

CALENDAR NO. 3456:

Dapcel, Inc., 2310-2314 S. Overlook Rd., 'A' Single-Family District, requests a variance to Section 1121.12(a)(10) to permit 2 air conditioning condensers in the front yard (not permitted).

Action: Granted 5-0 with the following conditions:

1. Receipt of applicable Building Permits;
2. Submit landscape plan to screen the air conditioning condensers from view of street and neighbors for Planning Director's approval; and
3. Complete construction within 18 months of the effective date of this variance.

CALENDAR NO. 3457:

Ruffing Montessori School, 17412 Shelburne Rd., 'AA' Single-Family District, requests variances to Section 1121.12(i)(1) to permit a 7' tall decorative fence in a portion of the front yard parallel to the property line shared with 17420 Shelburne Rd. (4' max. ht. permitted) and to section 1153.03(3) to permit an existing house with a front setback of 24.44' and side setback of 1.23' to remain as a school building (50' min setbacks req'd.).

Action: Granted 5-0 with the following conditions:

1. Receipt of a Fence Permit;
2. The setback variances apply only to the existing single family house as shown on the Welsh's Cleveland Survey dated May 2018. Any renovation to the existing building or new construction that encroaches on the front yard and/or the side yard adjacent to 17420 Shelburne would require a return to the Board of Zoning appeals for a new variance.
3. Complete construction within 18 months of the effective date of this variance; and
4. A requirement to return to the Board of Zoning Appeals for another variance should the property owner consider modifications that would increase the fence's height or length in the front yard.

CALENDAR NO. 3458:

Lachelle Crawl, Mayfield Rd. PPN 681-20-022, 'MF1' Multi-Family District, requests a use variance to Sections 1123.02 and 1123.03 to permit a single family house to be constructed (not permitted).

Action: Granted 5-0 with the following conditions:

1. *Approval of any required site plan variances by the Board of Zoning Appeals;*
2. *Approval of the Architectural Board of Appeals;*
3. *Receipt of a Building Permit; and*
4. *Complete construction within 24 months of the effective date of this variance.*

CALENDAR NO. 3459:

Lachelle Crawl, Mayfield Rd. PPN 681-20-022, 'MF1' Multi-Family District, requests variance to Section 1123.07 to permit side yards to be 8' (15' min req'd.); to permit width at building line to be 70' (100' min. req'd) and to permit development area of 14,070 s.f. (20,000 s.f. min. req'd).

Action: Granted 5-0 with the following conditions:

1. *Approval of Use Variance by City Council;*
2. *Approval of the Architectural Board of Review;*
3. *Receipt of a Building Permit;*
4. *Approval of a landscape plan by the Planning Director;*
5. *Approval of a storm water plan to manage storm water on-site as much is feasible and to assure that no additional storm water flows from the site during and after construction;*
6. *The side yard setback variances are only applicable to a single family structure; and*
7. *Complete construction within 24 months of the effective date of this variance.*

CALENDAR NO. 3460:

Masterworks Automotive, 1789 S. Taylor Rd., 'C2' Local Retail District, requests expansion of nonconforming use to occupy a greater land by expanding their building as shown on the site plan dated May 15, 2018 per Nonconforming Uses Code Section 1173.01.

Action: Granted 5-0

CALENDAR NO. 3460:

Masterworks Automotive, 1789 S. Taylor Rd., 'C2' Local Retail District requests a variance to Code sections 1131.08 (a)(2) to permit parking & drive aisle in front of building along S. Taylor Rd. (not permitted), 1131.075 to permit no windows along Bendemeer Rd (minimum 60% glazing req'd.), 1153.05(u)(6) to permit buffer depth of 5'2" to 6'4" (min. 10' req'd.) and a 6' tall fence (brick wall req'd) along property line shared with 3485 Bendemer Rd, and 1153.053(u)(5) to permit overhead wiring (underground wiring req'd.)

Action: Granted 5-0 with the following conditions:

1. *The MasterWorks nonconforming use shall continue to be regulated by all auto repair zoning codes;*
2. *Planning Director approval of landscape plan required by the Planning Commission Conditional Use Permit; and*
3. *Complete construction within 18 months of the effective date of this variance.*