



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda Via Video and Audio Conference Due to COVID-19 Public Health Emergence Wednesday, June 2, 2021, 7PM

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/94675453894?pwd=bTRmVVRnMFdmcHNXRk1vRFdzemw1QT09> 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: 9467 5453 894, 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.

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

Continuation of a 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. The request was continued at the April 6, 2021 meeting with several comments and for additional information. Site plan review is required for this 228 unit apartment building with two towers and a 280 space 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 percent of the first floor to be retail in the CM Commercial Mixed Use zoning district. The south facing first floor façade is 40 percent open windows while code requires 60 percent open glass on the first floor facing a street. A variance is required to the minimum width of a parking space, as code requires a 9 foot wide space and 8 foot 9 inch wide 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 mix of 43 units between 500 and 700 square feet. A variance is required to the minimum lot area per dwelling unit of 800 square feet to propose 485 square feet per dwelling unit on the site. A building height variance is required as the applicant proposes building heights of 199 foot 6 inches for the eastern building and 165 foot 6 inches for the western building. Code permits a maximum 70 foot building height. A variance is required to the landscape screening for the front driveway drop off area and the fencing facing the street. 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 building setback is proposed to be 19 feet to the western building, 33 feet 6 inches to the eastern building

and 21 feet to the garage when code allows a maximum 10 foot front yard setback. The single loading space is located in the western side yard when code requires two loading spaces in the rear yard. The generator is proposed in the western side yard while code allows it only inside the building or on the roof. The driveway width of the one way driveway is 24 feet when code allows a maximum 12 foot width for a one way driveway. A dog run is proposed in the eastern side yard. A dog run is allowed in the rear yard only set back 3 feet off the property line. The Conditional Use Permit requires Council confirmation.

Documents:

[20005 FARNSLEIGH - 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.