



Beachwood Planning and Zoning Commission Meeting Agenda – Amended
Tuesday, December 3, 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 October 29, 2024, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2023-17 Applicant has requested preliminary site plan approval for residential development of cluster homes to be located at PPN 741-29-020, North Woodland Road (Fairmount Blvd).
6. Planning and Zoning Commission
2024-39 Applicant has requested a 20' side yard setback variance for the fence location at 24815 Greenwich Lane, in accordance with BCO Section 1146.02(b)(5), Fences.
7. Planning and Zoning Commission
2024-41 Applicant has requested an 11' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 135' total lot hardscape variance, in accordance with BCO Section 1146.03(C), Landscaping of Residential Lots Required, for addition at 23115 Greenlawn Avenue.
8. Planning and Zoning Commission
2024-43 Applicant has requested a 9.3' rear yard setback variance for a screened in deck at 24213 Woodway Road, in accordance with BCO Section 1113.03, Rear Yards.
9. Planning and Zoning Commission
2024-44 Applicant has requested preliminary site plan approval for building and play area additions at 26600 Shaker Blvd., Fuchs Mizrachi School.
10. Planning and Zoning Commission
2024-45 Applicant has requested preliminary and final site plan approval for a dumpster fence enclosure at 3025 Science Park Drive, Cleveland Clinic Rehab Hospital.
11. Planning and Zoning Commission
2024-5(A) Applicant is requesting preliminary and final approval of a revised lot split plat for PPN 742-39-005, Chagrin Highlands.

Old Business

1. Planning and Zoning Commission
2024-40 Review and possible vote on the Rules of Procedure for Beachwood Planning and Zoning Commission.



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: 8/5/2024

OWNER OF BUILDING: POCKET LAND, LLC PHONE: 216-591-1942

STREET ADDRESS: 0 Vacant Land / Northwoodland

CITY/STATE/ZIP: Beachwood OH 44124

APPLICANT: POCKET LAND DEVELOPMENT, LLC PHONE: 216-591-1942

COMPANY OR FIRM: KEYSTONE COMPANIES

EMAIL: Info@KeystoneHomes.com

STREET ADDRESS: 3187 Old Branch Rd

CITY/STATE/ZIP: Pepper Pike, OH 44124

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

David Kaplan Dave@oliverarchitect.com
Andrew Gutierrez Info@KeystoneHomes.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 0 / Northwoodland Rd SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # 741-24-020 PRESENT USE: Residential PROPOSED USE: U1A1 Cluster

PURPOSE OF APPLICATION: to propose a cluster community of 5 homes on 233 acres

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):

trying to get 3.5 units per acre, rezoning site for variance

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. This property has originally intended to be developed with 233 acres

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


PRINTED NAME

8/5/2024
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
William Griswold, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

D

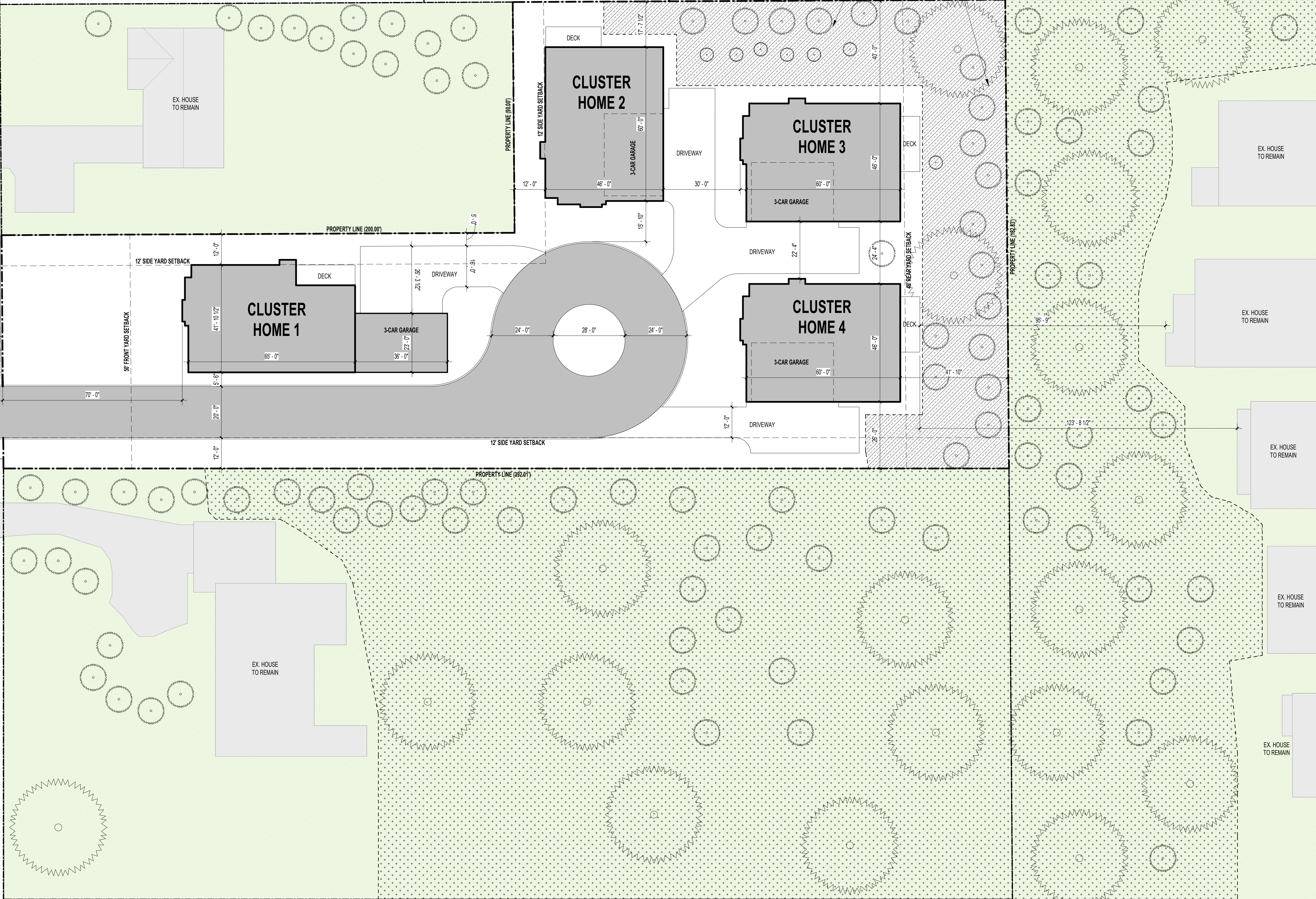
C

B

A

FAIRMOUNT BLVD. E

FAIRMOUNT BLVD. W



0.23 ACRES (41,10,031 SF)
PRESERVED WETLANDS
AREA

PROJECT TEAM:



ARCHITECT:
Oliver Architecture
7100 Euclid Avenue #200
Cleveland, OH 44103
216.245.2661
www.oliverarchitect.com

PRELIMINARY
NOT FOR CONSTRUCTION

KEYSTATE HOMES

NEW CLUSTER HOME DEVELOPMENT

FAIRMOUNT BLVD. BEACHWOOD, OHIO

ISSUE

DATE

SITE PLAN -
VARIANCE STUDY -
OPTION B

SCALE:

1" = 20'-0"

PRINT DATE:

10/8/2024 3:46:46 PM

SHEET:

G-103

D

C

B

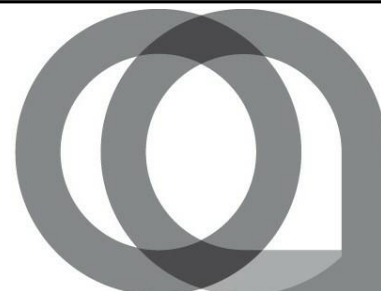
A

FAIRMOUNT BLVD. E

FAIRMOUNT BLVD. W



PROJECT TEAM:



ARCHITECT:
Oliver Architecture
7100 Euclid Avenue #200
Cleveland, OH 44103
216.245.2861
www.oliverarchitect.com

PRELIMINARY
NOT FOR CONSTRUCTION

KEYSTATE HOMES

NEW CLUSTER HOME DEVELOPMENT

FAIRMOUNT BLVD. BEACHWOOD, OHIO

PLANNING & ZONING 10/14/2024

ISSUE DATE

SITE PLAN -
PROPOSED

SCALE:
1" = 20'-0"
PRINT DATE:
10/14/2024 4:58:53 PM

SHEET:
G-103

MEMORANDUM
CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING

Meeting Date: December 3, 2024

Report Date: November 19, 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 2023-17 Applicant has requested preliminary site plan approval for residential development of cluster homes to be located at PPN 741-29-020 North Woodland Road (Fairmount Blvd.)

We cannot recommend approval of a preliminary site plan until we have more information concerning the wetlands, which are showed squared off behind the units. The US Army Corps must approve any and all modifications to designated wetlands.

We also have concerns about the utilities that will service this site, and again will require more information before making a recommendation.

Finally, we do not see any storm water management on the site. This will be required in accordance with Beachwood Codified Ordinances.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Fire Chief
Date: 11-20-2024
Re: P&Z # 23-17 (PPN 741-29-020) Preliminary site plans

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

Cul-De-Sac Area should provide enough area for purpose of turn-around of Emergency Vehicles:

Measured to centerline of inside tire -	35.78 feet
Measured to centerline of outside tire -	31.84 feet
Curb to curb turning radius -	32.53 feet
Wall to wall turning radius -	37.26 feet

Fire Hydrant installed in cul-de-sac area (TBD by fire prevention)

Matthew Domonkos

Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11-7-2024OWNER OF BUILDING: Yaffa GormanPHONE: 305-335-0133STREET ADDRESS: 24815 Greenwich LaneCITY/STATE/ZIP: Beachwood OH 44122APPLICANT: James HershbergerPHONE: 440-687-4448COMPANY OR FIRM: Custom Homes + Decks LLCEMAIL: jamesh.chd11c@gmail.comSTREET ADDRESS: 5888 Maybourn Barclay RD.CITY/STATE/ZIP: Farmdale Ohio 44117

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

James Hershberger jamesh.chd11c@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24815 Greenwich Lane

SUITE # _____

TENANT NAME: Yaffa Gorman

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

PURPOSE OF APPLICATION: Variance for fence location

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):

With 20' setback we will lose too much of our backyard on a corner 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. _____

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).
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	<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
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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.

James F. Hershberger
SIGNATURE

James Hershberger
PRINTED NAME

11-07-2024
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



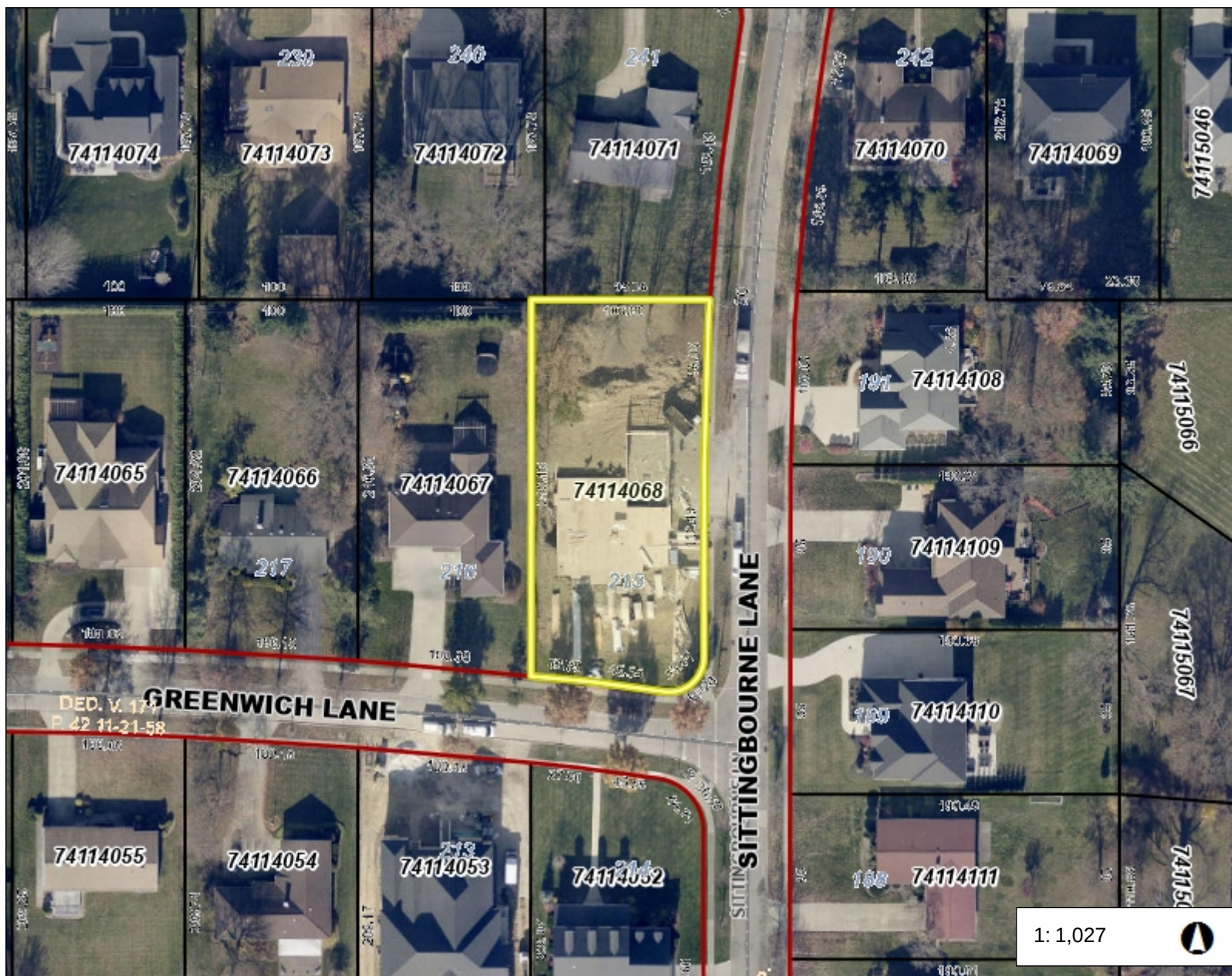
Cuyahoga County GIS Viewer



Date Created: 11/7/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road



171 0 86 171 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

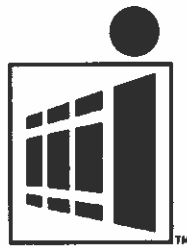
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

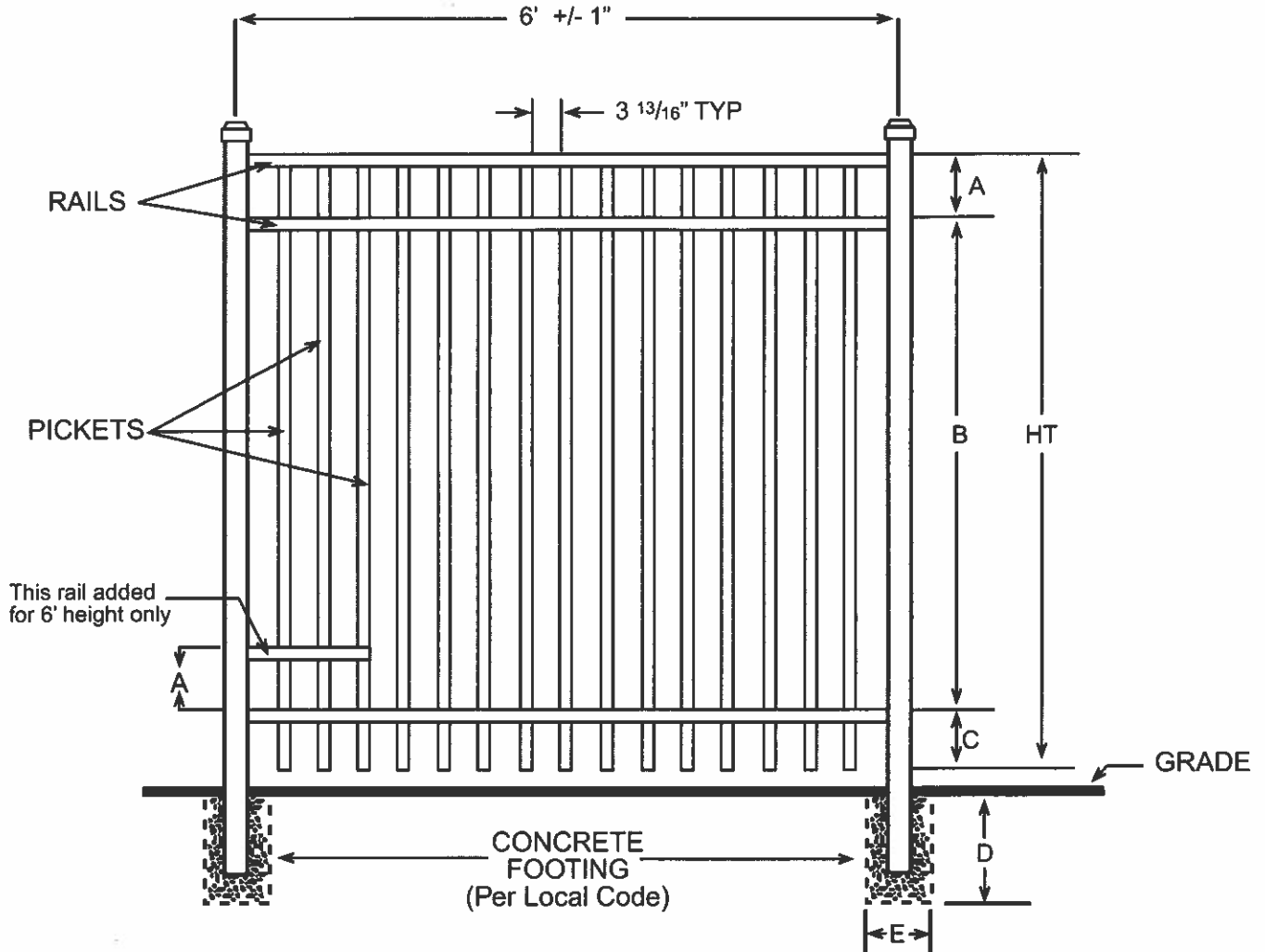
Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP







iNTEGRITY™
ALUMINUM PRODUCTS
800.762.8876



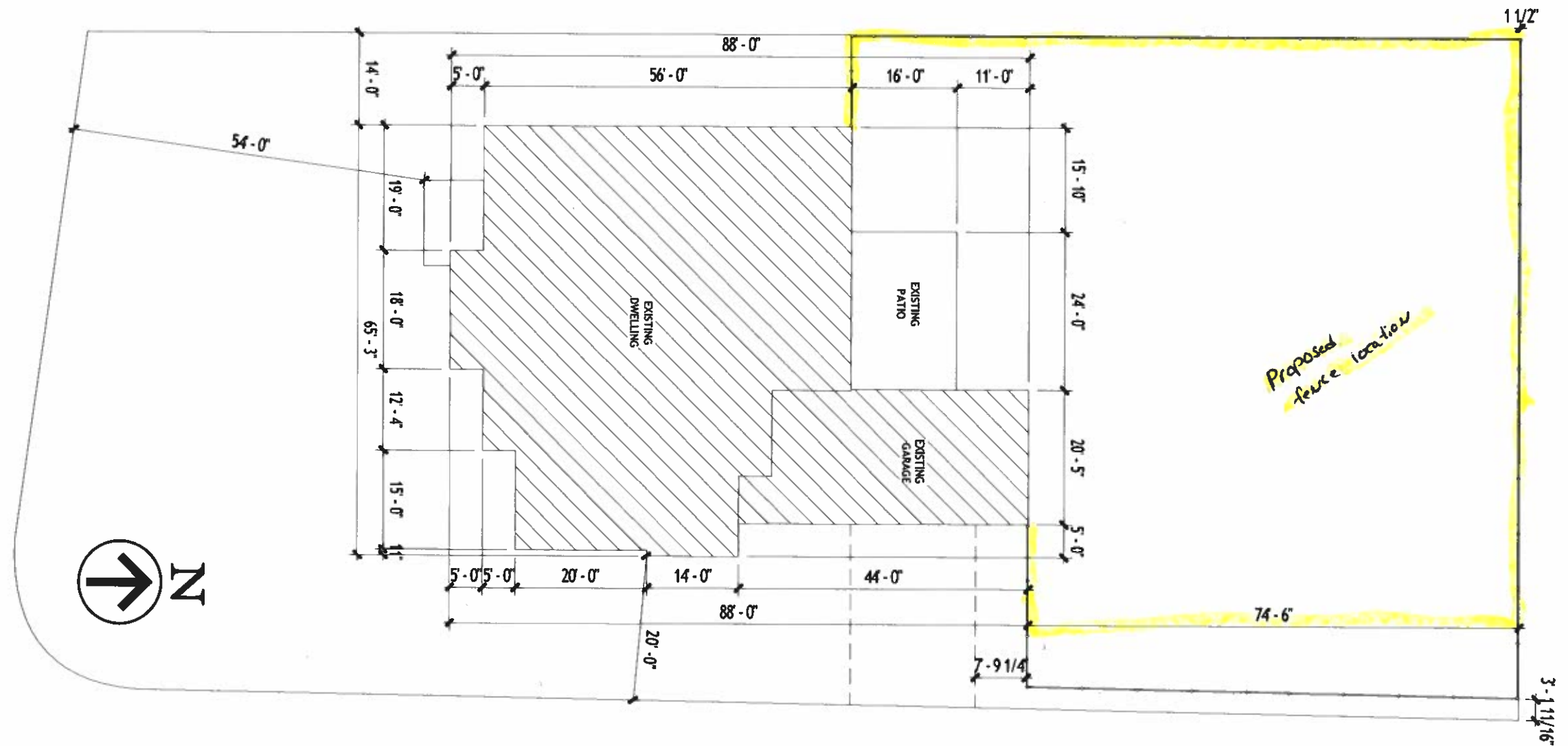
SAN MARINO™ CLASSIC

DIMENSIONS					
HT	A	B	C	D	E
3'	6"	24½"	5½"	Per Local Code	
3½'	6"	30½"	5½"	Per Local Code	
4'	6"	36½"	5½"	Per Local Code	
5'	6"	48½"	5½"	Per Local Code	
6'	6"	60½"	5½"	Per Local Code	
All Dimensions Are Nominal					

SPECIFICATIONS RESIDENTIAL

Posts Available	2" x 2" x .060 Wall 2" x 2" x .080 Wall 2" x 2" x .125 Wall 2½" X 2½" X .100 Wall
Horizontal Rails Side Walls Top Walls	1⅞" x 1" .082" .062"
Pickets Picket Spacing	⅝" x ⅝" x .050 Wall 3⅓"
Heights Available	3, 3½, 4, 5 & 6 Ft.





