



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, February 3, 2026, 7:00 p.m.

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=OU53V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

Closed captioning is available but Zoom attendees [must turn on this feature](#) in their Zoom settings.

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@shakerheightsoh.gov; or by calling (216) 491-1435. Any comments or questions received before the meeting will be entered into the record at the meeting. The audio of the meeting will be available on the City's [website](#).

This meeting will be held in-person at City Hall, Council Chambers, with an option to attend virtually, pursuant to Chapters 113 and 115 of the Codified Ordinances and Resolution 22-29.

1. Roll Call.
2. Approval of Minutes from the January 6, 2026 meeting.

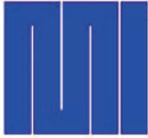
ZON26-000001. PACE RESIDENCE – 3199 VAN AKEN BOULEVARD:

Public Hearing on the request of James Cowan Jr., Robert P Madison International, on behalf of Donovan Pace, 3199 Van Aken Boulevard, to the Board of Zoning Appeals for a variance to the rear yard setback in order to construct a house addition and attached garage. The applicant proposes to build a house addition including replacement of a detached garage with a new attached two-car garage. The new garage attached to the house addition extends to 7 feet 3 inches from the rear property line. Code requires a 25-foot rear yard setback in the SF-2 Single Family Residential zoning district.

Documents:

[ZON26-000001 3199 VAN AKEN - GARAGE APPLICANT 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.



Robert P. Madison International, Inc.

Letter of Hardship
Zoning Variance Application

Property Address: 3199 Van Aken Blvd.
City of Shaker Heights, Ohio

Dear Members of the Board of Zoning Appeals,

I am writing to request approval of a variance for a proposed residential improvement at the above-referenced property in the City of Shaker Heights. The project involves the demolition of an existing detached one-car garage and construction of a new three-car garage attached to the existing house and addition.

Attaching the garage will improve accessibility, safety, and functionality for the household, particularly in inclement weather, while remaining consistent with the character of the neighborhood. The variance being requested is a reduction of the rear yard setback from the required 25 feet to 7 feet 3 inches to accommodate the attached garage.

The project also includes the addition of a circular driveway and a pedestrian walkway in the front yard. This design results in approximately 17% front-yard pavement coverage, which is below the maximum 25% allowed, does not require a variance, and will be reviewed administratively with a detailed landscape plan.

The requested variance is minimal and directly related to the unique conditions of the property rather than personal preference. Approval would allow reasonable use of the site while maintaining the intent and character of the zoning ordinance.

Thank you for your time and consideration.

Sincerely,

Baylie Cleveland

Date: 1/20/2026

CHADBOURNE ROAD 50'
(FORMERLY ELHAM ROAD)
(A PUBLIC RIGHT-OF-WAY)

SITE PLAN SURVEY
OF
3199 VAN AKEN BOULEVARD
P.P.N. 731-18-016 AND -017
CITY OF SHAKER HEIGHTS, OHIO

Situated in the City of Cleveland, County of Shaker Heights and State of Ohio and known as being all of Sublot Nos. 487 and 488 in the Van Sweringen Company's Re-subdivision of part of the Original Warrensville Township Lot No. 31 as shown by the plat recorded in Volume 50, Page 38 of Cuyahoga County Map Records.

UTILITY PROVIDERS

O.U.P.S. Reference No. A306803194
Date: March 09, 2023

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764 or 811

AT&T
Plans Not Received

OHIO UTILITIES PROTECTION SERVICE
City of Cleveland Division of Water
Plans Received

(CE) The Illuminating Company
Plans Received

City of Shaker Heights
Plans Received - Sewer Plans

Charter Communications
Plans Not Received

Dominion East Ohio Gas
Plans Received

VERTICAL CONTROL MONUMENT AND T.B.M.

(VRS Virtual Reference Station April 14, 2023)

The horizontal component of the VRS network is based on the NAD83 (CORRS8) reference frame; the vertical component of the VRS network is based on NAVD88 as determined by the NGS (National Geodetic Survey).

T.B.M. No. 1 Elevation: 947.02' (NAVD 1988)
Nail in light pole on the within the right of way of Van Aken Boulevard fronting subject property.

