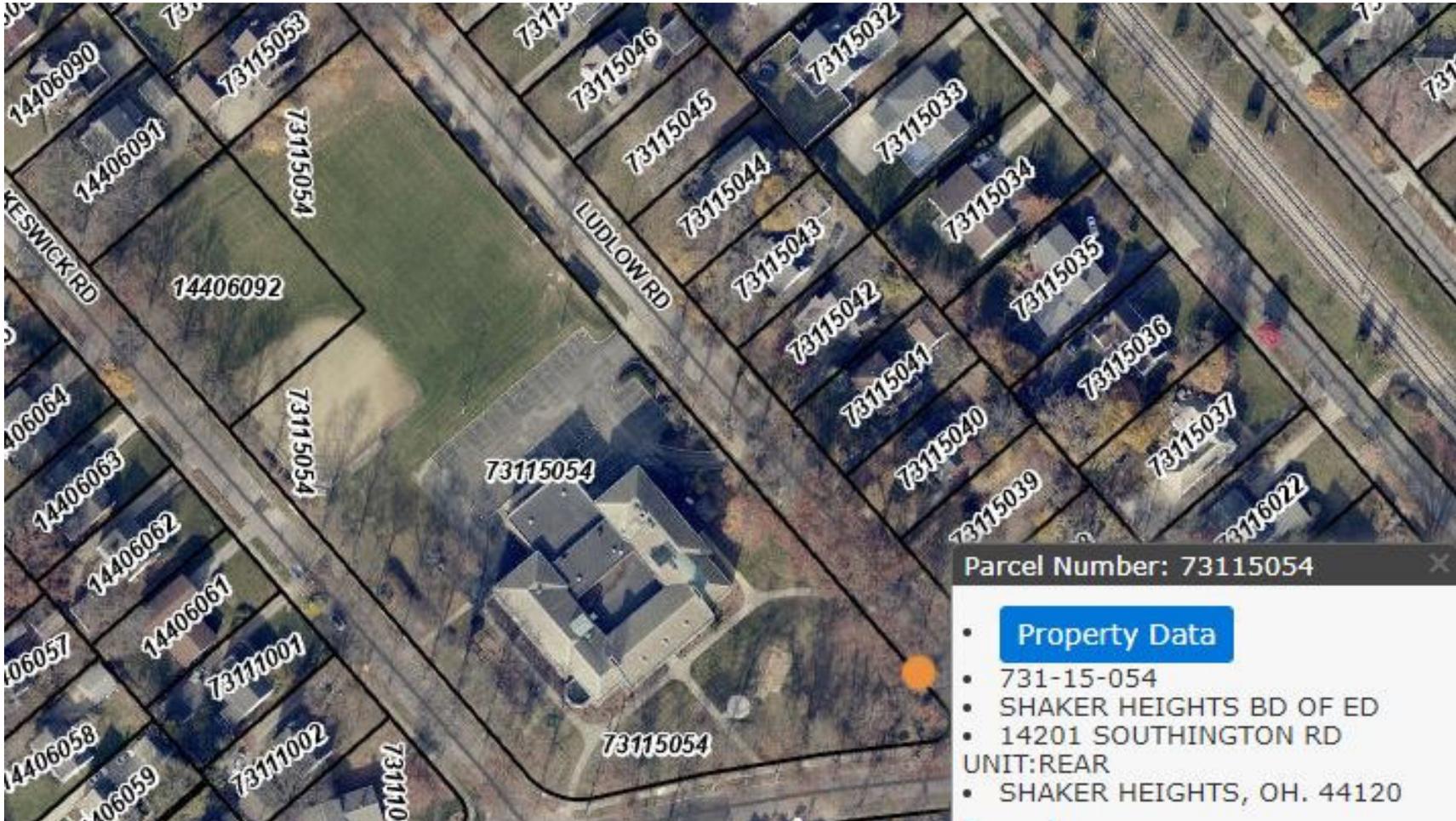


14201 Southington Road

For a variance in order to enlarge the playground in the front yard.



Parcel Number: 73115054

Property Data

- 731-15-054
- SHAKER HEIGHTS BD OF ED
- 14201 SOUTHINGTON RD
- UNIT: REAR
- SHAKER HEIGHTS, OH. 44120











NOTICE OF PUBLIC HEARING

Notice is hereby given that continuation of an application is being made by Aaron Rodebaugh, GPD Group, on behalf of the Shaker Heights City School District, Ludlow School, 14201 Southington Road, to the Board of Zoning Appeals for a variance in order to enlarge the playground in the front yard as part of the renovation of the building into a district-wide pre-school. The applicant was approved for the pre-school playground location and a 4-foot tall ornamental aluminum fence in December 2024. The applicant now proposes to enlarge the approved pre-school playground to include community playground equipment. The code does not allow a playground in the Keswick Road front yard.

The Board of Zoning Appeals will hold a Public Hearing on said application on **Tuesday, May 6, 2025 at 7:00 p.m.** in City Hall, 3400 Lee Road, Council Chambers, with an option to attend virtually. Please see the note below in regard to being heard with respect to this application.

Plans are available for public review online at <https://www.shakerheightsoh.gov/AgendaCenter>. In addition, a complete meeting packet is posted at the latest the Friday before the meeting date.

Dan Feinstein
Secretary
Board of Zoning Appeals

To request an accommodation for a person with disability, call the City's ADA Coordinator at 216/491-1440, or Ohio Relay Service at 711 for TTY users.

Join the Zoom meeting from a PC, Mac, iPad, iPhone or Android device. Join online to listen and watch at <https://zoom.us/j/99656786876?pwd=OU53V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

This meeting will be held in-person at City Hall, Council Chambers, with an option to attend virtually, pursuant to Chapters 113 and 115 of the Codified Ordinances.

Public comment will be taken during the meeting and residents may submit comments/questions regarding items on the agenda at least 6 hours in advance of the meeting by emailing Daniel Feinstein at daniel.feinstein@shakerheightsoh.gov; or by calling (216) 491-1435. Any comments, or a summary of the comments if lengthy, or questions received before the meeting will be entered into the record at the meeting. The video of the meeting will be available on the City's [website](#).

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

ADDRESS:

14201 Southington Road
Ludlow School
Case#: 2261

HEARING DATE:

May 6, 2025

SUMMARY:

Continuation of a request for a variance to the location of a playground in the front yard for this new district pre-school building in order to create a community playground.

STAFF POSITION:

- Staff suggests approval with the following condition:
 - The addition of some trees to the playground area as approved by staff.
 - The bike racks on site should all match the “leaf” rack style specified near the playground.
 - The addition of a straight path walkway to the Keswick Road sidewalk near the backstop.
- Based on:
 - Variances for the pre-school playground and fence were approved at the December 2024 meeting.
 - The approved pre-school playground is proposed to be expanded to accommodate a community playground.
 - The extended playground is 1,600 square feet of additional playground space.
 - The community playground has been designed in cooperation with the city and the neighborhood.
 - The City and School District are working together on the drainage issues that affect the Keswick Road sidewalk.
 - The site is surrounded on three sides by streets, with a 50 foot front yard required setback and an established parking lot, ball diamond and soccer field take up much of the rear yard.
 - The essential character of Keswick Road will not be adversely affected by the playground location since there was already a learning garden and previous playground in a similar location.
 - There is practical difficulty for the playground location on this property which has three front yards as evidenced by the existing playground and learning garden location being in the Keswick Road front yard.

ACTION:

- Variance to the playground location in the front yard, where a rear yad location is required.

FACTS:

1. The pre-school playground location and a fence were approved at the December 2024 meeting with the following comments: Three pin oak trees will replace the 4 removed pin oak street trees on Keswick Road adjacent to the playground. and additional variety of landscaping is added in front of the playground fence to augment the low grow sumac shrubs.
2. The community playground was continued. It has been designed and brought back to the Board for a variance to be in the Keswick front yard.
3. The applicant proposes an extended playground enclosed with a 4-foot tall ornamental aluminum fence n the Keswick Road front yard set back 26 feet from the sidewalk, which includes a community play structure.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

**Continued
ADDRESS:**

14201 Southington Road
Ludlow School
Case#: 2261

HEARING DATE:

May 6, 2025

CODE SECTIONS:

1. 1240.08 – The front yard building setback is 50 feet on Keswick Road.
2. 1262.01 C 1 – An accessory use is permitted in the rear yard only.
3. 1262.05 D – Front yard fences and walls must be set back two thirds of the front yard (33 feet) and no taller than 4 feet tall.
4. 1240.08 – A minimum 25 foot landscape yard is required around an institutional use.

OTHER ISSUES:

1. The renovation of the Ludlow building is well underway to be open Fall 2025.
2. The prior playground and learning garden were approved to be located in the Keswick Road front yard.
3. The location and wall variances for dumpster and mechanical equipment were approved.
4. Additional site furnishings near the playground have been included.
5. The appropriate bicycle parking has been added.
6. The grading and drainage of the ball field is being investigated.
7. A pathway straight to the sidewalk on Keswick Road is needed to provide the direct path instead of a dirt track.

PRECEDENT:

1. Ludlow School – Variance to the pre-school playground location and 4-foot tall ornamental aluminum fence in the Keswick Road front yard.
2. Ludlow School – Variances to the dumpster and mechanical screen wall in the Ludlow Road front yard.
3. Ludlow School – Prior playground variance to be 47 feet behind the Keswick sidewalk.
4. Ludlow School – Learning Garden with fence variance to be setback 25 feet from the Keswick sidewalk.
5. Fernway School – 17420 Fernway Road – Playground, parking lot, and dumpster location variances.
6. Lomond School – 17917 Lomond Boulevard – Learning garden including a shade structure variance to be in the Strandhill front yard 9 feet off the sidewalk.
7. Hathaway Brown School – 19600 North Park Boulevard – Building addition including a redesigned playground, parking lot expansions, an accessory building, classroom and natatorium additions, plus new fencing over the last several years.
8. Shaker Heights High School – 15911 Aldersyde Drive – North gymnasium addition with parking, landscaping and setback variances.
9. University School – 20701 Brantley Road – School addition, parking lot redesign, replacement tennis courts, a storage structure and landscape changes.
10. Laurel School – 1 Lyman Circle – Library, classroom additions, and playground over several years.
11. South Park Row – South Park Boulevard – development does not have a sidewalk on South Park in order to protect existing street trees.



April 18, 2025
2023197.01

Dan Feinstein
Senior Planner, Zoning Administrator
Shaker Heights Board of Zoning Appeals and City Planning Commission
3400 Lee Road
Shaker Heights, Ohio 44120

Shaker Heights Ludlow School – Pre K Renovation Variance Request

Dear Mr. Feinstein,

I am writing to submit a variance request for the renovation project at Ludlow School, situated at 14201 Southington Road, Shaker Heights, Ohio 44120.

