

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

Maple Heights City Hall, Council Chambers

May 13, 2024

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.

PUBLIC HEARING

2024-PZ-08 An application from Princess Sarafina Box requesting Approval of a Conditional Use Permit under Sect. 1282.04(K) of the MH Codified Ordinances to operate a Tutoring Center as an Educational Institution in the Central Business District (CBD) Zoning District at 16004 Broadway Avenue, #201, Maple Heights, Ohio, 44137.

2024-PZ-09 An application from Oluwatoyin Ojeyomi requesting Approval of a Lot Consolidation of two (2) residential parcels (**PPN 785-16-015 and PPN 785-16-016**) as required under Chapters 1240 and 1242 of the MH Codified Ordinances for property located in a Residential Single Family-Low Density (RSF-L) Zoning District at 14357 Turney Road, Maple Heights, Ohio.

2024-PZ-10 An application from Lisa Gamble requesting Approval of Conditional Use Permits under Sect. 1278.04(H) of the MH Codified Ordinances to expand an existing Child Day Care Center in a Neighborhood Commercial (NC) Zoning District at 5826 and 5828 Lee Road South, Maple Heights, Ohio, 44137.

2024-PZ-11 An application from Michael Velotta requesting Approval of a Variance from the requirements of Sects. 1272.06(B)(1) and 1272.06(C)(2) of the MH Codified Ordinances to build a new garage structure 12 inches from the rear and side property lines in a Residential Single Family-Medium Density (RSF-M) Zoning District at 15215 Turney Road, Maple Heights, Ohio, 44137.

Public Hearing was closed at: _____

PUBLIC MEETING

CALL TO ORDER:

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

MINUTES: March 11, 2024 Meeting
MVD SEC AA
GA KJ VS AO RG

OLD BUSINESS:

CASE NO. 2024-PZ-04

MOTION: To adopt the recommendations of the Architectural Review Board (ARB) in Case No. 2024-PZ-04 regarding the new construction of an automobile service station and convenience store in the Central Business District (CBD) Zoning District at 15650 Broadway Avenue, Maple Heights, Ohio.

MVD SEC AA
GA KJ VS AO RG

CASE NO. 2024-PZ-08

Application: PLANNING & ZONING
Property: 16004 Broadway Avenue, #201
Applicant: Princess Sarafina Box
Request: Approval of a Conditional Use Permit under Sect. 1282.04(K) of the MH Codified Ordinances to operate a Tutoring Center as an Educational Institution
Zoned: Central Business District (CBD) Zoning District
Codes: Chapters 1282; 1282.04(K); 1262.12

Planning and Zoning must take action by July 12, 2024

MVD SEC AA
GA KJ VS AO RG

CASE NO. 2024-PZ-09

Application: PLANNING & ZONING
Property: 14357 Turney Road
Applicant: Oluwatoyin Ojeyomi
Request: Approval of a Lot Consolidation of two (2) residential parcels (PPN 785-16-015 and PPN 785-16-016) as required under Chapters 1240 and 1242 of the MH Codified Ordinances

Zoned: Residential Single Family-Low Density (RSF-L) Zoning District
Codes: Charter Art XVI, Sect 2; Chapters 1240; 1242

Planning and Zoning must take action by July 12, 2024

_____MVD_____SEC_____AA
_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2024-PZ-10

Application: PLANNING & ZONING
Property: 5826 and 5828 Lee Road South
Applicant: Lisa Gamble
Request: Approval of Conditional Use Permits under Sect. 1278.04(H) of the MH Codified Ordinances to expand an existing Child Day Care Center
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Chapters 1278; 1278.04(H); 1262.12

Planning and Zoning must take action by July 12, 2024

_____MVD_____SEC_____AA
_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2024-PZ-11

Application: PLANNING & ZONING
Property: 15215 Turney Road
Applicant: Michael Velotta
Request: Approval of a Variance from the requirements of Sects. 1272.06(B)(1) and 1272.06(C)(2) of the MH Codified Ordinances to build a new garage structure 12 inches from the rear and side property lines
Zoned: Residential Single Family-Medium Density (RSF-M) Zoning District
Codes: Chapters 1272; 1272.06(B)(1); 1272.06(C)(2); 1262.13

Planning and Zoning must take action by July12, 2024

_____MVD_____SEC_____AA
_____GA_____KJ_____VS_____AO_____RG

ADJOURNMENT: Time _____