



**Beachwood Planning and Zoning Commission Meeting Agenda
Tuesday, October 29, 2024, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

New Business

Agenda Items

1. Roll Call
2. Approval of Minutes of the September 26, 2024, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2024-36 Property owner has requested a 435' total lot hardscape variance for a concrete patio at 23919 Edgehill Drive, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required.
6. Planning and Zoning Commission
2024-37 Applicant has requested preliminary and final approval of a lot split of PPN 741-18-006, 3300 Enterprise Parkway.
7. Planning and Zoning Commission
2024-38 Applicant has requested approval for an adult day care service to be located at 23400 Mercantile Road, Suite 2.
8. Planning and Zoning Commission Review and possible vote on the Rules of Procedure for Beachwood Planning and Zoning Commission.

Old Business

Tabled

1. Planning and Zoning Commission
2024-27 Rezoning 2555 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-036) and 2561 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-037) from U-1 Single Family Residential District to U-5 Public and Institutional District (**Ordinance No. 2024-63, referred from Council 8/20/2024, Commission tabled on 9/26/2024**).

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 09/26/2024OWNER OF BUILDING: David Schillero PHONE: 216-659-4488STREET ADDRESS: 23919 Edgehill Drive, ~~Beachwood~~CITY/STATE/ZIP: Beachwood, OH, 44122APPLICANT: Tim Akhadov/David Schillero PHONE: 216-459-0000COMPANY OR FIRM: Platinum Garages and ElectricalEMAIL: Sales@platinumgarages.comSTREET ADDRESS: 26381 Cannon Rd.CITY/STATE/ZIP: Bedford Hts, OH, 44146

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

David Schillero - daveschillero@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23919 Edgehill Drive, Beachwood, OH 44122 SUITE # _____TENANT NAME: OwnerPERMANENT PARCEL # 741 - 03 - 052 PRESENT USE: SFR PROPOSED USE: _____PURPOSE OF APPLICATION: Variance to exceed hardscape limit for purpose of installing concrete patio next to single car garage.

NATURE OF THE REQUEST (check as many as apply):

- ☐ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☐ Rezoning
- ☐ Zoning text amendment
- ☐ Other _____
- ☒ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.
Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. Contractor already tore up our yard to place patio.

We would have built a 2 car garage if we knew we couldn't pour patio.

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

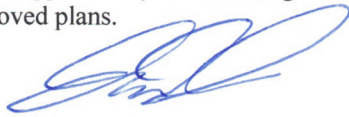
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.



SIGNATURE

David Schillero

PRINTED NAME

09/26/2024

DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

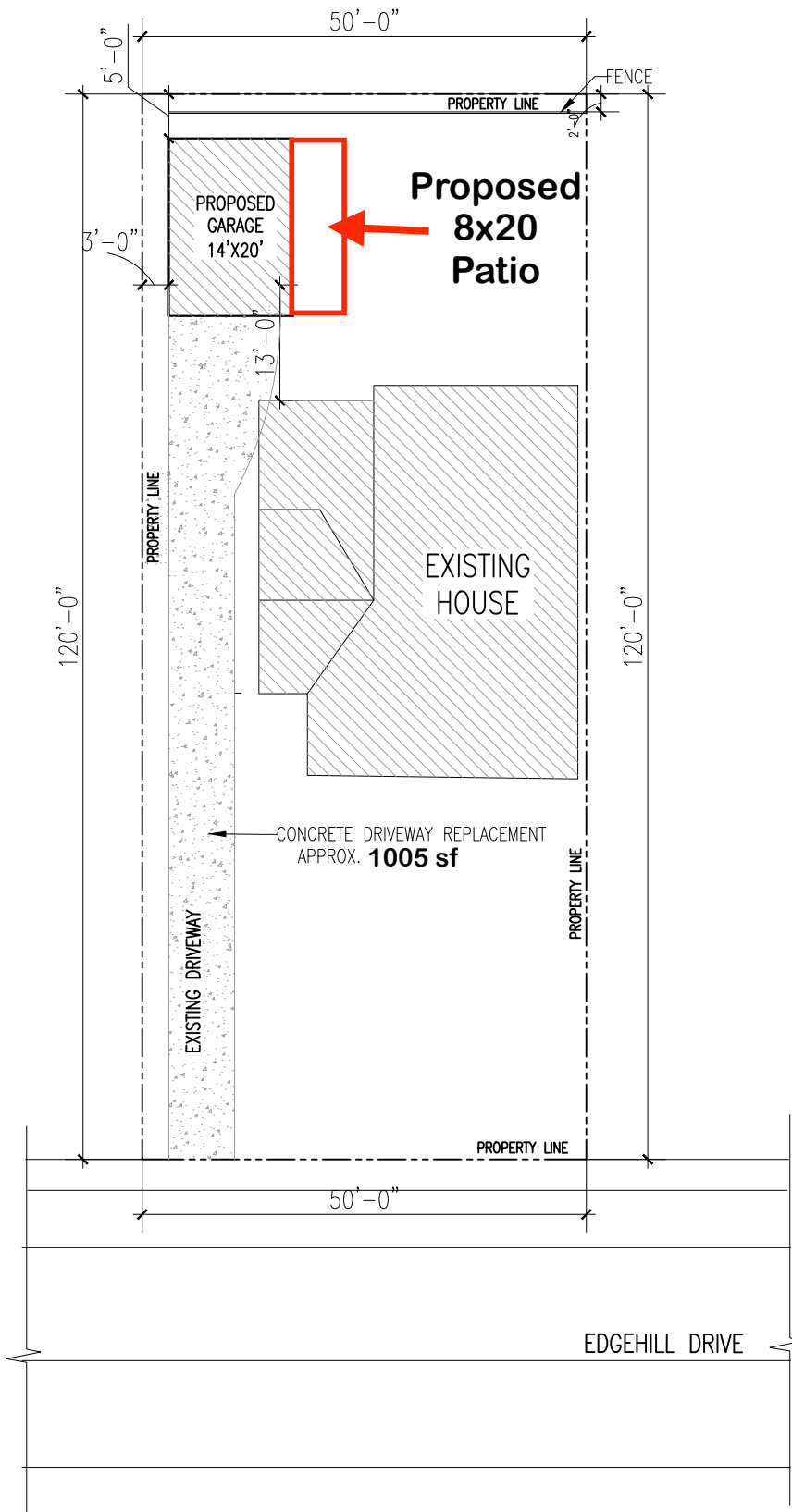
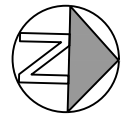
Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917