PLAYGROUND SITE REVISIONS

Shaker Heights CSD has been working with the City of Shaker Heights to expand the playground at Ludlow PK to include play equipment not just for the Pre-Kindergarten use but also for equipment that can be utilized for elementary-aged community members. The attached updated plans and attachments reflect the proposed, expanded playground size and equipment. The overall square footage of the playground area was expanded from 4,900 to 6,500 sf. This was accomplished by expanding to the NW toward the baseball field and to the SE around the side of the building. By expanding in these two directions the playground does not move closer to Keswick Road and the critical root zones of the mature pin oaks in the tree lawn.

The City of Shaker Heights requires playground equipment to be located in rear yards only and since the Ludlow school site is bordered by three streets there is no rear yard. Anywhere on this site where a playground structure is located requires a variance.

This project received prior approval of two variances pertaining to the playground from the Shaker Heights Board of Zoning Appeals on December 3, 2024:

(1) 1262.01C.1 SETBACKS FOR ACCESSORY STRUCTURES/ ACCESSORY STRUCTURES PERMITTED IN THE REAR YARD ONLY.

- The additional playground equipment and enlarged playground area require an updated variance as requested per this submittal.

(2) TABLE 1262.05D SUMMARY OF FENCE REGULATIONS

- The distance from the playground bounding fence to the Keswick Road right-of-way has NOT changed. The variance approved in December is still applicable.

VARIANCE REQUESTS

GPD would like to seek the following variances on behalf of the Shaker Heights City School district:

(1) 1262.01C.1 SETBACKS FOR ACCESSORY STRUCTURES/ ACCESSORY STRUCTURES PERMITTED IN THE REAR YARD ONLY

Ludlow is surrounded by Ludlow Road to the north, Southington Road to the east, and Keswick Road to the south. There is no rear yard in which to place the play structures.

We are requesting that the play structures sit on the Keswick side of the building as shown by the revised civil drawings and attached play structure renderings.

We are confident that implementing these design choices will result in a renovation project that fosters a rich education experience for students and strengthens the community's connection with the site.

Sincerely,

GPD Group

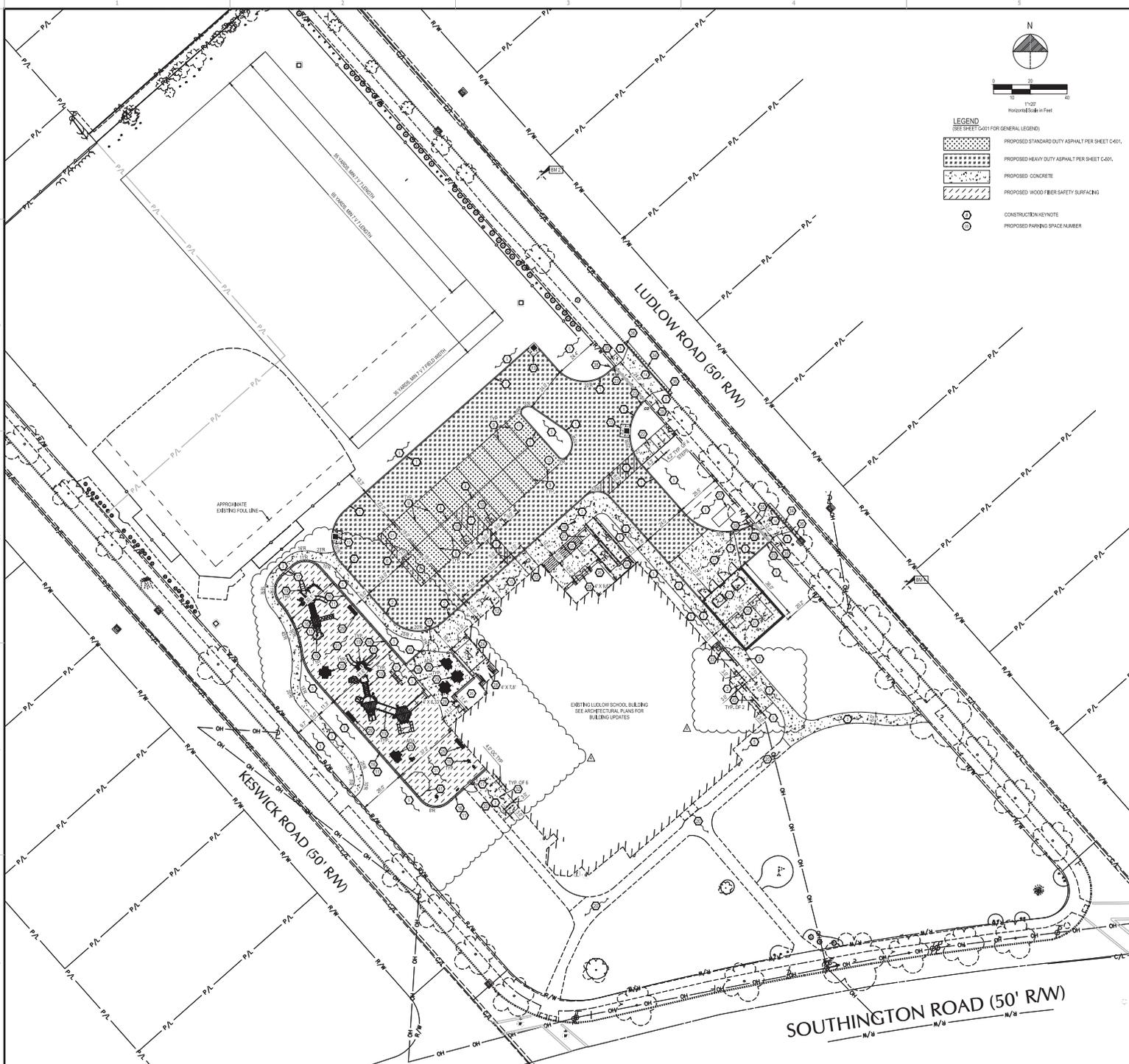


Aaron Rodebaugh
Architect | Project Manager

Attachments:

- C-111 Site Plan
- C-121 Grading Plan
- C-131 Utility Plan
- Playground Plan Top View (provided by vendor)
- Playground Renderings (provided by vendor)

Drawing Name: C-111-2023-01-107 - Shaker Heights Ludlow Road, Working of 44120 - Jeffrey Watson (N/A)
 CADD/Author: 20231017 10:51 AM (N/A)
 Date Plotted: 10/17/2023 10:51 AM (N/A)



GENERAL NOTES

- FOR STORM WATER POLLUTION PREVENTION SEE SHEETS C-015 AND C-016.
- FOR SIGNAGE INFORMATION REFER TO SHEETS C-016.
- FOR SITE GRADING INFORMATION REFER TO SHEET C-017.
- FOR SITE UTILITY INFORMATION REFER TO SHEET C-017.
- CONTRACTOR TO PROVIDE TOPSOIL AND PERMANENT SEED IN ALL DISTURBED AREAS PER SPECIFICATION SECTION 32 52 01 TURF AND GRASSES.

REFERENCE NOTES

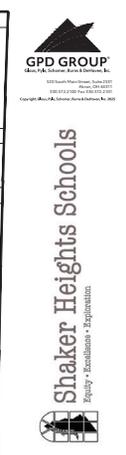
32 10 00 BARTHOLOMEW
 32 12 16 ASPHALT PAVEMENT
 32 12 17 CONCRETE PAVING
 32 13 13 SOIL PREPARATION
 32 13 20 TOPSOIL

