

# 3199 Van Aken Boulevard

For a variance to the rear yard setback.



















# SHAKER HEIGHTS

## NOTICE OF PUBLIC HEARING

Notice is hereby given that application is being made by 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.

The Board of Zoning Appeals will hold a Public Hearing on said application on **Tuesday, February 3, 2026 at 7:00 p.m.** in City Hall, 3400 Lee Road, Council Chambers, with an option to attend virtually. Please see the note below in regard to being heard with respect to this application.

Plans are available for public review online at <https://www.shakerheightsoh.gov/AgendaCenter>. In addition, a complete meeting packet is posted at the latest the Friday before the meeting date.

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Dan Feinstein  
Secretary  
Board of Zoning Appeals

*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.*

**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.

**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.**

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](mailto:daniel.feinstein@shakerheightsoh.gov); or by calling (216) 491-1435. Any comments, or a summary of the comments if lengthy, or questions received before the meeting will be entered into the record at the meeting. The video of the meeting will be available on the City's [website](#).

**The City of Shaker Heights  
Board of Zoning Appeals and City Planning Commission**

**STAFF REPORT**

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**ADDRESS:**

**3199 Van Aken Boulevard**  
Pace Residence  
Case#: ZON26-000001

**HEARING DATE:**

February 3, 2026

**SUMMARY:**

**Variance to the rear yard setback regulations in order to construct an addition to this single family house and replace a detached garage with an attached garage set back 7 feet 3 inches from the rear property line when a 25 foot rear yard setback is required.**

**STAFF POSITION:**

- Staff suggests approval with the following conditions:
  - The existing wood fence along the rear property line remains.
  - Evergreen trees are planted behind the garage along the rear property line. Staff will review a proposed landscape plan.
- Based on:
  - The existing detached side facing two car garage is being replaced with a new side facing attached three car garage.
  - The attached garage is proposed further off the rear property line (7 feet 3 inches) than the existing detached garage (3 feet 11 inches).
  - A code-compliant detached garage could be located closer to the rear property line than the proposed attached garage.
  - There is a wood fence screening all of the rear neighbors.
  - All three rear neighbor's garages on Chadbourne Road are detached and near the rear property line.
  - The majority of this block of Van Aken has attached garages.
  - The garage is one story with a low slope roof designed to minimize its visual impact.
  - The standard of not negatively affecting the essential character of the neighborhood is met since the new garage replaces the existing garage in essentially the same place and is set back further from the property line.

**ACTION:**

- Variance to the rear yard setback of 25 feet when a 7 foot 3 inch setback is proposed.

**FACTS:**

1. The applicant proposes to build a house addition including replacement of a detached garage with a new three-car garage, attached to the rear of the house addition.
2. The new attached garage extends to 7 feet 3 inches from the rear property line. The existing detached garage is 3 feet 11 inches from the rear property line.
3. Code requires a 25-foot rear yard setback in the SF-2 Single Family Residential zoning district for any portion of a house including an attached garage.

**CODE SECTIONS:**

1. 1221.07 D – Rear yard setback required to be 25 feet for the house, including an attached garage.

**OTHER ISSUES:**

1. The existing detached garage will be demolished and replaced. The new garage is a three car, side facing garage located 7 feet 3 inches off the rear property line.