IMPORTANT NOTICE TO HOMEOWNER:
PLEASE HAVE POWER TO SHUT OFF
BEFORE DEMOLITION AND HAVE ELECTRIC
POWER FROM THE HOUSE ACCESSIBLE
FOR POWER TOOLS.

I(We) have reviewed these drawings and agree that it is a true representation of the work to be performed on my property.
I also understand that I am responsible for the location of my property lines, painting, backfill and landscaping of my property.

Homeowner: _____

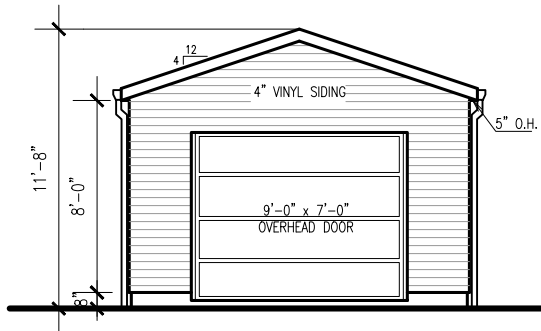
Homeowner: _____

Date: _____

SITE PLAN

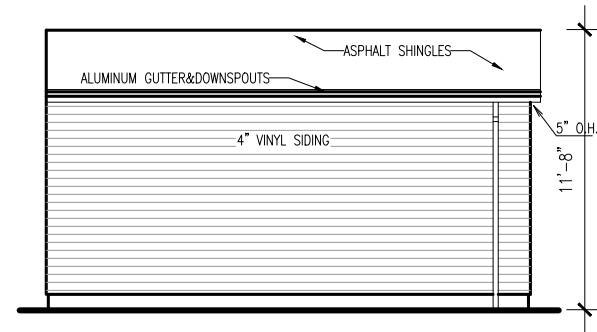
Scale: 1/20"=1'-0"





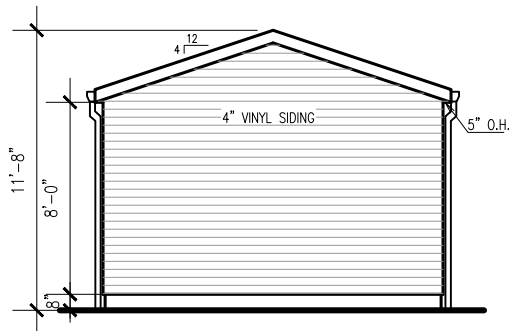
FRONT ELEVATION

Scale: $1/8" = 1'-0"$



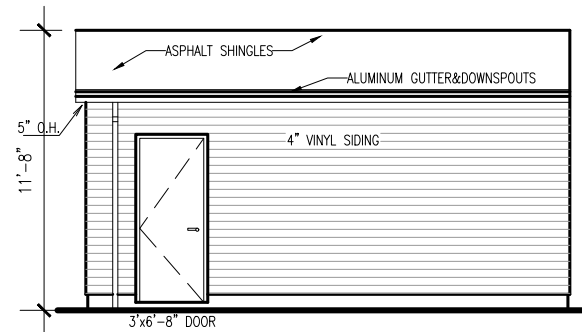
LEFT ELEVATION

Scale: $1/8" = 1'-0"$



REAR ELEVATION

Scale: $1/8" = 1'-0"$



RIGHT ELEVATION

Scale: $1/8" = 1'-0"$



Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: October 18, 2024

RE: **P&Z 2024-36** **Platinum Garages and Electrical**
David Schillero
23919 Edgehill Drive
Hardscape Variance