OVERALL SITE KEYNOTES

- PROPOSED CONCRETE CURB. SEE DETAIL SHEET C-001.
- PROPOSED CONCRETE CURBED WALK. SEE DETAIL SHEET C-001.
- PROPOSED CONCRETE WALK. SEE DETAIL SHEET C-001.
- PROPOSED HANDICAPPED MARKING. SEE DETAIL SHEET C-001.
- PROPOSED LANDSCAPING AREA. SEED ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE NOTED. SEE SHEET C-011.
- PROPOSED PAINTED TRANSVERSE STRIPING. SEE DETAIL SHEET C-001.
- PROPOSED PAINTED TRANSVERSE STRIPING FOR ADA ACCESSIBLE. SEE DETAIL SHEET C-001.
- PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE. SEE PLACEMENT MARKINGS AND NOTES IN SHEET C-001.
- PROPOSED PAINTED ADA PAVEMENT SYMBOL PER ADA SPECIFICATIONS AND DETAIL SHEET C-001.
- PROPOSED CONCRETE FLUSH CURB AT PLAYGROUND. SEE DETAIL SHEET C-001.
- PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND SHEET C-001.
- PROPOSED CATCH BASIN WITH CONCRETE COLLAR. SEE SHEET C-011 FOR DESIGN INFORMATION.
- CONCRETE SPREAD PER SHAKER HEIGHTS STANDARD DRAWING. SEE SHEET C-004.
- PROPOSED FLUSH CURB AND WALK. SEE DETAIL SHEET C-001.
- PROPOSED ORNAMENTAL FENCE. SEE ORNAMENTAL FENCE AND GATE DETAIL ON SHEET C-001.
- PROPOSED 4" HIEF FENCE GATE. SEE ORNAMENTAL FENCE AND GATE DETAIL ON SHEET C-001.
- PROPOSED CLEANOUT UTILITY STRUCTURE. SEE SHEET C-011 FOR DESIGN INFORMATION.
- PROPOSED PLAYGROUND EQUIPMENT SUPPLIED BY OTHERS. INSTALLED BY CONTRACTOR. COORDINATE ALL WORK WITH CONSTRUCTION MANAGER AND OWNER.
- EXISTING WALK AND FRONT DRIVE TO REMAIN AND BE PROTECTED. CONTRACTOR SHALL REPLACE ANY WALK DAMAGED DURING THE INSTALLATION OF INTERLOCKING PAVING AT THE BUILDING FACE.
- PROPOSED 4" HIEF PAVEMENT WALK W/ 1/2" W/ 1/2" SKRUB CONTROL JOINTS 12" O.C. OVER 1" COOT 3/4 LIMESTONE BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
- PROPOSED CONCRETE STEPPED WALK SEE GRADING PLAN FOR ELEVATIONS. SEE CONCRETE STEPPED WALK DETAIL SHEET C-001.
- PROPOSED 4" CURB FAPER. SEE DETAIL SHEET C-001.
- PROPOSED ADA ENTRY RAMP WITH HANDRAIL. SEE ARCHITECTURAL PLANS, AND SHEET C-001 FOR CONCRETE RAMP SECTION.
- PROPOSED ENTRY STAIR WITH HANDRAIL. SEE STRUCTURAL PLANS.
- PROPOSED BUILDING ADDITION. SEE ARCHITECTURAL PLANS.
- PROPOSED PLANTER. SEE ARCHITECTURAL PLANS FOR PLANTER BOX DETAIL, AND SHEET C-001 FOR PLANTING MEDIA DETAIL.
- PROPOSED FLOOR SLAB. SEE STRUCTURAL PLANS.
- PROPOSED TABLE (FURNISH SUPPLIED BY OTHERS. INSTALLED BY CONTRACTOR. COORDINATE WITH CONSTRUCTION MANAGER AND OWNER. SEE PLAN FOR ADA TABLE LOCATION).
- PROPOSED DUMPSTER AND EQUIPMENT YARD. CONTRACTOR SHALL COORDINATE EQUIPMENT PLACEMENT FOR ALL PROPOSED EQUIPMENT WITH RESPECTIVE EQUIPMENT SUPPLIERS. SEE STRUCTURAL PLANS FOR PROPOSED TABLE. ENGINE PROVIDE DRAWING REGARDING ALL PAVES.
- PROPOSED WOOD FIBER SAFETY SURFACING FOR PLAYGROUND. SEE DETAIL SHEET C-001.
- PROPOSED NATURAL FIBER RACK (GAMETIME MODEL 3000). SUPPLIED BY OTHERS. INSTALLED BY CONTRACTOR. COORDINATE WITH CONSTRUCTION MANAGER AND OWNER.
- EXISTING STAIR, WALL, AND RAILING TO BE REPLACED AND MATCH EXISTING. SEE STRUCTURAL PLANS.
- REPLACE ASPHALT PAVEMENT AS NEEDED FOR INSTALLATION OF DRIVE APRON AND CURBING PER CITY OF SHAKER HEIGHTS REQUIREMENTS. COORDINATE WITH THE CITY OF SHAKER HEIGHTS FOR REPLACEMENT UNITS. CONTRACTOR SHALL MATCH PAVEMENT FINISHES WITH EXISTING ASPHALT.
- REPLACE CONCRETE SIDEWALK AS NEEDED FOR DRIVE APRON INSTALLATION. SEE SHAKER HEIGHTS STANDARD DRAWING ON SHEET C-004.
- PROPOSED CONCRETE CURB PER CITY OF SHAKER HEIGHTS REQUIREMENTS. SEE CONCRETE CURB DETAIL ON SHEET C-004 FOR MINIMUM REQUIREMENTS.
- PROPOSED REINFORCED CONCRETE WALL. SEE SHEET C-001 FOR DESIGN INFORMATION.
- PROPOSED NO SMOKING OR SHOULDER TOBACCO. SEE DETAIL SHEET C-001.
- PROPOSED DO NOT ENTER SIGN. SEE SHEET C-001 FOR DETAIL.
- PROPOSED TRASH CONTAINER. SUPPLIED BY OTHERS. INSTALLED BY CONTRACTOR. COORDINATE WITH CONSTRUCTION MANAGER AND OWNER.
- PROPOSED STAIR AREA. SEE ARCHITECTURAL PLANS.
- PROPOSED LOOP FIBER RACK 8 POSITIONAL (GAMETIME MODEL 1700). SUPPLIED BY OTHERS. INSTALLED BY CONTRACTOR. COORDINATE WITH CONSTRUCTION MANAGER AND OWNER.

BENCHMARKS:

STATE PLANE GRID NORTH: NAD 83 (2011) OHIO NORTH ZONE.
 ELEVATION AND HORIZ. COORDINATES PROVIDED BY GPS TO THE OHIO REAL TIME NETWORK.
 BENCHMARK #2 - ARROW ON FIRE HYDRANT FLANGE.
 N. NORTH IS 201007
 ELEVATION=431.05
 BENCHMARK #4 - "X" CUT ON NORTH BOLT FIRE HYDRANT FLANGE.
 N. NORTH IS 2010709
 ELEVATION=433.34
 SEE SURVEY FOR ADDITIONAL BENCHMARK INFORMATION.



DATE	DESCRIPTION
10/17/23	REVISED FROM PREVIOUS PLAYGROUND PLANTS
10/17/23	REVISED FROM PREVIOUS PLAYGROUND PLANTS
10/17/23	REVISED FROM PREVIOUS PLAYGROUND PLANTS

PRELIMINARY DRAFT
 NOT FOR CONSTRUCTION,
 BID, RELIANCE,
 RECORDING PURPOSES
 OR IMPLEMENTATION.

SHAKER HEIGHTS CITY SCHOOL DISTRICT
 10000 SHAKER ROAD
 SHAKER HEIGHTS, OH 44120

SITE PLAN

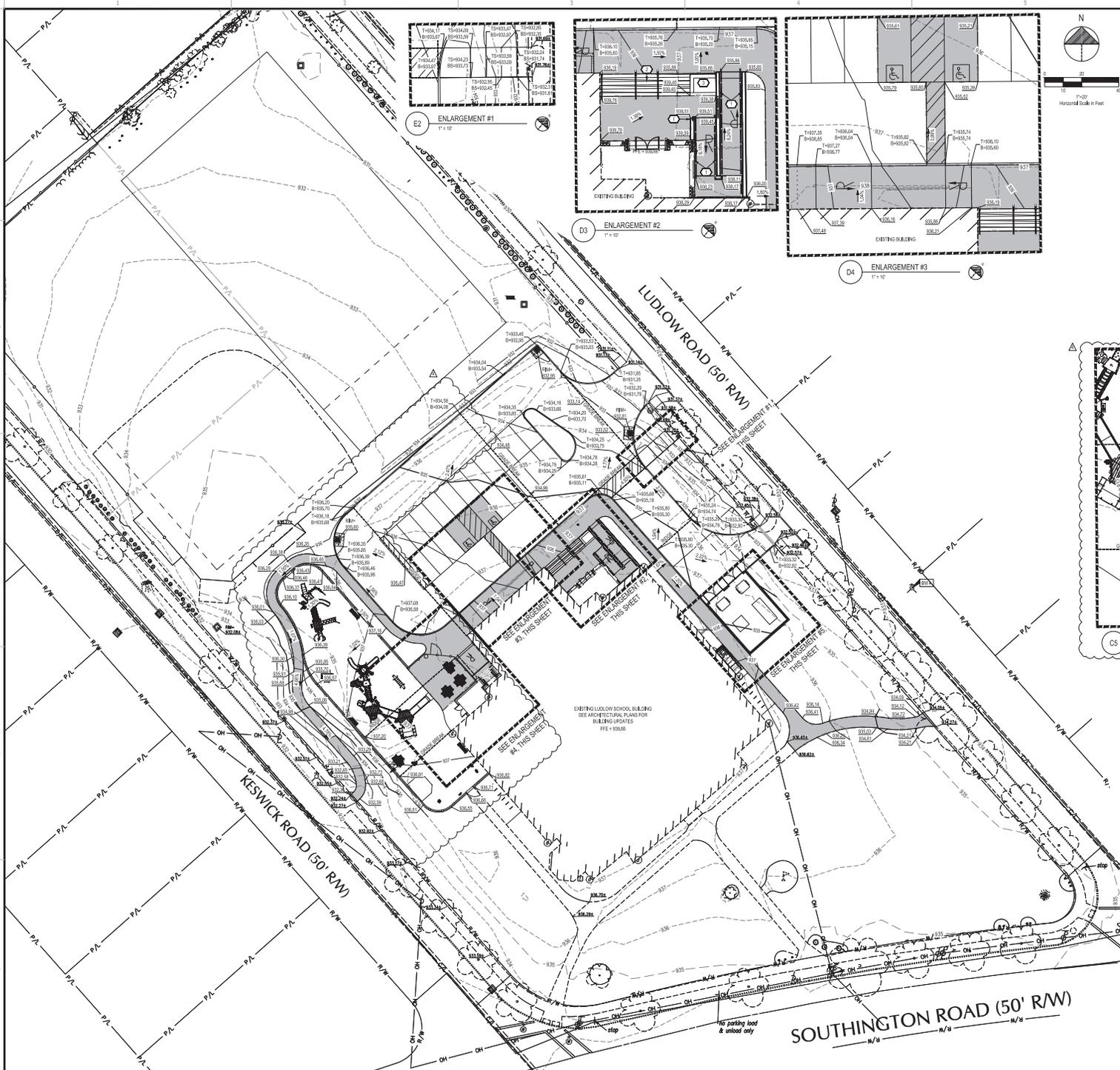
ISSUED FOR:	DATE:
PERMIT	XX/XX/XX
BID	XX/XX/XX
CONSTRUCTION	XX/XX/XX
RECORD	XX/XX/XX

PROJECT NUMBER: 44120-01
 AR: AEF

23101
 2023197.01

C-111

Drawing Name: C121-2023-01-01 - Shaker Heights Ludlow Road, Grading Plan (D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100)



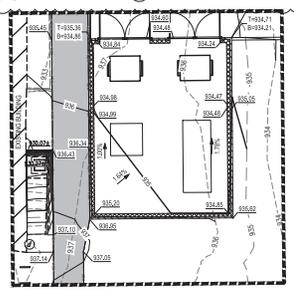
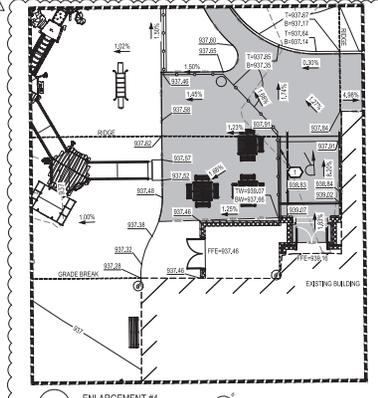
REFERENCE NOTES

01.06.30 TREE & PLANT PROTECTION
 01.10.00 SITE CLEARING
 01.20.00 EARTH MOVING
 02.00.00 TURF AND GRASSES

LEGEND
 (SEE SHEET C401 FOR GENERAL LEGEND)

--- PROPOSED CONTOUR
 --- EXISTING SPOT ELEVATION MATCH EXISTING GRADE ELEVATION
 --- PROPOSED ELEVATION @ FINISHED GROUND ELEVATION
 --- TOP OF STEP ELEVATION
 --- BOTTOM OF STEP / FINISHED PAVEMENT ELEVATION
 --- PROPOSED FLUSH CURB ELEVATION
 --- TOP OF CURB ELEVATION
 --- BOTTOM OF CURB FINISHED PAVEMENT ELEVATION
 --- TOP OF WALL FINISHED GRADE ELEVATION (SIDEWALK ELEVATION IN APPROVED)
 --- BOTTOM OF WALL FINISHED GRADE ELEVATION
 --- PROPOSED DRAINAGE SLOPE & DIRECTION
 --- LIMITS OF ADA ROUTING - SEE ADA GRADING NOTES ON SHEET C401
 --- PROPOSED GRADE BREAK OR HEDGE

- PLAN KEYNOTES**
- FOR TOP OF WALL CAPSTONE ELEVATION, SEE ARCHITECTURAL PLANS.
 - PROPOSED ENTRY STAIR, SEE ARCHITECTURAL PLANS.
 - NUMBER OF STEPS, SEE ARCHITECTURAL PLANS.
 - STAIR RISE HEIGHT: 7 INCHES
 - STAIR TREAD WIDTH: 12 INCHES
 - SCOPE SCHEDULE STAIR: 1/2"
 - PROPOSED PLANTER, SEE ARCHITECTURAL PLANS FOR TOP ELEVATIONS.



