



## SHAKER HEIGHTS

### Board of Zoning Appeals & City Planning Commission Agenda Via Video and Audio Conference Due to COVID-19 Public Health Emergency Tuesday, April 6, 2021

For the safety of staff and residents, in-person attendance is not permitted. 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=OUU3V016QnNpeVFYR1k0aHQxc0pMQT09>, 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](mailto: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 March 2, 2021 Meeting.

**6:30 PM**

**#2100. GOPUFF - 3625 LEE ROAD:**

Public Hearing on the request of Behnam Malakooti, property owner, on behalf of goPuff, proposed tenant, 3625 Lee Road, to the Board of Zoning Appeals and City Planning Commission for variances and a Conditional Use Permit for a use similar to assembly and packaging of finished goods and retail. The proposed tenant, goPuff, is a business that stores, assembles, packages, and delivers consumer goods typically found in a convenience store. Online orders are assembled from merchandise stored on site, then packaged and delivered to customers. Independent contractors using personal passenger vehicles would make deliveries. Delivery service would be available 24 hours a day; pick up service would be limited to between 9:00 a.m. and 9:00 p.m. A variance is required to operate 24 hours a day as code limits deliveries to between 5:00 a.m. and 11:00 p.m. The rear yard landscape buffer is proposed to be a 7-foot deep landscape area with an 8-foot tall wood fence, evergreen shrubs and two pine trees. Code requires a 20-foot wide landscape buffer area with a 6-foot tall brick wall. Code also requires parking lot landscaping consisting of 100% coverage of 2 to 3 foot tall bushes from the street view and two interior parking lot landscape islands. The applicant proposes 50% coverage of bushes from the street view and no interior parking lot landscape islands. The Conditional Use Permit requires Council confirmation.

Documents:

[2100 3625 LEE - CUP.PDF](#)

7:00 PM

**#2101. VAN AKEN DISTRICT APARTMENTS - 20005 FARNSLEIGH ROAD:**

Public Hearing on the request of Mackenzie Makepeace, RMS Investment Group, 20005 Farnsleigh Road, to the Board of Zoning Appeals and City Planning Commission for variances, site plan review, and a Conditional Use Permit to construct an apartment building as the next phase of the Van Aken District development. Site plan review is required for this 229 unit apartment building with two towers and a parking garage located on the current Farnsleigh Road parking lot. A Conditional Use Permit is requested for dwelling units on the first floor in the CM Commercial Mixed Use zoning district. Variances are required for a single use residential building, as code requires a mix of uses and 50% of the first floor to be retail in the CM Commercial Mixed Use zoning district. The south facing first floor façade is 45 percent open windows while code requires 60% open glass on the first floor facing a street. A variance is required to the number of parking spaces, as code requires 275 spaces and 263 spaces are proposed in the parking garage. A variance is required to the minimum size of a one bedroom unit of 700 square feet to allow a 499 square foot one bedroom unit. A building height variance is required as the applicant proposes building heights of 199 feet 6 inches for the eastern building and 165 foot 6 inches for the western building. Code permits a maximum 70 foot building height. The mechanical enclosure on the roof is proposed to be 15 feet tall when code limits rooftop mechanical equipment to 10 feet tall. The front yard setback is proposed to be 20 feet to the western building and 27 feet to the eastern building when code allows a maximum of 10 feet. The generator and the loading area are located in the western side yard when code requires both to be in the rear yard. The driveway width proposed for two driveways is 25 feet when code allows a maximum of 24 feet. The Conditional Use Permit requires Council confirmation.

Documents:

[2101 20005 FARNSLEIGH - RESIDENTIAL.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.*