

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

Maple Heights City Hall, Council Chambers

October 16, 2023

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

CALL TO ORDER:

ROLL CALL: ARNOLD, JAMES, SANDERS, OGLESBY & GILLETTE

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 Public 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 case(s) on the meeting agenda.

Due to the waiver of the Application Deadline for **Case No. 2023-PZ-39**, there will be no Public Hearing called for that Case.

2023-PZ-39 An application from Tia York requesting approval of a Three (3) Year Conditional Use Permit under Sects. 1298.22 and 1298.28(F)(1) of the MH Codified Ordinances to change from a Type B child day care to operate a Type A child day care as a home occupation business in a Residential Single Family-Medium Density (RSF-M) Zoning District at 5820 Dunham Road, Maple Heights, Ohio.

PUBLIC HEARING

2023-PZ-40 An application from Armar Anderson requesting approval of a Variance from the requirements of Sect. 1272.06 the MH Codified Ordinances to permit an existing shed to remain in place 18 inches from the rear property line on property located in a Residential Single Family-Medium Density (RSF-M) Zoning District at 16005 Corkhill Road, Maple Heights, Ohio.

2023-PZ-41 An application from Ordella Johnson requesting approval of a Variance of 24 inches from the requirements of Sect. 1272.06 (B) the MH Codified Ordinances for side yard setbacks to build a carport across the driveway within 12 inches of the property line on property located in a Residential Single Family- Medium Density (RSF-M) Zoning District at 15508 Glenwood Road, Maple Heights, Ohio.

2023-PZ-42 An application from The City of Maple Heights requesting approval of a Lot Consolidation of two (2) residential parcels (**PPN 781-17-122 and 781-17-123**) as required under Sect. 1226.02(c) of the MH Codified Ordinances for property located in a Residential Single Family-Medium Density (RSF-M) Zoning District at 5627 South Boulevard, Maple Heights, Ohio.

2023-PZ-43 An application from Mark Romans requesting approval of a Conditional Use Permit under Sect. 1298.22 of the MH Codified Ordinances to operate a Real Estate Appraisal Business as a Home Occupation Business in a Residential Single Family – Medium Density (RSF-M) Zoning District at 14409 Rockside Road, Maple Heights, Ohio.

2023-PZ-44 An application from Connie Freeman requesting approval of a Conditional Use Permit under Sect. 1282.04 of the MH Codified Ordinances to operate a Doggie Day Care & Overnight Boarding business which is not specifically listed as a Conditionally Permitted Use on property located in the Central Business District (CBD) Zoning District at 15450 Broadway Avenue, Maple Heights, Ohio.

2023-PZ-45 An application from Octavia Beal requesting approval of a Conditional Use Permit under Sect. 1282.04(AA) of the MH Codified Ordinances to operate an Auto and U-Haul Storage/Rental Business in the Central Business District (CBD) Zoning District at 16101 Broadway Avenue, Maple Heights, Ohio.

PUBLIC MEETING

CALL TO ORDER:

ROLL CALL: ARNOLD, JAMES, SANDERS, OGLESBY & GILLETTE

MINUTES: August 14, 2023 Meeting

_____ **MVD** _____ **SEC** _____ **AA**

_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

CASE NO. 2023-PZ-39

Application: PLANNING & ZONING
Property: 5820 Dunham Road
Applicant: Tia York
Request: Approval of a Three (3) Year Conditional Use Permit under Sects. 1298.22 and 1298.28(F)(1) of the MH Codified Ordinances to change from a Type B child day care 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; 1298.22; 1298.28(F)(1); 1262.12

Planning and Zoning must take action by December 15, 2023

_____ **MVD** _____ **SEC** _____ **AA**

_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

CASE NO. 2023-PZ-40

Application: PLANNING & ZONING
Property: 16005 Corkhill Road
Applicant: Armar Anderson
Request: Approval of a Variance from the requirements of Sect. 1272.06 the MH Codified Ordinances to permit an existing shed to remain in place 18 inches from the rear property line
Zoned: Residential Single Family – Medium Density (RSF-M) Zoning District
Codes: Chapter 1272; 1272.06; 1262.13

Planning and Zoning must take action by December 15, 2023

_____MVD_____SEC_____AA

_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2023-PZ-41

Application: PLANNING & ZONING
Property: 15508 Glenwood Road
Applicant: Ordelia Johnson
Request: Approval of a Variance of 24 inches from the requirements of Sect. 1272.06 (B) the MH Codified Ordinances for side yard setbacks to build a carport across the driveway within 12 inches of the property line
Zoned: Residential Single Family- Medium Density (RSF-M) Zoning District
Codes: Chapters 1272; 1272.06(B); 1262.13

Planning and Zoning must take action by December 15, 2023

_____MVD_____SEC_____AA

_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2023-PZ-42

Application: PLANNING & ZONING
Property: 5627 South Boulevard
Applicant: The City of Maple Heights
Request: Approval of a Lot Consolidation of two (2) residential parcels (PPN 781-17-122 and 781-17-123) as required under Sect. 1226.02(c) of the MH Codified Ordinances
Zoned: Residential Single Family-Medium Density (RSF-M) Zoning District

Codes: Chapters 1272; 1226.02(c)

Planning and Zoning must take action by December 15, 2023

_____ **MVD** _____ **SEC** _____ **AA**

_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

CASE NO. 2023-PZ-43

Application: PLANNING & ZONING
Property: 14409 Rockside Road
Applicant: Mark Romans
Request: Approval of a Conditional Use Permit under Sect. 1298.22 of the MH Codified Ordinances to operate a Real Estate Appraisal Business as a Home Occupation Business
Zoned: Residential Single Family – Medium Density (RSF-M) Zoning District
Codes: Chapters 1272; 1298.22; 1262.12
Planning and Zoning must take action by December 15, 2023

_____ **MVD** _____ **SEC** _____ **AA**

_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

CASE NO. 2023-PZ-44

Application: PLANNING & ZONING
Property: 15450 Broadway Avenue
Applicant: Connie Freeman
Request: Approval of a Conditional Use Permit under Sect. 1282.04 of the MH Codified Ordinances to operate a Doggie Day Care & Overnight Boarding business which is not specifically listed as a Conditionally Permitted Use
Zoned: Central Business District (CBD) Zoning District
Codes: Chapters 1282; 1282.04; 1262.12

Planning and Zoning must take action by December 15, 2023

_____ **MVD** _____ **SEC** _____ **AA**

_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

CASE NO. 2023-PZ-45

Application: PLANNING & ZONING
Property: 16101 Broadway Avenue
Applicant: Octavia Beal
Request: Approval of a Conditional Use Permit under Sect. 1282.04(AA) of the
MH Codified Ordinances to operate an Auto and U-Haul Storage/Rental
Business
Zoned: Central Business District (CBD) Zoning District
Codes: Chapters 1282; 1282.04(AA); 1262.12

Planning and Zoning must take action by December 15, 2023

_____ **MVD** _____ **SEC** _____ **AA**

_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

ADJOURNMENT: Time _____