

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

Maple Heights City Hall, Council Chambers

July 10, 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.

2023-PZ-29 An appeal from Eric Scott II requesting relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official denying Applicant’s request to operate a tattoo business which is neither a Principally Permitted Use under Sect. 1286.02 of the MH Codified Ordinances, or an Accessory Permitted Use under Sect. 1286.03 of the MH Codified Ordinances or a Conditionally Permitted Use under Sect. 1286.04 of the MH Codified Ordinances for property located in an Office/Industrial (O-I) Zoning District at 14250 South Industrial Avenue, #103, Maple Heights, Ohio.

2023-PZ-30 An application from Isaiah Harris requesting approval of a Variance from the requirements of Sect. 1272.06 of the MH Codified Ordinances to construct a 5’ x 4’ landing with 3 feet of stairs in front of the house with a setback of 17 feet for property located in a Residential Single Family – Medium Density (RSF-M) Zoning District at 17412 Mapleboro Avenue, Maple Heights, Ohio.

2023-PZ-31 An application from Lanice M. Ford of LeFace Hair Salon requesting approval of a Conditional Use Permit under Sect. 1278.04(Q) of the MH Codified Ordinances to operate a Hair Salon as a Personal Services Business in a Neighborhood Commercial (NC) Zoning District at 5308 Warrensville Center Road, Maple Heights, Ohio.

2023-PZ-32 An application from Susan Moore of Cupkovic Architecture requesting approval of a Lot Consolidation of two (2) parcels (**PPN 782-25-026 and PPN 782-25-023**) to replat sublots 56-60 as required under Sect. 1226.02(c) of the MH Codified Ordinances for property located in a Neighborhood Commercial (NC) Zoning District at 5270 Northfield Road, Maple Heights, Ohio.

Principally Permitted Use under Sect. 1286.02 of the MH Codified Ordinances, an Accessory Permitted Use under Sect. 1286.03 of the MH Codified Ordinances or a Conditionally Permitted Use under Sect. 1286.04 of the MH Codified Ordinances

Zoned: Office/Industrial (O-I) Zoning District
Codes: Chapters 1262.03(E); 1440.24; 1286; 1286.02; 1286.03; 1286.04; 1262.12

Planning and Zoning must take action by September 8, 2023

_____MVD_____SEC_____AA
_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2023-PZ-30

Application: PLANNING & ZONING
Property: 17412 Mapleboro Avenue
Applicant: Isaiah Harris
Request: Approval of a Variance from the requirements of Sect. 1272.06 of the MH Codified Ordinances to construct a 5’ x 4’ landing with 3 feet of stairs in front of the house with a setback of 17 feet
Zoned: Residential Single Family – Medium Density (RSF-M) Zoning District
Codes: Chapter 1272; 1272.06; 1262.13

Planning and Zoning must take action by September 8, 2023

_____MVD_____SEC_____AA
_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2023-PZ-31

Application: PLANNING & ZONING
Property: 5308 Warrensville Center Road
Applicant: Lanice M. Ford of LeFace Hair Salon
Request: Requesting approval of a Conditional Use Permit under Sect. 1278.04(Q) of the MH Codified Ordinances to operate a Hair Salon as a Personal Services Business
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Chapters 1278; 1278.04(Q); 1261.87; 1262.12

Planning and Zoning must take action by September 8, 2023

_____MVD_____SEC_____AA
_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2023-PZ-32

Application: PLANNING & ZONING
Property: 5270 Northfield Road
Applicant: Susan Moore of Cupkovic Architecture
Request: Requesting approval of a Lot Consolidation of two (2) parcels (**PPN 782-25-026 and PPN 782-25-023**) to replat sublots 56-60 as required under Sect. 1226.02(c) of the MH Codified Ordinances
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Charter Article XVI, Sect. 2; Chapters 1226.02(c) ; 1278

Planning and Zoning must take action by September 8, 2023

_____MVD_____SEC_____AA

_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2023-PZ-33

Application: PLANNING & ZONING
Property: 14224 Schreiber Road
Applicant: Maggie Cifra of Songbird Speech Therapy, LLC
Request: Requesting approval of a Variance from the requirements of Sect. 1270.04 of the MH Codified Ordinances for a Conditional Use Permit to offer speech pathology services as a home-based Personal Services Business
Zoned: Residential Single Family – Low Density (RSF-L) Zoning District
Codes: Chapters 1270; 1270.04; 1261.52; 1261.87; 1262.12; 1262.13

Planning and Zoning must take action by September 8, 2023

_____MVD_____SEC_____AA

_____GA_____KJ_____VS_____AO_____RG

CASE NO. 2023-PZ-34

Application: PLANNING & ZONING
Property: 15317 Broadway Avenue
Applicant: Tekira Godfrey
Request: Approval of a Conditional Use Permit under Sect. 1282.04(F) of the MH Codified Ordinances to operate a Party Rental Company and provide Party Décor Classes and Meetings as Commercial Entertainment
Zoned: Central Business District (CBD) Zoning District
Codes: Chapters 1282; 1282.04(F); 1261.21; 1262.12

Planning and Zoning must take action by September 8, 2023

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

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

CASE NO. 2023-PZ-35

Application: PLANNING & ZONING
Property: 5168 Warrensville Center Road
Applicant: Lisa Gamble of iCare Connect
Request: Approval of a Conditional Use Permit under Sect. 1278.04(H) of the MH Codified Ordinances to operate a Child Day Care Center
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Chapters 1278; 1278.04(H); 1298.28; 1262.12

Planning and Zoning must take action by September 8, 2023

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

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

CASE NO. 2023-PZ-36

Application: PLANNING & ZONING
Property: 14207 Krems Avenue
Applicant: Ken Kraynak and Linda Lukat
Request: Approval of a Variance from the requirements of Sect. 1290.06 of the MH Codified Ordinances to not replace the garage that was demolished in May 2023
Zoned: Residential Single Family – Medium Density (RSF-M) Zoning District
Codes: Chapters 1272; 1290.06; 1262.13

Planning and Zoning must take action September 8, by 2023

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

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

ADJOURNMENT: Time _____