



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Monday, March 30, 2020 6:00 PM

1. Roll Call.
2. Approval of the March 3, 2020 meeting Minutes.

#2053. HARBOR CHASE OF SHAKER HEIGHTS - 16900 VAN AKEN BOULEVARD:

Public Hearing on the request of Greg Meeter, Confluent Development, 16900 Van Aken Boulevard, to the Board of Zoning Appeals and City Planning Commission for a Conditional Use Permit for an assisted living facility, site plan review, variances, subdivision of land, and dedication and vacation of right-of-way. The applicant proposes a 108 unit, three story assisted living facility with 80 units of assisted living and 28 units of memory care operated by Harbor Chase of Shaker Heights. A total of 82 parking spaces are proposed which exceeds the maximum amount allowed by code of 62 parking spaces. The applicant proposes a front yard setback of 11.5 feet from Winslow Court and a 41.5 foot setback from Winslow Road, a maximum 10 foot setback is required. A variance to the side yard setback where 82 feet is proposed and 18 feet is required. A variance is required to the perimeter parking lot landscaping along the east property line as code requires a 20 foot landscape area with a 6 foot brick wall. A 13 foot wide landscape area is proposed with evergreen shrubs. Two primary signs are proposed on Van Aken Boulevard when only one primary sign is allowed per street frontage. Zoning district design standards require 60% open glass facing the north, west and south when only 20 to 26% is proposed. Subdivision of land is proposed in order to realign the intersection of Winslow Road and Winslow Court. A portion of Winslow Road is vacated and combined with parcel 735-17-020 along with a portion of parcel 735-17-018. A portion of 735-17-018 is then dedicated as new Winslow Road right-of-way. The Conditional Use Permit, dedication and vacation of right-of-way require Council action.

Please Note: For the safety of our staff and residents, the public will not be permitted to attend this meeting in person, but live audio will be available to the public on a listen-only basis. Residents are encouraged to submit comments/questions regarding items on the agenda at least 12 hours in advance of the meeting by emailing DANIEL.FEINSTEIN@SHAKERONLINE.COM or by calling (216) 491-1435. Any comments or questions will be read into the record at the meeting. You may listen to the meeting live that evening by calling 1-877-613-4984 and entering code 1236547. The audio of the meeting will be available the following day on the City's [WEBSITE](#).

Documents:

[16900 VAN AKEN BZACPC PACKET.PDF](#)
[2020 0330 BZACPC PRESENTATION.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.