**The City of Shaker Heights  
Board of Zoning Appeals and City Planning Commission**

**STAFF REPORT**

**Continued  
ADDRESS:**

**3199 Van Aken Boulevard**  
Pace Residence  
Case#: ZON26-000001

**HEARING DATE:**

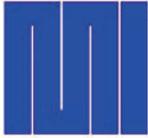
February 3, 2026

**OTHER ISSUES (continued):**

1. A rear yard detached garage can be located as close as 3 feet from the rear property line and comply with all zoning codes.
2. The new garage has a low slope roof which keeps the massing low and is only 13 feet tall.
3. All three neighbor's garages are detached, and located near the rear property line.
4. There are slightly more attached versus detached garages on this street block of Van Aken Boulevard. An attached garage is a common occurrence on the street.
5. The bulk of the new two story house addition is about 43 feet from the rear property line.
6. There is an existing solid wood fence along the rear and side property lines.
7. The Architectural Board of Review reviewed the house and garage addition design at their June 17, 2025 and again at the December 15, 2025 meetings with the following comments:
  - a. study the vertical wood section as the focal point and the brick areas as background.
  - b. the brick area should be held back from or the vertical siding section pushed out to create a different plane between them on the west elevation.
  - c. suggest the brick area roof be flat with only the vertical siding section having an angled roof.
  - d. create a hierarchy around the addition and coordinate windows and window colors.
  - e. study removal of the vertical dark lines on the front elevation of the addition
8. The applicant also proposes a code conforming circular driveway in the front yard. Staff will administratively review a landscape plan for the driveway.

**PRECEDENT:**

1. 3162 Huntington – a house addition approved which attaches the garage to the house, where the majority of garages are detached, 10.5 feet from the rear property line.
2. 2920 Huntington – approved a house addition 10 feet from the rear property line.
3. 18938 Winslow – approved an attached garage 3 feet from the rear property line.
4. 22640 Douglas – approved an attached garage 5 feet 9 inches from the rear property line.
5. 3311 Maynard – approved an addition and attached garage 12 feet from the rear property line.
6. 2683 Ashley – approved a rear house addition 11 feet 3 inches from the rear property line.
7. 3055 Ludlow – approved a rear house addition 15 feet from the rear property line.
8. 2848 Eaton – approved a rear house addition 12.5 feet from the rear property line.
9. 2724 Shelley – approved addition and attached garage 22 feet from the rear property line.
10. 3306 Kenmore – a house addition is approved which attached the garage to the house where the majority of garages are detached 16 feet from the rear property line.
11. 3062 Manchester – approved addition and attached garage 22 feet from the rear property line.
12. 3144 Albion – approved a rear yard addition 18 feet from the rear property line.
13. 19600 Shelburne – approved a house addition plus a garage, 15 feet from the rear property line when a 40 foot setback was required.



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.