This request is for approval of a variance to install impervious or hardscape improvements that exceed the maximum permitted by Code. The property is zoned U-1 Single Family Residential District. Section 1146.03(c) limits the amount of hardscape, parking areas, and driveways in U-1 Districts to not more than fifteen percent (15%) of the total lot area. In this instance, the subject lot is 6,000 square feet in area, so the permitted hardscape or impervious area is 900 square feet.

The driveway replacement is 1,005 square feet and the total existing hardscape on the subject site is 1,235 square feet. That amount exceeds the Code requirement by 335 square feet or 37%. The applicant is seeking to install additional hardscape that would take the total hardscape to 1,395 square feet. That would require a variance of 495 square feet or approximately 55%

Clearly, the driveway is essential to proper function of the site, so some variance is warranted based on the location of the garage; however, a 55% increase in permitted impervious area would be substantial. There do not appear to be any unique circumstance associated with the subject site that would justify such a large increase or raise to the level of a practical difficulty. The staff would support a variance to permit the existing hardscape to remain but does not support an increase in hardscape.

The Commission has final authority to either grant or deny this variance request. Should the Commission decide to grant the variance, it should be subject to the following findings and stipulations:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section

P&Z 2024-36
Platinum Garages and Electrical
David Schillero
23919 Edgehill Drive
Hardscape Variance
October 14, 2024
Page 2

- 1146.03(c) with regard to maximum permitted hardscape on a lot.
2. Granting a variance of 335 square feet to Section 1146.03(c) to permit a total hardscape area of 1,235 square feet in lieu of the Code permitted 900 square feet.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: October 29, 2024

Report Date: October 21, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 5

P & Z 2024-36 Property owner has requested a 435 sq. ft. total lot hardscape variance for a concrete patio at 23919 Edgehill Drive, in accordance with BCO Section 1146.03 (C), Landscape of Residential Lots.

Engineering Dept. continues to remain against increasing hardscape and approving a variance on a residential lot. It is our recommendation to consider building a patio that has pervious pavers or some other form of construction that does not increase stormwater runoff.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 10/10/2024
Re: P&Z # 2024-36 23919 Edgehill Dr. (Patio)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has no questions or comments at this time.

Matthew Domonkos

Matthew Domonkos

Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 09/27/2024

OWNER OF BUILDING: DDR Beachwood Headquarters LLC PHONE: 877-225-5337

STREET ADDRESS: 3300 Enterprise Parkway

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Chris Garcia PHONE: 440-683-5744

COMPANY OR FIRM: The C.W. Courtney Company

EMAIL: cgarcia@cwcourtney.com

STREET ADDRESS: 700 Beta Drive, Suite 200

CITY/STATE/ZIP: Mayfield Village, OH 44143

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Chris Reville creville@sitecenters.com

Chris Garcia cgarcia@cwcourtney.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 3300 Enterprise Parkway Beachwood, Ohio SUITE #

TENANT NAME: Site Centers

PERMANENT PARCEL # 742 - 18 - 006 PRESENT USE: Office PROPOSED USE: Same

PURPOSE OF APPLICATION: Review and Approval of a Lot Split of parcel 742-18-006 into
2 parcels

NATURE OF THE REQUEST (check as many as apply):

☐ Preliminary site plan approval

☐ Final site plan approval

☒ Lot split

☐ Lot consolidation

☐ Conditional use permit

☐ Rezoning

☐ Zoning text amendment

☐ Other

☒ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (**must indicate a hardship**):

10' parking setback variance request along the new split line due to shared parking lot.

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. None

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

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	<u>Zoning District</u>	<u>Fee</u>
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(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE

Chris Garcia
PRINTED NAME

9/27/2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

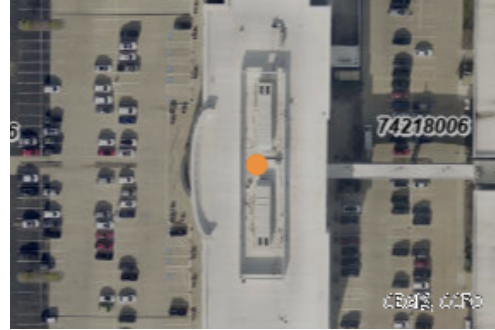
Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