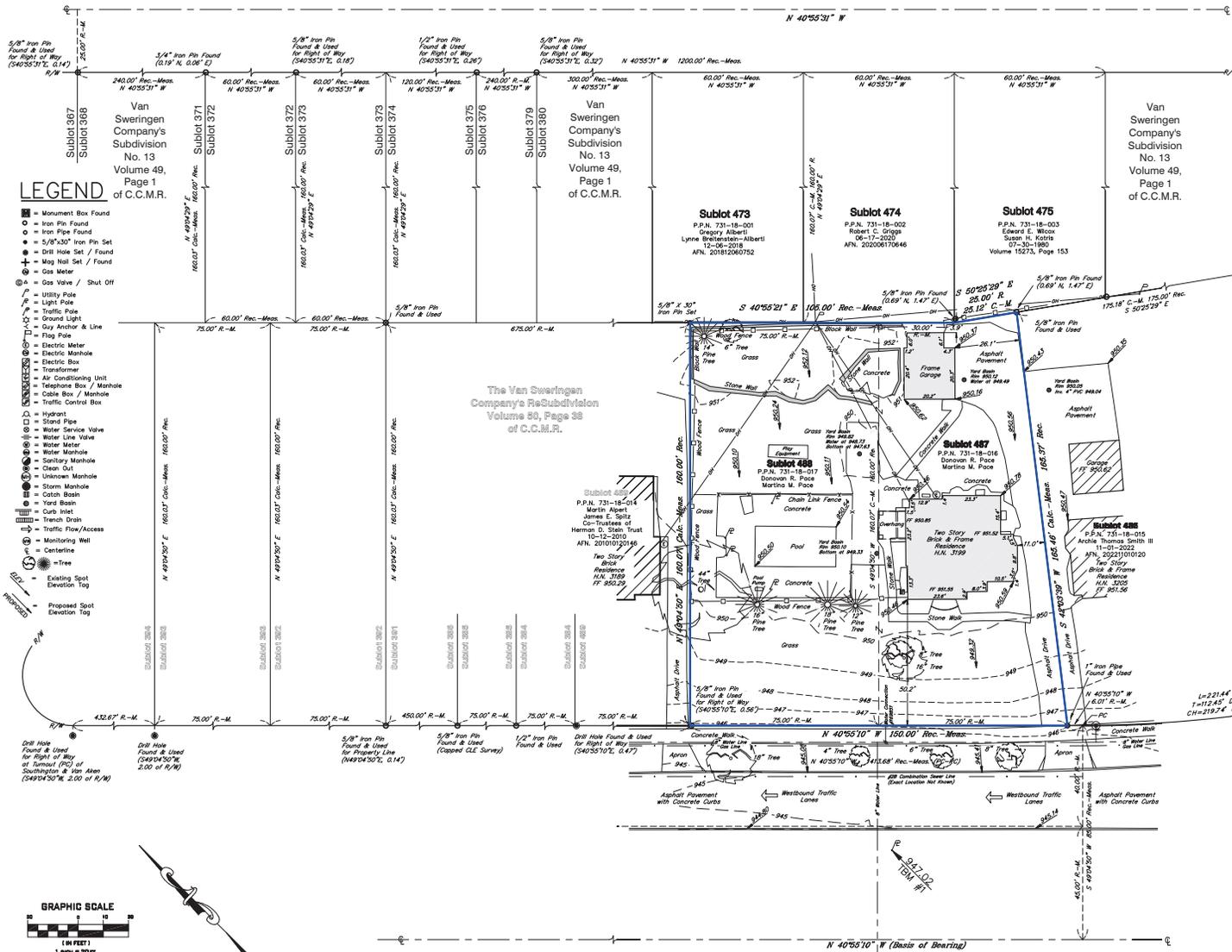
Definitions NAVD- North American Vertical Datum

DEED OF RECORD

Land conveyed to Donovan R. Pace and Martina M. Pace by deed dated November 3, 2020 and recorded in AFN. 202006030057 of Cuyahoga County Deed Records.
PPN 731-18-016 and -017