SITE IMPROVEMENT PLAN

SITUATED IN THE CITY OF BEACHWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 215 IN THE FAIRMOUNT PARK ESTATES SUBDIVISION OF PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NOS. 8, 18 AND 19, AS SHOWN BY THE RECORDED PLAT IN VOLUME 149 OF MAPS, PAGE 38 OF CUYAHOGA COUNTY RECORDS.

FOR: THE GORMAN RESIDENCE

DEED REFERENCE: P.P.N. 741-14-068
AFN 202204080735

SITE ADDRESS: 24815 GREENWICH LANE
BEACHWOOD, OHIO 44122



NORTH

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

SEPTEMBER 25, 2023

NOTES:

- XXXX PROPOSED GRADE
- XXXX EXISTING ELEVATION
- EX. CONTOUR
- PROP. CONTOUR
- ← INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING.

BENCH MARK: TOP OF HYDRAUTIC EAST SIDE OF SITTINGBOURN LANE ELEVATION = 1127.30

CONTRACTOR TO VERIFY SANITARY AND STORM CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY, REFER TO HOUSE PLANS FOR FOUNDATION DETAILS AND DIMENSIONS.

HOUSE PLANS USED DATED 8/20/23

CONTRACTOR MUST CHECK BENCH MARK WITH PAVEMENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

BUILDER/LANDSCAPER TO MAINTAIN POSTIVE DRAINAGE AWAY FROM HOUSE.

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.

UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

- 5/8" CAPPED IRON PIN TO BE SET
- IRON PIN FOUND

SIDEWALK NOTE:

REPLACE ANY AND ALL DAMAGED OR DEGRADED CONCRETE SIDEWALK SECTIONS. SIDEWALK THRU APRON SHALL BE 6" MINIMUM THICKNESS.

ZONING DISTRICT:

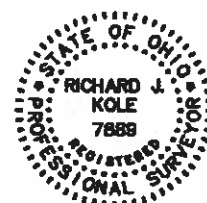
U1-A2 SINGLE FAMILY FRONT SETBACK:
(20% of AVG. DEPTH) 224 x 204 = 44.8 FT.
(20% of AVG. DEPTH) 102 x 204 = 20.4 FT.
SIDE YARD: 14 FT.
REAR YARD: 40 FT.

CONNECTIONS:

- ① = USE 1" TYPE "K" COPPER
- ② ③ = USE 6" PVC SDR 35 w/ GASKETS 12 MIN. 10% MAX
- PREMIUM FILL FOR ALL UTILITY TRENCHES UNDER PROPOSED DRIVEWAY AND WALKS

BMP LEGEND

- ① SILT FENCE
- ② CONSTRUCTION ENTRANCE
- ③ INLET PROTECTION



Dimensions shown herein are expressed in feet and decimal parts thereof. Measurements were taken or set as indicated herein. Drawings shown are to an assumed condition and are for the sole purpose of describing the relative angular values between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kule 9/25/23
Richard J. Kule, Reg. Surveyor #7888 Date

APPROVED BY THE
CITY ENGINEER
Joseph R. Ciuni, P.E.
10/11/2023
Date

P.P.N. 741-14-067
SUBLOT 216
CHAM KAREN
24765 GREENWICH LN.

P.P.N. 741-14-072
SUBLOT 240
SETH JOEL FIELD and
CONY JOY MUN YEE
24770 THICKENHAM DR.

P.P.N. 741-14-071
SUBLOT 241
SALLY N. SMALL
24820 THICKENHAM DR.

SITTINGBOURN LANE 50'

GREENWICH LANE 50'

① R = 4045.08 Δ = 03°27'50" A = 32.75 T = 16.38 C = 32.75 N84°18'08"W	② R = 20.00 Δ = 95°59'48" A = 33.51 T = 22.20 C = 29.72 N47°35'26"E	③ R = 1539.82 Δ = 03°31'56" A = 94.88 T = 47.43 C = 94.85 N01°32'46"E
--	--	--



3200 Ridge Road - Chardon, Ohio 44024
Phone 440.885.7127 - Fax 440.885.7129
www.rimikole.com
File No. 20243-253 Sh

New Apron to meet City Standards. Repair Road as required

Meet Beachwood Standards. Repair Road as required.

Install inlet protection

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: November 19, 2024

RE: **P&Z 2024-39 Custom Homes & Decks, LLC**
Yaffa Gorman
24815 Greenwich Lane
Fence Setback Variance



This request is for approval of a variance to install an ornamental black metal fence six (6) feet in height in the side yard setback of a corner lot. Section 1146.05(b)(2) requires fences on corner lots to be a minimum of twenty (20) feet from the right-of-way line of the side street. The applicant is proposing to place the fence at the right-of-way line. The fence style and height are both code compliant, so the only issue is the setback.

There is concern with placing a fence six (6) feet in height on the right-of-way line. It should be noted, however, that the Administration has recommended to City Council several amendments to the Zoning Code. One of those proposed amendments is to reduce the side yard setback for fences on corner lots from the current twenty (20) feet to twelve (12) feet. Give that recommendation, the staff would support a variance to permit the fence to be placed at twelve (12) feet from the right-of-way line.

The Commission has final authority to either grant or deny this variance request. Should the Commission decide to grant the variance as recommended by the staff, 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 1146.05(b)(2) with regard to the placement of ornamental fences in side yards of corner lots.
2. Granting a variance of eight (8) feet to Section 1146.05(b)(2) to permit an ornamental black metal fence six (6) feet in height to be twelve (12) feet from the right-of-way line in lieu of the Code required twenty (20) 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: December 3, 2024

Report Date: November 19, 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 2024-39 Applicant has requested a 20' side yard variance for the fence location at 24815 Greenwich Lane, in accordance with BCO Section 1146.02(b)(5), fences

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: 11/20/2024
Re: 2024-39 24815 Greenwich (Fence)

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

1. The Fire Department has not 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: 11/5/2024

OWNER OF BUILDING: Cheryl Lever PHONE: _____

STREET ADDRESS: 23115 Greenlawn Avenue

CITY/STATE/ZIP: Beachwood Ohio 44118

APPLICANT: Rebecca Fertel PHONE: (845)352-0086

COMPANY OR FIRM: Rebecca Fertel, Architect

EMAIL: Rivky@fertelarch.com

STREET ADDRESS: 3429 Blanche Avenue

CITY/STATE/ZIP: Cleveland Heights, Ohio

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

Rebecca Fertel rfertel@gmail.com

Cheryl Lever lever7@ameritech.net

DESCRIPTION OF THE PROPERTY:

ADDRESS: Same as Owner's Address SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # 741 - 10 - 4041 PRESENT USE: U1 PROPOSED USE: U1

PURPOSE OF APPLICATION: Request for a variance to the rear yard setback

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**):

Lot depth and house size do not permit a compliant first floor addition

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. Owner wishes to care for elderly parents in her home,

she is willing to reduce the size of her living space for some of the new program

Planning & Zoning Submission Requirements:

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(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

Rebecca Fertel

PRINTED NAME

11/11/2024

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

APPLICANT: 23115 Greenlawn Road

P&Z:	ZONING DATA		DATE: 11/11/24
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U1	n/c	
MINIMUM LOT AREA		n/c	
MINIMUM LOT FRONTAGE		n/c	
MINIMUM FRONT YARD BUILDING SETBACK		n/c	
MINIMUM SIDE YARD BUILDING SETBACK		n/c	
MINIMUM REAR YARD BUILDING SETBACK	39'	28'	11'
MAXIMUM BUILDING HEIGHT		n/c	
MINIMUM LANDSCAPED AREA		n/c	
MINIMUM PARKING SETBACKS	Front = n/a Side = n/a Rear = n/a	Front = n/a Side = n/a Rear = n/a	
MINIMUM DRIVE AISLE	n/a	n/a	
MINIMUM PARKING STALL	n/a	n/a	
MINIMUM OFF-STREET PARKING	2	n/c	
SITE DEVELOPMENT PLANS			



Cuyahoga County GIS Viewer



Date Created: 9/27/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Buildings - 2017

1: 423



70 0 35 70 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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



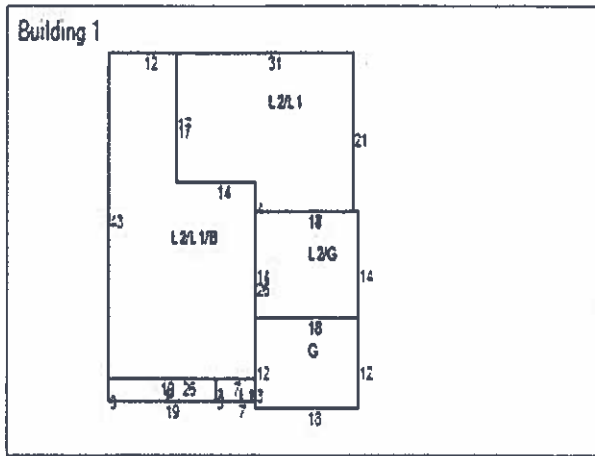
Cuyahoga County, Ohio - Property Summary Report

Parcel: 741-04-041



Owner LEVER, CHERYL K
Address 23115 GREENLAWN AVE
BEACHWOOD, OH. 44122
Land Use (5100) R - 1-FAMILY PLATTED LOT
Description 8 CEDGREEN#31 RESUB 000C ALL
Neighborhood Code 11606

SKETCH



MAP VIEW



BUILDING INFORMATION

Building Record Number	1	Occupancy	1-FAMILY	Story Height	2
Style	COLONIAL	Year Built	1954	Exterior Walls	ALUM/VINYL
Condition	AVERAGE	Construction Quality	C+ / AVERAGE+	Roof Type	GABLE
Roof Material	ASPH-SHINGLE	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Attic Type	NONE	Basement Type	BASEMENT	Basement Square Feet	880
Basement Finished	N/A	Rooms	10	Bedrooms	3
Bathrooms (Full/Half)	2/1	Garage Type	ATTACHED	Garage Capacity	2
Year Garage Built	1954	Garage Size	488	Living Area Basement	
Living Area 1	1,496	Living Area 2	1,727	Living Area Upper	
Living Area Total	3,223	Floor Location		Party Wall	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	80	130	0.18	7,800

VALUATION

2023 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$66,900	\$0	\$0	\$23,420
Building Value	\$333,900	\$0	\$0	\$118,870
Total Value	\$400,800	\$0	\$0	\$140,290
Land Use	5100			SINGLE FAMILY DWELLING

PERMITS

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

IMPROVEMENTS

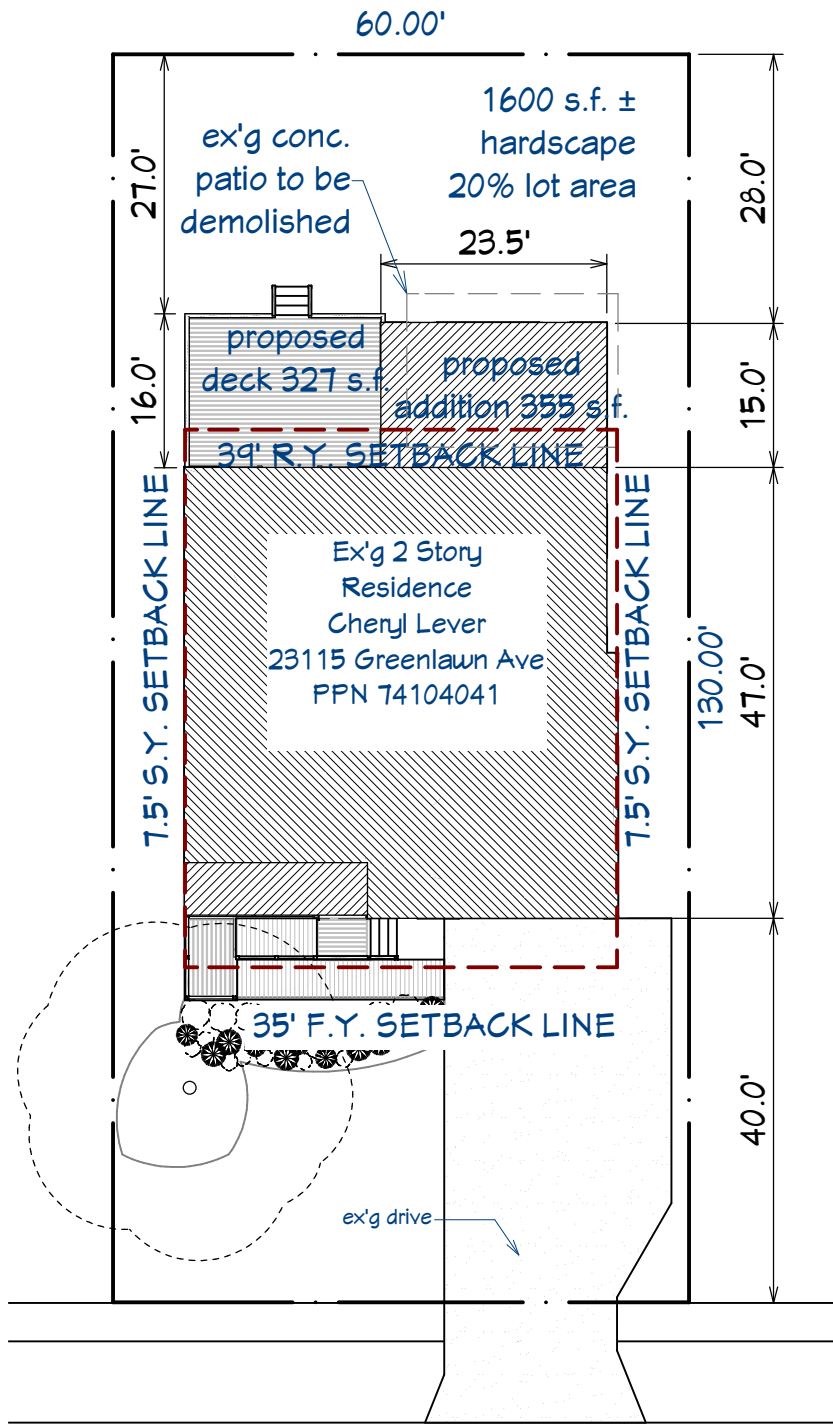
Type	Description	Size	Height/Depth
------	-------------	------	--------------

SALES

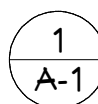
Date	Buyer	Seller	Price
9/24/2001	Lever, Cheryl K	Grossman, Lynn B.	\$250,000
8/3/1992	Grossman, Lynn B.	Grossman, Lynn B.	\$0
11/24/1980	Grossman, Lynn B.	Grossman, Bernard J.	\$0
2/25/1976	Grossman, Bernard J.	Brooks, Dennis B & Barbara K	\$59,000
1/1/1975	Brooks, Dennis B & Barbara K		\$0

Taxes

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$8,444.64	\$8,444.64	\$0.00



GREENLAWN AVE 50'



1 Site Plan
A-1 1/20 in = 1 ft

Project Description

THE PROJECT CONSISTS OF A REAR FIRST FLOOR BEDROOM AND DECK ADDITION

List of Drawings

- A-1 Site Plan
- A-2 Perspective View
- A-3 First Floor Plan

Additions and Renovations to



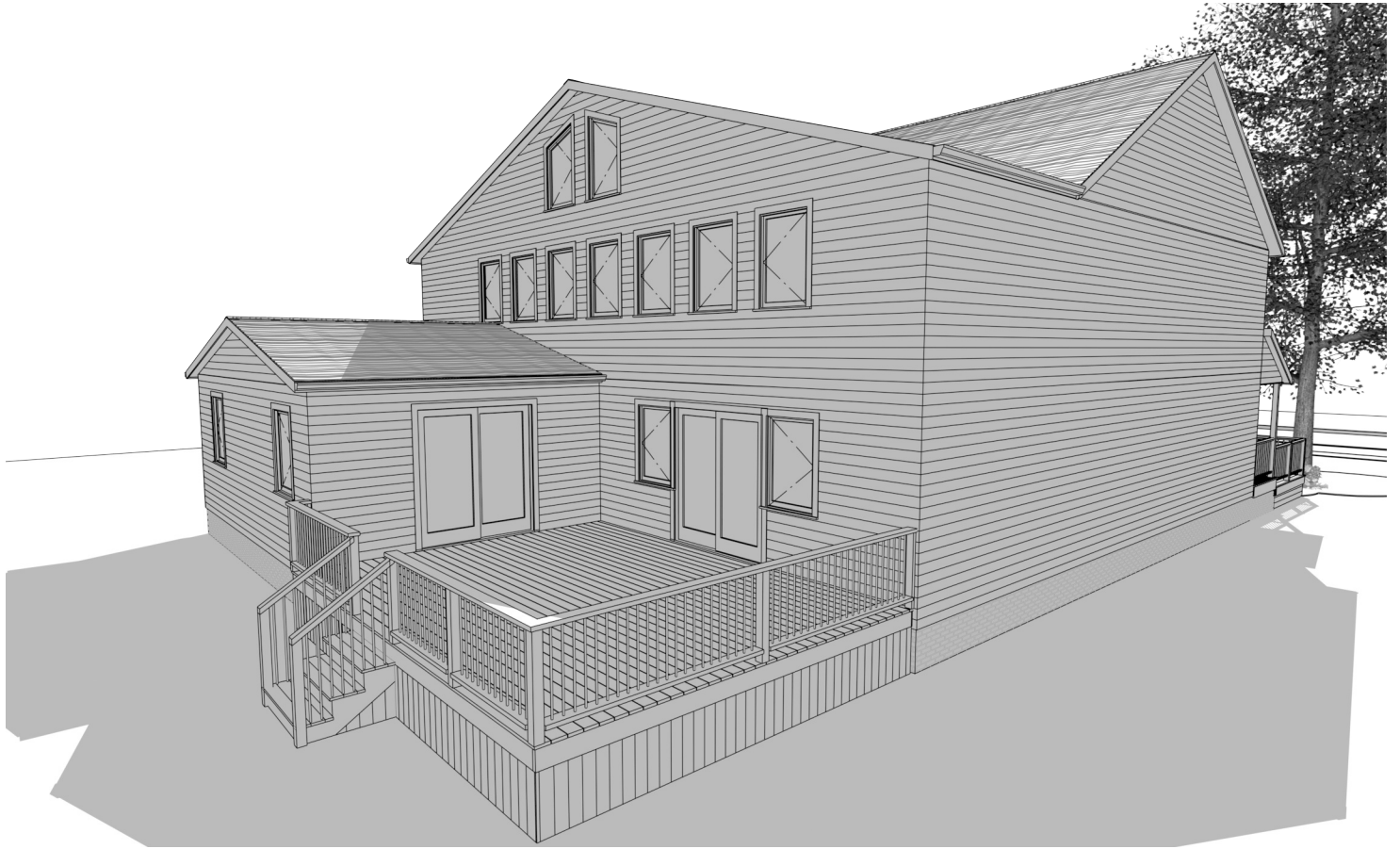
Lever Residence

23115 Greenlawn Road, Beachwood, Ohio 44122

Schematic Design Site Plan

Drawn by	Job number
RF	
11/4/2024 Client Review	Issued for
11/11/2024 P&Z Submission	
Drawing number	

A-1



C2 Rear Perspective
A-2

Additions and Renovations to

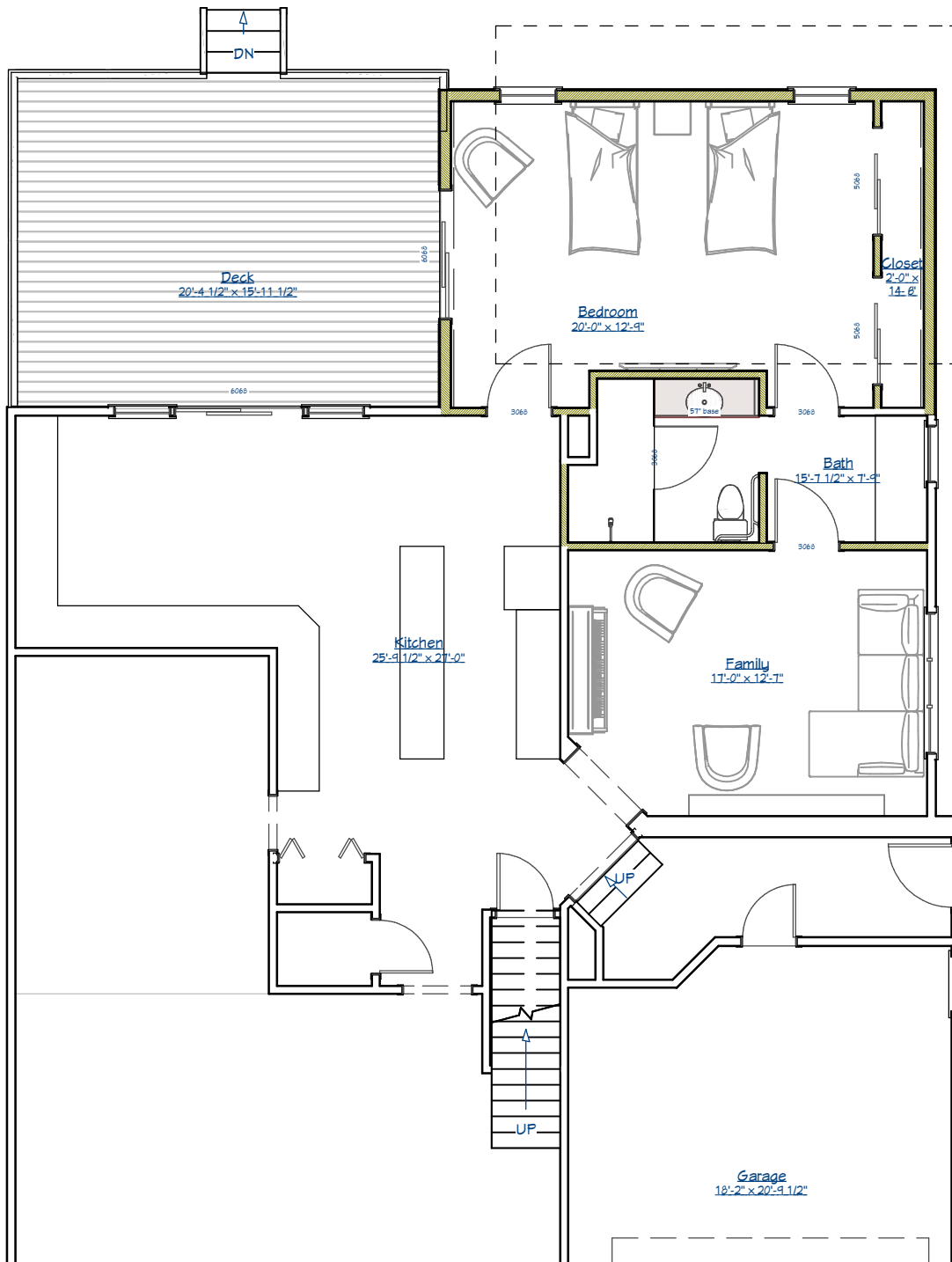


Lever Residence
23115 Greenlawn Road, Beachwood, Ohio 44122

Schematic Design
Perspective View

Drawn by RF	Job number
Issued for 11/4/2024 Client Review 11/11/2024 P&Z Submission	
Drawing number	