BENCHMARKS

STATE PLANE GRID NORTH, NAD 83 (2011), OHIO NORTH ZONE. ELEVATIONS ARE NAVD 83. GRID IS TIED BY GPS TO THE OHIO REAL TIME NETWORK.

BENCHMARK #2 - ARROW ON FIRE HYDRANT PLANGE, N 8607.0, E 201657
 ELEVATION=931.29

BENCHMARK #1 - X CUT ON NORTH BOLT FIRE HYDRANT PLANGE, N 8607.0, E 201729
 ELEVATION=933.24

SEE SURVEY FOR ADDITIONAL BENCHMARK INFORMATION.

GPD GROUP
 10000 Lakeside Blvd., Suite 200
 Cleveland, OH 44130
 216.223.8800
 www.gpdgroup.com

Shaker Heights Schools
 Agency • Consultant • Registration

REV.	DATE	DESCRIPTION
1	11/20/23	ISSUED FOR PERMITS
2	11/20/23	FOR COMMENTS FROM AGENCIES & PLAYGROUND PLANTERS
3	11/20/23	
4	11/20/23	

DATE	DESCRIPTION
11/20/23	ISSUED FOR PERMITS
11/20/23	FOR COMMENTS FROM AGENCIES & PLAYGROUND PLANTERS
11/20/23	
11/20/23	

SHAKER HEIGHTS CITY SCHOOL DISTRICT
 10000 LAKESIDE BLVD
 SHAKER HEIGHTS, OH 44120

GRADING PLAN

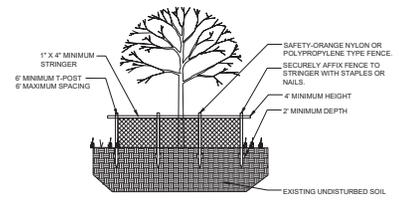
ISSUED FOR:	
PERMIT	XX/XXXX
BID	XX/XXXX
CONSTRUCTION	XX/XXXX
RECORD	XX/XXXX

PROJECT MANAGER: []
 CHECKER: []
 APPROVED: []

Drawing Name: 012323203101 Shaker Heights City School District - Shaker Heights, Ohio - 15000 - 012323203101.dwg
 User: jason@shakerheights.org
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 Plot Date: 11/15/2023 10:10:10 AM

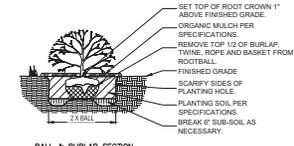
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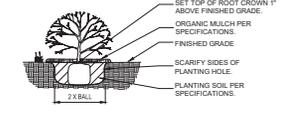


*TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.

A4 TREE PROTECTION DETAIL
N.T.S.



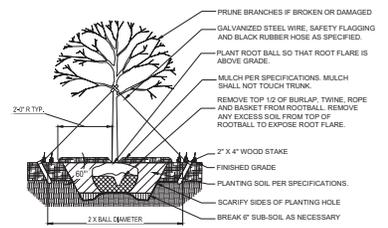
BALL & BURLAP SECTION



CONTAINER SECTION

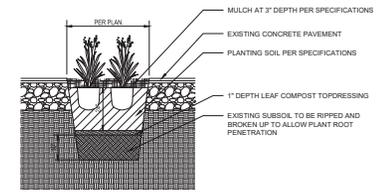
GENERAL NOTES:
 1. PRUNE ROOTS IF BALL IS ROOTBOUND.
 2. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP.
 3. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.

D5 SHRUB PLANTING DETAIL
N.T.S.



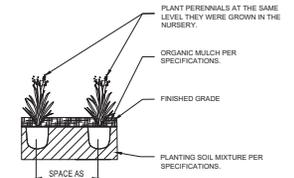
GENERAL NOTES:
 1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
 2. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.

B5 SHADE TREE PLANTING DETAIL
N.T.S.



GENERAL NOTE:
 ALL LANDSCAPE BEDS THAT WERE PREVIOUSLY ASPHALT OR OTHER HARDSCAPE SHALL BE RENOVATED.

A4 LANDSCAPE RENOVATION AREA
N.T.S.



A5 PERENNIAL PLANTING DETAIL
N.T.S.



Shaker Heights Schools
 Quality • Excellence • Inspiration

REV.	DATE	DESCRIPTION

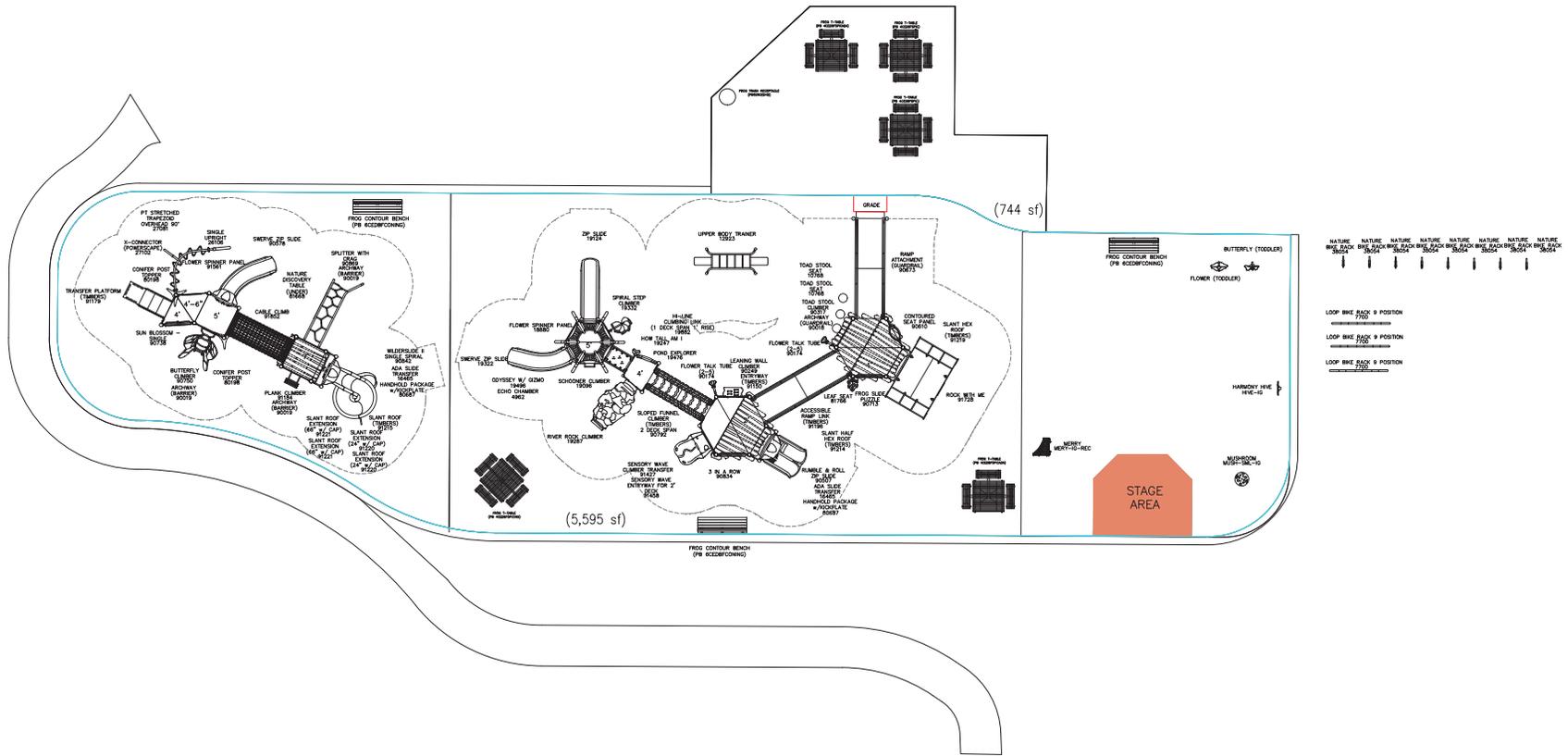
SHAKER HEIGHTS CITY SCHOOL DISTRICT
 15000 SHAKER HEIGHTS, OH 44120
 LANDSCAPE DETAILS

ISSUED FOR:	
PERMIT	XX/XX/XX
BID	XX/XX/XX
CONSTRUCTION	XX/XX/XX
RECORD	XX/XX/XX

PROJECT MANAGER	DESIGNER
AF	AS

23-01
2023197.01

L-501



ISO
 9001
 CERTIFIED
 150 PlayCore Drive SE
 Fort Payne, AL 35967
 www.gametime.com

