



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda Via Conference - Zoom Tuesday, March 1, 2022, 7PM

**This virtual meeting is being held pursuant to Ordinance 22-02, AND RESOLUTION 22-03,
enacted by City Council
on January 10, 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=OU53V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400, Description: Board of Zoning Appeals and City Planning Commission Meeting; 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 February 1, 2022 Meeting.

Documents:

[2022 0201 BZA MINUTES DRAFT.PDF](#)

CITY PLANNING COMMISSION

#2150. VAN AKEN MEWS – 3212-3246 VAN AKEN BOULEVARD:

Continuation of a Public Hearing on the request of Ken Lurie, Shaker Sutton, LLC, 3212-3246 Van Aken Boulevard, to the City Planning Commission for approval of a revised landscape plan as part of site plan review for this development at the corner of Van Aken Boulevard and Sutton Road. The amended Planned Unit Development, subdivision of land and variances were approved for the completion of this single-family attached development at the February 1, 2022 meeting. The site plan was approved with the condition of submission and approval of a revised landscape plan showing both sides of the public pathway with a cohesive tree design and addressing native and invasive species. A revised landscape plan has been submitted. Tree locations have been shifted along the public walkway. The applicant now proposes a landscape bed on both sides of the walkway where it meets the sidewalk. The landscape plan species have been adjusted to include more native and native cultivars with no invasive species.

Documents:

[2150 VAN AKEN MEWS - COMPLETE PACKET.PDF](#)

BOARD OF ZONING APPEALS

#2152. MALEK RESIDENCE - 18503 PARKLAND DRIVE:

Public Hearing on the request of Ann Dunning, architect, representing Ehsan and Amber Malek, 18503 Parkland Drive, to the Board of Zoning Appeals for a variance to the front and side yard setbacks and maximum garage size in order to expand the attached garage. The applicant proposes to expand the front yard 2-car attached garage by an additional 24 feet 1 inch in order to add two more garage spaces. The side wall of this side-facing garage is proposed to extend toward the street and to be set back 44 feet 7 inches from Parkland Drive. The required front building setback is 70 feet. The front corner of the garage extension also extends to 13 feet 6 inches from the western side property line. Code requires a 15-foot wide side yard setback. The garage extension is proposed to expand the garage in order to fit three (3) cars with a total of 851 square feet of garage space. Code allows a maximum garage size of 800 square feet. Existing landscaping is proposed to soften the view from the street.

Documents:

[2152 18503 PARKLAND - COMPLETE PACKET.PDF](#)

#2154. UNIVERSITY SCHOOL - 20701 BRANTLEY ROAD:

Public Hearing on the request of Terrie Brightman, Merritt Chase, on behalf of University School, 20701 Brantley Road, to the Board of Zoning Appeals for variances to the recreational structure height and parking space location requirements. The applicant proposes to redesign and replace an existing playground and tennis courts with a new playground, all-purpose field, and relocated parking spaces on the Claythorne and Shelburne side of the site. The new play structures are 21, 24 and 30 feet tall to their peaks. Code allows a 15 foot height limit for a recreational structure. An existing line of mature trees shield the view from Shelburne and Claythorne Roads. Parking spaces are being relocated to replace displaced parking near the building. Five of the new parking spaces extend beyond the 100-foot front yard setback to Shelburne Road. These parking spaces extend to 80 feet from Shelburne Road. The existing mature trees along Shelburne Road will remain and be enhanced with evergreen shrub plantings to screen these parking spaces from the street view.

Documents:

[2154 20701 BRANTLEY - COMPLETE PACKET.PDF](#)

CITY PLANNING COMMISSION

#2153. GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY - VAN AKEN BOULEVARD BLUE LINE COMFORT STATION:

Public Hearing on the request of Mathew Marotta, GCRTA, to the City Planning Commission, for review of improvements to public land for the installation of the Van Aken Boulevard Blue Line Terminus comfort station building and amended substation power equipment location. A new comfort station building and waiting area is proposed to replace the building demolished for the construction of Tuttle Road. The new building

contains public restrooms, RTA personnel amenities and a waiting area for transit riders. The applicant proposes a revised location for the reclosure station, which powers the Blue Line Rapid Transit line. The electrical power cabinets are proposed adjacent to the busway and the Blue Line Terminus Station tracks and the proposed comfort station building. A slatted metal screen fence is proposed to screen these large cabinets from direct view. The City Planning Commission reviews improvements to public land. Council action is required.

Documents:

[2153 RTA VA BLUE LINE - COMPLETE PACKET.PDF](#)

CITY OF SHAKER HEIGHTS - WARRENSVILLE CENTER ROAD BRIDGE:

Public Hearing on the request of the City of Shaker Heights, Warrensville Center Road Bridge at Shaker Boulevard, to the City Planning Commission for resubdivision of land in order to dedicate right-of-way for the bridge replacement project. Cuyahoga County owns the Warrensville bridge and is replacing it. The city proposes to subdivide small portions of two parcels of land and to dedicate additional right-of-way on the east and west sides of the Warrensville Center Road bridge over the RTA Green Line Rapid Transit tracks. The additional right-of-way is proposed to accommodate the bridge re-construction. Parcels 734-16-013, 014 and 017 will be subdivided and right-of-way dedicated from those parcels. The new right-of-way varies in size from 7 to 8 feet wide and 8 to 28 feet in length. A resubdivision of land requires City Planning Commission review. Council action is required to dedicate right-of-way.

Documents:

[WARRENSVILLE BRIDGE - 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.