

Village of Moreland Hills

4350 S.O.M. Center Road • Moreland Hills, Ohio 44022

Phone: 440-248-1188 • Fax: 440-498-9588

E-mail: villagehall@morelandhills.com



Board of Zoning Appeals

Peter Bolek

Robin Cooper

Mayor Daniel Fritz

William Janke

Councilwoman Laura Kozminski-VanderHart

Councilman Paul Stanard, Chairman

Board of Zoning Appeals Public Hearing

AGENDA

December 7, 2020

6:00 PM

1. Approval of Minutes from the Regular Board of Zoning Appeals Meeting – November 2, 2020

2. Doerr Residence – Area Variance, Generator in Side Yard

210 Sterncrest Drive

A five (5) foot variance from Section 1348.03(c), “Stand-by/Backup Power Generation, Residential Location Requirements,” to locate a generator thirty (30) feet from a side-lot line.

Mark and Carrie Doerr, owners

mark@dynamacides.com

Rick Benos, Architect

rbenos@arcus-group.com

3. Goldner Residence – Area Variance, Shed in Side Yard

30 Ridgecreek Trail

A variance from Schedule 1151.13(1), “Detached Accessory Buildings,” to locate a garden shed in the side yard.

Joshua Goldner, owner

jgoldner@hotmail.com

Joey Mannarino, contractor

jmann@mrtmg.com

4. MacDonald Properties LLC – Use and Area Variances

34550 Chagrin Boulevard

Alexander M. Cutler, owner

sandycutler@eaton.com

Stephen L. Byron

sbyron@smdlaw.com

Richard Kawalek

kawalekarchitects@gmail.com

NOTE: The hearing of this case will be moved until later in the evening after the Planning Commission agenda items.

Parcel 912-10-01, located at 34550 Chagrin Boulevard, is adjacent to CRU Restaurant and currently zoned “U-1 Dwelling House District.” The owners are seeking the following Use and Area Variances:

- **Use Variance #1:** From Sections 1151.03 “Use Regulations” and 1151.13 “Accessory Uses and Structures” to allow the use of a residential lot for an accessory use to the principal restaurant structure located on Parcel 912-10-040 (34300 Chagrin Blvd.) for the purpose of an agricultural use (greenhouse), a garden kitchen building, small events and parking and to allow an accessory building(s) on a lot without an established principal building..

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- **Area Variance #1:** From Schedule 1151.13(1) “Permitted Accessory Structures in Front, Rear, and Side Yards,” and Schedule 1151.07(a) and footnote d thereto, “Minimum Setback Requirements,” to allow an accessory structure within the front yard setback and located less than the required 120' front yard setback. (Proposed greenhouse structure to be located at 40 feet from the front property line.)
- **Area Variance #2:** From Section 1151.13(i), “Accessory Uses and Structures, Permitted Area,” to allow a greenhouse accessory structure to exceed the maximum allowable square footage of 1,000 square feet. The proposed greenhouse is not to exceed 1,500 square feet (500 sq. ft. variance)
- **Area Variance #3:** From Section 1151.13(i), “Accessory Uses and Structures, Permitted Area,” to allow an accessory garden kitchen structure to exceed the maximum allowable square footage of 1,000 square feet. The proposed garden kitchen structure is not to exceed 2,500 square feet. (2,500 sq. variance).

5. Discussion and Adjournment

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AGENDA

December 7, 2020

6:00 pm

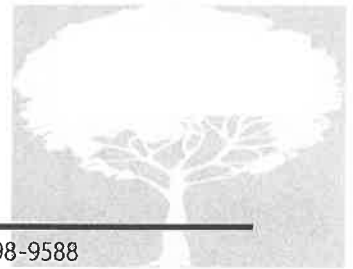
1. Approval of Minutes from the Regular Planning Commission Meeting – November 2, 2020
2. Hurwitz Residence - Additions
55 Lochspur Lane
Eric and Deb Hurwitz, owners
debhurwitz@gmail.com
3. Scheer Residence – Lot Split
32500 Jackson Road
Joel and Elizabeth Scheer, owners
joel@jscheer.net
4. Scheer Residence – Exterior Renovations
32500 Jackson Road
Joel and Elizabeth Scheer, owners
joel@jscheer.net
5. Gavrity Residence – New Dwelling
10 Addison Lane
Ken Gavrity and Megan O’Donnell, owners
Ted Otero, Otero Signature Homes
tedotero@oterohomes.com
6. Harris Residence – Retaining Wall
55 East Juniper Lane
Dr. and Mrs. Frederick Harris, owners
fdhmdinc7@aol.com
George “Chip” Hess II, P.E.
Hess & Associates Engineering, Inc.
ghess@hess-engineering.com
7. Nasseri Residence – Addition, Change to Approved Plans
3829 Ellendale
Keyan Nasseri, owner
keyan.diamondroofing@gmail.com
Nicole Davis, architect
nicole@nrdesignarch.com
8. Cru Restaurant – Additions
34300 Chagrin Blvd
Alexander M. Cutler, owner
sandycutler@eaton.com
Stephen L. Byron
sbyron@smdlaw.com
Richard Kawalek
kawalekarchitects@gmail.com

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9. **Cru Restaurant- Public Hearing, Modification of Existing Conditional Use Certificate for Restaurant Outdoor Seating**

34300 Chagrin Blvd.

the applicant is seeking a modification to the original Conditional Use Certificate for outdoor restaurant seating. The original Certificate permitted seven (7) tables of 4 patrons each plus 4 seating groups of 4 patrons without a table for a total of forty-four (44) outdoor seats. The modification would add an additional fifty-eight (58) seats, bringing the outdoor seating total to one hundred two (102).

Alexander M. Cutler, owner

sandycutler@eaton.com

Stephen L. Byron

sbyron@smdlaw.com

Richard Kawalek

kawalekarchitects@gmail.com

10. **McDonald Property – Public Hearing, Conditional Use Certificate for Restaurant Outdoor Seating**

34550 Chagrin Blvd

The applicant is seeking a Conditional Use Certificate for outdoor restaurant seating at a proposed garden kitchen patio. The proposal is for a maximum of fifty (50) outdoors seats.

Alexander M. Cutler, owner

sandycutler@eaton.com

Stephen L. Byron

sbyron@smdlaw.com

Richard Kawalek

kawalekarchitects@gmail.com

11. **Discussion and Adjournment**