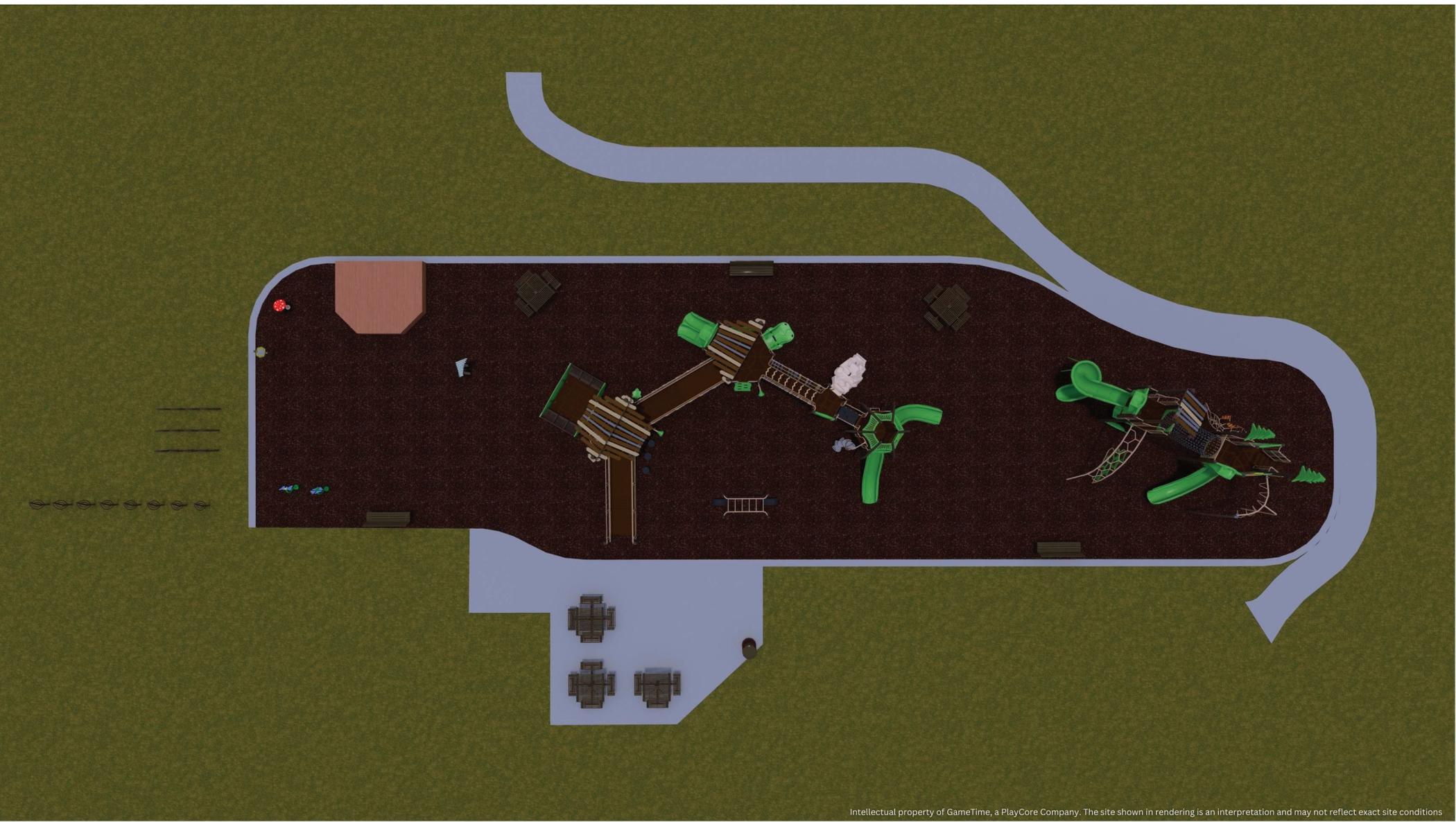
SHAKER HEIGHTS CITY SCHOOL DISTRICT
 LUDLOW PLAYGROUND - REVISION 1
 SHAKER HEIGHTS, OH
 Representative
 DWA RECREATION

This play equipment is recommended for children ages 2-12

Minimum Area Required:
 Scale: 1" = 5'-0"
 This drawing can be scaled only when in an 36" x 48" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CANCSA-Z-614

Drawn By: TK/CS
 Date: 04/03/2025
 Drawing Name: TSHAKER-HEIGHTS-PRESCHOOL

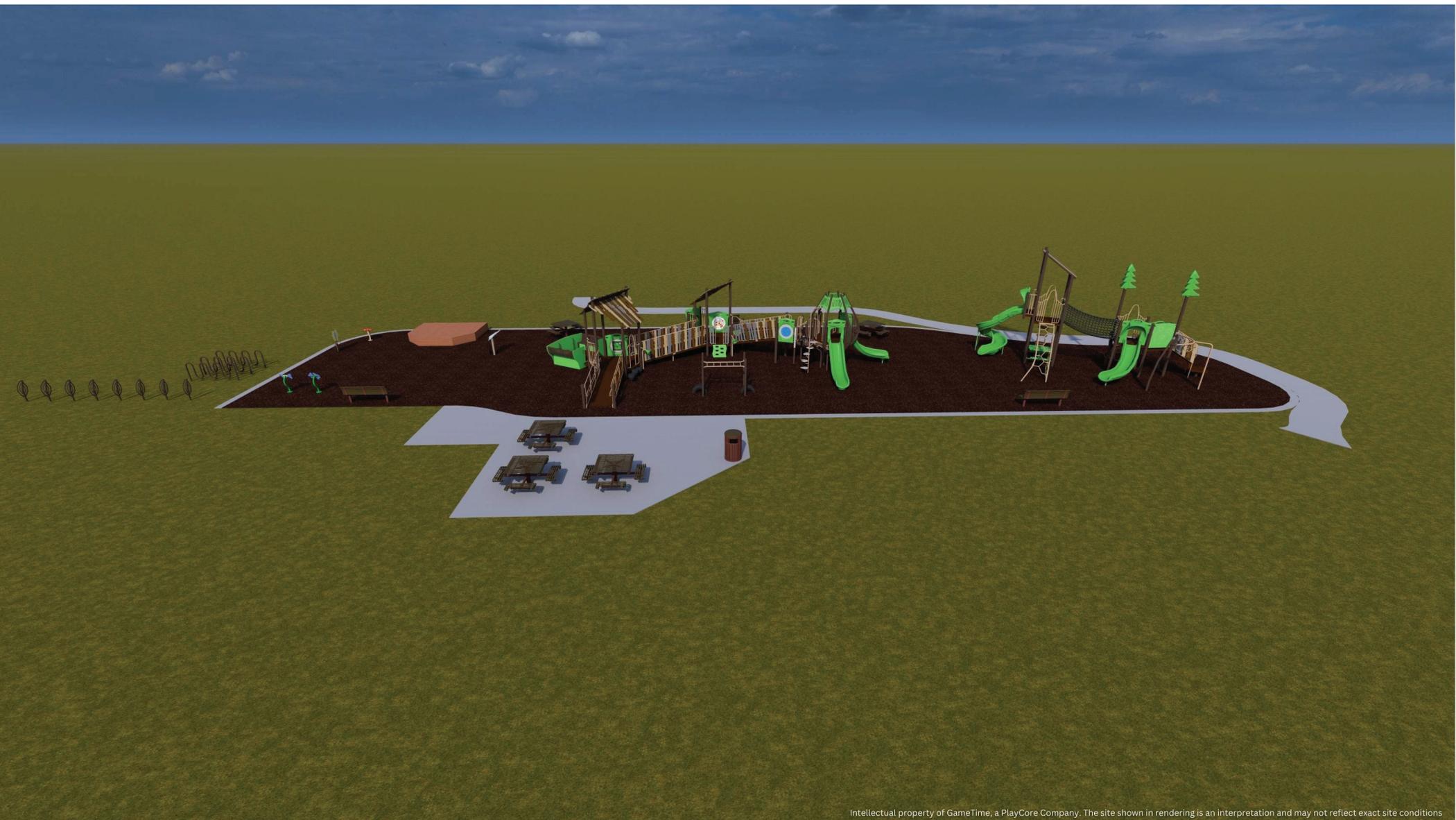


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Shaker Heights City School District - Ludlow Playground - Revision 1





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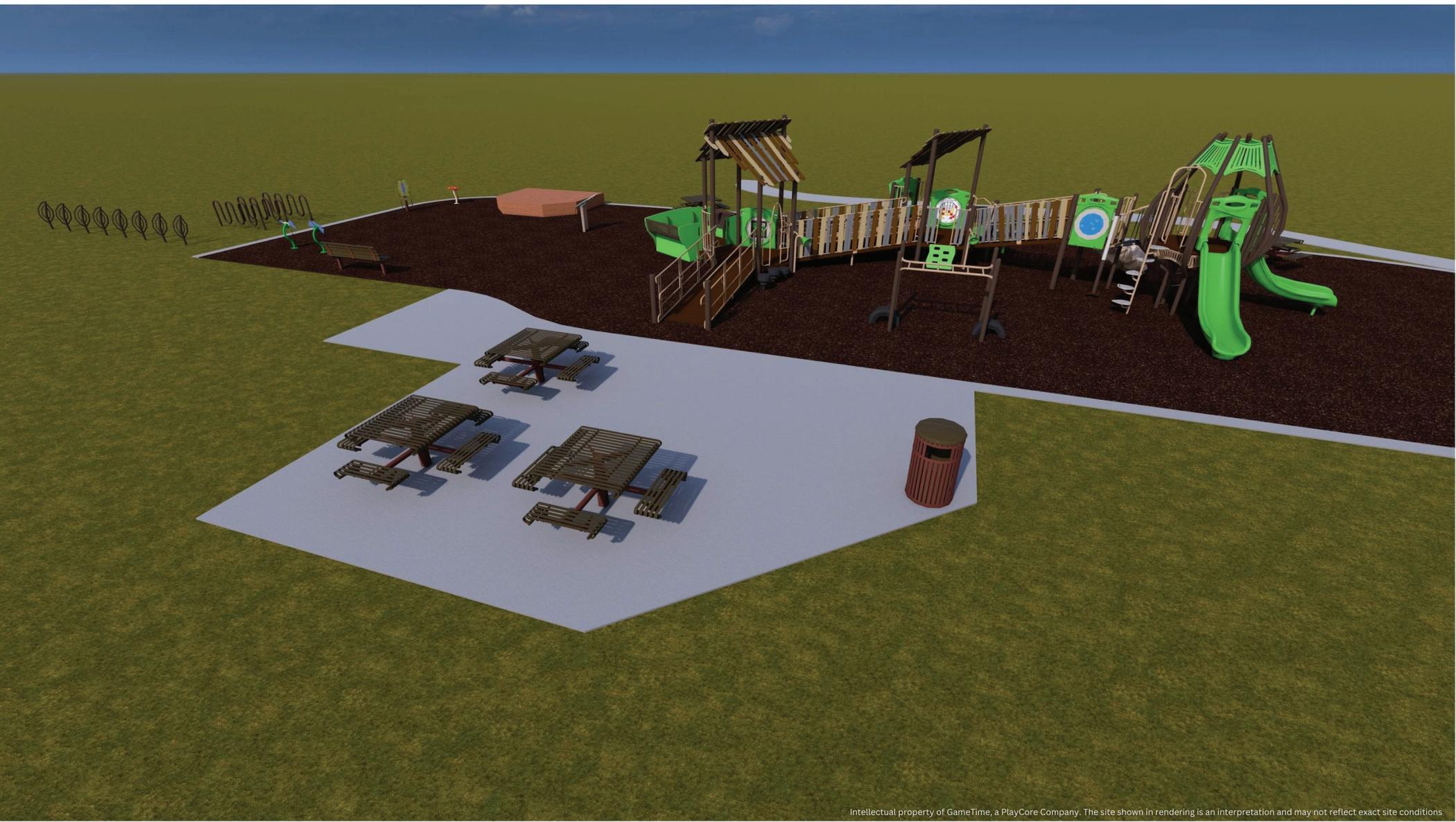