LAND AREA

0.5162 Acres 22,486 Sq.Ft.



- LEGEND**
- = Monument Box Found
 - = Iron Pin Found
 - = Iron Pipe Found
 - ⊙ = 5/8"x30" Iron Pin Set
 - ⊕ = Drill Hole Set / Found
 - ⊖ = Mag Nail Set / Found
 - ⊗ = Gas Meter
 - ⊘ = Gas Valve / Shut Off
 - ⊙ = Utility Pole
 - ⊙ = Light Pole
 - ⊙ = Traffic Pole
 - ⊙ = Ground Light
 - ⊙ = Guy Anchor & Line
 - ⊙ = Flag Pole
 - ⊙ = Electric Meter
 - ⊙ = Electric Manhole
 - ⊙ = Electric Box
 - ⊙ = Transformer
 - ⊙ = Air Conditioning Unit
 - ⊙ = Telephone Box / Manhole
 - ⊙ = Cable Box / Manhole
 - ⊙ = Traffic Control Box
 - ⊙ = Hydrant
 - ⊙ = Stand Pipe
 - ⊙ = Water Service Valve
 - ⊙ = Water Line Valve
 - ⊙ = Water Meter
 - ⊙ = Water Manhole
 - ⊙ = Sanitary Manhole
 - ⊙ = Clean Out
 - ⊙ = Unknown Manhole
 - ⊙ = Storm Manhole
 - ⊙ = Catch Basin
 - ⊙ = Yard Basin
 - ⊙ = Curb Inlet
 - ⊙ = Trench Drain
 - ⊙ = Traffic Flow/Access
 - ⊙ = Catenary
 - ⊙ = Tree
 - ⊙ = Monitoring Well
 - ⊙ = Easement
 - ⊙ = Existing Spot Elevation Tag
 - ⊙ = Proposed Spot Elevation Tag



PLEASE NOTE

This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

BASIS OF BEARINGS

The centerline of Van Aken Boulevard as North 40°55'10" West as shown in The Van Sweringen Company's Re-subdivision as recorded in Volume 50, Pages 38 of Cuyahoga County Map Records.

NOTE

Note: ● = Denotes 5/8"x30" iron pin set and capped "Riverstone Company-PS6747-PS8646"

VAN AKEN BOULEVARD 170'
(FORMERLY SOUTH MORELAND BOULEVARD)
(A PUBLIC RIGHT-OF-WAY)

DRAWN BY

BCK, PUG

APPROVED

PJG PS No. 8646

SURVEYOR CERTIFICATION

CONTRACTOR TO VERIFY BEFORE STARTING CONSTRUCTION:

1. Finished Floor Elevation & House sizes
2. Location and Elevations of existing utility connections
3. Sidewalks to be 4" thick concrete except at drive apron which is to be 6" thick concrete
4. Existing sewer connections can only be used if they are in good working condition. The city shall decide on the condition of existing connections.
5. The contractor must obtain a sewer permit from the Shaker Heights, division of Water Pollution Control, before performing the sewer work.

Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Dimensions shown on this plan are expressed in feet and decimal parts thereof, all of which I declare to be correct to the best of my knowledge and belief. Bearings are on an assumed meridian and are used to denote angles only.

