

CITY OF MIDDLEBURG HEIGHTS
BOARD OF ZONING AND BUILDING APPEALS MEETING
A G E N D A

6:45 p.m. Caucus
7:00 p.m. Regular Meeting

Wednesday, October 19, 2022

FIRST ORDER OF BUSINESS

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES, September 21, 2022

CORRESPONDENCE

TABLED BUSINESS

- 2022-00910 Vitalia Active Adult Community, 19150 Bagley Road, Request for One-Car Garages at Nine Cluster Units
Zoning Code Section 1131.12(c): Architectural Design Guidelines, Garages
- 2022-00911 Vitalia Active Adult Community, 19150 Bagley Road, Single-Family Cluster Units Rear-Yard Setbacks
Zoning Code Section 1133.05: Multifamily Development Standards Table
- 2022-00912 Vitalia Active Adult Community, 19150 Bagley Road, Single-Family Cluster Units Side-Yard Setbacks
Zoning Code Section 1133.05: Multifamily Development Standards Table
- 2022-00913 Vitalia Active Adult Community, 19150 Bagley Road, Residential Senior Living Apartment Building Four Stories
Zoning Code Section 1133.06(f)(2): Residential Senior Living Development Standards
- 2022-00914 Vitalia Active Adult Community, 19150 Bagley Road, Assisted Living/Memory Care Building Height
Zoning Code Section 1133.06(f)(3): Residential Senior Living Development Standards
- 2022-00915 Vitalia Active Adult Community, 19150 Bagley Road, Minimum Livable Area Per Independent Living Dwelling Unit
Zoning Code Section 1133.06(b): Minimum Livable Area Per Dwelling Unit for Residential Senior Living Dwellings
- 2022-00916 Vitalia Active Adult Community, 19150 Bagley Road, Minimum Livable Area Per Assisted Living Dwelling Unit
Zoning Code Section 1133.06(b): Minimum Livable Area Per Dwelling Unit for Residential Senior Living Dwellings



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AGENDA

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- 1 2022-00917 Vitalia Active Adult Community, 19150 Bagley Road, Percentage of Brick or Stone on
2 Independent Living Front Facade
3 Zoning Code Section 1133.08(b)(1): Exterior Building Materials
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- 5 2022-00918 Vitalia Active Adult Community, 19150 Bagley Road, Percentage of Brick or Stone on Assisted
6 Living/Memory Care Building Front Facade
7 Zoning Code Section 1133.08(b)(1): Exterior Building Materials
8
- 9 2022-00919 Vitalia Active Adult Community, 19150 Bagley Road, Percentage of Brick or Stone on
10 Independent Living Rear and Side Facades
11 Zoning Code Section 1133.08(b)(1): Exterior Building Materials
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- 13 2022-00920 Vitalia Active Adult Community, 19150 Bagley Road, Percentage of Brick or Stone on Assisted
14 Living/Memory Care Building Rear and Side Facades
15 Zoning Code Section 1133.08(b)(1): Exterior Building Materials
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- 17 2022-00921 Vitalia Active Adult Community, 19150 Bagley Road, Request to Use Vinyl Siding on the
18 Independent Living Building
19 Zoning Code Section 1133.08(b)(2): Exterior Building Materials
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- 21 2022-00922 Vitalia Active Adult Community, 19150 Bagley Road, Request to Use Vinyl Siding on the
22 Assisted Living/Memory Care Building
23 Zoning Code Section 1133.08(b)(2): Exterior Building Materials
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- 25 2022-00923 Vitalia Active Adult Community, 19150 Bagley Road, Riparian Setback
26 Codified Ordinances 1363.07(b)(2): Establishment of Riparian Setbacks
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- 28 2022-00924 Vitalia Active Adult Community, 19150 Bagley Road, Wetland Setback
29 Codified Ordinances 1363.08(a)(2): Establishment of Wetland Setbacks
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NEW BUSINESS

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- 33 2022-01191 Thomas Ren/SRG Group, 7221-7223 Pearl Road, Lot Area
34 Zoning Code Section 1137.06: Business District Development Standards Table
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- 36 2022-01192 Thomas Ren/SRG Group, 7221-7223 Pearl Road, Number of Parking Spaces
37 Zoning Code Section 1149.11: Parking Space Requirements
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- 39 2022-01193 Thomas Ren/SRG Group, 7221-7223 Pearl Road, Front-Yard Building Setback
40 Zoning Code Section 1137.06: Business District Development Standards Table
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- 42 2022-01194 Thomas Ren/SRG Group, 7221-7223 Pearl Road, Side-Yard Building Setback
43 Zoning Code Section 1137.06: Business District Development Standards Table
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DISCUSSION