



## Memorandum

To: Members of Council

From: Joyce G. Braverman, Director, Planning  
Dan Feinstein, Senior Planner, Planning

cc: Mayor David E. Weiss  
Chief Administrative Officer Jeri E. Chaikin

Date: July 20, 2020

Re: Confirmation of Conditional Use Permit  
Dance by Sha'Ran — 3445 Warrensville Center Road

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The City Planning Commission approved a Conditional Use Permit for Dance by Sha'Ran, a dance studio, at 3445 Warrensville Road at their July 7, 2020 meeting. A Conditional Use Permit requires Council confirmation. The enclosed ordinance confirms the granting of a Conditional Use Permit for a specialized instructional school.

Sha'Ran Marshall proposes to utilize a lower level space in Christ Episcopal Church, formerly occupied by Verb Ballet, for a dance classroom space. Half of the basement level parish hall area of the church and adjacent space will be used for offices and dressing rooms, which is the same spaces previously used by Verb Ballet. The applicant proposes dance classes for various age groups both in-person and in combination with Zoom classes with a maximum of 10 students, but will transition to up to 20 students after COVID-19. Hours are proposed to be Monday – Thursday 9 a.m. to 8 p.m., Friday from 6 p.m. to 10 p.m., and Saturday from 8 a.m. to 1 p.m. A 40-space parking variance was approved for the Verb Ballet use and is applicable in this case. All employees and visitors are proposed to use the church's north parking lot. Council confirmation is required.

It is requested that this ordinance be passed on first reading in order for renovation of the space to commence.

Below are links to the materials presented at the City Planning Commission meeting on July 7, 2020:  
[https://shakeronline.com/AgendaCenter/ViewFile/Agenda/\\_07072020-446?html=true](https://shakeronline.com/AgendaCenter/ViewFile/Agenda/_07072020-446?html=true)

Should you have any questions, please contact me or refer to the action sheet and meeting packet for the July 7, 2020 City Planning Commission meeting.

ORDINANCE NO.

BY:

Administrative acceptance of the approval of the City Planning Commission and confirmation of the granting of a conditional use permit for a specialized instructional school, known as Dance by Sha'Ran, located at Christ Episcopal Church, 3445 Warrensville Center Road, pursuant to Section 1213.05 of the City's Zoning Code.

BE IT ORDAINED by the Council of the City of Shaker Heights, State of Ohio:

Section 1. This Council hereby confirms the decision of the City Planning Commission, duly adopted at its meeting on July 7, 2020, granting a conditional use permit to Sha'Ran Marshall, operating as Dance by Sha'Ran, to conduct a specialized instructional school, located at Christ Episcopal Church, 3445 Warrensville Center Road, Shaker Heights, Ohio, pursuant to Section 1213.05 of the City's Zoning Code.

Section 2. This ordinance is hereby adopted pursuant to Section 1213.05 of the City's Zoning Code as an administrative measure not subject to referendum, and therefore this ordinance shall take effect immediately upon its enactment and approval by the Mayor, or otherwise as set forth in Article IV, Section 3 of the City's Charter.

Enacted

Approved this \_\_\_ day of \_\_\_\_\_, 2020.

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DAVID E. WEISS, Mayor

Attest:

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JERI E. CHAIKIN  
Clerk of Council