A-2



1
A-3

First Floor Plan
1/8 in = 1 ft



Additions and Renovations to

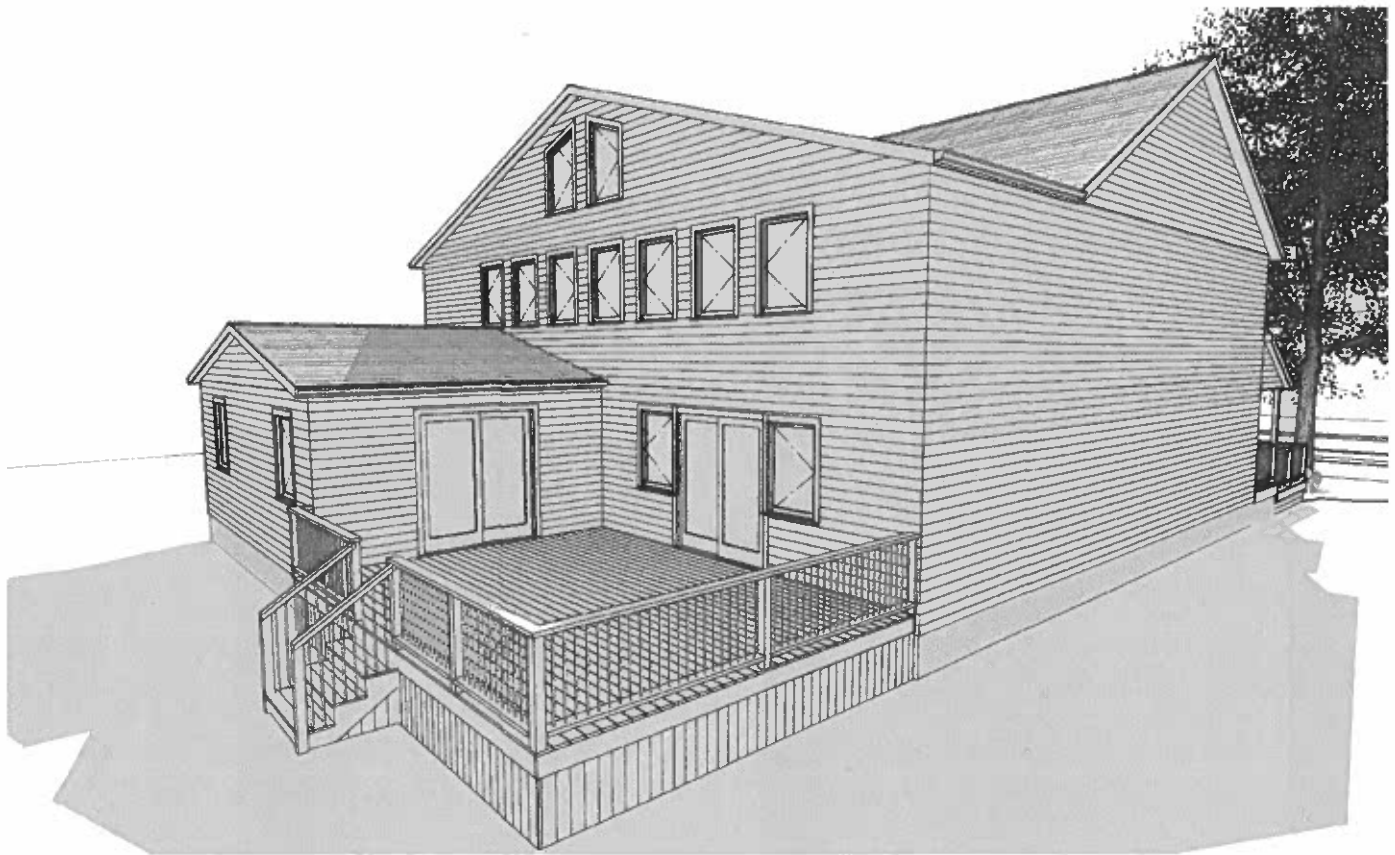


Lever Residence
23115 Greenlawn Road, Beachwood, Ohio 44122

Schematic Design
First Floor Plan

Drawn by RF	Job number
Issued for 11/4/2024 Client Review 11/11/2024 P&Z Submission	
Drawing number	

A-3



C2 Rear Perspective
A-2

Additions and Renovations to

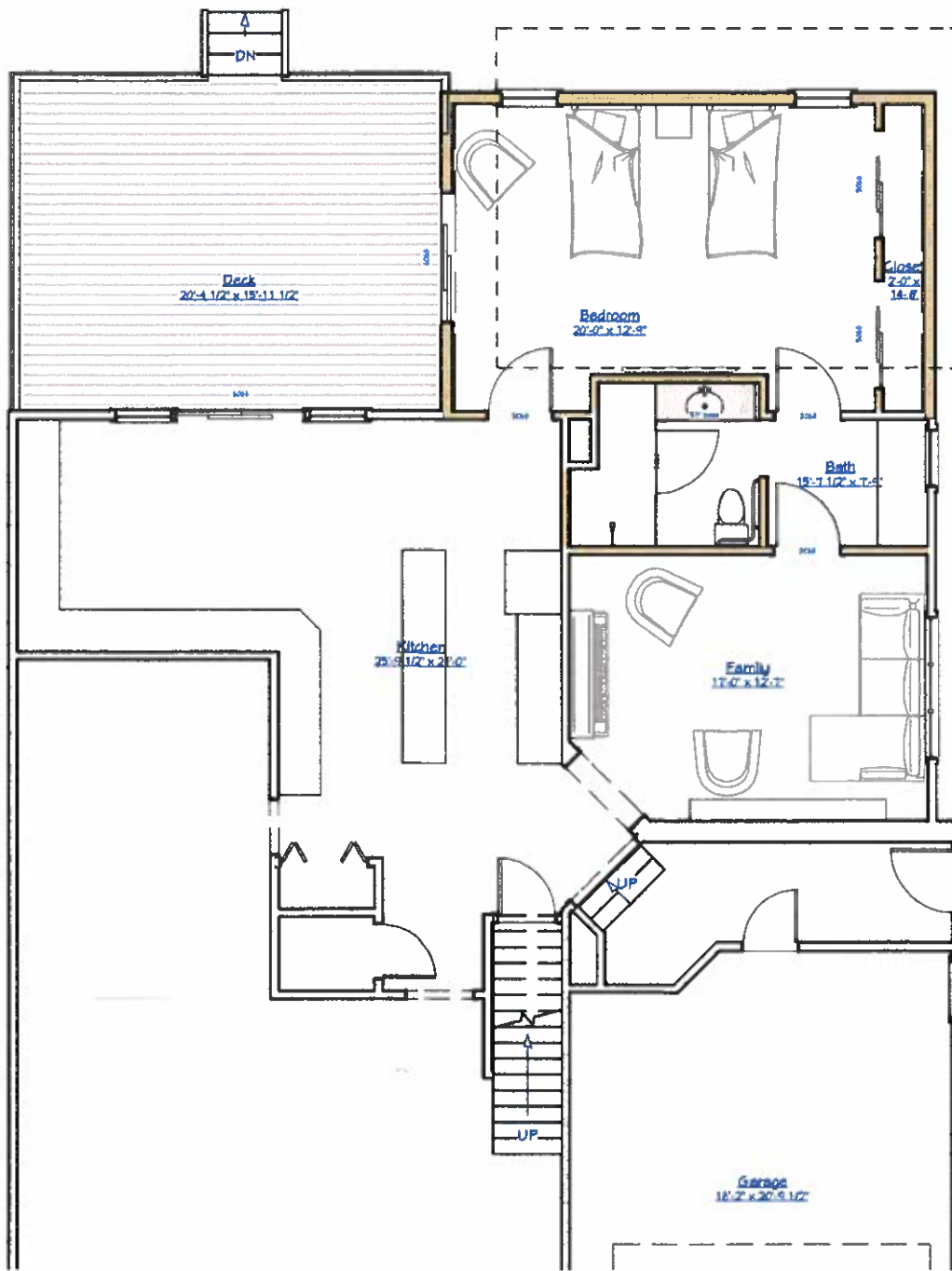


Lever Residence
23115 Greenlawn Road, Beachwood, Ohio 44122

**Schematic Design
Perspective View**

Drawn by RF	Job number
11/4/2024 Client Review	Issued for
11/11/2024 P&Z Submission	Drawing number

A-2



1
A-3

First Floor Plan
1/8 in = 1 ft



Additions and Renovations to



Lever Residence
23115 Greenlawn Road, Beachwood, Ohio 44122

Schematic Design
First Floor Plan

Drawn by	Job number
RF	
Issued for	
11/4/2024 Client Review	
11/11/2024 P&Z Submission	
Drawing number	

A-3



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: November 19, 2024

RE: **P&Z 2024-41** **Rebecca Fertel, Architect**
Cheryl Lever
23115 Greenlawn Avenue
Rear Setback Variance
Hardscape Variance



This request is for approval of a both a rear setback variance for an addition to the existing dwelling, and a hardscape variance for a proposed deck. The applicant is seeking to construct both a 355 square feet one-story addition and a 327 square feet deck on the rear of the dwelling. The addition would be 28 feet from the rear lot line. Section 1113.03 requires a minimum rear yard setback equal to thirty percent (30%) of the average depth of the lot. In this instance the requirement is 39 feet, so the required variance would be 11 feet, or about 28%. The existing dwelling has a rear yard setback of 43 feet. The depth of the addition is 15 feet.

The rear setback for decks is twenty percent (20%) of the lot depth. In this instance that is 26 feet. The proposed rear setback for the deck is 27 feet, which is code compliant. Unfortunately, the addition of the deck will put the property over the maximum permitted hardscape. Section 1146.03(c) limits hardscape to a maximum of fifteen percent (15%) of the total lot area. In this case, the applicant is permitted 1170 square feet of hardscape. The proposed deck would increase the amount of hardscape from 978 square feet to 1305 square feet, which would require a variance of 135 square feet or 11.5%.

It would be impossible to put an addition on the rear of the home without a variance since there is only four (4) feet of available space. It appears that the applicant is attempting to minimize the impact of the variance by limiting the depth of the addition to 15 feet and keeping it at one story. The applicant is also removing patio space to accommodate the addition and to reduce their hardscape area. The final amount of hardscaping will actually be less than the current condition.

P&Z 2024-41
Rebecca Fertel, Architect
Cheryl Lever
23115 Greenlawn Avenue
Rear Setback Variance
Hardscape Variance
November 19, 2024
Page 2

The Commission has final authority to either grant or deny these variance requests. 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 1113.03 with regard to minimum rear yard setbacks, and Code Section 1146.03(c) with regard to maximum permitted hardscaping.
2. Granting a variance of 11 feet to Section 1113.03 to permit a rear yard building setback for a one-story addition of 28 feet in lieu of the Code required 39 feet.
3. Granting a variance of 135 square feet to Section 1146.03(c) to permit 1,305 square feet of hardscaping in lieu of the Code permitted maximum of 1,170 square feet.



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tel 216.518.5544

fax 216.518.5545

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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: December 3, 2024

Report Date: November 19, 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 2024-41 Applicant has requested a 11' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 135' total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, for an addition at 23115 Greenlawn Avenue.

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: 11/20/2024
Re: 2024-41 23115 Greenlawn (Variance)

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

1. The Fire Department has not 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: 11/13/24

OWNER OF BUILDING: Adam and Miriam Fair

PHONE: 440-376-3070

STREET ADDRESS: 24213 Woodway Rd

CITY/STATE/ZIP: Beachwood, OH 44720

APPLICANT: Marlin Detweiler

PHONE: 234-650-8526

COMPANY OR FIRM: Detweiler Contracting

EMAIL: mdetweiler87@gmail.com

STREET ADDRESS: 1422 Lupe Ave NW

CITY/STATE/ZIP: North Canton, OH 44720

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

Marlin Detweiler mdetweiler87@gmail.com

Adam Fair fairmedia@yahoo.com Miriam Fair mfair0621@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24213 Woodway Road

SUITE #

TENANT NAME:

PERMANENT PARCEL #

PRESENT USE:

PROPOSED USE:

PURPOSE OF APPLICATION: To acquire a zoning text amendment for an addition in the back of the house.

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.

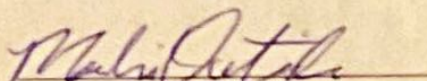
Planning & Zoning Submission Filing Fees & Deposits:

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

Marlin Detweiler
PRINTED NAME

11/13/24
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



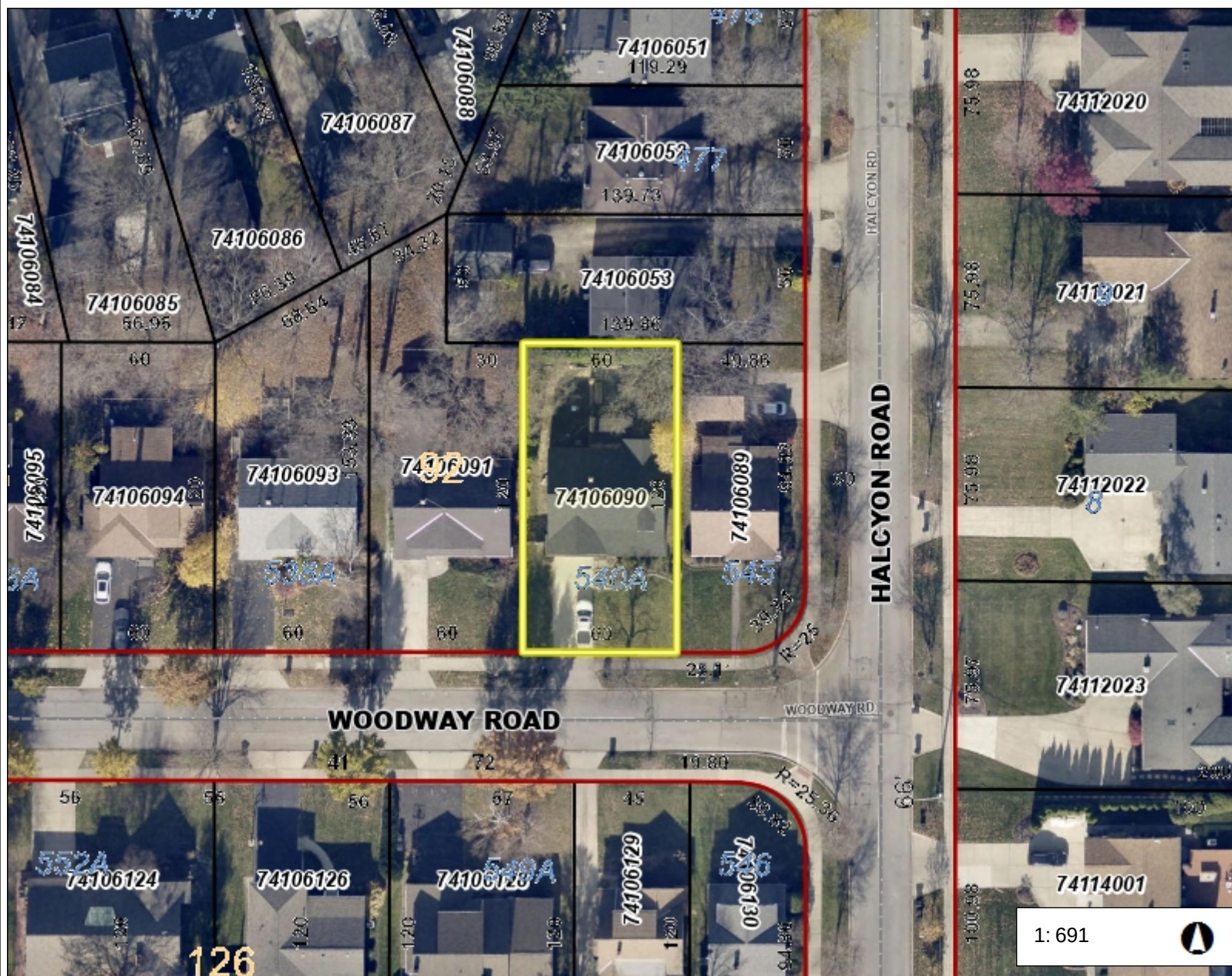
Cuyahoga County GIS Viewer



Date Created: 11/13/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road



115 0 58 115 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



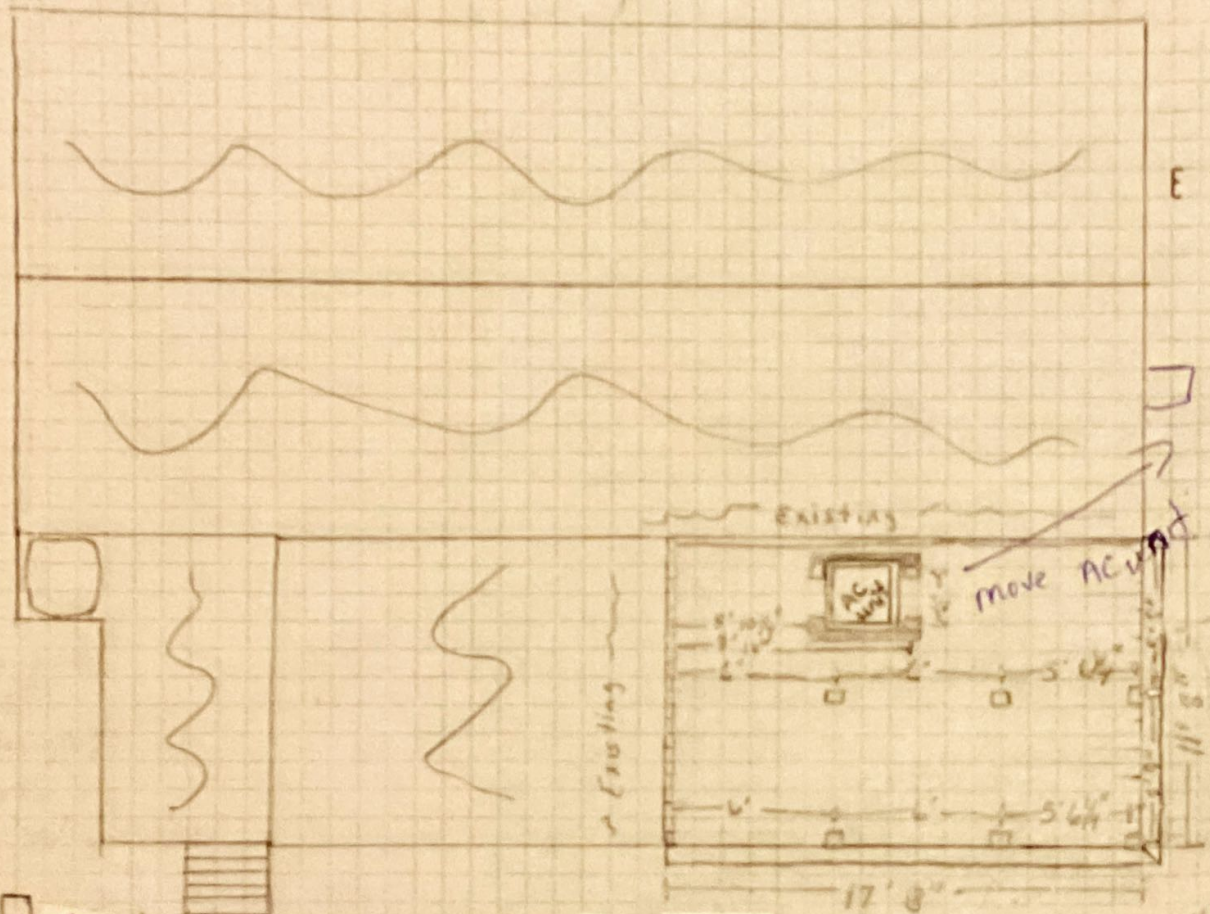












Ground level

← 6x6 to support roof and deck beam

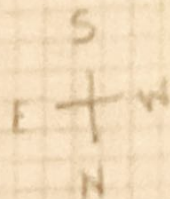
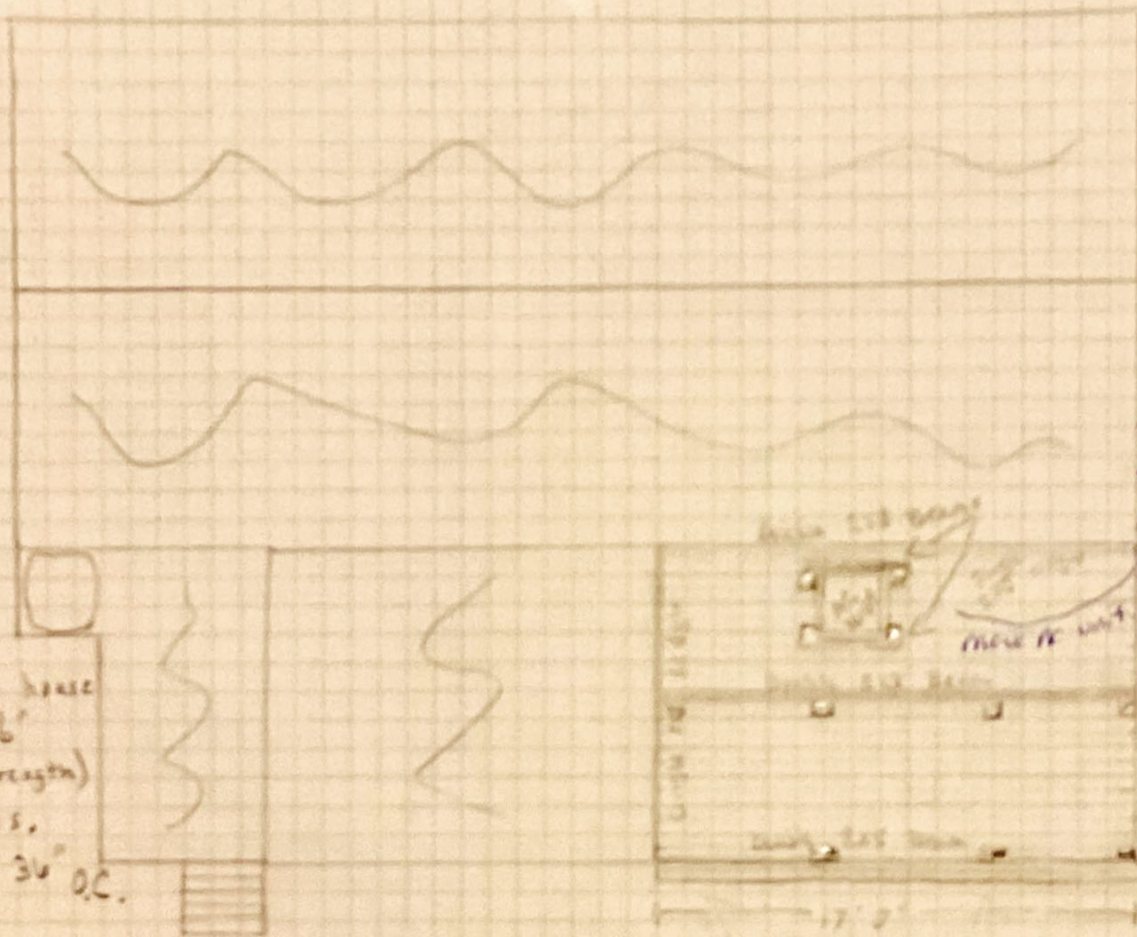
← 6x6 Pressure Treated Posts in 20" concrete

← 20" wide by 42" deep post holes

← 4" concrete footing

* Bottom 38" of posts wrapped in BUTYL Joist Tape

Post Layout



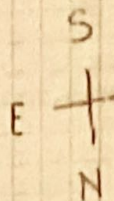
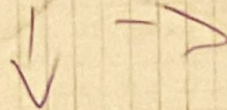
* Ledges
fastened to base
with $\frac{3}{8}$ " x 6"
(or equal strength)
Lag Screws,
2 screws 36" O.C.



