

CITY OF MIDDLEBURG HEIGHTS
BOARD OF ZONING AND BUILDING APPEALS MEETING
A G E N D A

6:00 p.m. Caucus
7:00 p.m. Regular Meeting

Wednesday, August 17, 2022

FIRST ORDER OF BUSINESS

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES, July 20, 2022

CORRESPONDENCE

NEW BUSINESS

2022-00885 Chipotle Mexican Grill, 6860 Pearl Road, Additional Wall Sign
Zoning Code Section 1153.08(b)(1)(A): Permitted Number

2022-00887 Francis Amato, 15793 Parklawn Avenue, Build a Home on a Nonconforming Lot
Zoning Code Section 1145.04(b)(1): Vacant Single Nonconforming Lot of Record

2022-00888 Francis Amato, 15793 Parklawn Avenue, Nonconforming Lot, East Side-Yard Setback
Zoning Code Section 1131.08: Single Family and Two Family Development Standards

2022-00889 Francis Amato, 15793 Parklawn Avenue, Nonconforming Lot, West Side-Yard Setback
Zoning Code Section 1131.08: Single Family and Two Family Development Standards

2022-00898 Joseph Matthew, 14769 Ruggiero Circle, Overhang of an Accessory Building
Zoning Code Section 1141.02(b)(9): Residential Accessory Use Standards

2022-00899 Joseph Matthew, 14769 Ruggiero Circle, Oversized Accessory Building
Zoning Code Section 1141.02(b)(2): Accessory Building Structure Area Standards

2022-00900 Joseph Matthew, 14769 Ruggiero Circle, Accessory Building Distance to Main Building
Zoning Code Section 1141.02(b)(8): Residential Accessory Use Standards

2022-00901 Charles Naro III, 14299 Newton Road, Oversized Accessory Building
Zoning Code Section 1141.02(b)(2): Accessory Building Structure Area Standards

2022-00902 Charles Naro III, 14299 Newton Road, Accessory Building Height
Zoning Code Section 1141.02(b)(3)(B): Residential Accessory Use Height Standards

2022-00910 Vitalia Active Adult Community, 19150 Bagley Road, Request for One-Car Garages at Nine
Cluster Units
Zoning Code Section 1131.12(c): Architectural Design Guidelines, Garages

CITY OF MIDDLEBURG HEIGHTS

BOARD OF ZONING AND BUILDING APPEALS MEETING

AGENDA

Page 2

- 1 2022-00911 Vitalia Active Adult Community, 19150 Bagley Road, Single-Family Cluster Units Rear-Yard
2 Setbacks
3 Zoning Code Section 1133.05: Multifamily Development Standards Table
4
- 5 2022-00912 Vitalia Active Adult Community, 19150 Bagley Road, Single-Family Cluster Units Side-Yard
6 Setbacks
7 Zoning Code Section 1133.05: Multifamily Development Standards Table
8
- 9 2022-00913 Vitalia Active Adult Community, 19150 Bagley Road, Residential Senior Living Apartment
10 Building Four Stories
11 Zoning Code Section 1133.06(f)(2): Residential Senior Living Development Standards
12
- 13 2022-00914 Vitalia Active Adult Community, 19150 Bagley Road, Assisted Living/Memory Care Building
14 Height
15 Zoning Code Section 1133.06(f)(3): Residential Senior Living Development Standards
16
- 17 2022-00915 Vitalia Active Adult Community, 19150 Bagley Road, Minimum Livable Area Per Independent
18 Living Dwelling Unit
19 Zoning Code Section 1133.06(b): Minimum Livable Area Per Dwelling Unit for Residential
20 Senior Living Dwellings
21
- 22 2022-00916 Vitalia Active Adult Community, 19150 Bagley Road, Minimum Livable Area Per Assisted
23 Living Dwelling Unit
24 Zoning Code Section 1133.06(b): Minimum Livable Area Per Dwelling Unit for Residential
25 Senior Living Dwellings
26
- 27 2022-00917 Vitalia Active Adult Community, 19150 Bagley Road, Percentage of Brick or Stone on
28 Independent Living Front Facade
29 Zoning Code Section 1133.08(b)(1): Exterior Building Materials
30
- 31 2022-00918 Vitalia Active Adult Community, 19150 Bagley Road, Percentage of Brick or Stone on Assisted
32 Living/Memory Care Building Front Facade
33 Zoning Code Section 1133.08(b)(1): Exterior Building Materials
34
- 35 2022-00919 Vitalia Active Adult Community, 19150 Bagley Road, Percentage of Brick or Stone on
36 Independent Living Rear and Side Facades
37 Zoning Code Section 1133.08(b)(1): Exterior Building Materials
38
- 39 2022-00920 Vitalia Active Adult Community, 19150 Bagley Road, Percentage of Brick or Stone on Assisted
40 Living/Memory Care Building Rear and Side Facades
41 Zoning Code Section 1133.08(b)(1): Exterior Building Materials
42
- 43 2022-00921 Vitalia Active Adult Community, 19150 Bagley Road, Request to Use Vinyl Siding on the
44 Independent Living Building
45 Zoning Code Section 1133.08(b)(2): Exterior Building Materials
46

CITY OF MIDDLEBURG HEIGHTS

BOARD OF ZONING AND BUILDING APPEALS MEETING

AGENDA

Page 3

- 1 2022-00922 Vitalia Active Adult Community, 19150 Bagley Road, Request to Use Vinyl Siding on the
2 Assisted Living/Memory Care Building
3 Zoning Code Section 1133.08(b)(2): Exterior Building Materials
4
5 2022-00923 Vitalia Active Adult Community, 19150 Bagley Road, Riparian Setback
6 Codified Ordinances 1363.07(b)(2): Establishment of Riparian Setbacks
7
8 2022-00923 Vitalia Active Adult Community, 19150 Bagley Road, Wetland Setback
9 Codified Ordinances 1363.08(a)(2): Establishment of Wetland Setbacks
10
11 2022-00928 Fady Mansour, 6779 Big Creek Parkway, Complete Reconstruction of a Nonconforming
12 Accessory Building
13 Zoning Code Section 1145.03(d): Restoration of Other Damaged Buildings or Structures
14
15 2022-00929 Fady Mansour, 6779 Big Creek Parkway, Nonconforming Accessory Building Height
16 Zoning Code Section 1141.02(b)(3)(B): Residential Accessory Use Height Standards
17
18

DISCUSSION

19
20
21
22
23
24