



## SHAKER HEIGHTS

### Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, March 7, 2023, 7PM

**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 (as amended in Ordinance 22-28), and Resolution 22-29, enacted on March 22, 2022.**

**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=OUz3V016QnNpeVFYR1k0aHQxc0pMQT09>, 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](mailto: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.
2. Approval of Minutes from the February 7, 2023 Meeting.

Documents:

[BZA M 2023 0207 DRAFT.PDF](#)

#### **BOARD OF ZONING APPEALS**

##### **#2199. MAJOR RESIDENCE –21710 FAIRMOUNT BOULEVARD:**

Public Hearing on the request of Clarence and Suzette Major, 21710 Fairmount Boulevard, to the City Planning Commission for subdivision of land in order to divide their property on which the Major home is located into two parcels. The house parcel (734-06-004) is proposed to be divided, creating a vacant parcel to the east. The new parcel is proposed to be 75.69 feet wide and 11,432 square feet in size. The applicant proposes to construct a new home on the new lot. Both lots meet code requirements in the SF-2 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Documents:

**CITY PLANNING COMMISSION**

**#2195. ARCADIA DEVELOPMENT – 3393 WARRENSVILLE CENTER ROAD:**

Continuation of a Public Hearing on the request of Kevin Dreyfuss-Wells, RDL Architects, on behalf of Metropolitan Holdings LLC, 3393 Warrensville Center Road, to the Board of Zoning Appeals and City Planning Commission for site plan review, subdivision of land, variances, and conditional use permits to construct a mixed use building. The request was continued at the January 2023 meeting. The revised proposal includes an entry/exit onto Farnsleigh Road and does not include access to Helen Road. The proposed 5-story building is located at the corner of Warrensville Center and Farnsleigh Roads with frontage on Helen Road. Site plan review is required for this mixed-use building, which includes 141 apartment residential units, first floor retail and second floor office space. A total of 237 parking spaces are proposed, with 182 spaces in an interior parking garage. A variance is required to the parking space width to provide some 8 foot 8 inch wide spaces when code requires a minimum 9 foot width, and two 16-foot long spaces when code requires an 18-foot deep space. A conditional use permit is required for dwelling units on the first floor which front Farnsleigh and Helen Roads. A variance is required to the percentage of residential use as the building is 92% residential and code limits a mixed-use building to 90% of one use. The Warrensville Center Road frontage is proposed to be 45.6% retail and the Farnsleigh side is 22.1% retail, where the code requires that a minimum of 50% of the first floor be retail. The first floor is 26% open windows facing Farnsleigh Road and 24% facing Helen Road, when code requires 60% open first floor windows facing the street. A variance is required to the required minimum size of a one-bedroom unit, which is 700 square feet to allow a 600 square foot unit. Code permits a maximum 50-foot building height, and the height of the building facing Warrensville Center Road is 75 feet. Code requires a total lot area of 111,690 square feet for the 141 units, while the site is only 100,292 square feet in size. The front yard setback on Warrensville Center Road is proposed to be 2 feet and on Farnsleigh Road is proposed to be 2 feet 8 inches adjacent to the residential unit porches. Code requires a minimum 5-foot front setback. The front yard setback on Helen Road is between 24 feet 6 inches and 65 feet when a maximum 10-foot setback is allowed. Code requires two loading berths and one is provided. The main entrance canopy encroaches 3 feet into the Warrensville Center Road right-of-way. Code does not allow an encroachment over the property line. A single, short loading area is proposed in the southern parking lot, where code requires two loading spaces. The southern parking area has 11% overall landscaping with two interior landscape islands, while 20% of a parking lot is required to be landscaping with three interior islands. The southern parking lot does not have a landscape barrier to the adjacent church parking lot. Code requires a 5-foot wide perimeter landscaping strip. A local sign district is proposed which provides flexibility to the types of signage for this property. A local sign district requires a conditional use permit. Subdivision of land is required to combine two parcels. A revised traffic study has been submitted. A conditional use permit requires Council confirmation.

Documents:

[2195 3393 WARRENSVILLE - ARCADIA COMPLETE PACKET FINAL.PDF](#)

**LEE ROAD ACTION PLAN – LEE ROAD FROM VAN AKEN BOULEVARD TO SCOTTSDALE BOULEVARD:**

Request of the City of Shaker Heights, Lee Road from Van Aken Boulevard to Scottsdale Boulevard, to the City Planning Commission for a recommendation to adopt the Lee Road Action Plan.

Documents:

1 LEE ROAD ACTION PLAN\_DRAFT\_20230303.PDF  
20230307\_LEE\_CPC POWERPOINT.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.*