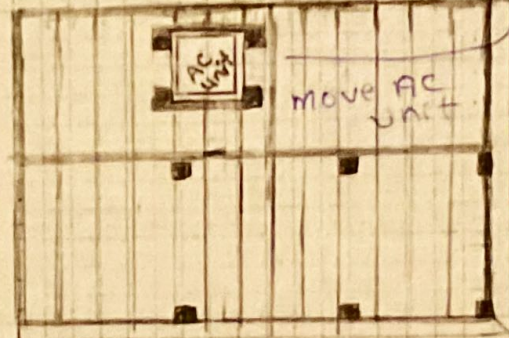
* Beams Fastened to posts
with $\frac{3}{8}$ " x 6"
(or equal strength)
Lag Screws (2 screws per post,
and 4 screws per post at
beam splices)

Pressure Treated
Double 2x8 Beams
Single 2x8 Ledger Brackets

Property Set backs



10'7"

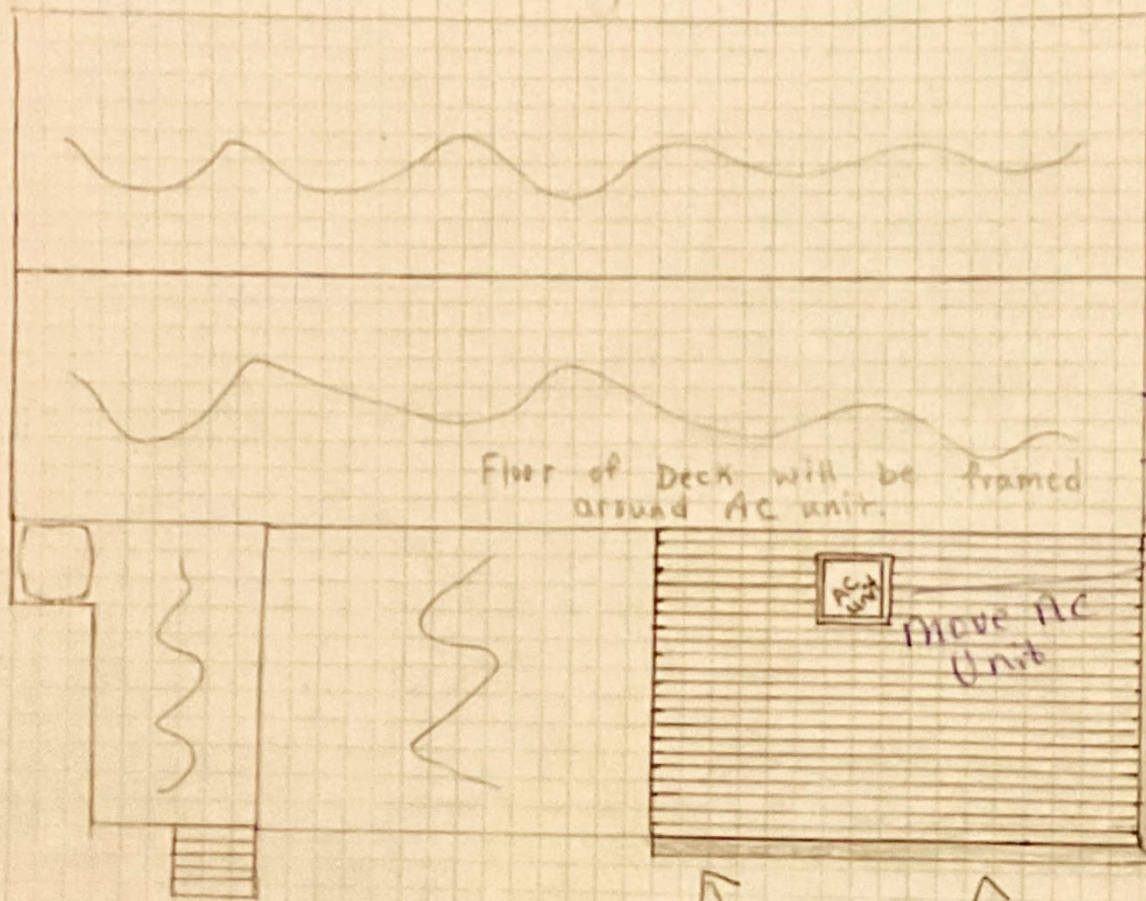


- * Floor Joists PT 2x8 flush with beams. 16" OC.
- * 2x2 Joist Hangers on both ends of joists

26'8"

Property Line

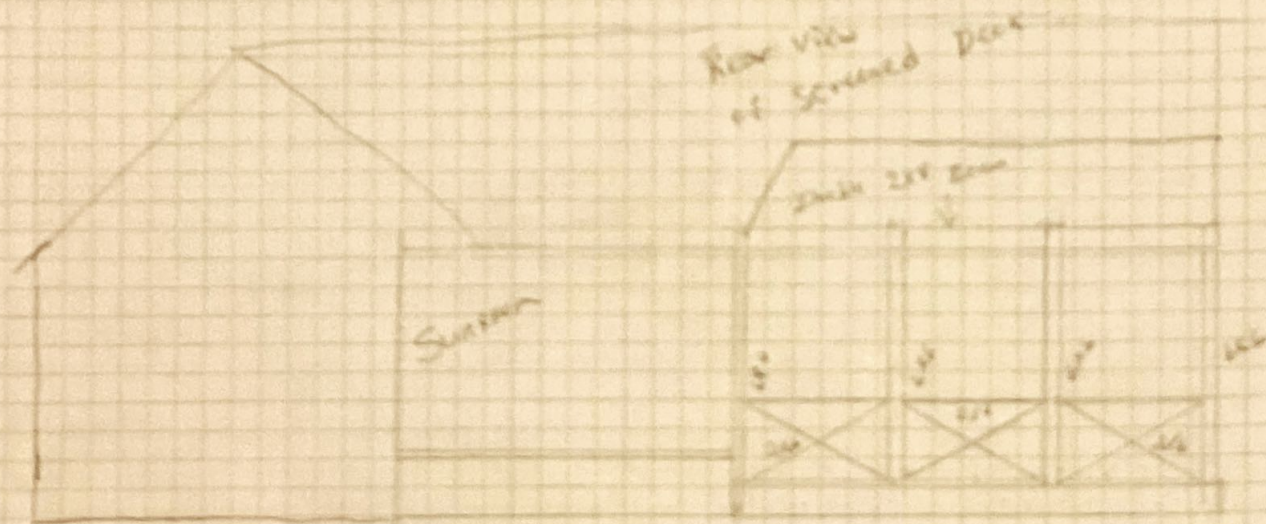
Property Line



* 5/4" x 6" PT Decking
Fastened to floor joists
with 2 7/8" galvanized ring shank nails
(2 nails 16" O.C.)

New Deck →

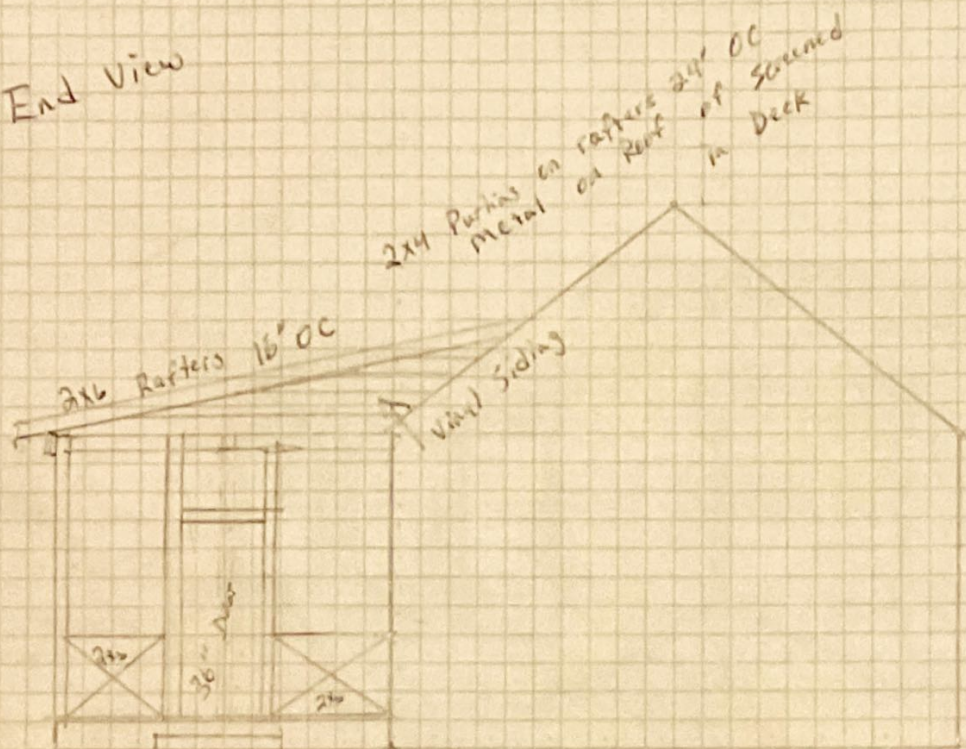
One Step between
ground and deck around border.
2x12 PT Stringer 24" O.C.
Double 5/4" x 6"
deck boards for treads (6" Riser)



End View

1. Wrap 2 Sides of exterior walls with mesh screen. Staple to structure

2. Install 2" wooden slats over seams and posts. Fasten with galvanized Brad nails

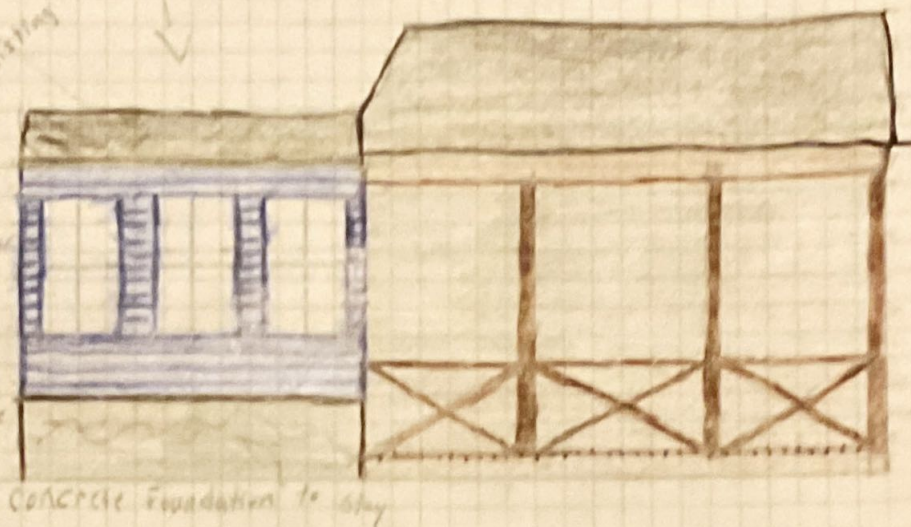


Rear View of Sunroom Remod

Existing Foot to Stay

1. Remove all exterior walls of Sunroom and Rebuild 2x4 exterior walls w/studs 16" o.c. Double top plate.
2. 2x8 Headers above 30' x 5'0" Windows
3. Sheat exterior walls with $\frac{1}{2}$ " OSB sheathing. Wrap with house wrap
4. Hang Vinyl Siding on exterior

5. Double French Doors leading to outside on both sides
6. Insulate walls and ceiling with R-19
7. Finish interior with Drywall ($\frac{1}{2}$ ") and laminate flooring



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: November 21, 2024

RE: **P&Z 2024-43** **Detweiler Contracting**
Adam & Miriam Fair
24213 Woodway Road
Rear Setback Variance



This request is for approval of a rear setback variance for an addition to the existing dwelling. The applicant is seeking to construct a covered and screened-in deck of approximately 207 square feet on the rear of the dwelling. Because it is covered and screened, the addition must meet the rear building setback. Section 1113.03 requires a minimum rear yard setback equal to thirty percent (30%) of the average depth of the lot. In this instance the minimum rear setback requirement is 36 feet. The existing dwelling has a rear yard setback of 26.7 feet.

The applicant is proposing to infill a notch on the back of the dwelling and make the proposed addition match the rear setback of the existing sunroom. To do so will require a variance of 9.3 feet or just under 26%. In the past, the Commission has generally granted setback variances to permit additions to existing dwellings to match, but not extend, existing encroachments. Given that the addition is a covered deck, it seems reasonable to follow that policy in this instance.

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 1113.03 with regard to the required minimum rear yard setback.
2. Granting a variance of 9.3 feet to Section 1113.03 to permit a rear yard building setback for a one-story covered deck of 26.7 feet in lieu of the Code required 36 feet.



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fax 216.518.5545

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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: December 3, 2024

Report Date: November 19, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 8

P & Z 2024-43 Applicant has requested a 9.3' rear yard setback variance for a screened in deck at 24213 Woodway, in accordance with BCO Section 1113.03, Rear Yards.

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: 11/20/2024
Re: 2024-43 24213 Woodway (Deck)

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

1. The Fire Department has not 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: 11/15/2024

OWNER OF BUILDING: Fuchs Mizrahi School PHONE: 216-932-0220

STREET ADDRESS: 26600 Shaker Boulevard

CITY/STATE/ZIP: Beachwood , Ohio 44122

APPLICANT: Nick Dilisio PHONE: 216-767-2046

COMPANY OR FIRM: Bialosky

EMAIL: ndilisio@bialosky.com

STREET ADDRESS: 6555 Carnegie Ave.

CITY/STATE/ZIP: Cleveland, OH 44103

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

Nick Dilisio (ndilisio@bialosky), Ben Kweller (bkweller@bialosky.com),

Eric Greenberg (egreenberg@siteconsult.com)

DESCRIPTION OF THE PROPERTY:

ADDRESS: 26600 Shaker Boulevard SUITE #

TENANT NAME: Fuchs Mizrahi School

PERMANENT PARCEL # 742 - 04 - 002 PRESENT USE: School PROPOSED USE: Same

PURPOSE OF APPLICATION: Planning & Zoning Approval for building additions to school.

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

Nick Dilisio

PRINTED NAME

11/15/2024

DATE

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

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

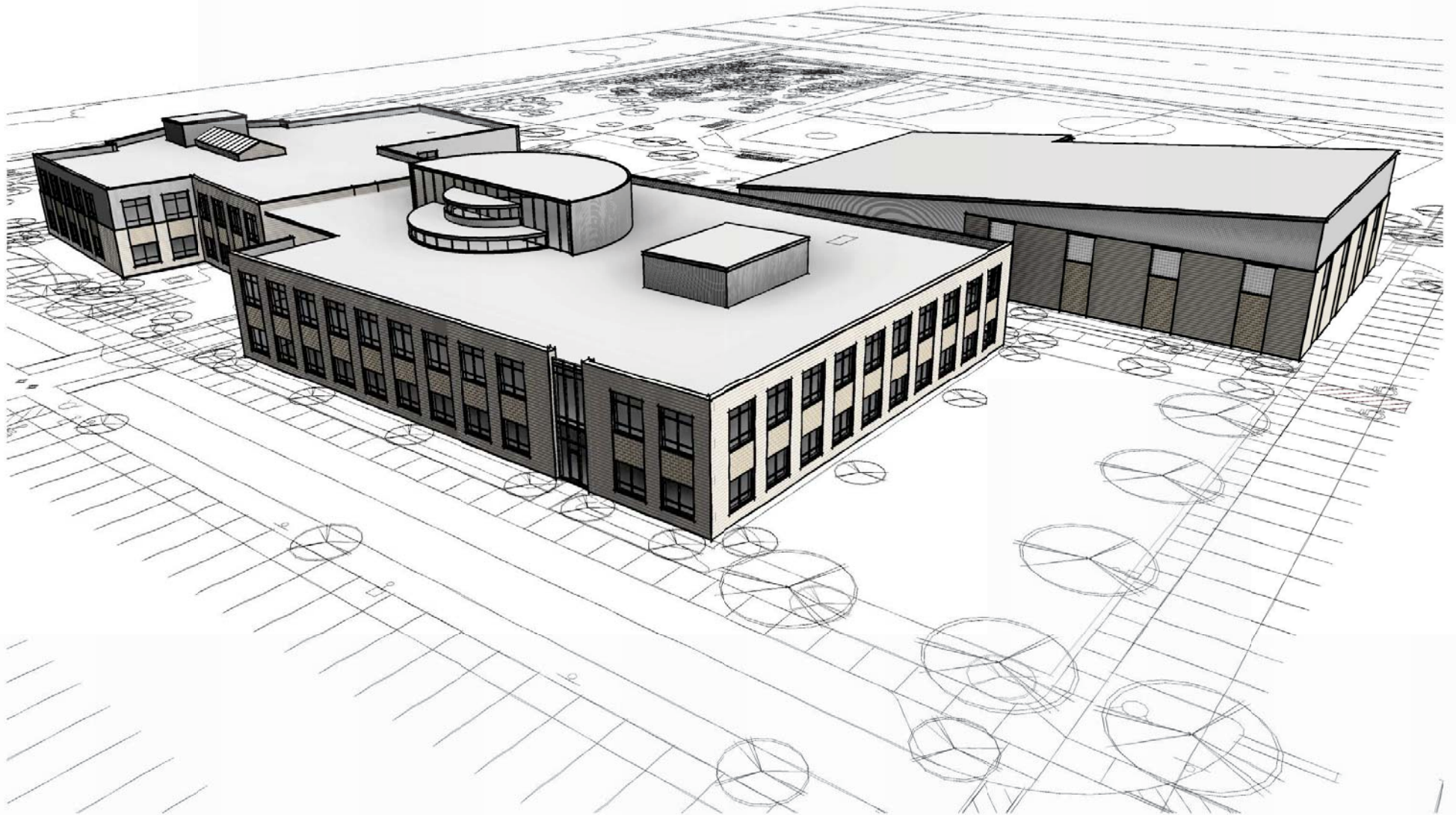
FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

