



SHAKER HEIGHTS

City Planning Commission Joint Work Session with the Architectural Board of Review, 6:30PM

Board of Zoning Appeals & City Planning Commission Agenda, 7PM Via Conference - Zoom Tuesday, January 4, 2022

This virtual meeting is being held pursuant to Ordinance 21-103, AND RESOLUTION 21-104, enacted by City Council on September 27, 2021.

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=OU3V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

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@shakeronline.com; or by calling (216) 491-1435. Any comments or questions received before the meeting will be read into the record at the meeting. The audio of the meeting will be available the following day on the City's [website](#).

1. Roll Call.

JOINT WORK SESSION - 6:30 PM

Van Aken Mews Townhomes – Van Aken Boulevard at Sutton Road. Preliminary Discussion.

2. Approval of Minutes from the December 7, 2021 meeting.

Documents:

[DRAFT BZACPC M 2021 1207.PDF](#)

BOARD OF ZONING APPEALS - 7:00 PM

2148. PALOMA RESTAURANT – 20041 WALKER ROAD:

Public Hearing on the request of Richard Lalli, architect, representing Van Aken BC, LLC, 20041 Walker Road, to the Board of Zoning Appeals for a variance to the CM Commercial Mixed Use zoning district design standards. A variance was approved in August of 2017 to locate the primary entrances at the corners of the building close to Farnsleigh Road. The applicant proposes that the first floor space utilize a door facing the Living Room Park as the primary entrance instead of the door at the corner with Farnsleigh Road. The

Farnsleigh corner entry door is proposed to only serve an elevator and stairway to the second floor special event space. This is a change to the original variance approval and requires review. The CM Commercial Mixed Use zoning district design standards require a primary entrance to face and be accessible from the main street.

Documents:

[2148 20041 WALKER - ENTRIES_FULL PACKET.PDF](#)

CITY PLANNING COMMISSION

#2145. COUNTY/BARTIMOLE RESIDENCE – 13960 SOUTH PARK BOULEVARD:

Continuation of a Public Hearing on the request of Alexander Kolbe, evoDOMUS, Inc., representing John County and Karin Bartimole, 13960 South Park Boulevard, to the Board of Zoning Appeals and City Planning Commission for site plan review and variances for a new single-family house. The applicant proposes to construct a 3-bedroom house on this vacant single family lot at the corner of South Park Boulevard and Warwick Road. The house will have a 2-car attached garage with a driveway onto South Park Boulevard. The garage is located in the eastern side yard while code allows garages in the rear yard only. A water feature is proposed in the South Park front yard. An accessory structure is only allowed to be located in the rear yard. A revised plan has been submitted. The bocce court, garden and fence are no longer proposed. Four healthy trees will be removed to create a building site and driveway and four new shade trees are proposed to be planted which meets the tree preservation code requirements. Site plan review is required for all new houses.

Documents:

[2145 13960 S PARK - NEW HOUSE FULL PACKET.PDF](#)

#2149. CHIPOTLE RESTAURANT – 3530 WARRENSVILLE CENTER ROAD:

Public Hearing on the request of Fred Margulies, Onyx Creative, representing Dan Carducci, Shaker FV Holdings, 3530 Warrensville Center Road, to the Board of Zoning Appeals and City Planning Commission for a Conditional Use Permit, site plan review, variances and subdivision of land in order to construct a new Chipotle Restaurant on Warrensville Center Road, south of Chagrin Boulevard. A Conditional Use Permit is required for the drive-through pick-up window. Site plan review is required to construct a new restaurant building on this vacant lot. Variances are requested to the requirements regarding the rear buffer, front and side yard maximum building setbacks, parking and lighting. The rear landscape buffer is 10 feet 5 inches at the southern end of the property while code requires a 20-foot wide landscape buffer bordering a residential zoning district. The front building setback is 15 feet with a patio facing Warrensville Center Road. The maximum front yard setback allowed is 10 feet. The side yard setbacks are 56 feet 6 inches to the south and 38 feet 8 inches to the north. Code allows a maximum setback of 1/3 the building height, which is 6 feet 8 inches. There are 27 parking spaces with a proposed driveway access to the Wendy's parking lot. Code requires 31 parking spaces. The lighting plan shows light encroachment over the north and south property lines of greater than the 1 foot candle of light trespass allowed by code. A Commercial Mixed Use district design standard variance is requested to the requirement for 60 percent clear first floor windows facing the street. Windows are proposed as 49 percent of the first floor building façade facing Warrensville Center Road. Subdivision of land is required to combine parcel numbers 736-29-045 and 046 into one parcel. The Conditional Use Permit requires Council confirmation.

Documents:

[2149 3530 WARRENSVILLE - CHIPOTLE_FULL PACKET.PDF](#)

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.