Owner	DEVELOPERS DIVERSIFIED REALTY
Address	3300 ENTERPRISE PKWY BEACHWOOD, OH. 44122
Land Use	(4490) C - ELEVATOR OFFCE >2 ST
Description	PCL A VOL 355 PG 67 FF 619.65 D 774.99 10.797AC OL 50 ADDITIONAL PARCELS 74220001, 003 THRU 006. 2009S/R
Neighborhood Code	32387

SKETCH

Building 1
If this is a residential property the sketch is unavailable. Commercial building sketches are not available at this time. Please contact us at EMcGoldrick@cuyahogacounty.us or call (216) 443-4663 for a copy of the building card.
Building 2
If this is a residential property the sketch is unavailable. Commercial building sketches are not available at this time. Please contact us at EMcGoldrick@cuyahogacounty.us or call (216) 443-4663 for a copy of the building card.
Building 3
If this is a residential property the sketch is unavailable. Commercial building sketches are not available at this time. Please contact us at EMcGoldrick@cuyahogacounty.us or call (216) 443-4663 for a copy of the building card.
Building 4
If this is a residential property the sketch is unavailable. Commercial building sketches are not available at this time. Please contact us at EMcGoldrick@cuyahogacounty.us or call (216) 443-4663 for a copy of the building card.

MAP VIEW



BUILDING INFORMATION

Building ID	1	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	3	Usable Area	45,720	Condition	GOOD
Date Built	1997	Date Remodeled		Exterior Walls	PRE CNC
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	14	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	
Building ID	2	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	4	Usable Area	177,135	Condition	GOOD
Date Built	2009	Date Remodeled		Exterior Walls	PRE CNC
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	14	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	
Building ID	3	Construction Class	CLASS B	Basement Type	SLAB
Total Story Height	1	Usable Area	88,677	Condition	GOOD
Date Built	2009	Date Remodeled		Exterior Walls	PRE CNC
Framing	REINFORCED CONCRETE	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	14	Heat Type	FORCED-AIR	Air Conditioning	NONE
Office Finish		Retail Area		Retail Finish	
Building ID	4	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	3	Usable Area	45,720	Condition	GOOD
Date Built	2004	Date Remodeled		Exterior Walls	PRE CNC
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	14	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	620	775	10.8	470,317

VALUATION

2023 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$3,913,000	\$0	\$0	\$1,369,550
Building Value	\$26,866,700	\$0	\$0	\$9,403,350
Total Value	\$30,779,700	\$0	\$0	\$10,772,900
Land Use	4490			OFFICE BUILDINGS - 3 OR MORE STORIES (ELEVATOR)

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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IMPROVEMENTS

Type	Description	Size	Height Depth
200	PAVING	100,000 SQUARE FEET	

					BUILD OUT FOR SITE CENRTERS TENANT ON FLOORS 1, 2 & 3 (45,000 SF) TOTAL, 15,000 SF FIRST FLOOR AT STABLE OCCUPANCY COMPLETE NO VALUE 1-1-2023		990	OTHER NEC (SEE MEMO)	1,800 SQUARE FEET
2023	30 - New Construction	\$	\$	100%	No		990	OTHER NEC (SEE MEMO)	360 SQUARE FEET
2020	30 - New Construction	\$	\$	100%	No	DENTIST OFFICE TENANT BUILD OUT COMPLETE NO VALUE 1-1- 2020			
2018	30 - New Construction	\$	\$	100%	No	FIRE SUPPRESSION UPGRADES COMPLETE NO VALUE 1-1-2018			
2015	30 - New Construction	\$	\$	100%	No	2015 NEW CONSTRUCTION - PERMIT#9146607 - BUILDING IS AT STABILIZED OCCUPANCY, COMPLETE NO VALUE 1/15. (ACM)			
2014	30 - New Construction	\$220,500	\$	0%	Yes	2014 NEW CONSTRUCTION - PERMIT#8577516 - INTERIOR ALTERATIONS COMPLETE 1/14. BUILDING NOW APPROX. 95% OCCUPIED WITH 9,790 SQ FT. VACANT AND UNFINISHED (+220,500) REINSPECT 2015 FOR REMAINING UNFINISHED AREA. (BMK)			
2013	30 - New Construction	\$255,000	\$	92%	Yes	2013 NEW CONSTRUCTION - PERMIT#7585292 - DDR HEADQUARTERS OFFICE BUILDING 84% ECONOMICALLY OCCUPIED. UNIT 110 FINISHED (+255000) BUILDING APPROX. 92% COMPLETE. REINSPECT 2014 FOR COMPLETION AND ADJUST VACANCY AS NECESSARY. (BMK)			
2012	30 - New Construction	\$2,538,600	\$	90%	Yes	DDR HEADQUARTERS OFFICE BUILDING 90% COMPLETE 1-12. BLDG IS ONLY 78% ECONOMICALLY OCCUPIED, + \$2,538,600. 22% VACANCY ALLOWANCE ADJUSTMENT FOR INCOMPLETE INTERIOR. REINSPECT 2013 FOR OCCUPANCY AND ADJUSTED LEASE-UP RATE ACCORDINGLY, ACM			
2011	30 - New Construction	\$1,087,500	\$	0%	Yes	BLDG 67% OCCUPIED 1-1-11 REDUCE LEASE-UP ADJUSTMENT +1,087,500 - REIN 2012			
2010	30 - New Construction	\$1,959,900	\$	60%	Yes	NEW BLDG 35% COMP 1-1- 2009 ADD +9,394,200 REINSPECT 2010 60% COMP 1-1- 2010 VALUE ADDED +1,959,900 RNSPCT2011			
2009	130 - Sub register	(\$1,005,500)	\$	100%	No	2009 S/R			
2009	30 - New Construction	\$9,394,200	\$	35%	Yes	NEW BLDG 35% COMP 1-1- 2009 RNSPCT2010 ADD +9394200			
2008	30 - New Construction	\$	\$	100%	No	COMPUTER ROOM ALTS 100% CMPNV 1-1- 2008			
2007	30 - New Construction	\$	\$	100%	No	RESURFACE PARKING LOT & TENANT ALTS 100% CMPNV 1-1- 2007			