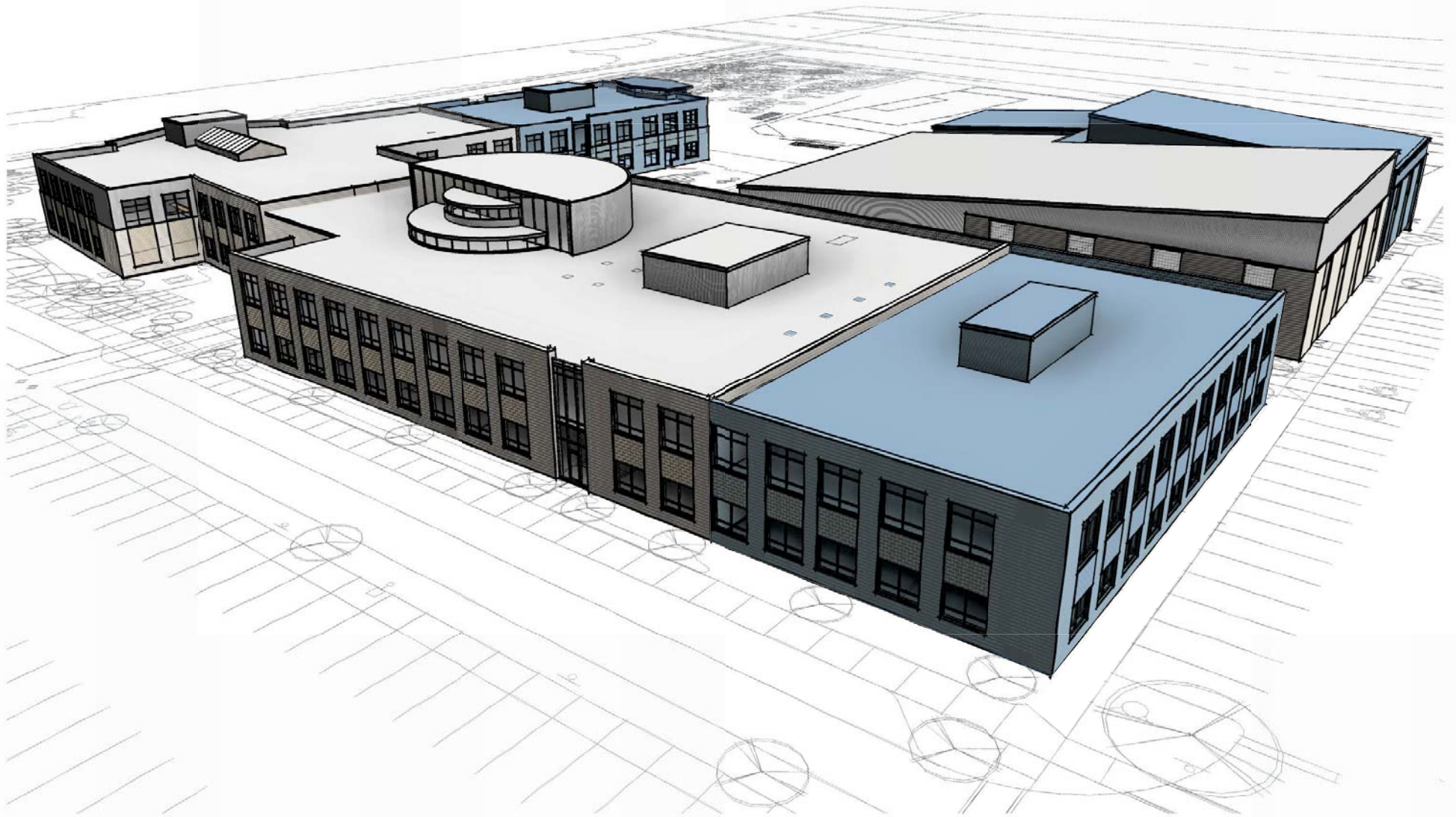
Preliminary Approval: _____
Date

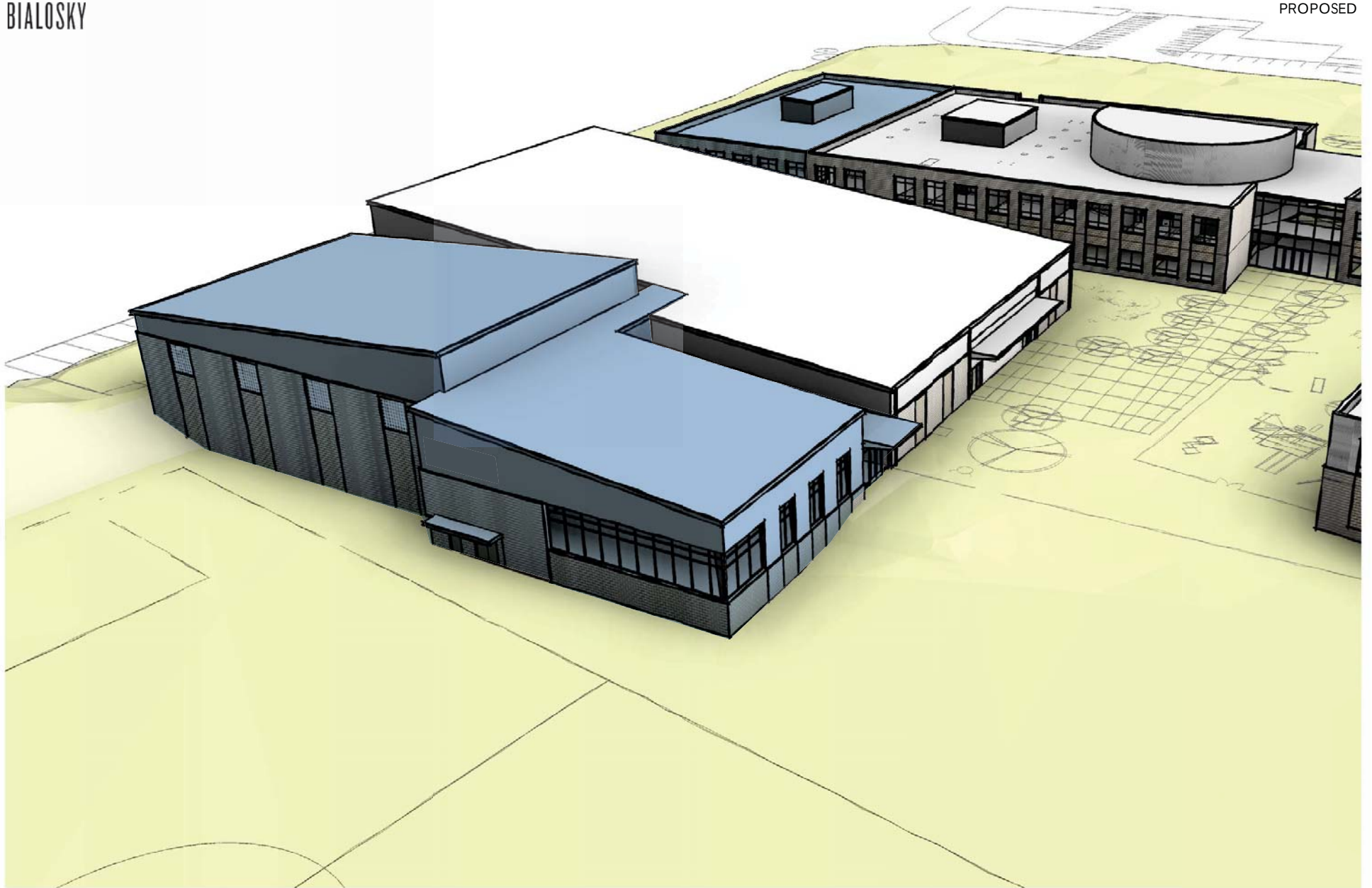
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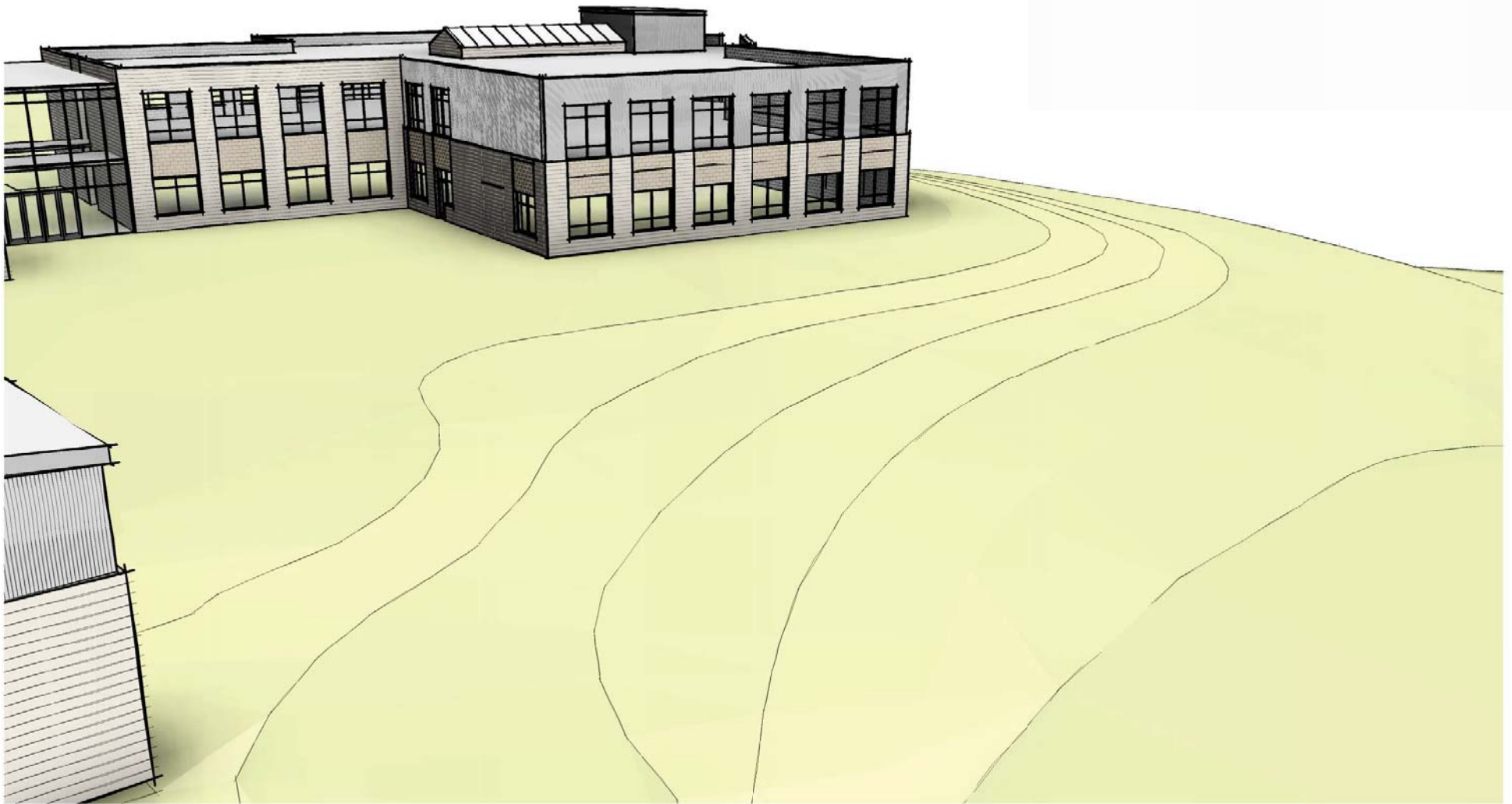
Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

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

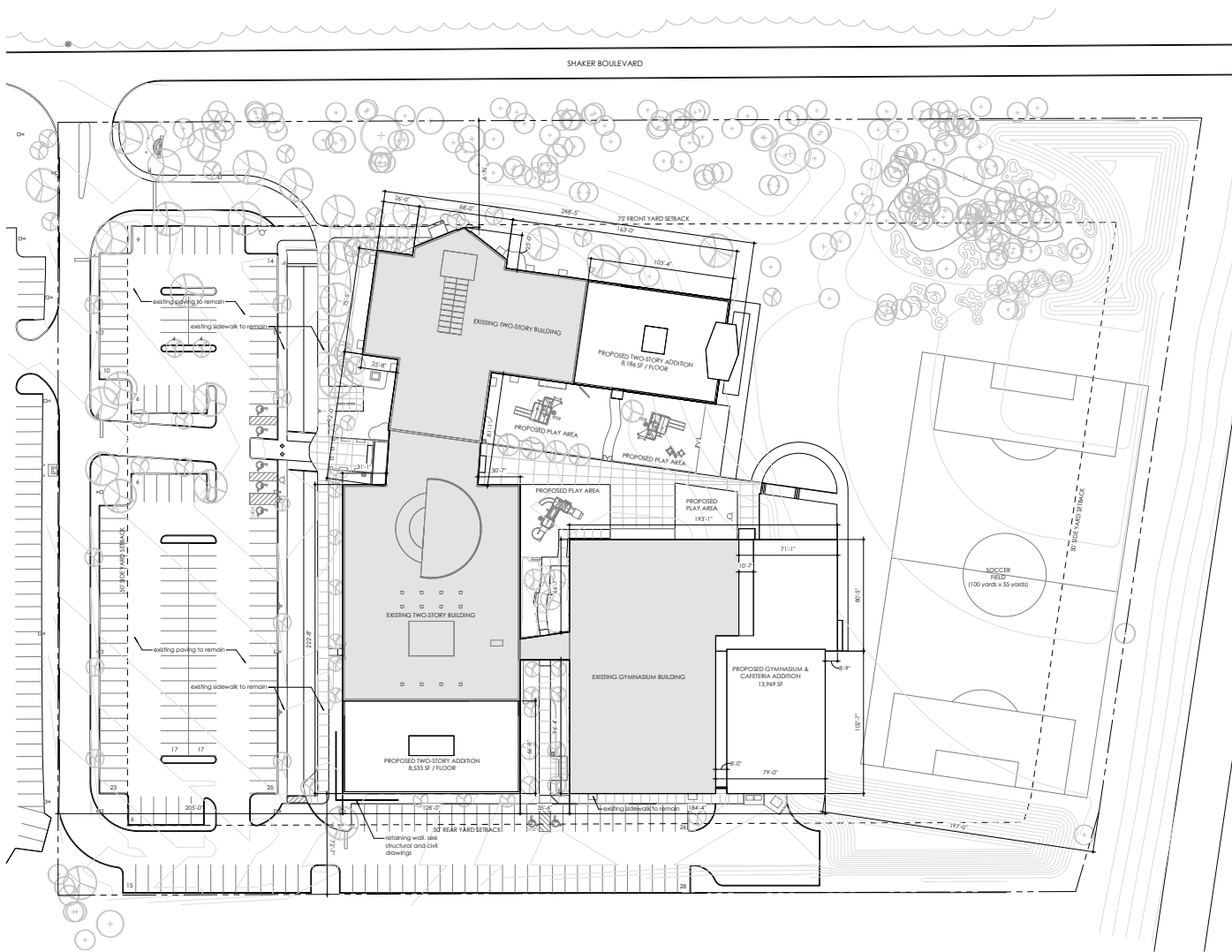












ZONING DATA

Planning & Zoning Code:	City of Beachwood
Zoning Classification:	U-5 (Public & Institutions)
Maximum Building Height:	3 stories or 40 feet
Provided Building Height:	2 stories or 39 feet
Maximum Building Area:	25% lot coverage
Provided Building Area:	21% lot coverage
Minimum Lot Frontage:	325 feet
Provided Lot Frontage:	268 feet
Minimum Lot Area:	3 acres
Provided Lot Area:	10 acres
Minimum Landscaped Area:	25%

Building Setback Requirements:

Front Yard:	75 feet
Side Yard:	50 feet
Rear Yard:	50 feet

Parking Requirements:

Setback Requirement:	Same as building setbacks
Required Parking Spaces:	210 spaces
Provided Parking Spaces:	210 spaces

Parking Calculations:

Child Care Center (per section 1155.02):	
One (1) space per required staff employee:	25 spaces
One (1) space for every twenty children:	13 spaces
measured at maximum occupancy:	
Primary School (per section 1144.07):	
21 classroom(s) spaces / class (m):	42 spaces
Administrative office space(1) space per 3000:	12 spaces
Secondary School (per section 1144.07):	
18 classroom(s) spaces / class (m):	108 spaces
Administrative office space(1) space per 3000:	10 spaces

Existing / Previously Granted Variances:

1. Side Yard Parking Setback
2. Side Yard Drive Setback
3. Rear Yard Parking Setback
4. Rear Yard Drive Setback

Kitchen Consultant:

Civil Engineer:
Environmental Design Group
2814 Delmar Avenue
Cleveland, Ohio, 44113
t: 800.833.1390

MEP Engineer:
Bialosky
4553 Carnegie Avenue, Suite 200
Cleveland, Ohio, 44103
t: 216.752.8700
f: 216.752.9437

Structural Engineer:
Thomson Baker + Associates
3030 West Street/Beacon Road
Richfield, Ohio, 44286
t: 330.659.6688

Owner:
Fuchs Mizrahi School
26600 Shaker Boulevard
Beachwood, Ohio, 44122
t: 216.932.0220

Scale:

PROGRESS SET

BIALOSKY
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Cleveland, Ohio, 44103
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www.bialosky.com

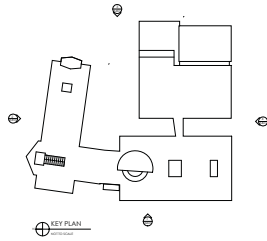
Project No: 24-25
Drawn / Checked: SA-BK / HND

Issue: Schematic Design 11.11.2024

ARCHITECTURAL
SITE PLAN
AS100

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Architectural Site Plan
1/32" = 1'-0"

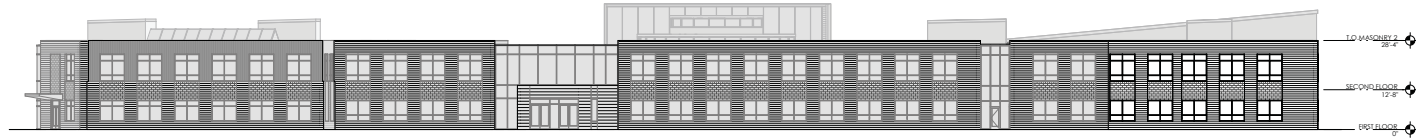


EXTERIOR FINISH LEGEND		
KEY	ITEM/MATERIAL	MANUFACTURER
①	4" x 8" x 16" concrete masonry veneer	Ivory/Smooth
②	4" x 8" x 16" concrete masonry veneer	Ivory/ split-face
③	Natural stone veneer	fbd
④	Hollow metal door and frame	color/finish to match alum. door and window system
⑤	Aluminum Storefront Window System	champagne
⑥	Aluminum Storefront Doors	champagne
⑦	Curtainwall System	champagne
⑧	Translucent Fiberglass Wall System w/ 12x12 grid pattern	white/white
⑨	Translucent Fiberglass Skylight System	white/white
⑩	Standing seam metal roof	color white/prefinished
⑪	Vertical Metal Siding System	metal gray/prefinished
		Kawneer 1600 360
		Kawneer 1600 35
		Kalwall
		Butler
		Butler

EXTERIOR FINISH LEGEND (cont.)		
KEY	ITEM/MATERIAL	MANUFACTURER
⑫	Metal Canopy	color/finish to match metal siding system
⑬	Metal Canopy	XXXX
⑭	Metal Canopy	XXXX
⑮	Metal Canopy	XXXX
⑯	Masonry Veneer - Contralight - with radiant	XXXX
⑰	Metal Louvers	XXXX
⑱	Overflow Scupper	XXXX
⑲	Roof slab	see structural drawings
⑳	Wall mounted Light Fixture	see electrical drawings
㉑	Kitchen Exhaust Vent	see mechanical drawings
㉒	Denotes window type. See window elevations and details on sheet A401 for more information	

*All typical glazing to be insulated glazing system

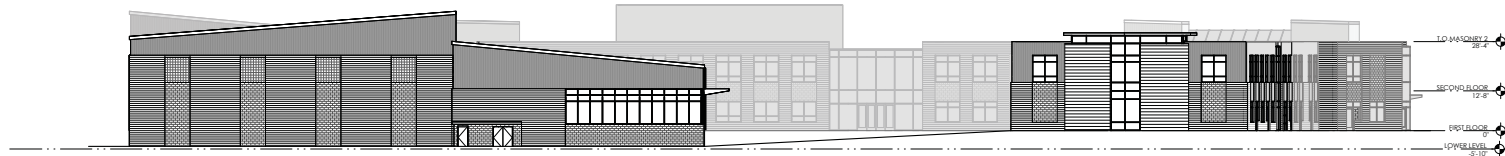
- ① Insulated glass
- ② Tempered glass (all door glass / any glass directly adjacent to doors / any glass formed to ground level)



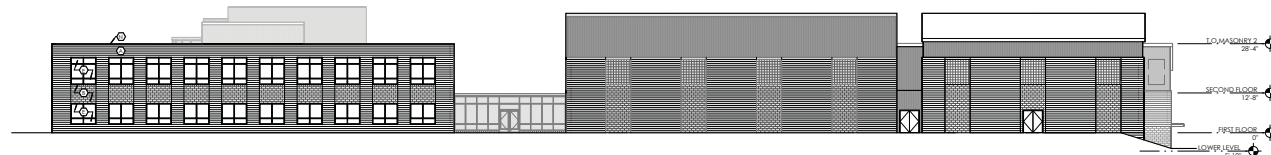
1 West Elevation
1/16" = 1'-0"



2 North Elevation
1/16" = 1'-0"



3 East Elevation
1/16" = 1'-0"



4 South Elevation
1/16" = 1'-0"

Project:
Fuchs Mizrahi School
Building Additions

26600 Shaker Boulevard Beachwood, Ohio 44122

Kitchen Consultant:

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Owner:
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Beachwood, Ohio, 44122
T: 216.932.0220

Scale:

PROGRESS SET

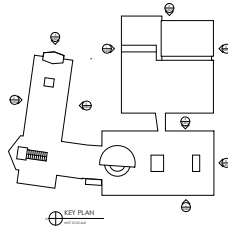
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www.bialosky.com