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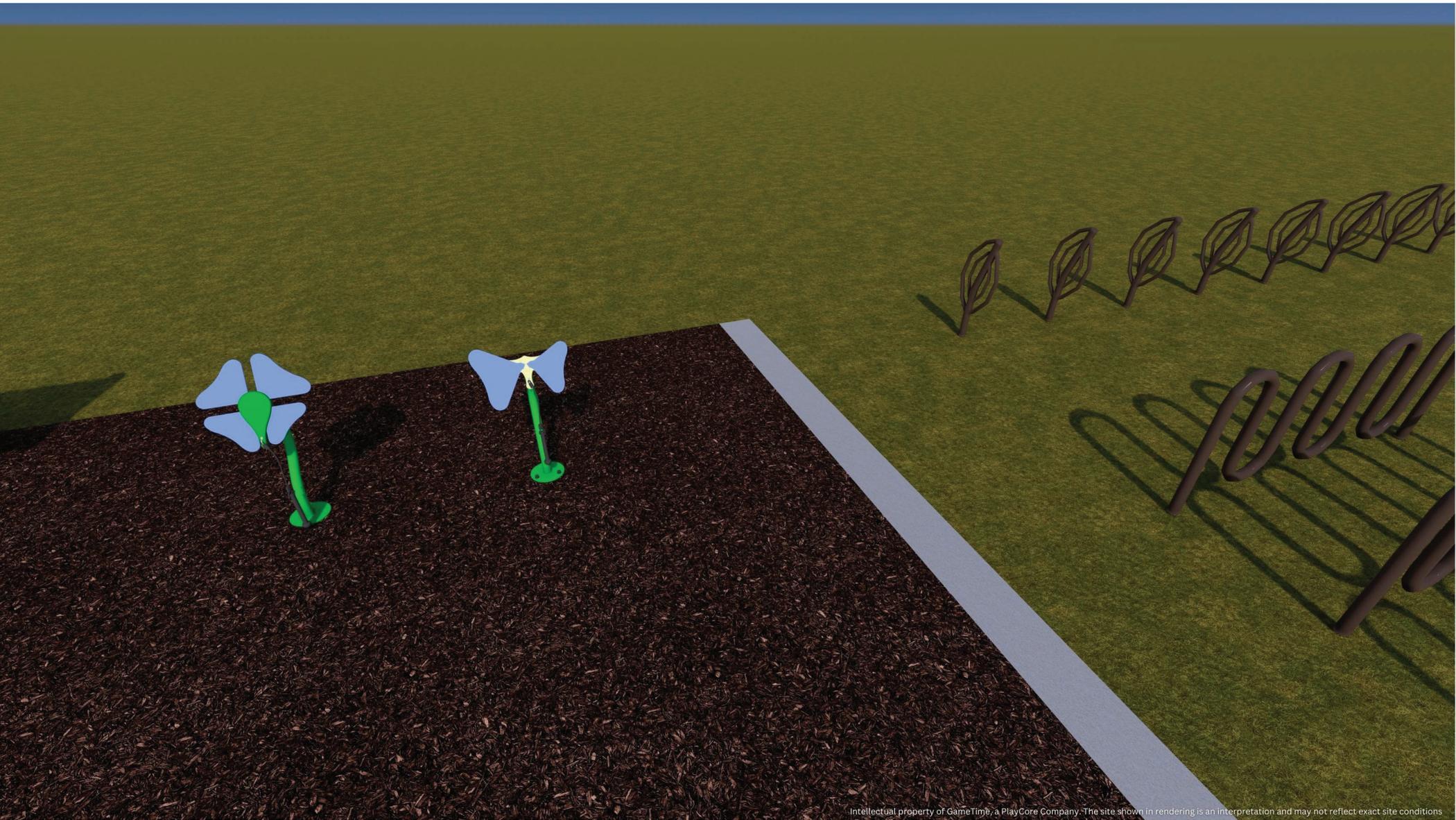


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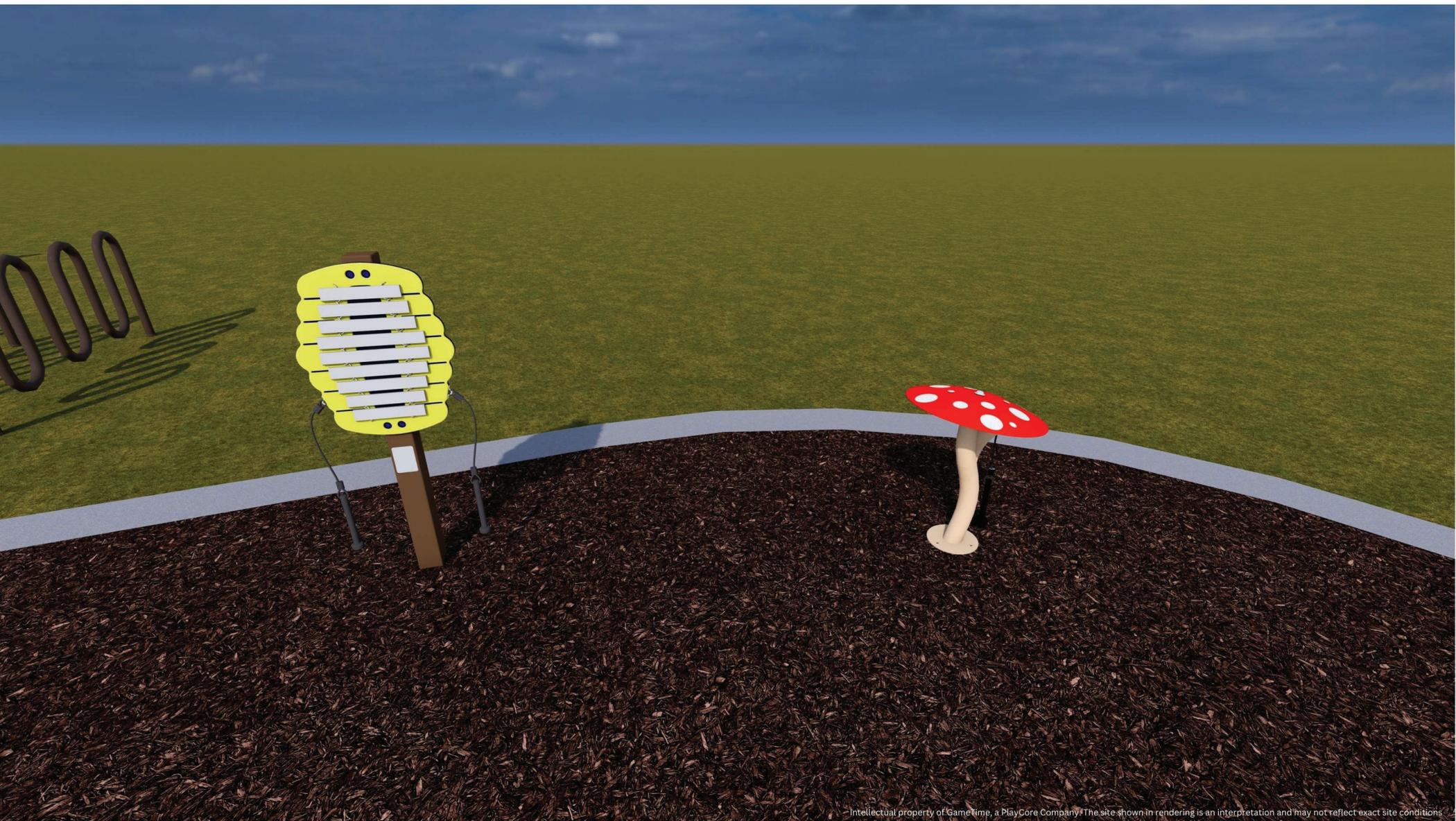


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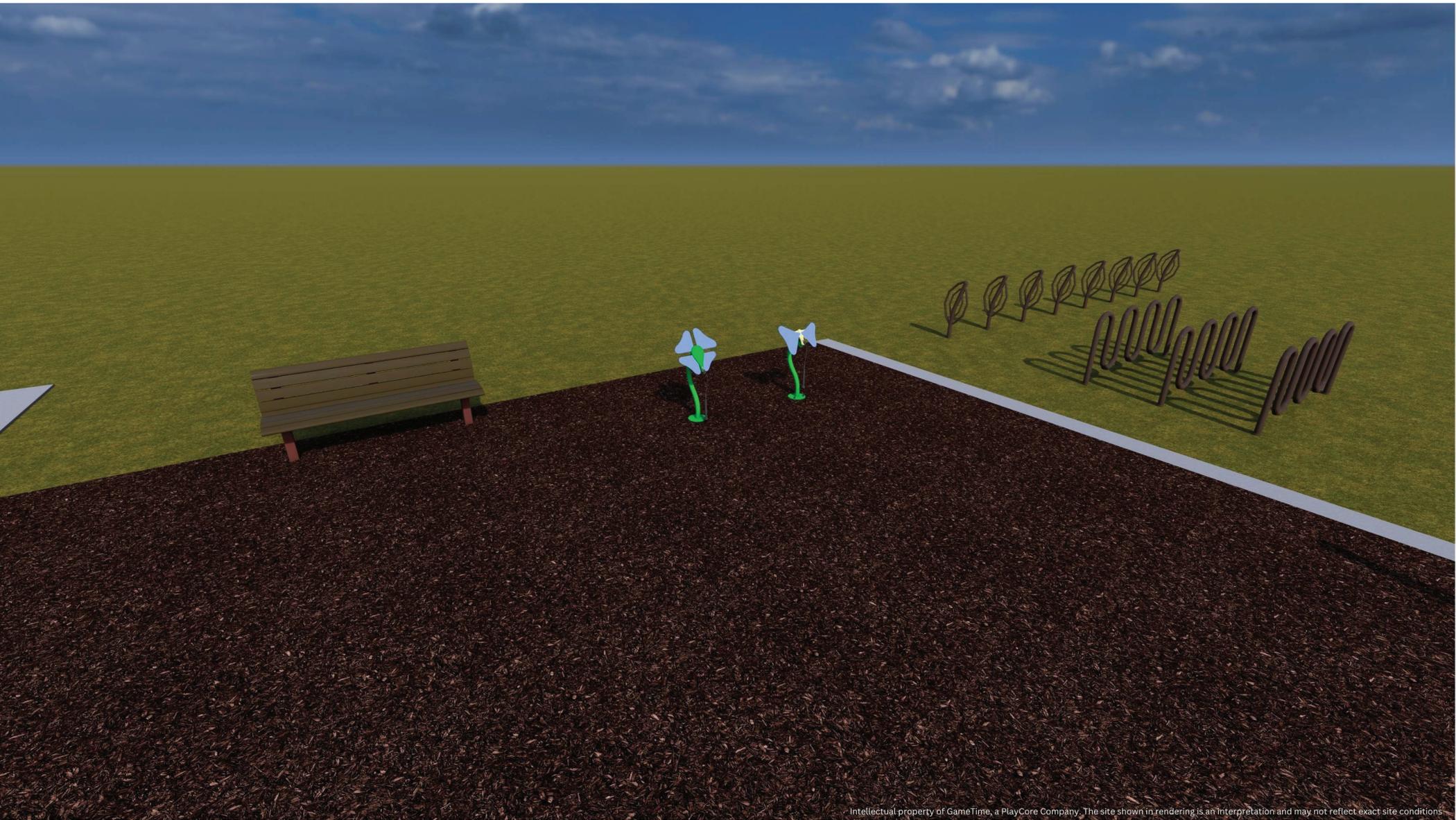