SALES

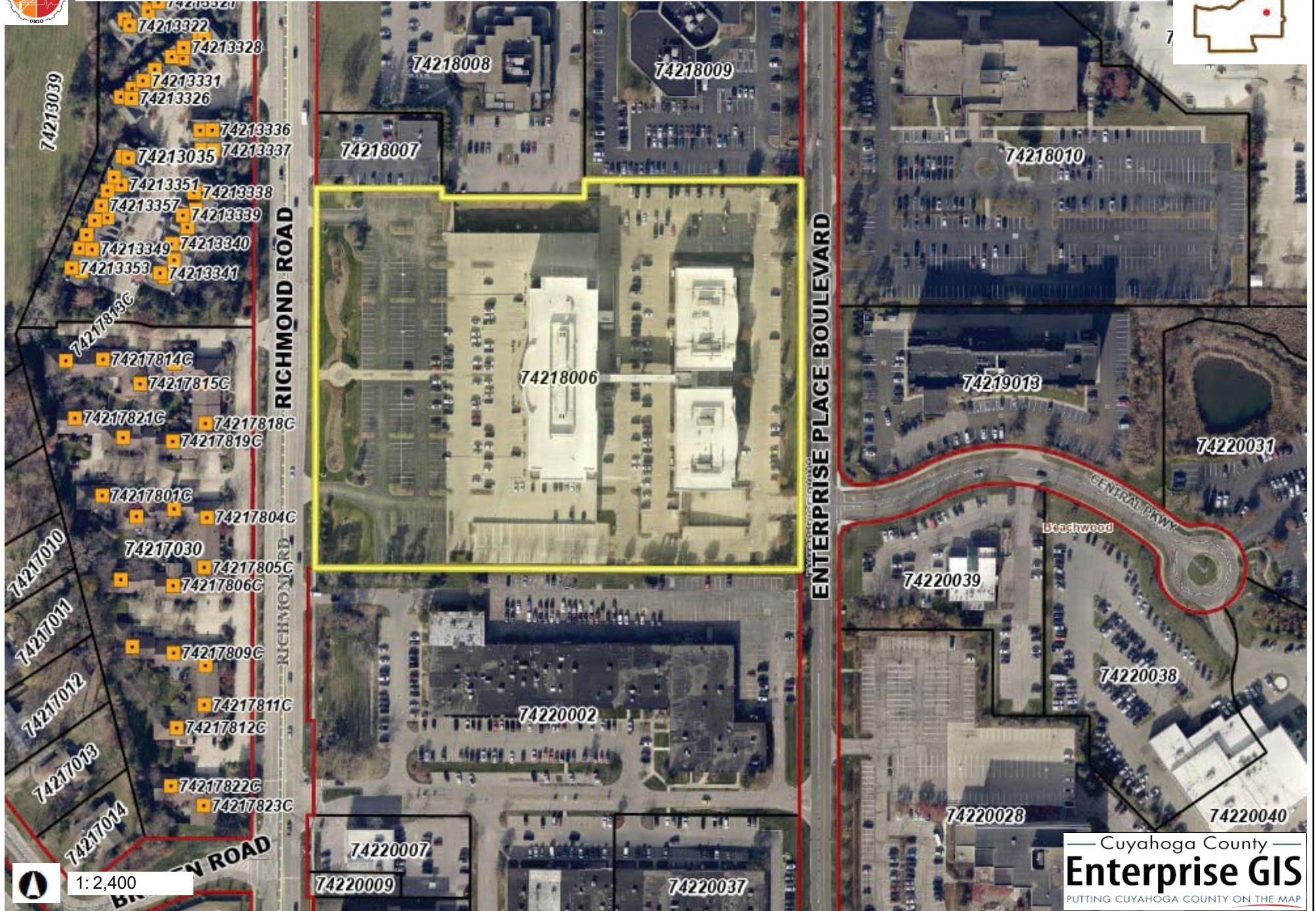
Date	Buyer	Seller	Price
5/14/2004	DEVELOPERS DIVERSIFIED REALTY	Enterprise Co Ltd	\$8,071,000
1/1/1998	Enterprise Co Ltd		\$0