Project No: 24-25
Drawn / Checked: Author / Checker

Issue: Schematic Design 11.11.2024

EXTERIOR
ELEVATIONS
A401

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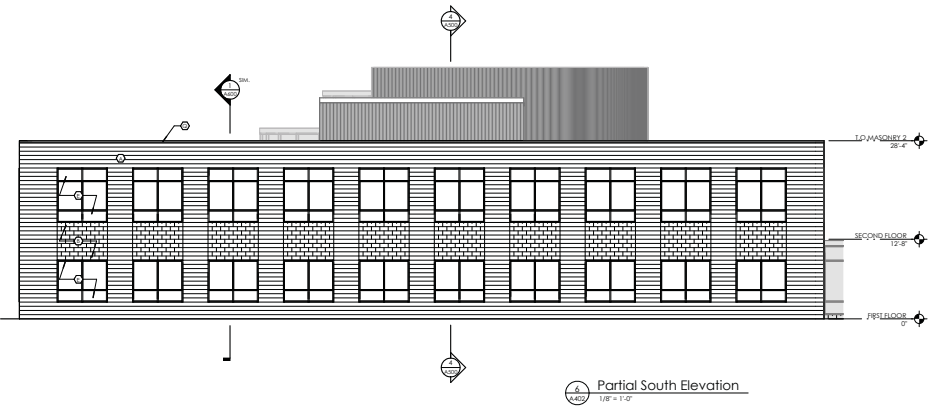
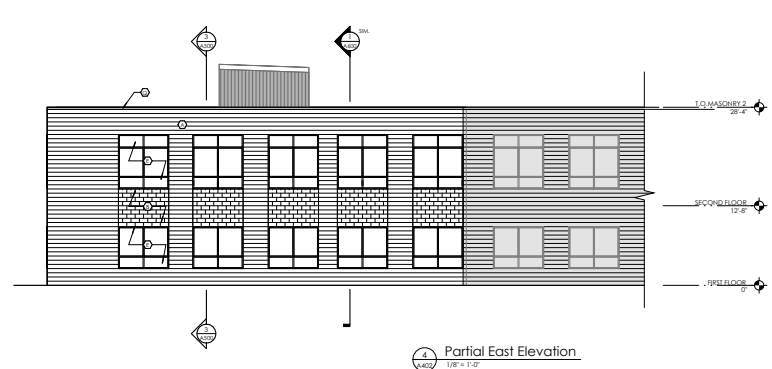
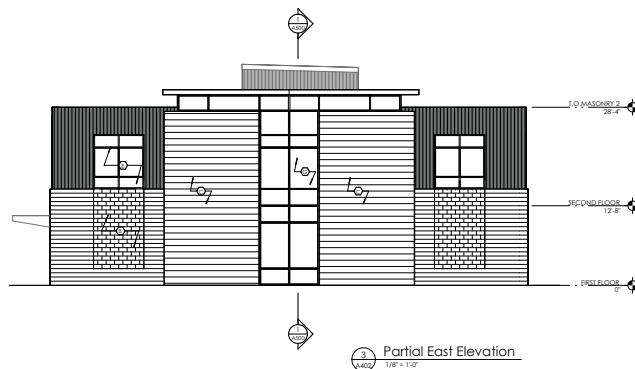
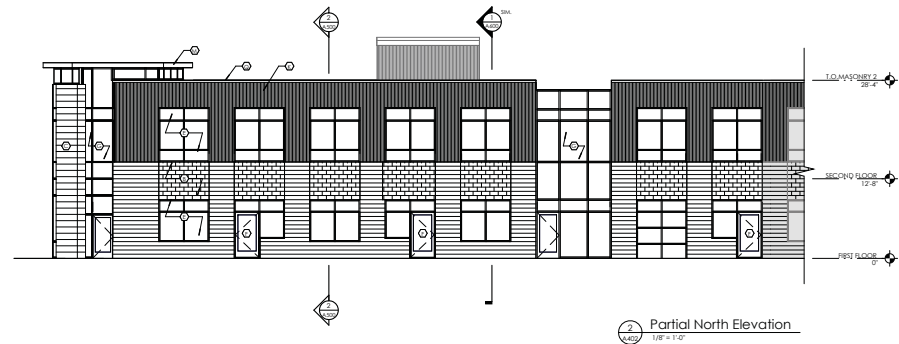
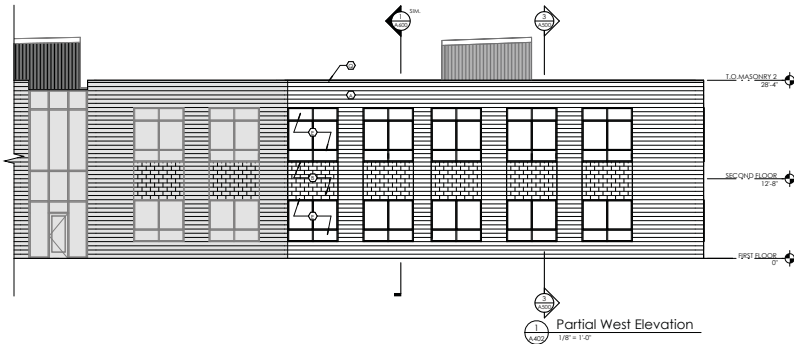


EXTERIOR FINISH LEGEND		
KEY	ITEM/MATERIAL	MANUFACTURER
1	4" x 8" x 16" concrete masonry veneer	Obayfield; Design BLOC
2	4" x 8" x 16" concrete masonry veneer	Obayfield; Design BLOC
3	Natural stone veneer	Obayfield; Design BLOC
4	Hollow metal door and frame	-
5	Aluminum Storefront Window System	Kawneer 1102HYD 451 T
6	Aluminum Storefront Doors	Kawneer 1600 360
7	Curtainwall System	Kawneer 1600 360
8	Translucent Fiberglass Wall System w/ 12x12 grid pattern	Kalwall
9	Translucent Fiberglass Skylight System	Kalwall
10	Standing seam metal roof	Butler
11	Vertical Metal Siding System	Butler

EXTERIOR FINISH LEGEND (cont.)		
KEY	ITEM/MATERIAL	MANUFACTURER
12	Metal Canopy	color/finish to match metal siding system
13	Metal Canopy	color/finish to match window system
14	Metal Canopy	color to match concrete masonry veneer
15	Masonry Veneer - Contragiant - with radiant	color/finish to match metal siding system
16	Metal Louvers	color/finish to match metal siding system
17	Overflow Scupper	brass, confirm with Architect
18	Roof slab	see structural drawings
19	Wall mounted light fixture	see electrical drawings
20	Kitchen Exhaust Hood	see mechanical drawings
21	Denotes window type. See window elevations and details on sheet A402 for more information.	

*All typical glazing to be insulated glazing system.

- 12 Irradiated glass
- 13 Tempered glass (all door glass / any glass directly adjacent to doors / any glass framed to ground level)



Project:
Fuchs Mizrahi School
Building Additions

26600 Shaker Boulevard Beachwood, Ohio 44122

Kitchen Consultant:

Civil Engineer:
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MEP Engineer:
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3030 West Broad Street
Richfield, Ohio, 44286
T: 330.659.6888

Owner:
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26600 Shaker Boulevard
Beachwood, Ohio, 44122
T: 216.932.0220

Scale:

PROGRESS SET

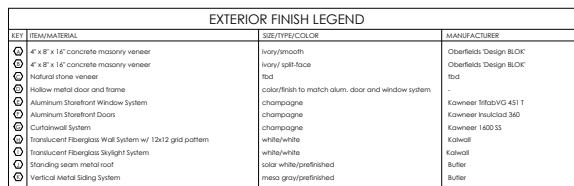
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www.bialosky.com

Project No: 24-25
Drawn / Checked: Author / Checker

Issue: Schematic Design 11.11.2024

EXTERIOR
ELEVATIONS
A402

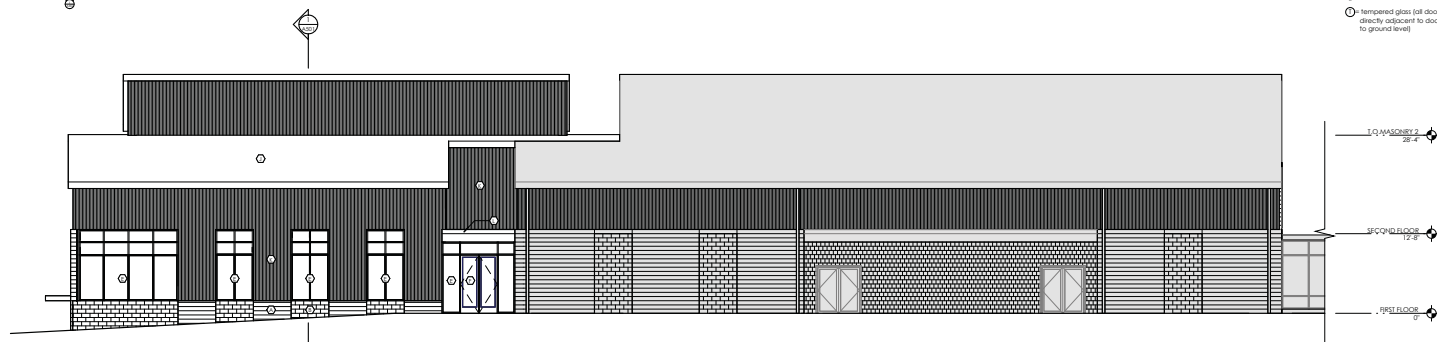
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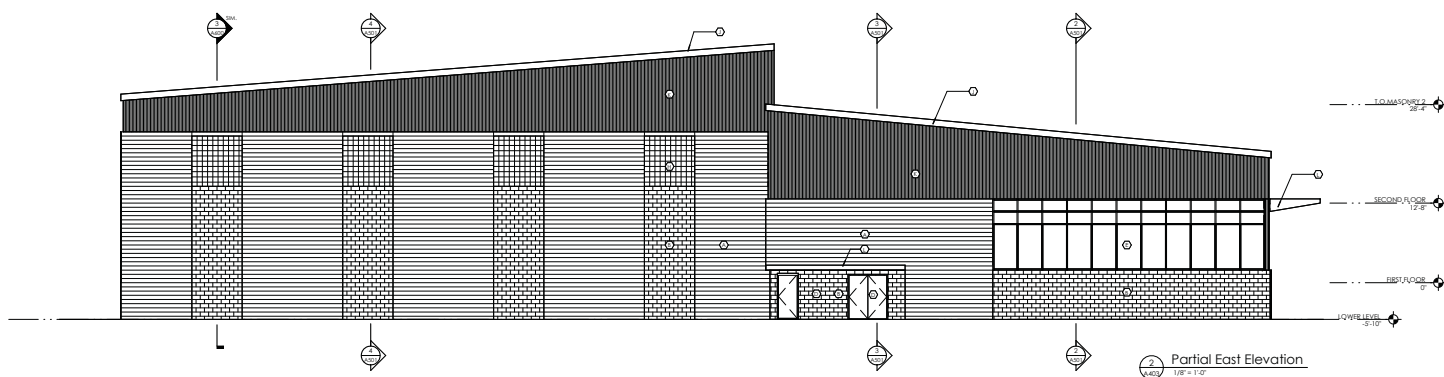
EXTERIOR FINISH LEGEND (cont.)			
KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR	MANUFACTURER
①	Metall Canopy	color/finish to match metal siding system	XXXX
②	Metall Casing	color/finish to match window system	XXXX
③	Metall Casing	color to match concrete masonry veneer	XXXX
④	Metall Casing	color/finish to match metal siding system	XXXX
⑤	Masonry Veneer Control Joint with sealant	color to match concrete masonry veneer	XXXX
⑥	Metall Louvers	color/finish to match metal siding system	XXXX
⑦	Overflow Scupper	brass, confirm with Architect	XXXX
⑧	Front Step	see structural drawings	see structural drawings
⑨	Wall Mounted Light Fixture	see electrical drawings	see electrical drawings
⑩	Kitchen Exhaust Vent	see mechanical drawings	see mechanical drawings
⑪	Denotes window type. See window elevations and details on sheet s/xviii for more information		

*All typical glazing to be insulated glazing system

- (L) = laminated glass
 (T) = tempered glass (all door glass / any glass directly adjacent to doors / any glass framed to ground level)



Partial North Elevation
A-403 1/8" = 1'-0"



2 Partial East Elevation
A-403 1/8" = 1'-0"



3 Partial South Elevation
A403 1/8" = 1'-0"

Project:
Fuchs Mizrahi School
Building Additions

26600 Shaker Boulevard Beachwood, Ohio 44122

Kitchen Consultant:

Civil Engineer:
Environmental Design Group
2814 Detroit Avenue
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MEP Engineer:
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6555 Carnegie Avenue, Suite 200
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f: 216.752.9437

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Richfield, Ohio, 44286
+ 220.600.6000

Owner:
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26600 Shaker Boulevard
Beachwood, Ohio, 44122
t: 216.932.0220

Seal:

PROGRESS SET

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www.bialosky.com

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Drawn / Checked: Author / Checker
Issue: Schematic Design 11.11.2024

Issue: Schematic Design 11.11.2024

EXTERIOR

ELEVATIONS

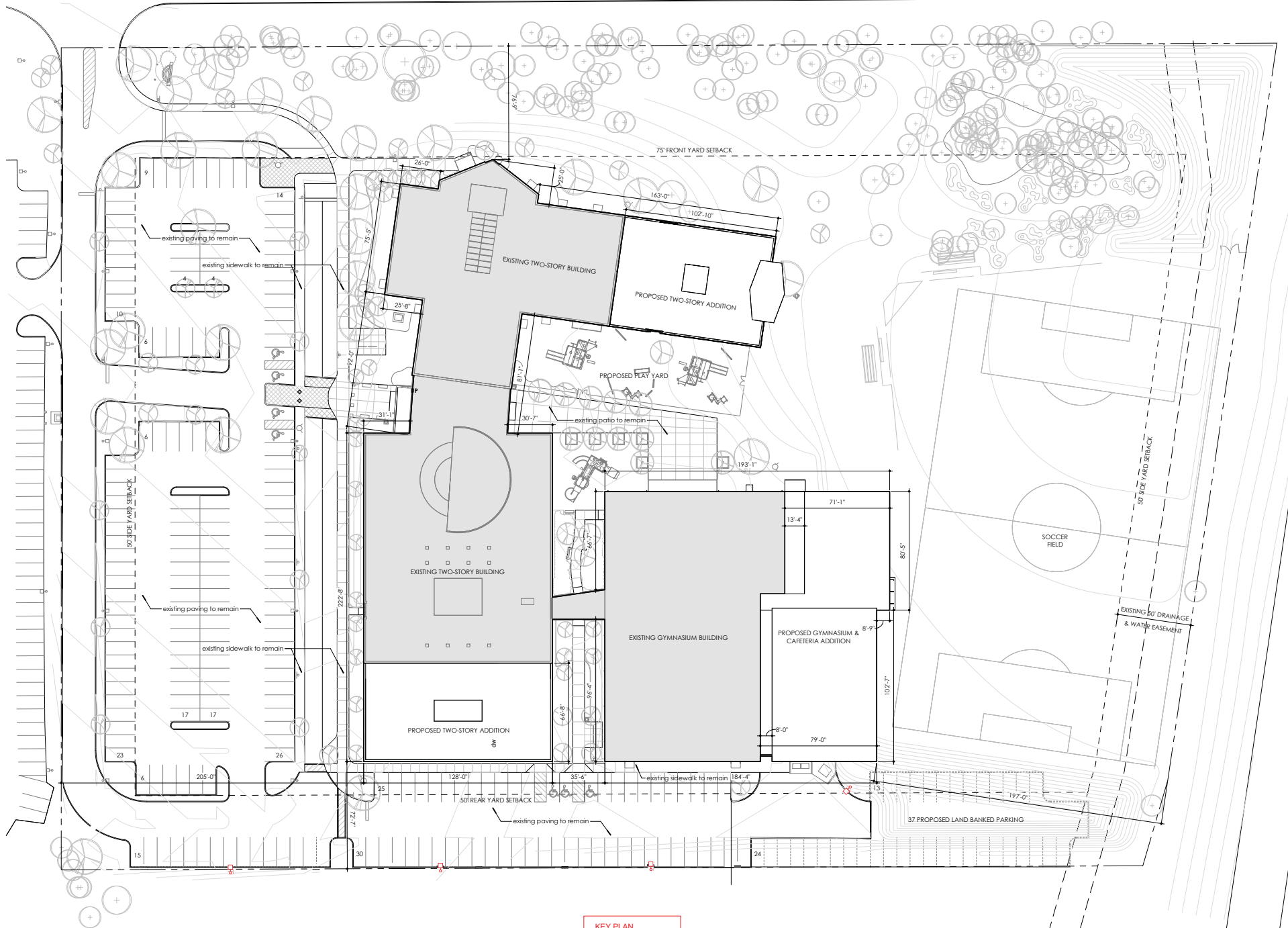
A 402

A403

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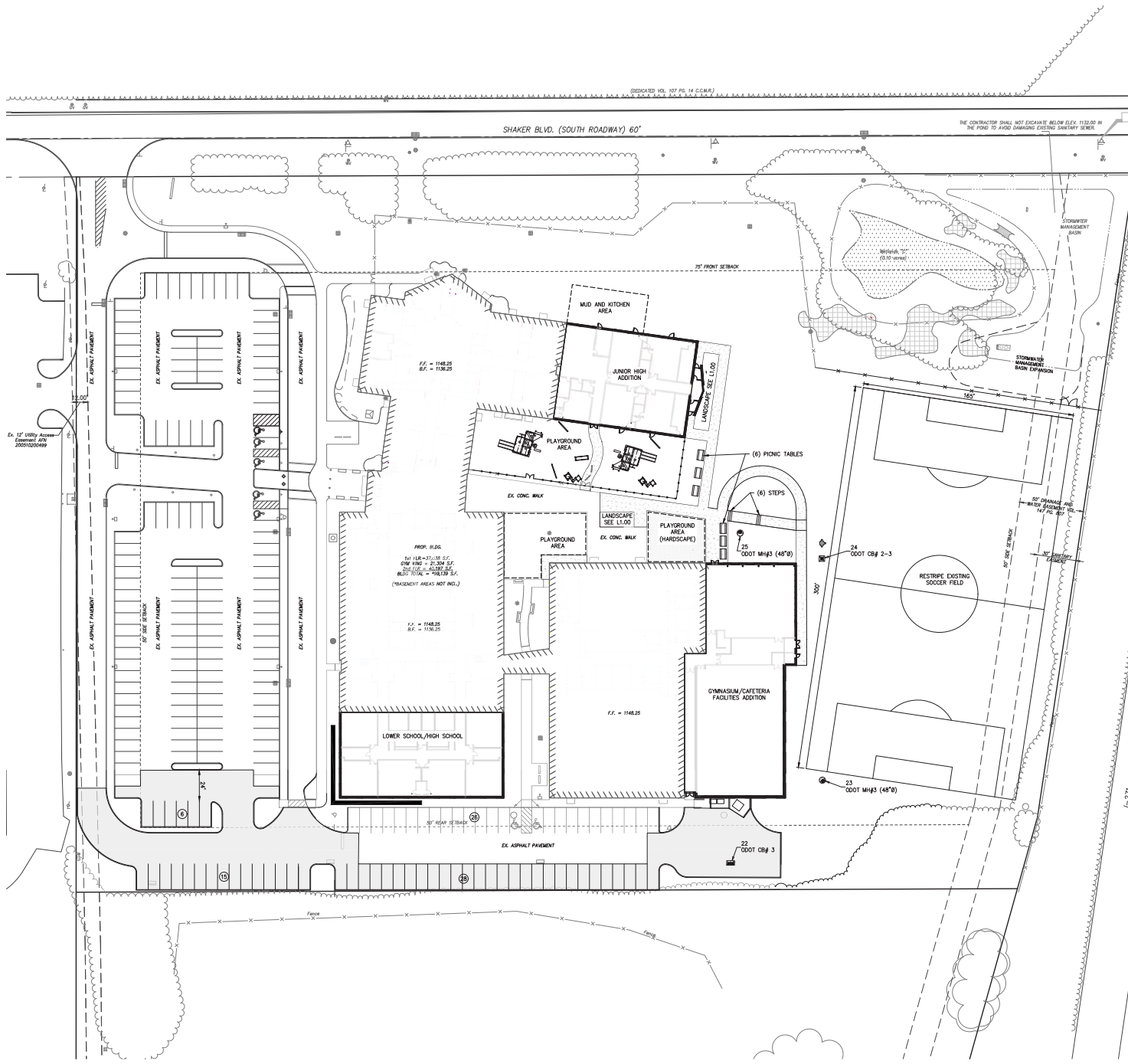
66 of 93

000001



KEY PLAN

 = new pole light



- ### SITE LAYOUT PLAN NOTES
- EXISTING CONDITIONS ARE BASED ON SURVEY BY ENVIRONMENTAL DESIGN GROUP, LLC. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF BUILDING LIMITS, EXTERIOR COLUMNS, FOOT SLAB AND ETC. CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THESE ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - UNLESS OTHERWISE SHOWN, ALL COORDINATE POINTS ARE GIVEN FROM THE CENTER POINT OF SITE ELEMENTS AND STRUCTURES. ALL DIMENSIONS ARE FROM FACE OF CURBS.
 - DO NOT SCALE FROM THE DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
 - CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXISTING SITE CONTROLS AND SET NEW AS NEEDED.
 - PROPOSED LAYOUT SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - CONSTRUCTION NOTES AND TYPICALS MAY APPEAR ONLY ONCE ON THE DRAWING BUT APPLY TO ALL SIMILAR CONDITIONS.
 - CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT, UTILITIES AND LAWN/LANDSCAPE AREAS THAT ARE TO REMAIN THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
 - REFER TO SITE ELECTRICAL PLANS FOR SITE LIGHTING, POWER AND LOCATION OF ELECTRICAL BOXES/STRUCTURES.
 - REFER TO MECHANICAL SHEETS FOR GENERATOR INFORMATION AND DETAILED LAYOUT OF COMPONENTS.
 - REFER TO SITE UTILITY PLAN FOR UTILITY LAYOUT INFORMATION, PAVEMENT UNDERDRAINS AND OTHER STORM SEWER REQUIREMENTS.
 - REFER TO SITE UTILITY PLAN FOR UTILITY LAYOUT INFORMATION, PAVEMENT UNDERDRAINS AND OTHER STORM SEWER REQUIREMENTS.

