



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda Shaker Heights City Hall, Council Chambers Tuesday, June 4, 2019 7:00 P.M

1. Roll Call.
2. Approval of Minutes from the May 7, 2019 meeting.

Documents:

[BZACPC MINUTES 2019 0507 DRAFT.PDF](#)

BOARD OF ZONING APPEALS

#2015. Shaw Residence - 14206 South Woodland Road:

Continuation of a Public Hearing on the request of Trevor Shaw, 14206 South Woodland Road, to the Board of Zoning Appeals for a variance to the height and setback requirements for front yard fences. The Shaw property extends from South Woodland Road through to Van Aken Boulevard. The request was continued at the March 5, 2019 meeting. The applicant has installed a 6 foot tall wood board-on-board fence. The fence is set back 15 feet from the Van Aken Boulevard property line. The maximum permitted height for a front yard fence is 3 feet. A 33 foot setback is required for a fence in the front yard of Van Aken Boulevard. The applicant now proposes 15 arborvitae bushes, staining the fence dark brown, and retaining the existing landscaping of bushes and trees to soften the view of the fence from Van Aken Boulevard.

Documents:

[14206 S WOODLAND.PDF](#)

#2019. CLEVELAND RESTORATION SOCIETY PROPERTY - 18520 WINSLOW ROAD:

Public Hearing on the request of Margaret Lann, Cleveland Restoration Society, 18520 Winslow Road, to the Board of Zoning Appeals for a variance to the garage regulations in order to construct a two car garage at a two-family house. The applicant proposes to construct a new two car garage and a parking pad in the rear yard at this two-family house. The existing two car garage is required to be demolished. Code requires a three car garage for a two-family house. The new garage is proposed to measure 22 feet wide by 22 feet in depth. The garage will be located in the rear corner of the lot facing the street, which is a code conforming location.

Documents:

[18520 WINSLOW.PDF](#)

#2020. Lee Residence - 2932 West Park Boulevard:

Public Hearing on the request of Michael and Katherine Lee, 2932 West Park Boulevard, to the Board of Zoning Appeals for a variance to the requirements to the number of outdoor parking spaces. WITHDRAWN.

CITY PLANNING COMMISSION

#2021. Van Aken BC, LLC - 3386 Tuttle Road:

Public Hearing on the request of Mackenzie Makepeace, RMS Investment Corporation on behalf of Van Aken BC, LLC, 3386 Tuttle Road, to the City Planning Commission for a Conditional Use Permit for a wine bar. The applicant proposes to establish a wine bar on the upper floor of the B-1 building in the Van Aken District. The space is located on the second floor and rooftop of the building over the Sawyer restaurant. The roof top bar space will accommodate approximately 150 patrons, both inside and out. They propose to serve wine, both by the bottle and glass, beer, cocktails, and non-alcoholic soft drinks, but will not include food service. A wine bar requires a Conditional Use Permit in the CM Commercial Mixed Use zoning district. Council confirmation of a Conditional Use Permit is required.

Documents:

[3386 TUTTLE.PDF](#)

CITY OF SHAKER HEIGHTS - ZONING TEXT AMENDMENT:

Referral by City Council to the City Planning Commission for further study of the request of the City Of Shaker Heights, 3400 Lee Road, to the City Planning Commission for amendments to the zoning ordinance text. Revisions are proposed to the regulations for Child Day Care Homes, Type A and B. Child Day Care Homes are permanent residences in which child day care is provided. Revisions are proposed to Accessory Use Section 1262.03 and Conditional Use Section 1263.09 for Child Day Care Homes. The City Planning Commission reviews and makes recommendations to City Council on all zoning ordinance amendments.

Documents:

[DAY CARE.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.