, OH 44118

Property Type

Multi-Family Residential, Commercial, etc.

Provide a brief narrative describing your use, including details to help the Planning Commission understand your use such as number of full-time employees, hours of operation, how the building and/or the site will be used, number of persons who you will serve, the maximum number of people that will be serving at one time, any specific details that explain how the building or site is used, for example day care centers have designated drop-off and pick up parking spaces.

The proposed renovation and addition to the existing meeting place for Zemach Zedek Congregation is to enhance the beauty of the existing building and provide for its viability and growth. The building has housed the Orthodox Jewish Synagogue for over 100 years and requires restoration and renovations to meet the member's needs. The current membership is about 25 people. Members meet daily for prayers and Torah study each morning and evening and individuals are welcome to use the space for individual prayer throughout the day. Shabbat services are held weekly, celebrations on the feast days, and Bar Mitzvah and Bat Mitzvah commemorations. The proposed renovation will double the size of the Social Hall and Worship space while maintaining the existing footprint (except for the new entry on the North Elevation and vestibule on the West Elevation). The Rabbi is the only full-time employee and there is also a weekly cleaning service. All other operations are provided by volunteers from within the congregation (e.g. cooking during feast days). Three parking spaces are available in the drive at the rear of the building, and on-street parking is more than sufficient for the functions held at the building. The largest gathering (Shabbat Service) is held on days when no vehicles are driven.

A. That the conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with the objectives for the district in which located.

The use of the building for religious services is in conformance with the zoning code and its objectives of the district in which it has operated for 100 years.

B. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The proposed renovations and additions will only serve to enhance the current use of the building. The addition of a stone veneer to replace the current opaque glazing on the Lee Road Elevation will more align with its use as a Jewish Synagogue as it seeks to replicate the sandstone common to the same buildings in Israel. Also the masonry will pick up the existing sandstone cap on the parapet walls. Adding

a sandstone veneer to the West Elevation and tuckpointing the existing brick wall and increase its longevity and enhance its appearance.

C. That the conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

D. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

E. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

F. That adequate utilities, access roads, drainage, and /or necessary facilities have been or are being provided.

G. That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

H. That the establishment of the conditional use should not be detrimental to the economic welfare of the community by creating

All the proposed changes are designed to be in keeping with the existing materials and 'architectural language' of this building and the overall streetscape of Lee Road. The visual impact of the proposed renovations and addition are designed to enhance the beauty of the building and positively impact the visual experience of those driving past the building.

The proposed renovation and addition to the property will increase the value and attractiveness of the building. The intent and likelihood of greater value being added to this property and increased membership at the building will increase the viability of all its adjacent properties. The positive impact of a growing moral community enhances property values and stability of its neighboring establishments.

The renovation and addition proposed at the building will not deter, but instead encourage the normal and orderly development of adjacent properties.

The addition of significant improvements to the thermal envelope as well as replacing the existing heating system with a highly efficient HVAC system will greatly decrease the energy consumption of the building. Also, consolidation of the current four electrical meters into a single meter as well as rewiring the entire building will substantially increase the safety and decrease the electrical load of the building. The building currently provides adequate utilities, access roads, and drainage. The proposed changes will only decrease these loads.

The small size of the congregation (an average of 25 persons) is far below the capacity of the site. Even a doubling of the current membership would be easily accommodated with the on-street parking currently available and three spaces on-site. As previously stated, the highest use of the facility occurs when no vehicular travel is prohibited.

The purpose of this religious community is the improvement of the moral character of its adherents. The impact of a Jewish Religious Building has always been one of improving the community, and lessening the need for policing. Improvements to the building also include

excessive additional requirements at public cost for public facilities such as police, fire, and schools.

I. That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.

J. That the conditional use shall address the sustainability guideline of Section 1165.06.

K. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.