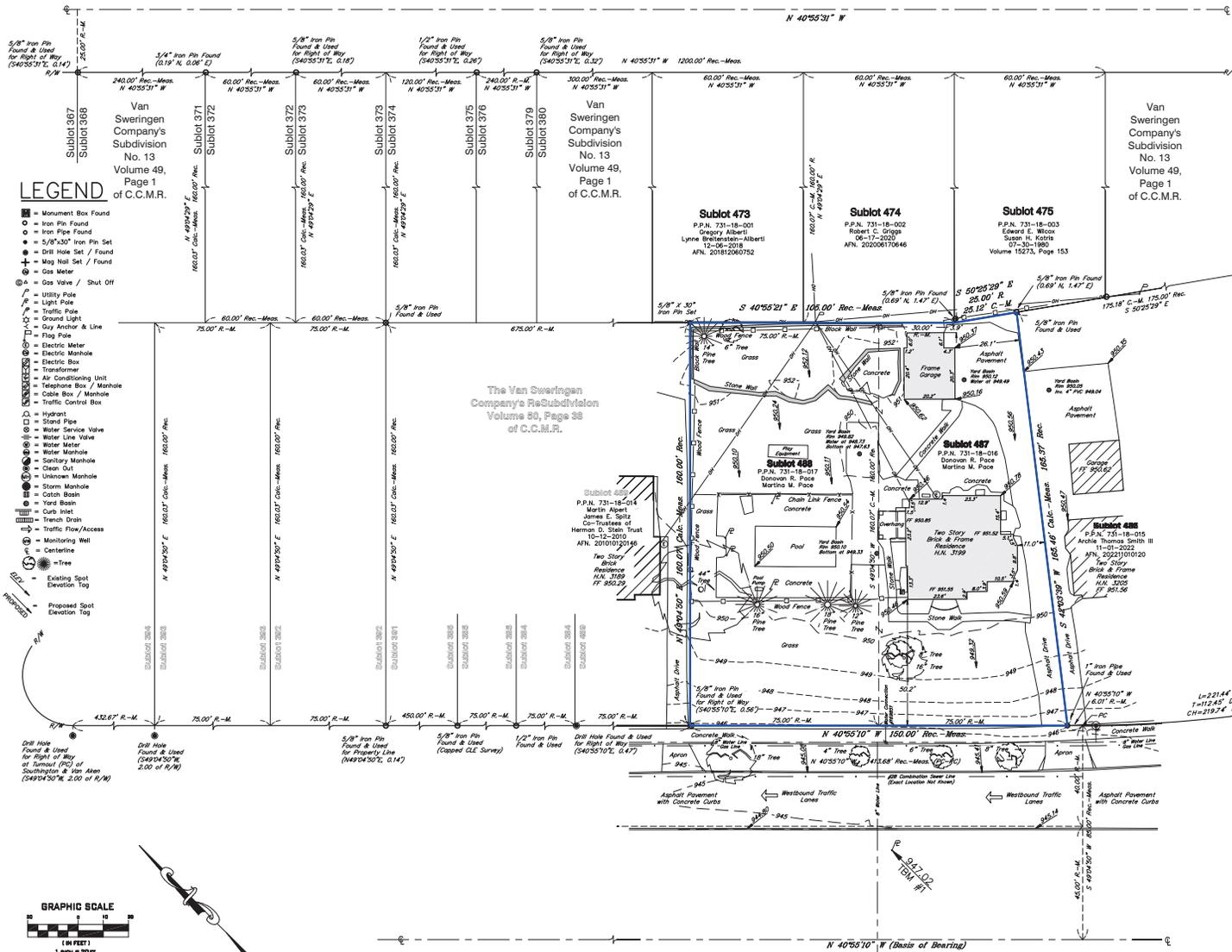
Definitions NAVD— North American Vertical Datum