SITE LAYOUT PLAN LEGEND

STANDARD DUTY ASPHALT	WORK LIMITS
MEDIUM DUTY ASPHALT	PROPERTY BOUNDARY
HEAVY DUTY ASPHALT	RIGHT OF WAY
STANDARD DUTY CONCRETE	TREE LINE
MEDIUM DUTY CONCRETE	FENCE
HEAVY DUTY CONCRETE	INTEGRAL CONCRETE CURB AND SIDEWALK
DECORATIVE CONCRETE	FLUSH INTEGRAL CONCRETE CURB AND SIDEWALK
BRICK PAVEMENT	CONTROL JOINT
GRAVEL PAVEMENT	EXPANSION JOINT
RIVER ROCK	STEEL "T" BOLLARD
GRAVEL VERGE	SIGN
	FLAG POLE

UTILITY STRUCTURES

EXISTING	PROPOSED	DESCRIPTION
●	●	OUTLET CONTROL STRUCTURE
○	○	CLEAN OUT
○	○	UTILITY POLE
○	○	STORM MANHOLE
○	○	CATCH BASIN
○	○	HEAD WALL
○	○	YARD DRAIN
○	○	WATER VALVE
○	○	FIRE HYDRANT
○	○	FIRE DEPARTMENT CONNECTION
○	○	LIGHT POLE

PROJECT:

Fuchs Mizrahi School Building Additions

26600 Shaker Boulevard Backwood, Ohio 44122

Environmental Design Group

2814 Central Avenue Cleveland, Ohio 44113

T: 216.752.8100 F: 216.752.9437

Kitchen Consultant:

Chil Engineer: Environmental Design Group

2814 Central Avenue Cleveland, Ohio 44113

T: 216.752.8100 F: 216.752.9437

MEP Engineer: Bialosky

4555 Carnegie Avenue, Suite 200 Cleveland, Ohio 44103

T: 216.752.8100 F: 216.752.9437

Structural Engineer: Thurston Baker + Associates

3035 West Shaker Road Rootstown, Ohio 44226

T: 330.459.4488

Owner: Fuchs Mizrahi School

26600 Shaker Boulevard Backwood, Ohio 44122

T: 216.932.0220

Scale:

1" = 20'

Project No:

24-05

Owner's Checked:

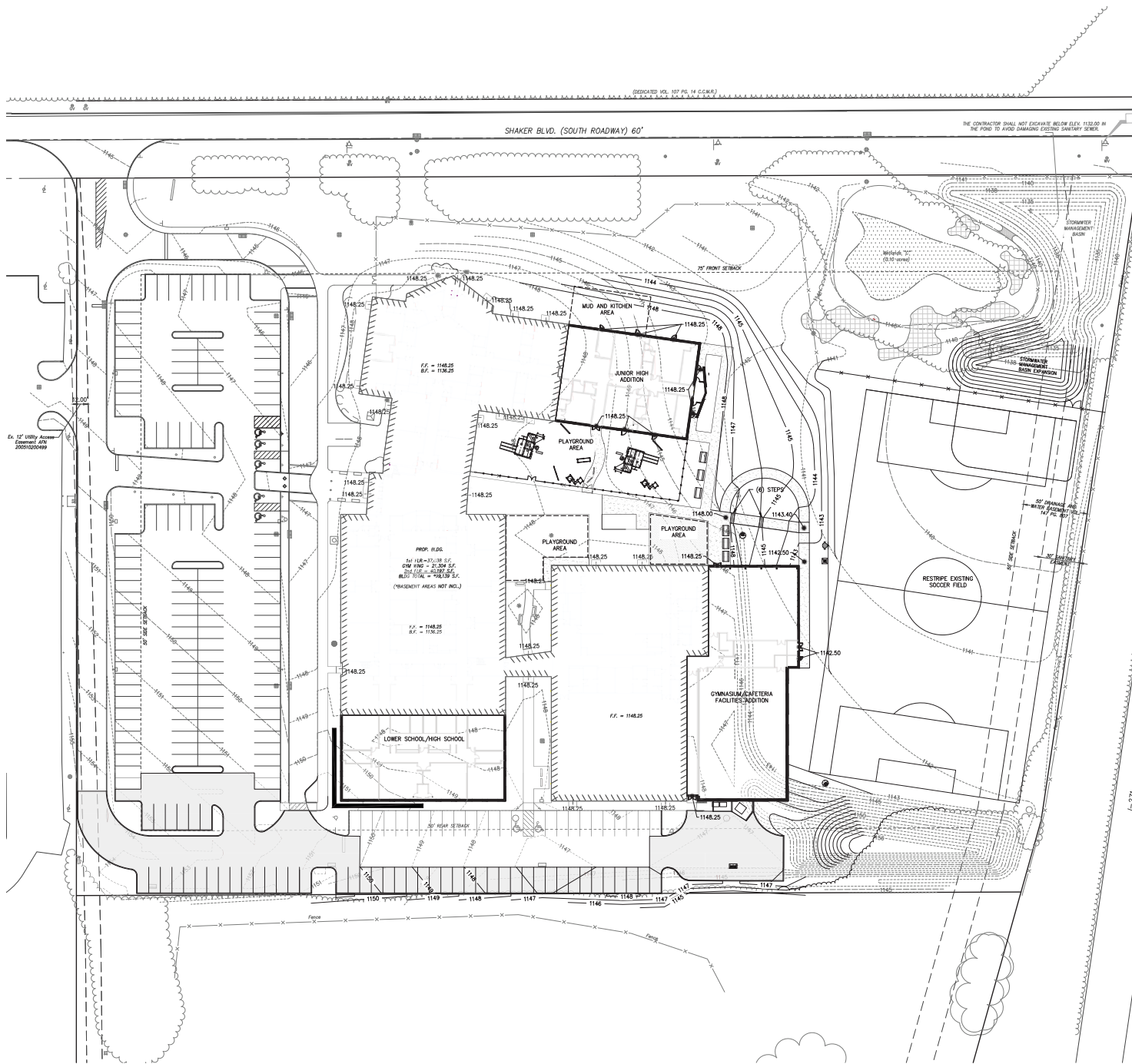
11.11.2024

Issue:

Schematic Design

SITE LAYOUT PLAN

C1.00



- ### SITE GRADING PLAN NOTES
- EXISTING CONDITIONS ARE BASED ON SURVEY BY ENVIRONMENTAL DESIGN GROUP, LLC. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
 - MAINTAIN UNIFORM AND POSITIVE SLOPES FOR ALL REGRADED SURFACES.
 - ENGINEER TO APPROVE ROUGH GRADING PRIOR TO FINISH-GRADING AND TO APPROVE FINISH-GRADING OF SOIL SURFACE AREAS PRIOR TO SEEDING OR LANDSCAPING.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO GRADE TO FINISH GRADE EXCEPT WHERE THE FUTURE BUILDING, PARKING AND WALKS ARE SHOWN. IN THESE AREAS THE CONTRACTOR SHALL GRADE TO SUBGRADE (BOTTOM OF THE PAVEMENT AND 12" BELOW BUILDING FINISHED FLOOR ELEVATIONS). SEE LAYOUT PLAN FOR PAVEMENT TYPES.
 - PRIOR TO CONSTRUCTION, PLACE EROSION CONTROL FENCING AS SHOWN ON THE --- AND AT THE DRIP LINE OF TREES TO REMAIN. DO NOT PARK OR STORE ANY VEHICLES, EQUIPMENT OR BUILDING MATERIALS WITHIN THE PROTECTED AREAS. OBTAIN FIELD APPROVAL FROM THE OWNER, ARCHITECT.
 - SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURE.
 - CONSTRUCTION NOTES AND TYPICAL LABELS MAY APPEAR ONLY ONCE ON THE DRAWINGS, BUT APPLY TO ALL SIMILAR CONDITIONS.
 - REFER TO SITE UTILITY PLANS FOR LOCATIONS AND ELEVATIONS OF PROPOSED UTILITY STRUCTURES.
 - REFER TO LAYOUT PLAN FOR LOCATION OF BENCHMARK AND HORIZONTAL CONTROL POINTS.
 - PRIOR TO EXCAVATION AND EARTHWORK OPERATIONS THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND PROPOSED GRADES AND REPORT ANY DISCREPANCIES TO THE OWNER. FIELD VERIFY LOCATIONS OF ALL BURIED UTILITIES AND DEPTHS AND REPORT ANY DISCREPANCIES TO OWNER.
 - ACCESSIBLE PARKING SPACES SHALL NOT TO EXCEED 2% SLOPE IN ALL DIRECTIONS.
 - ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE.

SITE GRADING PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS		PAVEMENT EDGE	
[Symbol]	WORK LIMITS	[Symbol]	PAVEMENT EDGE
[Symbol]	RIGHT OF WAY	[Symbol]	TREE OR TREE LINE
[Symbol]	PARCEL LINES	[Symbol]	EXISTING CONTOURS
EXISTING UTILITY SYMBOLS			
[Symbol]	STORM STRUCTURES	[Symbol]	ELECTRIC STRUCTURE
[Symbol]	SANITARY STRUCTURES	[Symbol]	TELECOM STRUCTURE
[Symbol]	WATER STRUCTURES	[Symbol]	GAS STRUCTURE
[Symbol]	UTILITY POLES		
PROPOSED LINE WORK, TAGS AND SYMBOLS			
[Symbol]	SPOT ELEVATION	[Symbol]	PROPOSED CONTOURS
[Symbol]	CURB TOP ELEV.	[Symbol]	WALL TOP ELEV.
[Symbol]	TOP ELEV.	[Symbol]	WALL TOP ELEV.
[Symbol]	BOTTOM ELEV.	[Symbol]	BOTTOM ELEV.

PROJECT:

Fuchs Miztrachi School Building Additions

26600 Shaker Boulevard, Beachwood, Ohio 44122

Environmental Design Group

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T: 216.752.9330

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T: 330.459.4488

Owner:

Fuchs Miztrachi School

26600 Shaker Boulevard

Beachwood, Ohio 44122

T: 216.932.0220

Scale:

1"=20'

PROGRESS SET

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www.bialosky.com

Project No:

24-25

Owner's Checked:

ADJ. BAW

Issue:

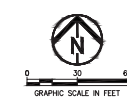
Schematic Design

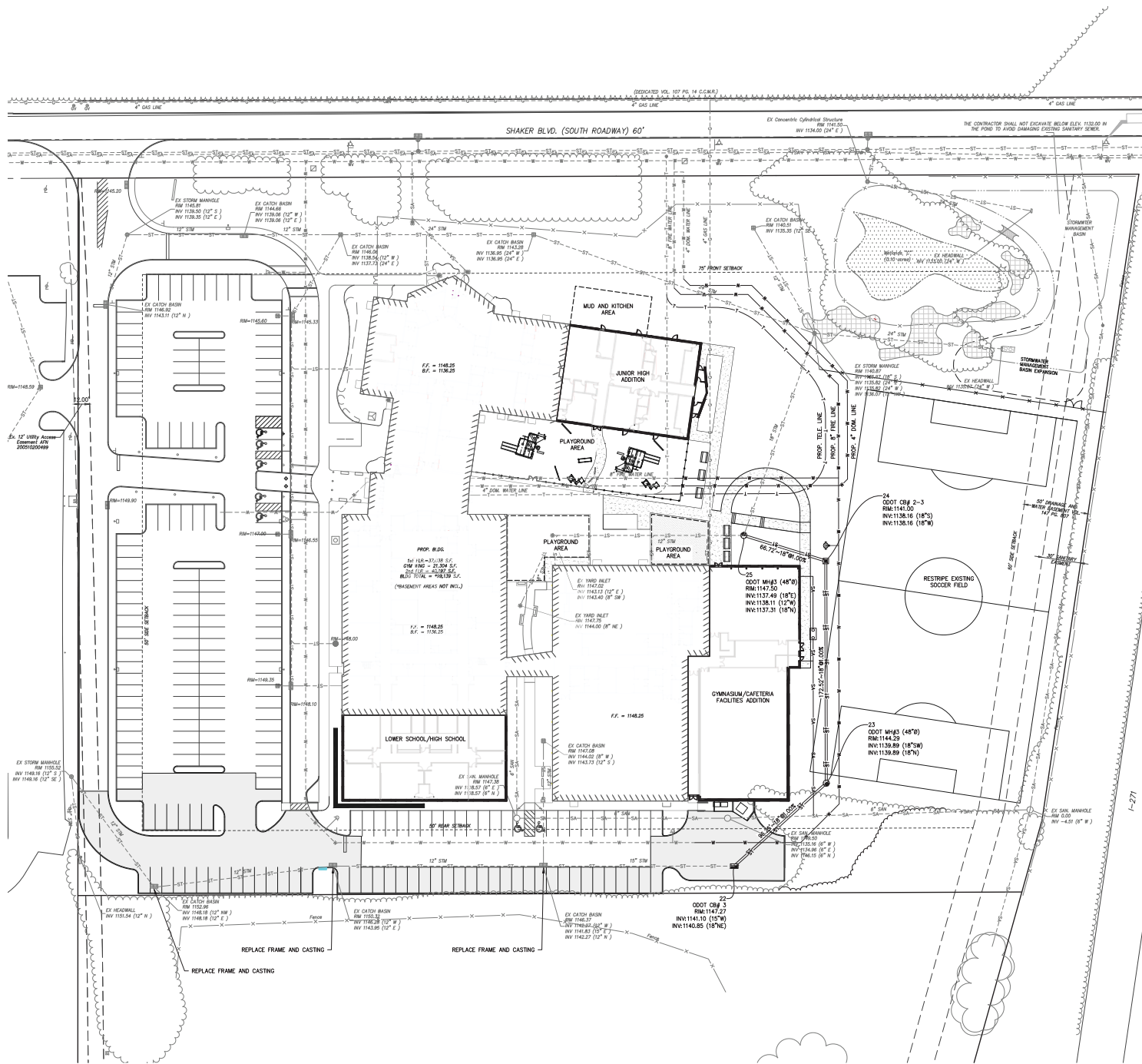
11.11.2024

SITE GRADING PLAN

C2.00

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SITE UTILITY PLAN NOTES

- SEE PLUMBING AND MECHANICAL PLANS FOR UTILITY WORK WITHIN 5' OF THE BUILDING.
- SEE SITE ELECTRICAL PLANS FOR ELECTRICAL SERVICE.
- CONTRACTOR SHALL COORDINATE WITH DOMINION EAST OHIO GAS FOR SERVICE LINES.
- CONTRACTOR SHALL CONFIRM GAS HOUSE LINE SIZE WITH PLUMBING AND DOMINION EAST OHIO GAS.
- CATCH BASINS IN PAVED AREAS WILL HAVE FINGER DRAINS INTEGRAL TO THE INSTALLATION. SEE STRUCTURE DETAIL FOR ADDITIONAL INFORMATION.
- ALL ROOF DRAINS ARE TO BE TIED INTO THE STORM SEWER. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SITE UTILITY PLAN LEGEND

	UTILITY STRUCTURES	
	EXISTING	PROPOSED
WORK LIMITS		
PROPERTY BOUNDARY		
RIGHT OF WAY		
UTILITY LINES		
GAS		
STORM		
SANITARY		
WATER		
ELECTRIC		
SANITARY MANHOLE		
CATCH BASIN		
FULL HEIGHT HEADWALL		
HYDRANT		
LIGHT POLE STRUCTURE		
ELECTRICAL STRUCTURE		

PROJECT:
Fuchs Mizrahi School
Building Additions

26600 Shaker Boulevard
Beachwood, Ohio 44122



Kitchen Consultant:

CHL Engineer:
Environmental Design Group
2814 Central Avenue
Cleveland, Ohio 44113
T: 800.833.1390

MEP Engineer:
Baldsky
4555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
T: 216.752.9330
F: 216.752.9437

Structural Engineer:
Thomson Baker + Associates
3030 West Shaker Road
Rollinsford, Ohio 44228
T: 330.459.4488

Owner:
Fuchs Mizrahi School
26600 Shaker Boulevard
Beachwood, Ohio 44122
T: 216.932.0220

Scale:

PROGRESS SET

BIALOSKY

4555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
T: 216.752.9330
F: 216.752.9437
www.bialosky.com

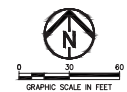
Project No: 24-25
Owner's Checked: AJO/BAW

Issue: Schematic Design - 11.11.2024

SITE UTILITY PLAN

C3.00

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SWPP NOTES

- CONSTRUCT IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE OHIO RAINWATER AND LAND DEVELOPMENT HANDBOOK (2005). THE IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) UNDER PERMITS PERMIT #000000000. IF CONFLICTS EXIST REGARDING THE SOIL AND SEDIMENT CONTROL PRACTICES, THE MORE RESTRICTIVE SHALL APPLY.
- 1
- STABILIZATION OF DISTURBED AREAS - DISTURBED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN FOURTEEN (14) DAYS. FOR AREAS WITHIN FIFTY (50) FEET OF ANY LIVE STREAM, SOIL STABILIZATION PRACTICES SHALL BE INITIATED WITHIN TWO (2) DAYS ON ALL INACTIVE, DISTURBED AREAS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF SEED OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATING SHALL BE USED.

- INSTALL ALL EROSION AND SEDIMENT CONTROL ITEMS BEFORE ANY CLEARING AND GRUBBING OR EARTHWORK IS BEGUN.
- PROTECT UNDISTURBED AREA THROUGHOUT CONSTRUCTION. DO NOT STORE EQUIPMENT, VEHICLES OR MATERIALS IN THESE PROTECTED AREAS.
- SEEDING AND FERTILIZER FOR PERMANENT COVER SHALL BE AS SPECIFIED.
- MULCHING SHALL BE PER 0007 659.
- TOPSOILING SHALL BE PER 0007 659.
- EXCESSOR MATING/EROSION CONTROL BLANKETS WILL BE USED ON TEMPORARY DIVERSION CHANNELS AND DITCHES GREATER THAN 1.5% AND ALL OTHER SLOPES STEEPER THAN 4:1. EXCESSOR MATING/EROSION BLANKETS SHALL BE AS SPECIFIED.
- SILT FENCE AND/OR SILT SOCK SHALL BE AS DETAILLED ON THE DRAWINGS AND AS SPECIFIED.
- ROCK CHANNEL PROTECTION SHALL BE PER 0007 601.
- NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORMWATER RUNOFF.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS WILL BE MINIMIZED. ALL OFF-SITE TRACKING OF SEDIMENT SHALL BE CLEANED UP AS IT OCCURS.
- SEDIMENT TRAPS AND BASINS WILL BE USED FOR TEMPORARY EROSION CONTROL.
- OTHER EROSION CONTROL AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.
- A PRE-CONSTRUCTION MEETING IS REQUIRED WITH [COUNTY NAME] S.W.C.D. (330-555-9999) PRIOR TO BEGINNING WORK.
- TRUCK WASHOUT AND DISCHARGE OF SURPLUS WASH WATER ON SITE IS PERMITTED EXCLUSIVELY IN THE DESIGNATED AREA.
- WINTERIZATION - ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 14 DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE A DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH 1.
- TRENCH WATER MUST BE PUMPED THROUGH A SEDIMENT SETTLING FACILITY OR EQUALLY EFFECTIVE DEVICE PRIOR TO DISCHARGE FROM THE SITE.
- STAGING, STORAGE, FUELING AND VEHICLE PARKING ARE SHOWN ON THE SWPP PLAN. IF THE CONTRACTOR WANTS TO UTILIZE A DIFFERENT LOCATION FOR THESE FUNCTIONS, HE SHALL REVISE THE SWPP PLAN AND SUBMIT IT TO [COUNTY NAME] S.W.C.D. FOR APPROVAL.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES.
- DISTURBED AREAS REMAINING DORMANT FOR OVER A YEAR AT THE FINAL GRADE WILL HAVE A PERMANENT COVER APPLIED WITHIN 7 DAYS OF LAST DISTURBANCE.

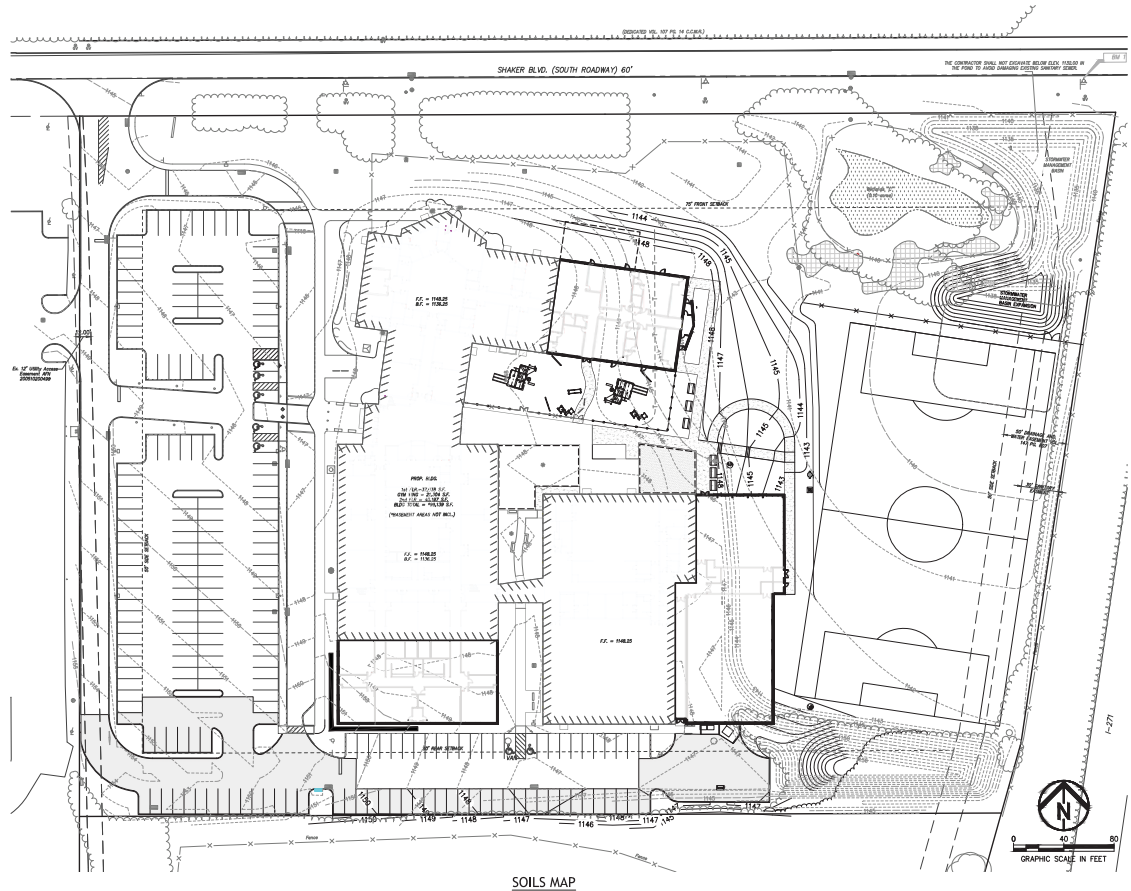
SITE LOCATION INFORMATION		LATITUDE: 00°00'00"N	
[NAME HERE]		LONGITUDE: 00°00'00"W	
CITY, VILLAGE, TOWNSHIP		[COUNTY] OHIO	
[WATERSHED]		COUNTY STATE	
NAME OF WATERSHED/IMMEDIATE RECEIVING WATER(S)			
[SITE ADDRESS]			
[CLIENT ADDRESS]			
[CLIENT PHONE]			
[CLIENT ADDRESS]			
[DEVELOPER ADDRESS]			
[HYDROLOGIC SOIL GROUPS]			
[ADD SOIL DESCRIPTION HERE, SEE EXAMPLE BELOW]			
CDL - CANFIELD SILT LOAM, 0 TO 2 PERCENT SLOPES			

SITE DESCRIPTION			
SUBDIVISION	MARK ONE	PRE-DEV CURVE NO.	TOTAL AREA - 00.0 AC
COMMERCIAL		POST DEV CURVE NO.	0
RESIDENTIAL		AREA TO BE CLEARED	00.0 AC
PUD		AREA TO BE EXCAVATED	00.0 AC
OTHER	SCHOOL STADIUM	PRE-DEV IMPERVIOUSNESS	00%
		POST DEV IMPERVIOUSNESS	00%

SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS 2018-2020												
	J	F	M	A	M	J	J	A	S	O	N	D
CLEARING/DEMOLITION												
ROUGH GRADING												
STRUCTURE												
UTILITIES												
FINAL GRADING												
PAVING												
TOPSOIL AND SEEDING												
LANDSCAPING												
POST CONSTRUCTION BMPs												
TEMPORARY EROSION CONTROL												

ACCEPTABLE EROSION CONTROL TIMETABLE												
	J	F	M	A	M	J	J	A	S	O	N	D
TEMPORARY SEEDING												
PERMANENT SEEDING												
LANDSCAPING												
MULCHING												
MAINTENANCE												

- STORE THE MINIMUM AMOUNT OF PRODUCT REQUIRED TO COMPLETE THE JOB, IF POSSIBLE, UNDER ROOF OR IN A CONTAINMENT AREA. PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONTAINER. LABEL MUST BE LEGIBLE.
- MANUFACTURER'S RECOMMENDATION SHALL BE FOLLOWED FOR USE AND DISPOSAL.
- PRODUCT TO BE USED ENTIRELY (WHEN POSSIBLE) PRIOR TO DISPOSING.
- MATERIAL SAFETY DATA SHEETS (MSDS) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES USED ON THE SITE SHALL BE OBTAINED AND POSTED IN THE IMMEDIATE AREA OF PRODUCT STORAGE AND SHALL BE USED FOR PROPER MANAGEMENT OF POTENTIAL WASTE.
- ALL HAZARDOUS WASTE MATERIAL WILL BE DISPOSED BY THE CONTRACTOR IN A MANNER SPECIFIED BY LOCAL, STATE OR FEDERAL REGULATIONS AND PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PERSONNEL SHALL BE TRAINED IN THE PROPER HANDLING AND CLEAN UP OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR WASTE SHALL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF NECESSARY, THE CONTAMINATED STORMWATER WILL BE HELD ON SITE UNTIL IT MEETS LOCAL, STATE AND FEDERAL REGULATIONS.