Taxes

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$845,835.76	\$845,835.76	\$.00



DDR Beachwood Headquarters LLC



1:2,400

Date Created: 9/26/2024

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

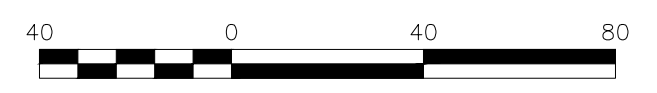
Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

O.L. 39 O.L. 40
O.L. 49 O.L. 50

ABBREVIATIONS LEGEND OF SYMBOLS

MON	Monument	Monument Box Found	☒
FD	Found	IPin Found	○
OBS	Observed	Stone Found	□
ACT	Actual	Drill Hole Found	✕
REC / R	Record		
MSD	Measured		
CALC	Calculated		
IPIN	Iron Pin		
IPP	Iron Pipe		
PPN	Permanent Parcel No.		
DH	Drill Hole		

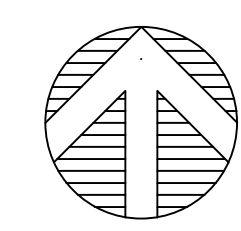
ALL IRON PINS SET ARE 30" LONG
5/8" REBAR WITH PLASTIC CAP.
I.D. (C.W. COURTNEY 7702)



DIMENSIONS ARE IN FEET AND DECIMALS.

BASIS OF BEARING IS RICHMOND ROAD CENTERLINE BEARING DUE NORTH PER RECORD.

- REFERENCES USED:
- LOT SPLIT & CONSOLIDATION PLAT, VOL. 285 PG. 93.
 - LOT CONSOLIDATION PLAT, VOL. 355 PG. 67
 - DEEDS OF RECORD.

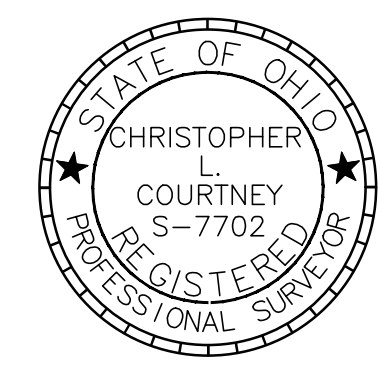


LOT SPLIT
FOR
DDR BEACHWOOD
HEADQUARTERS LLC
PPN 742-18-006
SITUATED IN THE CITY OF BEACHWOOD, COUNTY OF CUYAHOGA
AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL
WARRENSVILLE TOWNSHIP LOT NO. 50

THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. BEARINGS ARE REFERENCED TO THE CENTERLINE OF RICHMOND ROAD AS DUE NORTH PER RECORD AND INTENDED TO DENOTE ANGLES ONLY. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.

CHRISTOPHER L. COURTNEY
OHIO REGISTERED SURVEYOR #7702



DATE: _____

ACCEPTANCE

DDR BEACHWOOD HEADQUARTERS LLC the owner of the lands embraced within this LOT SPLIT PLAT, hereby acknowledges this plat to be its free act and deed, and does hereby approve and accept this lot split as shown herein.

BY: DDR BEACHWOOD HEADQUARTERS LLC

BY: _____
{{{NAME & TITLE}}}

County of _____
State of _____
Before me, Notary Public in and for said county and state, personally appeared {{{NAME}}} as {{{TITLE}}} of DDR BEACHWOOD HEADQUARTERS LLC who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed. In witness I have set my hand and official seal at _____, this _____ day of _____, 2024.

Notary Public _____
Commission Expires _____

APPROVALS

THIS LOT SPLIT PLAT IS ACCEPTED & APPROVED BY THE ENGINEER OF THE CITY OF BEACHWOOD, OHIO THIS _____ DAY OF _____, 2024.

CITY ENGINEER _____

THIS LOT SPLIT PLAT IS ACCEPTED & APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEACHWOOD, OHIO THIS _____ DAY OF _____, 2024.

SECRETARY OF PLANNING COMMISSION _____

CHAIRMAN OF PLANNING COMMISSION _____

THIS LOT SPLIT PLAT IS ACCEPTED & APPROVED BY THE COUNCIL OF THE CITY OF BEACHWOOD, OHIO THIS _____ DAY OF _____, 2024.

