



Memorandum

To: Members of Council

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

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

Date: June 17, 2022

Re: Confirmation of Conditional Use Permit—Edwin’s Family Center
13017 Larchmere Boulevard

The City Planning Commission approved a Conditional Use Permit and a parking variance for Edwin’s Family Center, a daycare center at 13017 Larchmere Boulevard, at their June 7, 2022 meeting with the following conditions:

- That there be no permanent front yard playground equipment; and
- That front yard trees are maintained or replaced in-kind.

Conditional use permits require Council confirmation. The enclosed ordinance confirms the granting of the conditional use permit.

The applicant proposes to occupy former office space with a first floor child daycare center with offices on the second floor. The daycare center is proposed to have a total of 12 children and serve children from infant to 12 years of age, operating 6 days a week from 10:00 a.m. to 10:00 p.m. The daycare is for Edwin’s employees and trainees only, and not open to the public. A conditional use permit is required for a daycare center in the C-2 General Commercial zoning district.

The Board of Zoning Appeals also granted a parking variance as there is no on-site parking and one on-street parking space directly adjacent to the property. Code requires 12 spaces for the daycare and second floor office. A fence variance for a front yard decorative fence was also granted.

It is requested that this ordinance be passed on first reading in order for the daycare to begin the state certification process and help facilitate the transfer of the property on schedule.

Should you have any questions, please contact me, or refer to the Action Sheet and meeting packet for the June 7, 2022 City Planning Commission. Below is a link to the materials presented at the City Planning Commission meeting on June 7, 2022.

<https://www.shakeronline.com/AgendaCenter/ViewFile/Item/5343?fileID=9646>

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 child day care center at 13017 Larchmere Boulevard, pursuant to Section 1213.05 of the City's Zoning.

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 June 7, 2022, granting a conditional use permit to Edwin's Family Center, applicant, for a child day care center at 13017 Larchmere Boulevard, Shaker Heights, Ohio. The approval confirmed herein is based on the following conditions:

1. That there is no permanent front yard play equipment; and
2. The front yard trees are maintained or replaced in kind.

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 _____, 2022.

SEAN P. MALONE, Vice Mayor

Attest:

JERI E. CHAIKIN
Clerk of Council

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