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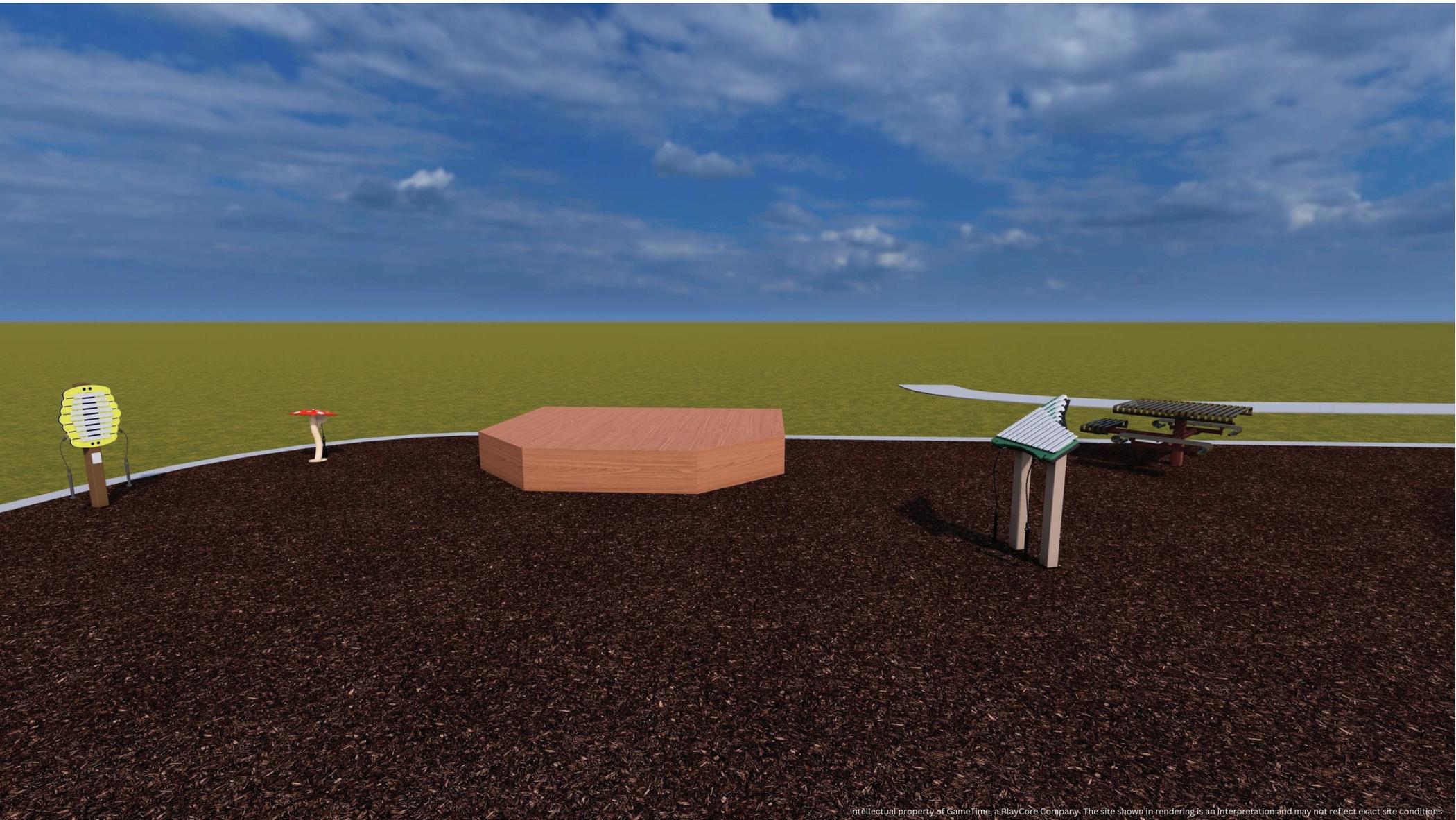


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December 2024
BOARD OF ZONING APPEALS
Meeting Minutes

#2261. LUDLOW SCHOOL – 14201 SOUTHLINGTON ROAD:

A Continuation of a Public Hearing was held on the request of Aaron Rodebaugh, GPD Group, on behalf of the Shaker Heights City School District, Ludlow School, 14201 Southington Road, to the Board of Zoning Appeals for variances in order to relocate the playground as part of the renovation of the building into a district-wide pre-school. The applicant was continued from the August 6, 2024 meeting in order for the applicant to revise the playground design and tree preservation plan. The applicant now proposes a pre-school playground surrounded by a 4-foot tall ornamental aluminum fence in the Keswick Road front yard. Code does not allow a playground in the Keswick Road front yard. Code allows a 4-foot tall fence in the front yard, set back 33 feet. The fence requires a variance as it is proposed 26 feet from Keswick Road. A tree evaluation plan has been submitted. A community playground will be submitted for review at a future meeting.

Mr. Feinstein showed pictures of the site. He stated this is a continuation of a request for the renovation of Ludlow School into a district-wide pre-school. The review of improvements were partially approved at the October 2024 meeting, but the playground location was continued. The applicant now proposes a pre-school playground in the Keswick Road front yard, enclosed by a 4 foot tall aluminum ornamental fence. Code does not allow a playground in the front yard. The 4 foot tall fence is required by zoning code to be set back 33 feet in the Keswick Road front yard. The fence is proposed to be set back 26 feet. The comments from the July meeting continuation of the playground have been addressed and a tree survey has been submitted. The parking lot has been reduced in size to allow additional space for the playground. The City Forester has reviewed the tree plan. Staff supports the two requested variances with the following conditions: 1) Three pin oak trees replace to the 4 removed pin oak street trees on Keswick Road adjacent to the playground. These street trees should be installed at two inches in caliper size and with the final placement determined in coordination with the City Forester; and 2) additional variety of landscaping is added in front of the playground fence to augment the low grow sumac shrubs. Staff also suggests: 1) a community playground is designed in cooperation with the city and any variances brought back for review; 2) a more direct walkway path to Keswick Road from the playground and ballfield is studied; 3) additional site furnishings near the playground are considered; 4) the bicycle parking appropriate location, size and type of rack are studied further; and 5) the City and School District work together on the drainage issues that affect the Keswick Road sidewalk and both athletic fields.

Aaron Rodebaugh, GPD Group, described the project and proposal. He said the 4 existing street trees which have tree numbers 7 through 10 are proposed to be removed and replaced. The arborist reported that the risk of falling limbs is increased. Those trees would also be impacted by construction so it is better to replace them with new trees. He showed an updated site plan and location for the pre-K playground, which has been pulled back and located on level land. This is a similar location to the existing playground. Parking has been reduced from 27 to 21 spaces. Both the Board of Education and Ludlow community support these changes. A walkway along the building was widened and landscaping is built into the slope. The winding sidewalk is longer due to changing grades to make it ADA compliant. The outline of the tree protection zones matches the outline of the playground. New equipment is under 15 feet tall with multiple activities on each. The earthtone color selection matches the equipment at Fernway School. A future community playground location is shown west of the proposed playground. This must

be further explored with the city since the location moves the backstop 30 feet to be able to fit the 2,000 square foot playground. Teachers want a fenced area between the playgrounds. A variance is requested for the playground in the front yard. There are three front yards on the site. The fence is now 33 feet from the street to the sidewalk. A fence variance is required for a 4-foot tall aluminum ornamental fence set back 26 feet when a 33 foot setback is required. They chose a shorter rather than a skinnier parking lot design layout.

Mr. Malone said some good redesign work has been completed. The parking lot is better. He understands tree protection and the proposed replacements. Did the community respond to a future playground location, either combined or in a different location?

Mr. Rodebaugh said there are pros and cons to separate playgrounds. If together then different age children can all use both playgrounds.

Jeff Grosse, Shaker Heights School Assistant Superintendent, said they look at the playgrounds as one total. All playgrounds at other schools are for the school and community. The pre-K playground is smaller. They can add additional space with larger play structures. It is similar to other school buildings where there is different sized equipment.

Mr. Gruber asked if a fence around the pre-K playground is required by state regulations.

Mr. Grosse said yes, the State license requires the fence for the pre-K playground. This is different than other district playgrounds. The school district is working with the city to determine the size of a combined playground. It makes sense to do all the site work during renovation. A grant for the pre-school playground equipment has been obtained. There is discussion with the city about the additional playground.

Dr. Ganning said the path to the sidewalk is winding. Are there thoughts of other pathways?

Mr. Rodebaugh said an additional pathway to Keswick can be investigated.

Mr. Russell said it is good to have the playground locations together with a gate and path between the two areas.

Mr. Grosse said they are working with the city on the community playground as the ballfield backstop is affected.

Mr. Malone said he supports the City working together with the school district to figure out the playgrounds.

Mayor Weiss opened the Public Hearing.

Mr. Feinstein read summaries of submitted comments.

Kevin Dreyfuss-Wells, 3021 Ludlow Road, said the revised plans are much better for trees, parking and co-location of the neighborhood playground. It is not the amount of green space, but the quality of the space. This should be a place for children and it needs to be safe with seating, shade trees and benches.

This design does not accommodate all of the neighborhood activity in the playground. The Board should consider ideas for the additional playground at this meeting.

Tad Reichart, 3058 Van Aken Boulevard, said the 2,000 square foot playground seems small. The older kids' playground is too small. The Southington Road front yard is an underutilized playground space that could support a larger playground.

Susan Rotatori, 3169 Ludlow Road, said the new community playground is small. There is no place to add equipment. She supports other plans submitted with a front yard playground with larger playground spaces. She agrees with co-locating the playgrounds. Move the playground along the Keswick side of the building instead.