CLERK OF COUNCIL _____

ENTERPRISE PLACE BOULEVARD 60'

RICHMOND ROAD 100'

CHAGRIN BOULEVARD

LOT B
311,303 S.F.
7.1465 ACRES

LOT A
159,051 S.F.
3.6513 ACRES

PPN: 742-18-006
DDR BEACHWOOD
HEADQUARTERS LLC
AFN 200804230611
470,353 S.F.
10.7978 ACRES

PPN: 742-20-002
EQUITY BEACHWOOD LIMITED
3355 RICHMOND ROAD
CERT OF TITLE #142902

CHALTON ROAD
Vacated Ord. 1956-142

Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: October 13, 2024

RE: **P&Z 2024-37 C.W. Courtney Co.
DDR Beachwood Headquarters, LLC
3300 Enterprise Parkway
Lot Split Plat**



This request is for both preliminary and final approval of a lot split plat. The property is zoned U-8A Office Building and Research District. The applicant is proposing to split the existing property into two (2) parcels. Proposed Lot A would be 3.65 acres and would have 619 feet of frontage on Enterprise Parkway. There are two (2) existing office buildings on Lot A. Proposed Lot B would be 7.15 acres and would have 605 feet of frontage on Richmond Road. There is an existing building on Lot B. Both proposed lots would comply with the minimum requirements for lots in the U-8A Industrial and Office Mixed-Use District.

This split was approved once before and the applicant later reconsolidated the parcels. They are now seeking to once again separate the site into two parcels.

It is recommended that the Commission approve the lots split plat subject to any comments of the City Engineer.



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: October 29, 2024

Report Date: October 21, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 6

P & Z 2024-37 Applicant has requested preliminary and final approval of a lot split of PPN 741-18-006, 3300 Enterprise Parkway.

We hereby recommend approval.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 10/10/2024
Re: 2024-37 3300 Enterprise Parkway (Lot-split)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has no questions or comments at this time.

Matthew Domonkos

Matthew Domonkos

Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 10/2/2024

OWNER OF BUILDING: AP Beachwood/II LLC PHONE: _____

STREET ADDRESS: 22629 Chagrin Blvd Suite 205

CITY/STATE/ZIP: Woodmere, OH. 44122

APPLICANT: Frederick Amogh PHONE: 46-482-4257

COMPANY OR FIRM: Fondness of Joy Residential Services LLC

EMAIL: fondnessofjoy@gmail.com

STREET ADDRESS: 23400 Mercantile Road Unit 2

CITY/STATE/ZIP: Beachwood OH. 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Frederick Amogh, fondnessofjoy@gmail.com

Shannon Dean, shannanfos@yahoo.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23400 Mercantile Road Beachwood SUITE # 2

TENANT NAME: Frederick Amogh

PERMANENT PARCEL # _____ - _____ - _____ PRESENT USE: _____ PROPOSED USE: _____

PURPOSE OF APPLICATION: Adult day Care Services

NATURE OF THE REQUEST (check as many as apply):

☐ Preliminary site plan approval

☐ Final site plan approval

☐ Lot split

☐ Lot consolidation

☒ Conditional use permit

☐ Rezoning

☐ Zoning text amendment

☐ Other _____

☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (must indicate a hardship): _____

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

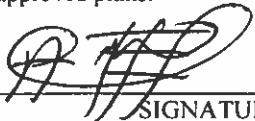
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE

Frederick Amogh
PRINTED NAME

10/2/2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

Fondness of Joy Residential Services

23400 Mercantile Road
Beachwood, Ohio 44122
fondnessofjoy@gmail.com
216 482-4257

City of Beachwood
Planning & Zoning
25325 Fairmont Blvd
Beachwood, Ohio 44122

Dear City of Beachwood,

I am writing on behalf of Fondness of Joy Residential Services to express our intent to open and operate **Fondness of Joy Residential Services/Day program Services** in the City of Beachwood. Fondness of Joy Residential Services established in 2020, now we are certified provider of adult day habilitation services as of July 2024, certified by the Cuyahoga County Department of developmental Disabilities we are expanding and adding Adult day program to our business. We have a strong commitment to providing quality care to adults with developmental disabilities, and we look forward to extending these services to your community.

Fondness of Joy Residential Services/Day program will operate from **8:00 AM to 5:00 PM**, offering structured day schedules, outings, and recreational activities that enhance the well-being and personal development of our participants. We pride ourselves on delivering compassionate care through our highly trained professional staff, who are dedicated to maintaining a supportive and engaging environment for all individuals we serve.

