



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall, Council Chambers Tuesday, May 3, 2022, 6:30PM

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=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.
2. Approval of Minutes from the April 5, 2022 Meeting.

Documents:

[2022 0405 BZA DRAFT MINUTES.PDF](#)

WORK SESSION - 6:30 PM

16101 Chagrin Boulevard - Sgt. Clean Car Wash

Documents:

[WORK SESSION - 16101 CHAGRIN.PDF](#)

BOARD OF ZONING APPEALS - 7:00 PM

#2158. HERMAN RESIDENCE - 2745 BELVOIR BOULEVARD:

Public Hearing on the request of Josh Herman, 2745 Belvoir Boulevard, to the Board of Zoning Appeals for a variance to the fence location and height regulations in the front yard. The applicant proposes to construct a fence in the side yard consisting of a 4 foot tall ornamental aluminum fence which will extend into the front yard. The fence is

proposed to extend to 4 feet behind the Belvoir Boulevard sidewalk. Code allows a front yard fence set back 33 feet from the sidewalk on this block at a maximum height of 3 feet. An arbor over a gate in the fence is also proposed. This side yard is proposed to be re-landscaped including a variety of 2 – 3 foot tall bushes in front of the fence.

Documents:

[2158 2745 BELVOIR - FENCE COMPLETE PACKET.PDF](#)

#2159. NORTH STAR CAFE - 3380 WARRENSVILLE CENTER ROAD:

Public Hearing on the request of Aaron Hart, North Star Café, 3380 Warrensville Center Road, to the Board of Zoning Appeals for a variance to the size of a canopy sign and the number of secondary signs. The applicant proposes a primary canopy sign on the Warrensville Center Road canopy for this new restaurant in the Van Aken District. The “North Star” sign is proposed to be 37.5 square feet in size and located on the canopy above the new entrance. The Local Sign District for Tenant Signage in the Van Aken District limits canopy signs to 20 square feet in size. There are two smaller “Café and Bar” secondary signs proposed, one on each the north and south faces of the entrance canopy. Only one secondary sign is allowed.

Documents:

[2159 3380 WARRENSVILLE - SIGNS COMPLETE PACKET.PDF](#)

#2161. MASTER MARR'S TAEKWON-DO - 167018-20 CHAGRIN BOULEVARD:

Public Hearing on the request of James Marr, Master Marr’s Taekwon-do, 16718-20 Chagrin Boulevard, to the Board of Zoning Appeals for a variance to the signage requirements. The applicant proposes to install a secondary wall sign on the rear of the building. Code allows only one auxiliary entry sign. The code-conforming auxiliary entry sign is proposed on the awning over the rear entrances. The second auxiliary entry sign is proposed to be located on the rear wall, near the main entrance, and is 12.5 square feet in size.

Documents:

[2161 16718-20 CHAGRIN - SIGN COMPLETE PACKET.PDF](#)

CITY PLANNING COMMISSION

#2160. 1899 GOLF - 20040 VAN AKEN BOULEVARD:

Public Hearing on the request of Kevin Noble, SBM Engineers, representing Brian Lindenbaum, 1899 Golf, 20040 Van Aken Boulevard, to the Board of Zoning Appeals and City Planning Commission for a conditional use permit and variances to the number of parking spaces and the fence regulations in order to locate a recreational facility in the north end of the Shaker Plaza shopping center. The proposed use is a mix of uses including nine golf simulator bays, an outdoor putting course and a full-service restaurant. The facility will operate Monday through Thursday from 9:00 a.m. to 10:00 p.m., Friday and Saturday until 12:00 a.m. and Sunday from 11:00 a.m. to 7:00 p.m. A recreational facility requires a conditional use permit. Variances are required to the number of parking spaces for the overall shopping center. The shopping center is proposed to have 187 parking spaces available on site after eight spaces are converted into the putting course. The entire shopping center requires 215 spaces in the CM Commercial Mixed-Use zoning district. A 6 foot tall black ornamental aluminum fence is proposed around the putting course adjacent to the Farnsleigh Road sidewalk, with a 3 foot setback proposed. Code

requires a fence to be setback 5 feet from the Farnsleigh Road property line and softened with landscaping that is 1 foot 2 inches tall. A landscape plan in front of the fence has not been designed. Council confirmation is required for the conditional use permit.

Documents:

[2160 20040 VAN AKEN - 1899 GOLF COMPLETE 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.