Peter J. Gauriloff

P.S. No. 8646

May 1, 2023

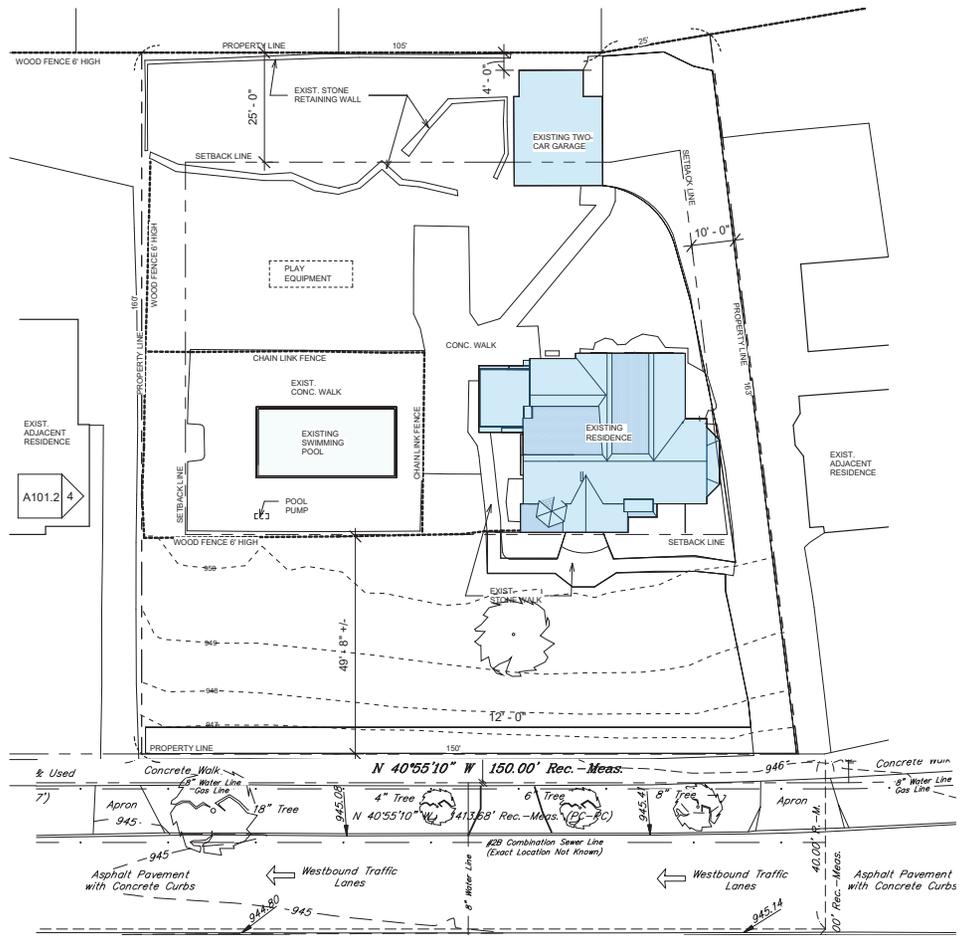
Date



RIVERSTONE

LAND SURVEYING ENGINEERS DESIGN
3800 LAKEVIEW AVENUE SUITE 100
CLEVELAND OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-19640
WWW.RIVERSTONE-SURVEY.COM

2023-059, PAGE 1 OF 1



1 Existing Site Plan 
 1" = 20'-0"



PACE RESIDENCE
 Donovan & Martina Pace
 3199 Van Aken Blvd. Shaker Heights, OH

EXISTING SITE PLAN

SKETCH NUMBER		
A100		
PROJ #	DRAWN	DATE
2301	RPM	01/17/24



ZONING INFORMATION:

DRIVEWAYS - PARKING PADS

Paved Area - Percentage Coverage Permitted

Pavement, either concrete or asphalt, used for the purpose of a driveway, circular driveway, turnaround or parking area is permitted, not to exceed the following percent coverage.

Zoning District	Front	Side	Rear
SF-1	25%	60%	30%
SF-2	25%	60%	30%
SF-3	25%	80%	40%
TF	25%	80%	45%

Exterior Parking Areas

Each property may have up to one exterior parking space. This space must be screened from view by hedges or a solid fence as approved by the Zoning Administrator.

Driveways

1. Driveways for single-family and two-family uses are limited to 12 feet in width.
2. Driveways may be located up to the side and rear property lines.
3. Circular driveways may be installed if the lot is over 100 feet in width. The drive shall be landscaped with evergreen plantings as approved by the Zoning Administrator.

SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL

Number of Spaces Required

1. Two garage spaces are required for single-family homes.
2. Two parking spaces are required per unit for a two-family home, of which one and one-half spaces shall be enclosed; a three-car garage and one open air space on a parking pad are required.
3. Only one garage structure is permitted per lot.

Setback, Height and Size Requirements

1. The garage height may be increased with a greater setback from side and rear property lines.
20 feet high = ten foot setback
17 feet high = five foot setback
15 feet high = three foot setback

2. Required setbacks:
SF-1 = five feet side and rear
SF-2, 3, TF = three feet side and rear
No setback required if wall is fireproofed or masonry material

3. The maximum square footages for garages are:
SF-1 = 800 square feet **SF-2 = 700 square feet**
SF-3 = 600 square feet TF = 800 square feet

4. Attached garages must follow the setback requirement for main structures.

Type of Garage and Orientation of Garage and Doors

1. The style of garage must be in keeping with the majority of garages on the block as far as attached or detached garage.
2. Garage doors shall not face the street.



- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING PAVERS
- EXISTING LANDSCAPE
- EXISTING GARAGE & PAVEMENT
- PROPOSED REAR YARD SETBACK LINE

LOT SF: 23,000 SF
EXISTING BUILDING SF: 1,642 SF
PROPOSED BUILDING SF: 2,193 S
EXISTING FRONT YARD SF: 7,200 SF
EXISTING FRONT YARD PAVING SF: 303 SF
PROPOSED FRONT YARD PAVING SF: 1,243 SF=17%
COMPLIANT SF: 25% = 1,800 SF
EXISTING REAR YARD PAVING SF: 3,949 SF
PROPOSED REAR YARD PAVING SF: 2,624 SF= 26%
COMPLIANT SF: 30% = 3,000 SF
EXISTING GARAGE SF: 500 SF
PROPOSED GARAGE SF: 698 SF
COMPLIANT SF: 700 SF
EXISTING DETACHED GARAGE SETBACK: 4'
PROPOSED ATTACHED GARAGE SETBACK: 7' 3"
COMPLIANT REAR YARD SETBACK: 25'

SITE PLAN: FRONT YARD DRIVEWAY IS 12' WIDTH W/ ADDITIONAL 4' WIDE PEDESTRIAN WALKWAY, LANDSCAPE PLAN NEEDED BUT, NO VARIANCE NEEDED

1 Proposed Site Plan. 1" = 20'-0"



1 MATERIAL-NORTH
1/8" = 1'-0"



2 MATERIAL-SOUTH
1/8" = 1'-0"



3 MATERIAL-EAST
1/8" = 1'-0"



4 MATERIAL-WEST
1/8" = 1'-0"

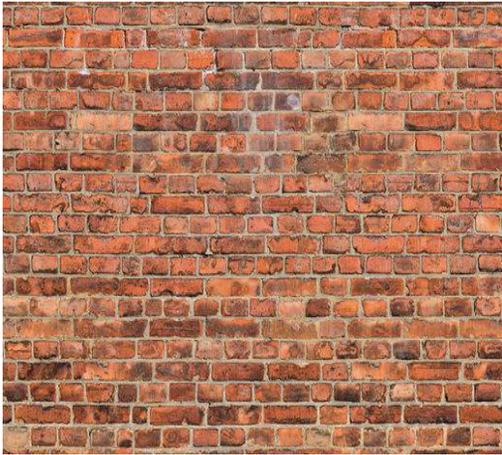




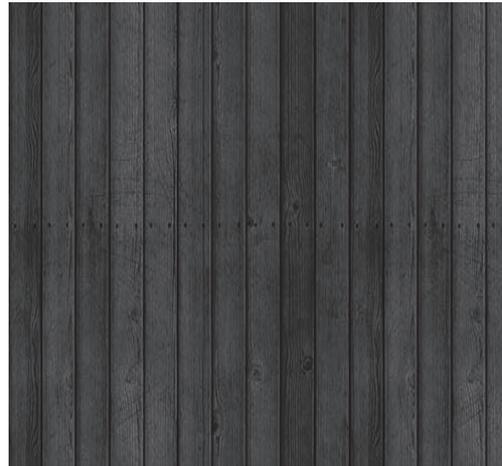
PACE RESIDENCE
Donovan & Martina Pace
3199 Van Aken Blvd, Shaker Heights, OH

EXTERIOR VIEW

SKETCH NUMBER		
A141		
PROJ#	DRAWN	DATE
2301	Author	01/17/24



EXT WALL TYPE 01:
BRICK TO MATCH EXISTING



EXT WALL TYPE 02:
FAUX WOOD FIBER CEMENT SIDING
Manufacturer: CERACLAD
Product: Faux Wood Fiber Cement Siding



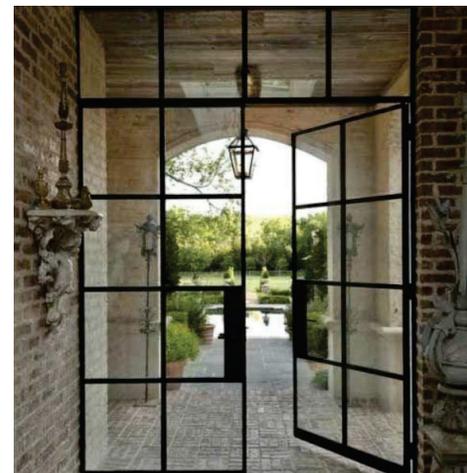
ROOF:
MATCH EXISTING ASPHALT
SHINGLES



OUTDOOR KITCHEN:
ALUMINUM LOUVERS
Manufacturer: Terra Summer
Product: Privacy Shutters



NEW WINDOWS:
BRONZE COLOR WINDOW FRAMES
Manufacturer: Pella Window
Product: Aluminum windows



BREEZEWAY:
IRON FRENCH DOOR
Manufacturer: Pella
Product: Aluminum French Door