



CLEVELAND  
HEIGHTS

# CITY OF CLEVELAND HEIGHTS

## FINAL ACTIONS OF THE PLANNING COMMISSION

### ON WEDNESDAY, MARCH 12, 2025

**Proj. No. 25-10 One Pot USA (1825 COVENTRY PROPERTIES, LLC), 1825 Coventry, 'S-2' Mixed-Use**, requests lot resubdivision to combine PPNs 684-04-072 and 684-04-071 per Code Chapters 1111, 1115, 1121, & 1161.

Approved, 6-0, the lot resubdivision to join the primary northern 7,135 square-foot parcel, PPN 684-04-072, with the southern 7,876 square-foot parcel, PPN 684-04-071, with the following condition:

1. The site plan must be signed by the Director of Law and Director of Planning & Development prior to submittal to the County Recorder.

**Proj. No. 25-11 ARTFUL Inc. (St. Alban's Parish), 2555 Euclid Heights, 'A' Single-Family**, requests (a) conditional use permit for the adaptive reuse of a non-residential building in a residential district to repurpose the former St. Alban's Church to become a community arts center with private studios and offices, and (b) a reduction in required on-site parking to allow twenty-three (23) parking spaces where fifty-six (56) are required per Code chapters 1111, 1115, 1121, 1151, 1153, & 1161.

Approved, 6-0, (a) conditional use for adaptive reuse of a non-residential building to permit a community arts center with private studios and offices, and (b) a reduction in required on-site parking to allow twenty-three (23) parking spaces where fifty-six (56) are required, with the following conditions:

1. This use is to 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 any required approvals from the Architectural Board of Review and/or Board of Zoning Appeals;
4. The Applicant is not to hold assemblies until (1) the pertinent requirements from the Building and Fire Code are met, and (2) they have returned to the Planning Commission and have requested and received a revised Conditional Use Permit

5. The Applicant is to return to the Planning Commission if any changes to the total available number of parking spaces are made; and
6. The Applicant is to submit a landscaping plan to be approved by the Zoning Administrator.

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

  
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Brooke Siggers, Secretary for Planning Commission

3/13/2025  
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Date