**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, PJG

**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

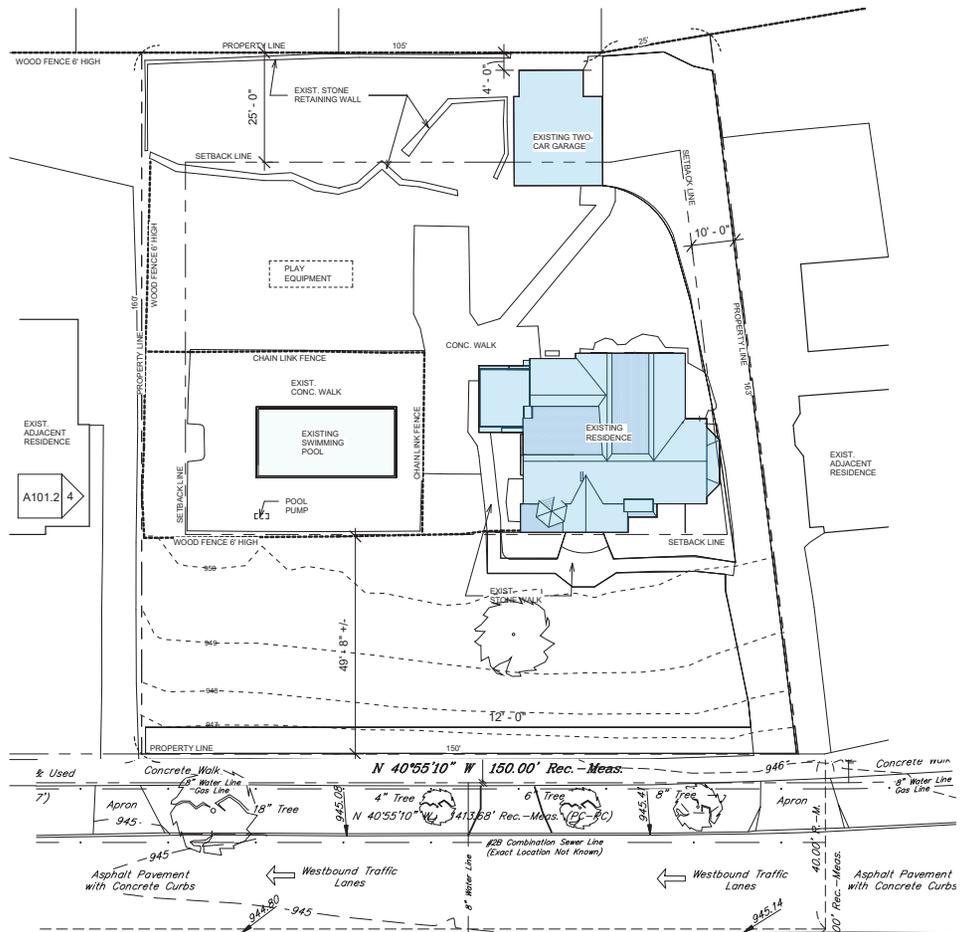
May 1, 2023  
Date



**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 <b>A100</b>		
PROJ # 2301	DRAWN RPM	DATE 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%
<b>SF-2</b>	<b>25%</b>	<b>60%</b>	<b>30%</b>
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 SF  
**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"

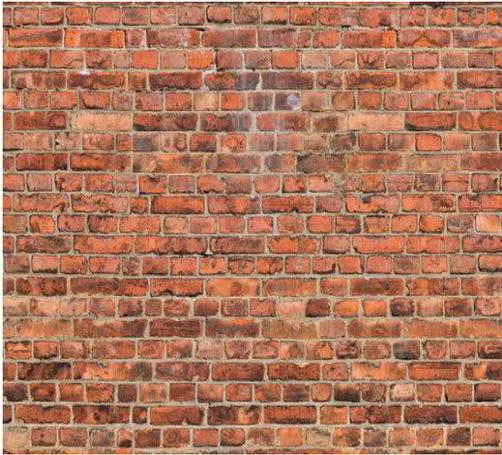




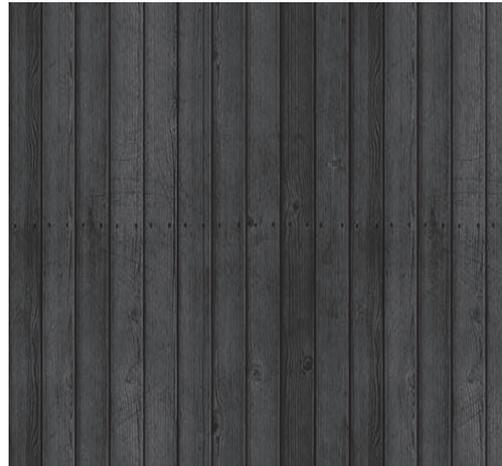
**PACE RESIDENCE**  
Donovan & Martina Pace  
3199 Van Aken Blvd, Shaker Heights, OH

## EXTERIOR VIEW

SKETCH NUMBER		
<b>A141</b>		
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



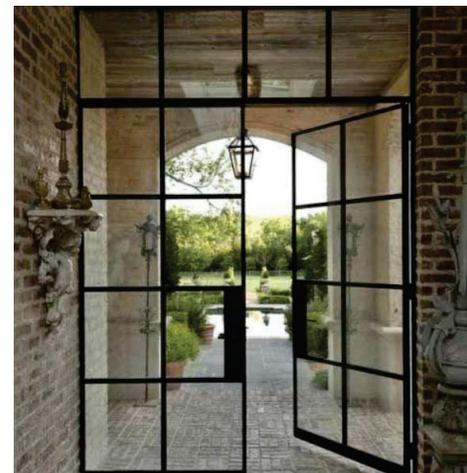
**ROOF:**  
MATCH EXISTING ASPHALT  
SHINGLES



**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