



**PUBLIC NOTICE  
CITY OF MAPLE HEIGHTS  
CHANGE IN CONDUCTING OF PLANNING AND ZONING  
COMMISSION MEETING**

In accordance with Sub. H. B. 197, signed into law by Gov. DeWine on March 27, 2020, notice is hereby given of a change in the **Conducting of the August 10, 2020 Regular Meeting of the Planning and Zoning Commission for the City of Maple Heights, Ohio**. This Planning and Zoning Commission Meeting will be conducted by video/teleconference. Commission Members, the Applicants, Administrative Staff and the Public may access the meeting by the following methods:

**By computer (if have a camera and microphone), tablet or smartphone:**

1. Download the Go To Meeting App on your computer, tablet or smartphone:  
<https://global.gotomeeting.com/install/165984597>
2. Once installed then download the link below onto your computer, tablet or smart phone to join the Council meeting:  
<https://www.gotomeet.me/FrankConsolo>

**By telephone:**

1. Dial **1-646-749-3112**
2. Enter Access Code **165-984-597**

Members of the public will only be allowed to speak during the Public Hearing portion of the meeting. The video/teleconference meeting will begin at 6:30 p.m. with the caucus meeting at 6:00 p.m.

**Leonette Cicirella Johnson  
Clerk of Council/  
Planning and Zoning Commission Secretary  
City of Maple Heights**

**PLANNING AND ZONING COMMISSION MEETING  
CITY OF MAPLE HEIGHTS**

**Via Video/Teleconference**

**August 10, 2020**

**Caucus Meeting:** 6:00 PM  
**Public Hearing:** 6:30 PM  
**Public Meeting:** Immediately following the Public Hearing

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**ROLL CALL:**           **ARNOLD, JAMES, MARBURY, CARR & SANDERS**

**PUBLIC HEARING:**

This Public Hearing is called according to Section 1262.03 of the Codified Ordinances of the City of Maple Heights. If you are an Applicant, please **REMAIN PRESENT** until you are called during the regular meeting, which begins after the Public Hearing, to discuss your application. The Public Hearing is to permit the public to speak in favor or in opposition of the Applicant's case.

**2020-PZ-15** An application from James Ptacek of Larsen Architects on behalf of the Cuyahoga County Land Reutilization Corp. requesting the following: 1) Approval of a Variance from the requirements of Sect. 1272.06(A) of the MH Codified Ordinances regarding the front yard setback for a new single-family dwelling and 2) Approval of a lot split concerning property located in a Residential Single Family-Medium Density (RSF-M) Zoning District at 5619 Jefferson Avenue Maple Heights, Ohio.

**2020-PZ-16** An application from James Ptacek of Larsen Architects on behalf of the Cuyahoga County Land Reutilization Corp. requesting the following: 1) Approval of a Variance from the requirements of Sect. 1272.06(A) of the MH Codified Ordinances regarding the front yard setback for a new single-family dwelling and 2) Approval of a lot split concerning property located in a Residential Single Family-Medium Density (RSF-M) Zoning District at 5613 Jefferson Avenue Maple Heights, Ohio.

The Public Hearing was closed at \_\_\_\_\_.

**PUBLIC MEETING**

**ROLL CALL:**           **ARNOLD, JAMES, MARBURY, CARR & SANDERS**

**MINUTES:**           March 9, 2020; July 13, 2020 Meetings

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA

\_\_\_\_\_GA    \_\_\_\_\_KJ    \_\_\_\_\_TM    \_\_\_\_\_AC    \_\_\_\_\_VS

**OLD BUSINESS:**

**CASE NO. 2020-PZ-09**

Application: PLANNING & ZONING  
Property: 15906 Friend Avenue  
Applicant: Kayla Hairston of Kayla Cares For Kids  
Request: Approval of a Conditional Use Permit to operate a Type B child day care as a home occupation business  
Zoned: Residential Single-Family-Medium Density (RSF-M) Zoning District  
Codes: Chapters 1272; 1298.28(A) to (G) excluding Sects. (E), (F); 1298.22; 1262.12  
Planning and Zoning must take action by September 11, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_AC \_\_\_\_\_VS

**CASE NO. 2020-PZ-10**

Application: PLANNING & ZONING  
Property: 5610 Thomas Street  
Applicant: LaToya Benjamin of Loving Hearts Daycare LLC  
Request: Approval of a Three (3) Year Conditional Use Permit to operate a Type A child day care as a home occupation business  
Zoned: Residential Single Family-Medium Density (RSF-M) Zoning District  
Codes: Chapters 1272; 1298.28(A) to (G) inclusive; 1298.22; 1262.12  
Planning and Zoning must take action by September 11, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_AC \_\_\_\_\_VS

**CASE NO. 2020-PZ-13**

Application: PLANNING & ZONING  
Property: 6176 Dunham Road  
Applicant: Kelly Rice, Jr. of Freeland Academy Child Care Center  
Request: Approval of a Conditional Use Permit to operate a child day care center  
Zoned: General Commercial (GC) Zoning District  
Codes: Chapters 1280.04(M); 1298.28(A) to (G) excluding Sects. (D), (E), (F); 1262.12  
Planning and Zoning must take action by September 11, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_AC \_\_\_\_\_VS

**NEW BUSINESS:**

**CASE NO. 2020-P-15**

Application: PLANNING & ZONING  
Property: 5619 Jefferson Avenue  
Applicant: James Ptakec of Larsen Architects on behalf of the Cuyahoga County  
Land Reutilization Corp.  
Request: Approval of a Variance from the requirements of Sect. 1272.06(A) of the  
MH Codified Ordinances regarding the front yard setback for a new single  
family dwelling and 2) Approval of a lot split regarding this property  
Zoned: Residential Single-Family-Medium Density (RSF-M) Zoning District  
Codes: Chapters 1272; 1272.06(A); 1262.13  
Planning and Zoning must take action by October 9, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA  
\_\_\_\_\_GA\_\_\_\_\_KJ\_\_\_\_\_TM\_\_\_\_\_AC\_\_\_\_\_VS

**CASE NO. 2020-PZ-16**

Application: PLANNING & ZONING  
Property: 5613 Jefferson Avenue  
Applicant: James Ptakec of Larsen Architects on behalf of the Cuyahoga County  
Land Reutilization Corp.  
Request: Approval of a Variance from the requirements of Sect. 1272.06(A) of the  
MH Codified Ordinances regarding the front yard setback for a new  
single-family dwelling and 2) Approval of a lot split regarding this  
property  
Zoned: Residential Single-Family-Medium Density (RSF-M) Zoning District  
Codes: Chapters 1272; 1272.06(A); 1262.13  
Planning and Zoning must take action by October 9, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA  
\_\_\_\_\_GA\_\_\_\_\_KJ\_\_\_\_\_TM\_\_\_\_\_AC\_\_\_\_\_VS

**Discussion pursuant to Article XVI, Section 4 of the City Charter regarding Ordinance No. 2020-66 adopting and adding new Code Section 1261.361 pertaining to the definition of “Single-Family Attached Dwellings” passed by Council at the August 5, 2020 Regular Meeting of Council.**

**ADJOURNMENT: Time\_\_\_\_\_**