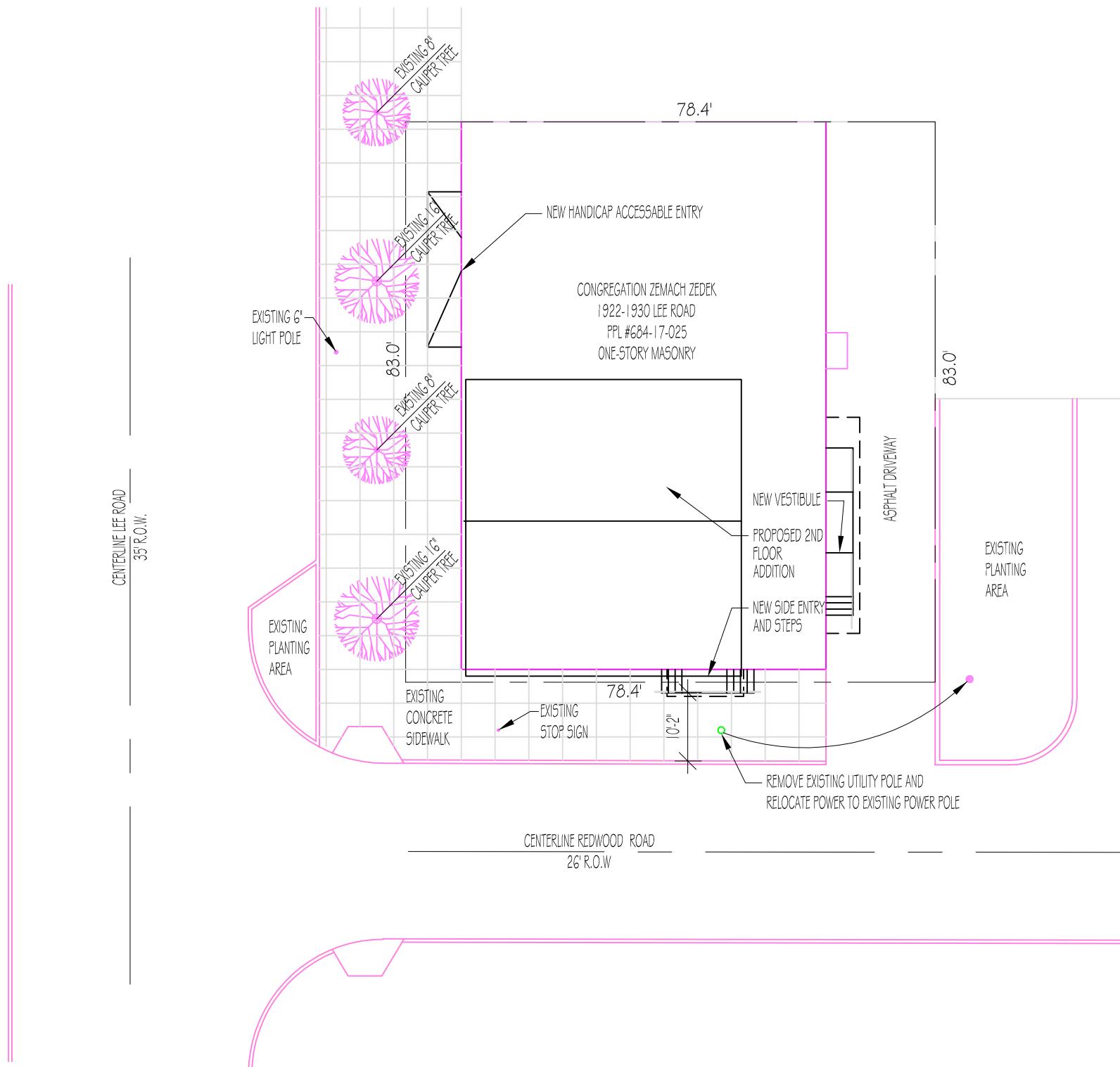
upgrades to the fire alarm system decreasing the likelihood of a fire and ensuring a quicker response time should there be a need to extinguish a fire.

The proposed use is not changing and therefore there is no likelihood of conflicts with future hardship by incompatible uses being located adjacent to this building.

The proposed renovation enhances the longevity of the existing historic building, tuckpointing the existing masonry and/or providing a new masonry veneer where existing masonry is beyond repair. The highly restricted budget for the project includes substantial improvements to the thermal envelope, replacement of the existing low-efficiency heating and cooling system with a high-efficient HVAC system, and a new electrical system with LED lighting. Within the budgetary restrictions were able to cut the energy consumption to 50% of the current use. The majority of demolition is of the existing masonry bearing walls which can be reused for the base material under paving. All wood demolished will made available to the city for use as mulch in the city gardens. Any suggestions provided by the city (perhaps night lighting of the sidewalks) or other safety features suggested will be incorporated in the design. The entire site is paved and no changes have been proposed as this would negatively impact the proposed use of the building. The proposed Addition and Renovations have no negative impact on the environmental impact of the building. No additional public infrastructure improvements have been presented to the congregation to consider. The site has no area for the "community amenities" as described in the "sustainability guidelines." An on-site bicycle-sharing facility would be considered. Assistance from the ABR in locating it would be appreciated.

The maximum height above the street is 27'-8" and Chapter 1153 states that the height of the principal; building shall not exceed 45'-0" in height. The glazing requirements of the synagogue do not allow visual access to the street. The purpose of the sanctuary is to focus one's thoughts on spiritual realities and therefore no visual distractions are allowed. Only a view of the sky is allowed in the worship space. Windows are restricted to the highest portions of the gable end of this portion of the building. Less restrictive is the glazing in the Social Hall where windows start about 6' feet above the sidewalk. The big concern is for the safety of those inside. Being located on a major thoroughfare there are legitimate concerns for the lives of those inside. Radical elements in our society have targeted Jews for extermination and it is therefore

necessary to limit exposure and therefore vulnerability to these very real threats. While recognizing the positive connection of entries being "focal points of the facade that celebrate this relationship and highlight the transition from the public realm to the interior" the safety concerns unique to the Jewish Community must supersede these aesthetic considerations.



SITE PLAN

SCALE: 1"=20'-0"

NOTE:
DIMENSIONS TO FACE OF NEW STUDS
OR EXISTING FINISHED SURFACE



AO
of 24

GLENN W PIZZO
LIC# 11856
EXP. 12/31/2025

CONGREGATION ZEMACH ZEDEK

Addition and Renovations

1922-1930 LEE ROAD
CLEVELAND HEIGHTS, OH 44118

SITE PLAN



CPA Glenn Pizzo Architect, LLC

2018 Quail Street, Lower
Lakewood, Ohio 44107
(216) 212-6942