



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, January 7, 2020, 7:00 PM

1. Roll Call.
2. Approval of Minutes from the December 3, 2019 meeting.

Documents:

[DRAFT BZACPC MINUTES 2019 1203.PDF](#)

#2025. TAPAS LOUNGE/BAR – 16704 CHAGRIN BOULEVARD:

Continuation of a Public Hearing on the request of Kenneth Gibson, Tapas Lounge/Bar, 16704 Chagrin Boulevard, to the Board of Zoning Appeals and City Planning Commission for a Conditional Use Permit for a lounge/bar and for a variance to the parking requirements. The applicant proposes to establish a lounge/bar in this former retail space. This case was continued at the July 2019 meeting for more information and in order for the applicant to apply for the Conditional Use Permit. The lounge/ bar is proposed as a similar use to the brew pub/wine bar conditional use category in the CM Commercial Mixed Use zoning district. The lounge/bar is the primary use with a kitchen and sit-down dining also provided. The applicant proposes hours of operation Monday through Thursday from 11 a.m. to 12 midnight and Friday and Saturday from 11 a.m. to 1 a.m., with peak hours projected from 9 p.m. to 1 a.m. on Friday and Saturday. A parking variance is required since the use requires 23 parking spaces by code, but has no on-site parking. A shared public parking lot serves the businesses behind the south side of Chagrin commercial area, and there is on-street parking on Chagrin Boulevard.

Documents:

[16704 CHAGRIN.PDF](#)

#2045. SHAKER REDO LLC - 3700-3704 LEE ROAD:

Public Hearing on the request of Nick Fedor, Shaker Heights Development Corporation, representing Shaker Redo LLC, 3700-3704 Lee Road, to the Board of Zoning Appeals and City Planning Commission for a Conditional Use Permit for a Local Sign District and a sign variance. The applicant proposes to utilize a blade sign, wall signs and window signs in order to provide signage for this commercial building at the corner of Lee and Nicholas Roads. A Local Sign District is required in order to utilize blade or projecting signs. There is one blade sign proposed on the Lee Road side of the building in order to identify businesses in this redesigned building. The blade sign is proposed to extend above the flat roof of the building. Code does not allow a sign to extend above the cornice line of a building. Council confirmation of a Conditional Use Permit is required.

Documents:

[3700-04 LEE.PDF](#)

#2046. SHAKER LAKES NATURE CENTER - 2600 SOUTH PARK BOULEVARD:

Public Hearing on the request of Jodi McCue, Environmental Design Group, on behalf of the Nature Center at Shaker Lakes, 2600 South Park Boulevard, to the City Planning Commission for improvements to public land in order to replace the Stearn's Trail. The Nature Center is reconstructing the trail with essentially the same layout. This includes sections of wood boardwalk, bridges, benches, platforms and a tree house. A new trail entry feature is proposed in the Nature Center parking lot as well as new entries at both South Park and West Park Boulevards. The two West Park entries will be connected with a 3 foot wide mulch path that extends to the Shaker Boulevard sidewalk. Council approval of improvements to public land is required.

Documents:

[2600 SOUTH PARK.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.