



Project 16-25: Akitsu Kendo Dojo LLC, 2110 S. Taylor, C-2 Local Retail, requests Conditional Use permit to operate studio for fitness/martial arts instruction per Code chapters 1111, 1115, 1131, 1151, 1153, and 1161.

Approved, 6-0, with the following additional conditions:

1. *That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity or create a nuisance for nearby businesses;*
2. *The applicant shall work with staff to resolve any complaints from neighbors; and*
3. *The installation of the use shall be completed within 18 months of Planning Commission approval.*

Project 16-26: Zachary Fela, 2094 Stillman, "B" two-family, requests Conditional Use permit for chicken coop and run per Code chapters 1111, 1115, 1121, 1151, and 1153.

Approved for up to four hens, 6-0, with the following additional conditions:

1. *Applicants shall adhere to all applicable Building Code regulations;*
2. *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;*
3. *The coop and run enclosures shall be of uniform and sturdy design and shall be constructed and maintained in good condition to protect the safety of the chickens and the aesthetics of the neighborhood. Fencing material shall be securely fastened to posts of reasonable strength firmly set into the ground and, if used, chicken wire or other woven wire shall be stretched tightly between support posts;*
4. *At all times, chickens shall be contained within the coop and/or run which shall be at least 10' from all property lines;*
5. *No roosters shall be permitted on the property;*
6. *The applicants shall work with staff to resolve any complaints from neighbors; and*
7. *All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.*

Project 16-27: GFO Projects LLC, owner of Bluestone, 3505 Mayfield (1355-1365 Slate Ct.), MF1 multi-family, requests lot resubdivision per Code chapters 1111, 1115, 1123 and 1147.

Approved, 6-0, 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.

Project 15-31: Hebrew Academy of Cleveland, 1516 Warrensville Center, continued "AA" single-family, requests lot resubdivision per Code chapters 1111, 1115 and 1121.

Approved, 6-0, with the condition that the resubdivision plat(s) be signed by the Director of Law and Director of Planning prior to submission to the County Recorder.