Sara Schiavoni, 2942 Morely Road, said there is a similar playground in the Malvern neighborhood. There is a pre-school playground and an original school playground. There are potential issues with water drainage and catch basins that do not catch the water in the athletic fields. If regraded for baseball then regrade it all including the soccer field so it is more usable for everyone.

Doug Wang, 2903 Southington Road, said the School Board and the City should work together for a solution that is more useful than what we have now. The Ludlow field is 7 feet short and drainage does not work. This playground is similar in total size to Boulevard School. It is difficult to move the playground along Keswick Road as it is narrow. He hopes to work with the city to solve any issues.

Mr. Boyle said the only other space for the playground along Keswick was too close to the trees. The requested variance is not about a community playground. He supports the new location of the pre-K playground in the Keswick Road front yard.

Ms. Braverman asked for an explanation of the tree protection zones on the site plan.

Mr. Rodebaugh described the tree canopy drip line that is also the tree protection zone outline.

Mayor Weiss asked about expanding the playground area along the Keswick Road side of the building. Could that be done outside of the tree protection zone?

Mr. Russell asked what trees are proposed to replace the existing trees.

Mr. Rodebaugh said staff suggests 3 pin oaks as replacements. They will work with the city Forrester. The tree protection zone for the Keswick Road street trees leaves a very narrow area available close to the building that is outside of the protection zone.

Mayor Weiss asked if the playground of 4,800 square feet is required.

Mr. Rodebaugh said yes, 60 square feet per student is required. They propose three (3) classrooms at a time use the playground.

Mayor Weiss said the Board is trying to balance the interests of the trees, playground and parking. The school district proposal is a good improvement.

Dr. Ganning asked the plan to create the neighborhood playground.

Re: BZA #2261
Ludlow School – 14201 Southington Road
May 6, 2025 continuation of public hearing.

Dear CPC-BZA members,

I want to thank the Planning Commission and the Shaker Heights School District for all that has been accomplished since this project originally came before you in June of 2024. Since then, the district retained a professional arborist, took steps to protect the legacy oak trees, and reduced the parking lot size to make room for more green space. Most importantly, the project before you at this meeting has enlarged the playground area to create a better amenity to serve the neighborhood and all its children, finally fulfilling a commitment that was made to the community when the school was closed in 1987.

I am grateful that the District, City, and Shaker Schools Foundation are partnering to make this expanded playground happen. I urge the Board of Zoning Appeals to approve the requested variance, but request two conditions be incorporated.

- **Additional trees:** The revised landscape design shows just three trees adjacent to the perimeter of the playground. As Shaker celebrates its 40th consecutive year receiving the Tree City USA designation, it is important to recognize how important generous tree plantings have been in creating the wonderful play spaces at all our other elementary schools.

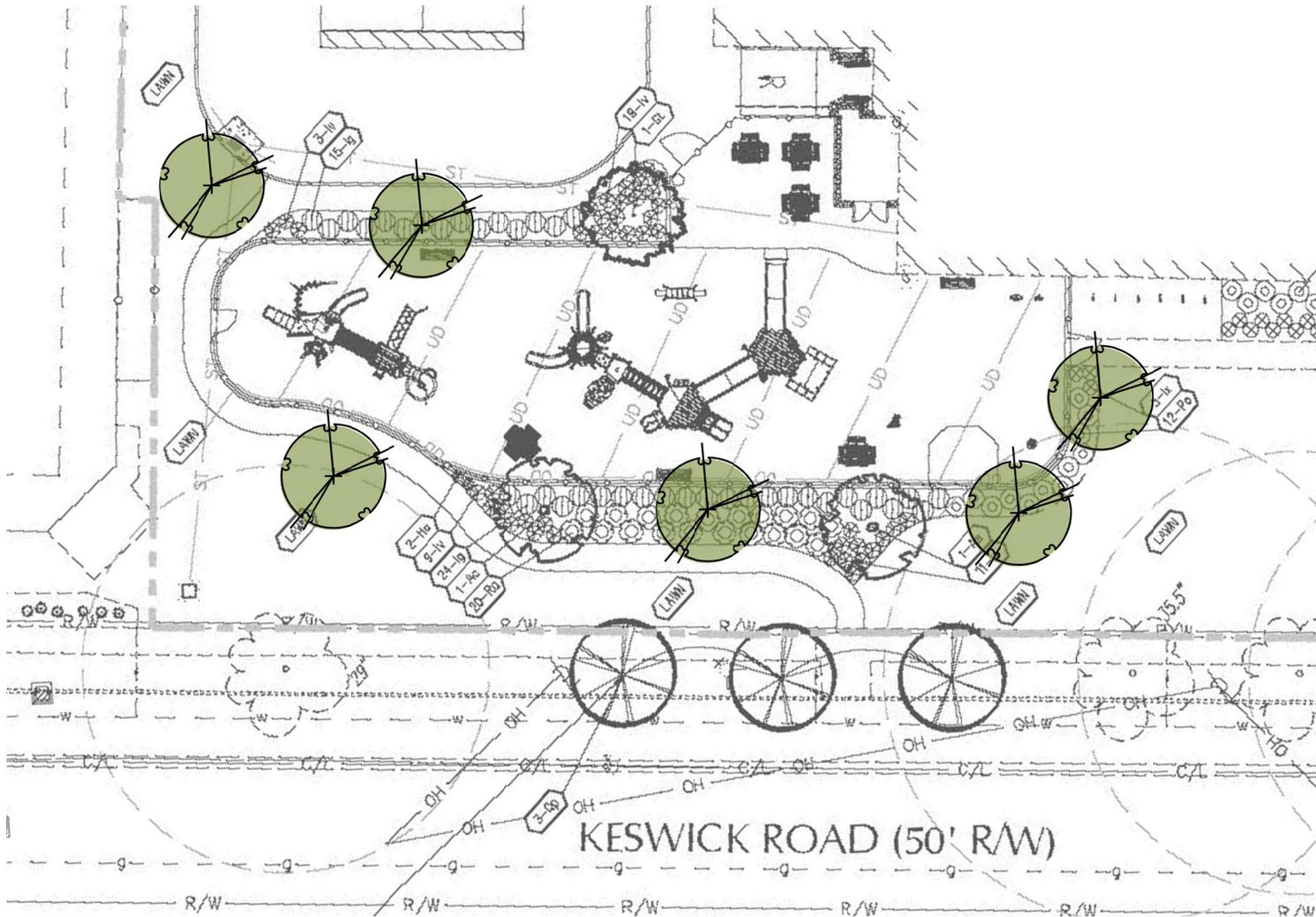
Adding trees to the site plan will soften the edges of the playground, and reduce the impact of the encroachment into the front yard setback, the variance the applicant seeks. I have attached a sketch suggesting locations where six (6) trees could be added. I will also note that I have offered to the Shaker Schools Foundation to personally donate the full cost of these added trees. I ask that you incorporate their locations into your approval in the event that the Foundation chooses to accept our contribution.

- **Bicycle parking:** This project has made great strides in accommodating bicycle users since it was first presented, and now offers two good-sized bike parking areas that can be safely accessed. As the City has proclaimed May 2025 to be Bike Month in Shaker Heights, it may be appropriate for the CPC/BZA to integrate bike parking best practices as a standard tool in its project review. I suggest the Association of Pedestrian and Bicycle Professionals publication “Essentials of Bike Parking” as a helpful reference standard: https://www.apbp.org/assets/docs/EssentialsofBikeParking_FINA.pdf

Specific to this project, the ‘leaf’ racks adjacent to the playground are a great selection, essentially matching the ‘post & ring’ style recommended on page 6. However, the revised rack design at the eastern corner of the school specifies the Gametime Model 7700, a ‘wave’ rack that is described in this reference as a rack to avoid, due to performance concerns. This selection may be particularly problematic for use by cargo bikes that parents with young children often use -- ‘inverted U’ style racks would be more functional.

Thank you again for your thoughtful review of this project, and your continued attention to the planning of this project and our city.

Kevin Dreyfuss-Wells
3021 Ludlow Road



LUDLOW PLAYGROUND

proposed tree additions . 4.30.2025

RACK STYLES

The majority of manufactured bike racks fall into one of the categories on pages 6-8. Within a given style, there is wide variation among specific racks, resulting in inconsistent usability and durability. APBP recommends testing a rack before committing broadly to it.

RACKS FOR ALL APPLICATIONS

When properly designed and installed, these rack styles typically meet all performance criteria and are appropriate for use in nearly any application.

INVERTED U
also called
staple, loop



Common style appropriate for many uses; two points of ground contact. Can be installed in series on rails to create a free-standing parking area in variable quantities. Available in many variations.

POST & RING



Common style appropriate for many uses; one point of ground contact. Compared to inverted-U racks, these are less prone to unintended perpendicular parking. Products exist for converting unused parking meter posts.

RACKS TO AVOID

Because of performance concerns, APBP recommends selecting other racks instead of these.

WAVE
also called undulating
or serpentine



Not intuitive or user-friendly; real-world use of this style often falls short of expectations; supports bike frame at only one location when used as intended.

SCHOOLYARD
also called
comb, grid



Does not allow locking of frame and can lead to wheel damage. Inappropriate for most public uses, but useful for temporary attended bike storage at events and in locations with no theft concerns. Sometimes preferred by recreational riders, who may travel without locks and tend to monitor their bikes while parked.

COATHANGER



This style has a top bar that limits the types of bikes it can accommodate.

WHEELWELL



Racks that cradle bicycles with only a wheelwell do not provide suitable security, pose a tripping hazard, and can lead to wheel damage.

BOLLARD

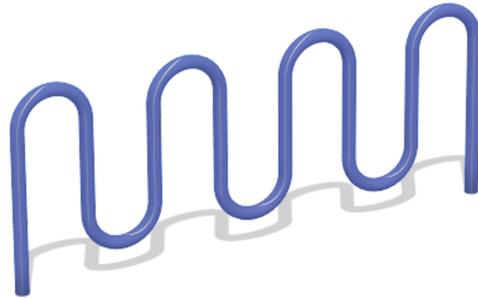


This style typically does not appropriately support a bike's frame at two separate locations.

SPIRAL



Despite possible aesthetic appeal, spiral racks have functional downsides related to access, real-world use, and the need to lift a wheel to park.



GTSite

LOOP BIKE RACK | 7700

Create a visually appealing and durable bicycle parking solution for your recreation area. Available in 3', 5', and 7' lengths, this popular U-shaped rack allows parking for five to nine bicycles.

DESIGN FEATURES

- Fabricated 2-3/8" O.D. galvanized pipe
- Bright powder coat finish
- Extends approximately 24" below ground level for in-ground mounting
- Visually appealing and durable bicycle parking solution that is ideal for high-use recreation areas.