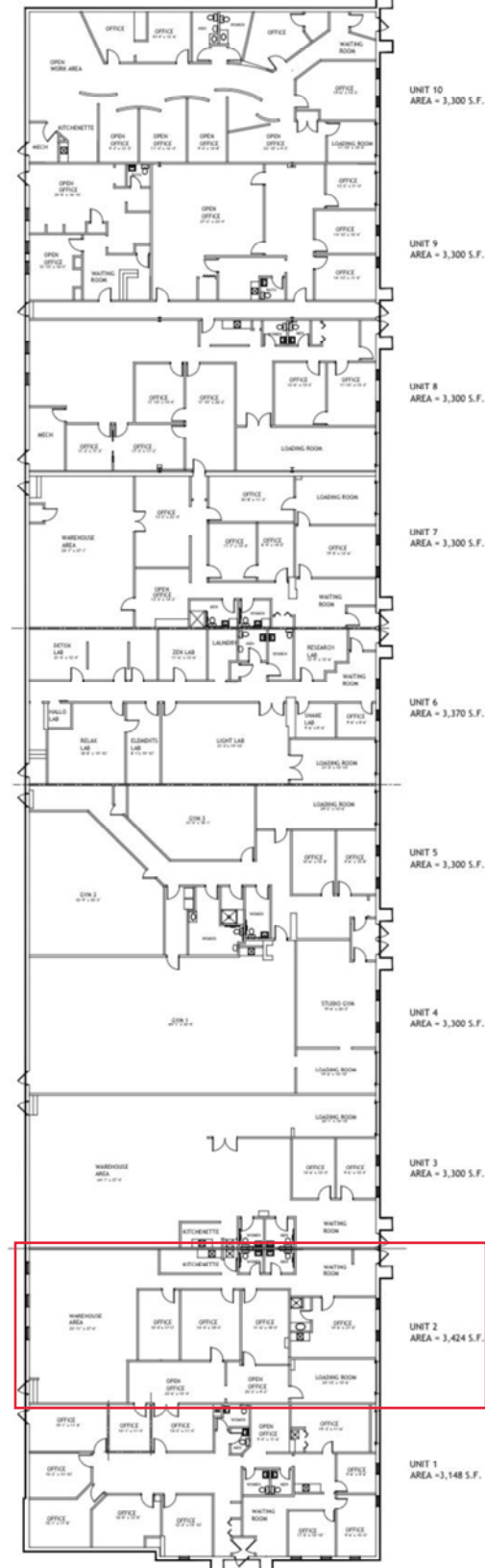
Our services include **transportation to and from our facility**, ensuring that participants have safe and reliable access to our programs. Our facility is designed to provide habilitation and enrichment services that foster growth, independence, and community integration.

We are excited about the opportunity to bring our services to Beachwood and collaborate with local partners to meet the needs of individuals with developmental disabilities in the area. We look forward to working with the city to ensure a smooth and successful launch of our day care services.

Thank you for considering Fondness of Joy Day Care Services. Please do not hesitate to contact us if you need further information or have any questions.

Sincerely,
Fredrick Amoah, CEO
Fondness of Joy Residential Services

EXISTING SINGLE STORY BUILDING
23400 MERCANTILE ROAD
BEACHWOOD, OHIO
EXTERIOR AREA = 33,237 S.F.



Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: October 14, 2024



RE: **P&Z 2024-38 Fondness of Joy Residential Services, LLC**
23400 Mercantile Road
Adult Day Care Facility

This request is for approval to operate an adult day care facility. The applicant proposes to occupy a 3,424 square foot suite within a multi-tenant building. The property is zoned U-8 Industrial and Office Mixed-Use District. Adult day care facilities are a permitted use in the U-8 District subject to compliance with the provisions of Section 1155.03. The applicant has been certified by Cuyahoga County to provide services to developmentally disabled adults. They intend to operate from 8:00 am until 5:00 pm. As part of the proposed operation, the applicant intends to provide transportation services to and from their proposed facility. Having a transportation program reduces potential traffic impacts.

It is recommended that the Commission grant approval for the operation of an adult day care facility at 23400 Mercantile Road subject to the following stipulations:

1. Approval is for Fondness of Joy Residential Services LLC only and the operation of the facility cannot be transferred to another operator without the approval of the Planning and Zoning Commission.
2. Approval is to occupy 3,424 square feet and the operation shall not be expanded to occupy additional space without the approval of the Planning and Zoning Commission.
3. The facility shall be operated at all times in compliance with applicable City and State regulations.
4. The facility shall comply with the provisions of Section 1155.03(e).



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: October 29, 2024

Report Date: October 21, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 7

P & Z 2024-38 Applicant has requested approval for an adult day care service to be located at 23400 Mercantile Road, Suite 2.

There are no Engineering comments on this application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 10/10/2024
Re: 2024-38 23400 Mercantile- Adult Daycare

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. Audible and visual fire alarm warning devices must be installed to comply with fire code

Matthew Domonkos

Matthew Domonkos

Assistant Fire Chief