SOILS MAP

PROJECT:
Fuchs Mizrahi School
Building Additions

25600 Shaker Boulevard, Beachwood, Ohio 44122

Environmental Design Group
2814 Central Avenue
Cleveland, Ohio 44113
T: 216.752.9370

Kitchen Consultant:

Civil Engineer:
Environmental Design Group
2814 Central Avenue
Cleveland, Ohio 44113
T: 216.752.9370

MEP Engineer:
Bialosky
6855 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
T: 216.752.9370
F: 216.752.9437

Structural Engineer:
Thomson Baker + Associates
3035 West Shaker Road
Beachwood, Ohio 44088
T: 330.459.4468

Owner:
Fuchs Mizrahi School
25600 Shaker Boulevard
Beachwood, Ohio 44122
T: 216.932.0225

Soil:

PROGRESS SET

BIALOSKY
6855 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
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F: 216.752.9437
www.bialosky.com

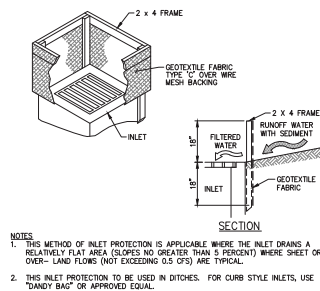
Project No: 24-05
Drawn/Checked: ADJ/BAU

Issue: Schematic Design - 11.11.2024

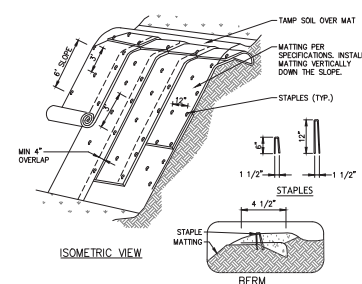
SWPP NOTES

C4.01

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2 INLET PROTECTION - SILT FENCE
C4.02 NOT TO SCALE



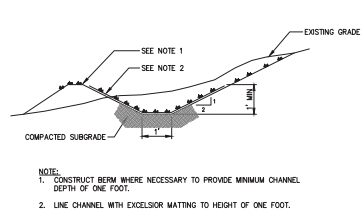
5 SLOPE PROTECTION MATTING
C4.02 NOT TO SCALE

The diagram shows a cross-section of a rock pile. A horizontal dashed line at the top is labeled 'TOP ELEV. A'. A horizontal dimension line above the pile is labeled 'WIDTH = C'. A vertical dimension line on the left side of the pile is labeled 'H'. A horizontal line within the pile is labeled 'EMERGENCY OVERFLOW ELEVATION B'. A vertical dimension line from the base of the pile to the emergency overflow elevation is labeled 'ROCK DEPTH = 24" ±'. The pile itself is composed of various sized rocks, with larger rocks on the surface and smaller rocks below.

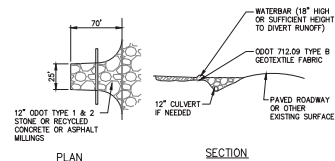
ROCK SIZES

20R - 24" ROCK	ROCK TO BE FROM NATURAL
20R - 18" ROCK	SOURCE, ROCK TO BE GROUTED
62R - 12" ROCK	IN PLACE RES. CROD ITEM 402

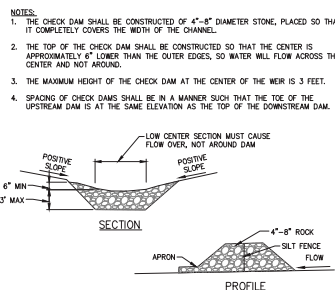
9 TEMPORARY DIVERSION CHANNEL
C4.02 NOT TO SCALE



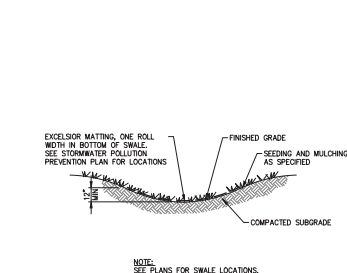
9 TEMPORARY DIVERSION CHANNEL
C4.02 NOT TO SCALE



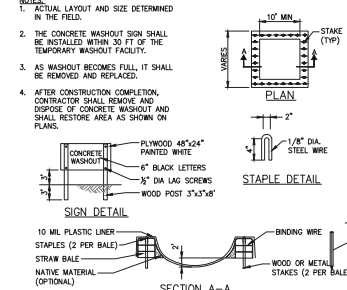
6 TEMPORARY CONSTRUCTION DRIVE
C4.02 NOT TO SCALE



10 ROCK CHECK DAM
C4.02 NOT TO SCALE



7 PARABOLIC GRASS SWALE
C4.02 NOT TO SCALE



11 CONCRETE WASHOUT STATION
C4.02 NOT TO SCALE

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: November 20, 2024

RE: **P&Z 2024-44** **Bialosky**
Fuchs Mizrachi School
26600 Shaker Boulevard
Preliminary Site Development Plan



This request is for preliminary site development plan approval for the expansion of the existing school. The subject site is in the U-5 Public and Institutional District. The applicant is proposing to construct three (3) additions to the existing building. The northern addition is a two-story classroom addition with 8,168 square feet per floor. The southern addition is also a two-story classroom addition that consists of 8,533 square feet per floor. The eastern addition is a high one-story addition to the gymnasium and cafeteria. This addition is 13,969 square feet and includes a partial mezzanine. The proposed expansion will increase the total number of classrooms to 39 and increase the capacity of the school to approximately 900 students. The proposed building additions as proposed will meet all of the building setback requirements of the U-5 Public and Institutional District. The applicant has provided preliminary building elevations and a building massing plan for the additions. The intent is to match the architectural style and materials of the existing building.

The site plan indicates installation of the previously approved land banked parking spaces along the southern property line. The 49 additional parking spaces to be installed will bring the total number of improved parking spaces on the site to 210. That number of parking spaces is compliant with the minimum Zoning Code requirement. The applicant has provided preliminary site lighting and landscaping plans that conform to City standards and are consistent with the originally approved site development plan. The applicant has also provided preliminary site grading and storm water management plans.

It is recommended that the Commission grant preliminary site development plan approval.



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: December 3, 2024

Report Date: November 19, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 9

P & Z 2024-44 Applicant has requested preliminary site plan approval for building and play area additions at 26600 Shaker Blvd., Fuchs Mizrachi School.

We hereby recommend preliminary approval of this application. For final approval we will need the following final submittals:

1. Geometric plans
2. Utility plans
3. Grading plans
4. Stormwater Management plans (for both during construction and post construction).
5. Drainage calculations to support the Stormwater Plan.
6. Pavement composition plans.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 11/20/2024/2024
Re: 2024-44 26600 Shaker Blvd. (Addition)

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

1. The Fire Department requests 360-degree access around entire structure.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11/15/24

OWNER OF BUILDING: Cleveland Clinic Rehab Hospital PHONE: 216.455.6400

STREET ADDRESS: 3025 Science Park Dr

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Beau Patterson PHONE: 330.574.8221

COMPANY OR FIRM: Alltracon LLC

EMAIL: Beau.Patterson@alltracon.com

STREET ADDRESS: 300 Weatherstone Dr Suite 131

CITY/STATE/ZIP: Wadsworth, OH 44281

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

Beau Patterson - Beau.Patterson@alltracon.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 3025 Science Park Dr, Beachwood, OH 44122 SUITE #

TENANT NAME: Cleveland Clinic Rehab Hospital

PERMANENT PARCEL # 742-19-002 PRESENT USE: X PROPOSED USE:

PURPOSE OF APPLICATION: Provide screening and protection for new dumpster area

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. Sewer drain location

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:

	Zoning District	Fee
(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

Beau Patterson MOA
PRINTED NAME

11/15/24
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



Cleveland Clinic Rehab Hospital

3025 Science Park Drive

Beachwood, Ohio 44122

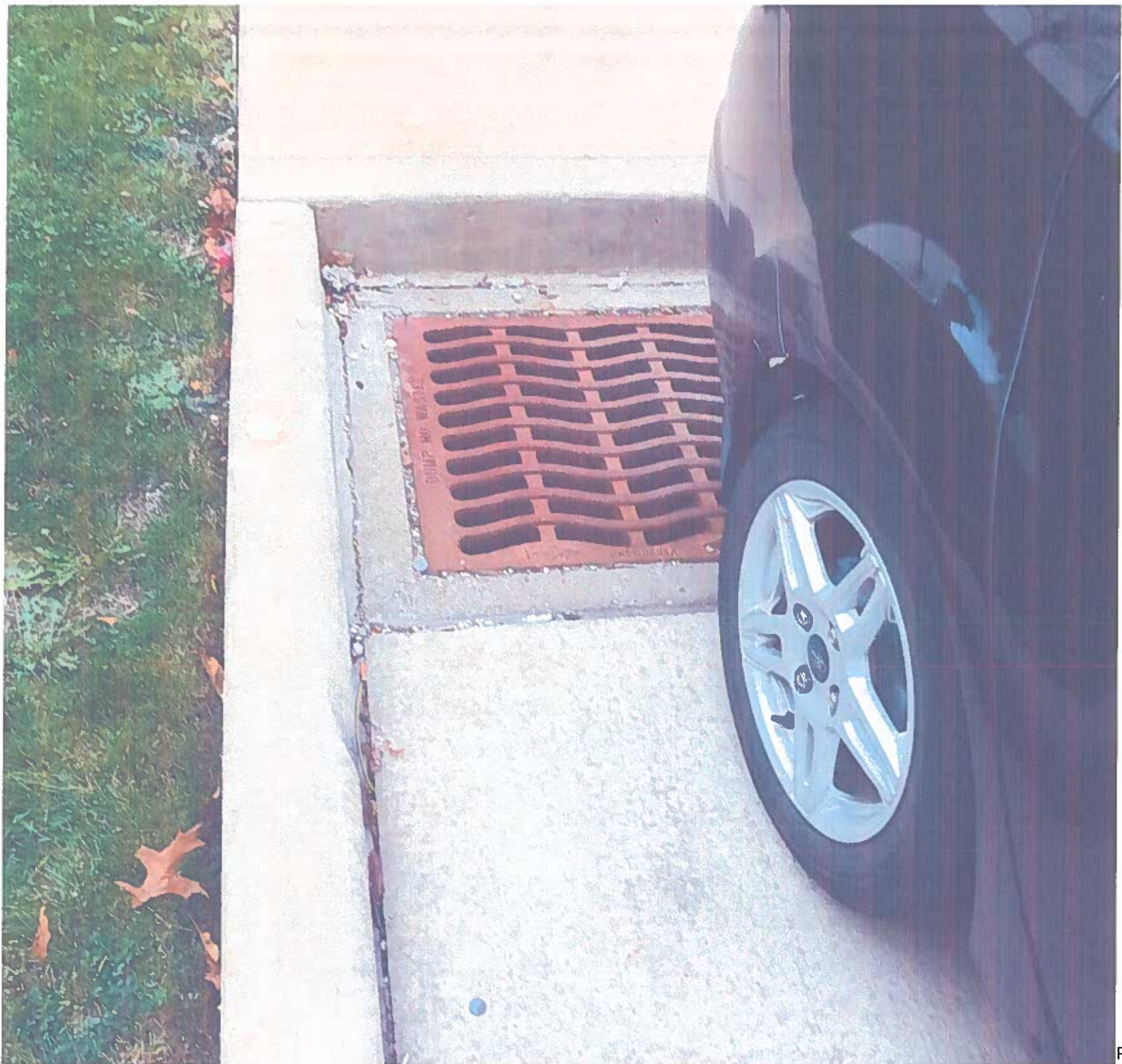
PROPOSED DEVELOPMENT PLAN

- 1) AREA: 20'L X 18'W – ROUGHLY 360 SQFT (TWO PARKING BAYS)
- 2) BLACK CHAINLINK FENCE WITH BLACK PRIVACY SLATS & (2) TWO (10') TEN FOOT SWINGING DOORS.
- 3) 4" CORNER POST(S) TO REMAIN OUTSIDE OF CONCRETE CURB TO AVOID CONTACT WITH SEWER DRAIN





5/6



6/6

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: November 20, 2024

RE: **P&Z 2024-45 Alltracon, LLC**
Cleveland Clinic Rehabilitation Hospital
3025 Science Park Drive
Preliminary and Final Site Plan



This request is for both preliminary and final site plan approval for a dumpster enclosure. The subject site is in the U-8A Industrial and Office Mixed-Use District. The applicant is proposing to install a black chain link fence enclosure 20 feet by 18 feet for the purpose of screening dumpsters. The fence would have black privacy slats and would include two (2) ten-foot-wide swinging doors for access. The applicant proposes to install the fence on two (2) existing parking spaces in the northwest corner of the small staff parking lot in the delivery area.

It is recommended that the Commission grant both preliminary and final site plan approval subject to any comments of the City Engineer.



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: December 3, 2024

Report Date: November 19, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 10

P & Z 2024-45 Applicant has requested preliminary and final site plan approval for a dumpster fence enclosure at 3025 Scimece Park Drive, Cleveland Clinic Rehab Hospital.

We hereby recommend approval of this application.

Fire Prevention Bureau

P&Z Report

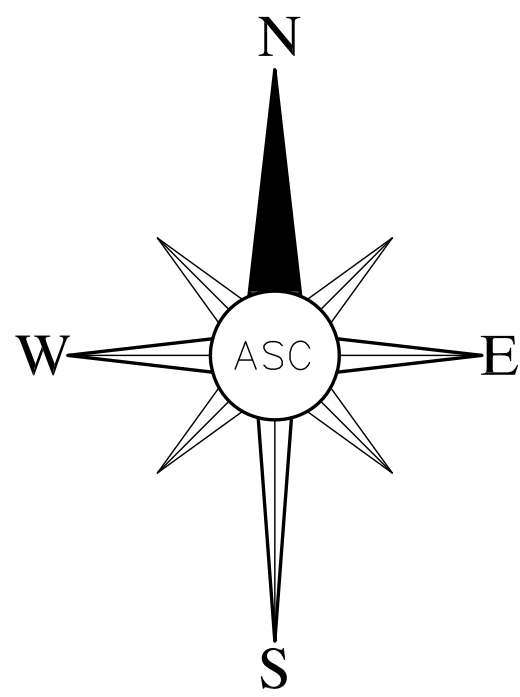
To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 11/20/2024
Re: 2024-45 3025 Science Park (Fence)

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

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief



GRAPHIC SCALE



BASIS OF BEARING:

Bearings are based on Ohio State Plane North Zone (NAD83) by GPS observations.

NOTE:

All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".

ACCEPTANCE:

THE UNDERSIGNED, OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON, DOES HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT OF THE SAME AND DOES HEREBY AUTHORIZE THE RECORDING OF THE SAME;

THE CITY OF CLEVELAND

BY: _____

TITLE: _____

NOTARY:

STATE OF OHIO)
COUNTY OF CUYAHOGA) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED _____ WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, BOTH PERSONALLY AND IN HIS CAPACITY AS A DULY AUTHORIZED OFFICIAL OF THE CITY OF CLEVELAND, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2022.

APPROVALS:

THIS PLAT APPROVED BY THE CITY OF BEACHWOOD PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

DIRECTOR OF PLANNING COMMISSION

THIS PLAT APPROVED BY THE ENGINEER OF THE CITY OF BEACHWOOD THIS _____ DAY OF _____, 2024.

CITY ENGINEER

SURVEYORS CERTIFICATION:

I THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651 5-22-24

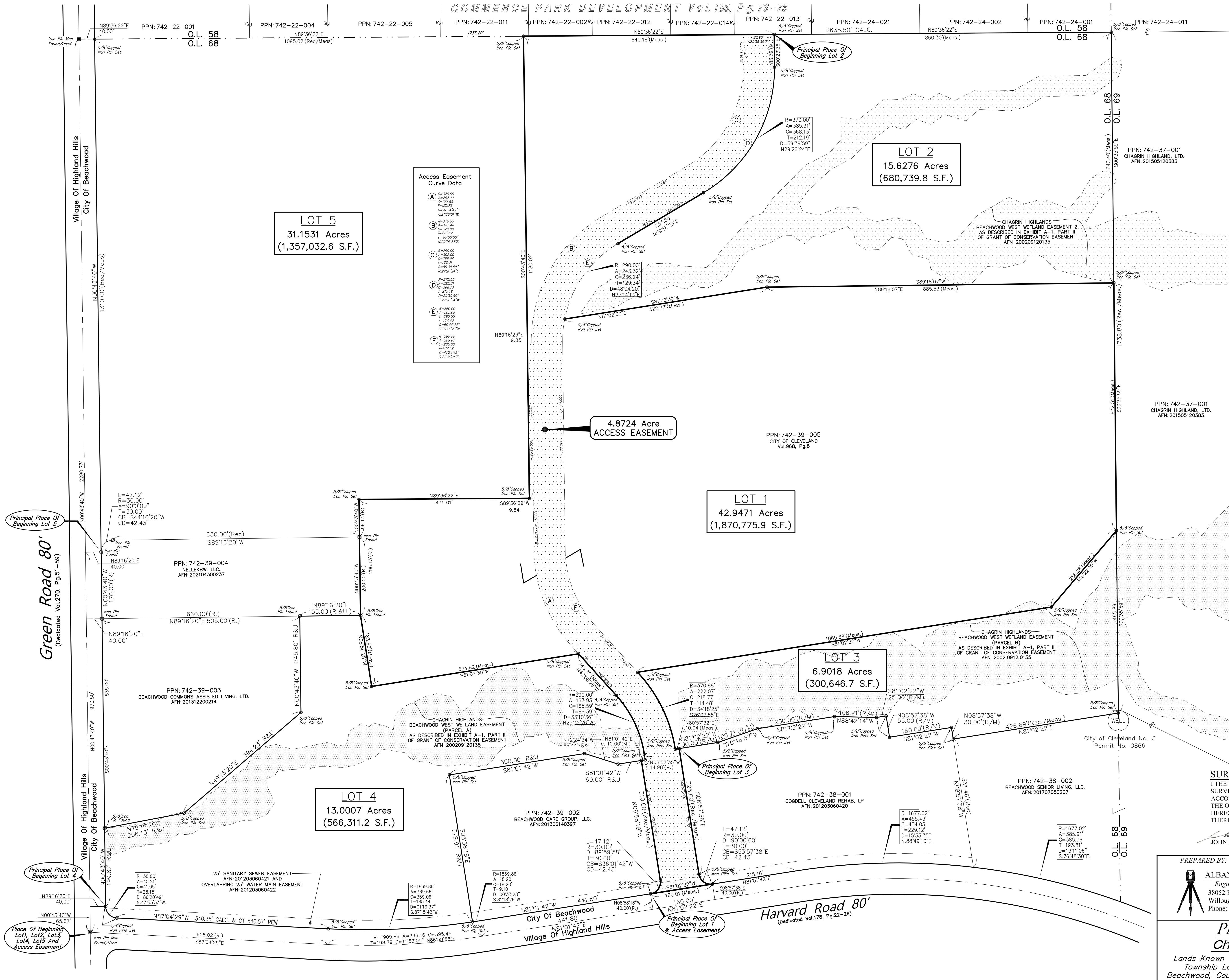


PREPARED BY:
ALBAN SURVEYING CO.
Engineers and Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, Ohio 44094
Phone: 440-946-0752

REV.	DESCRIPTION	DATE
1	Per City Engineer	1-18-24
2	Per Cuyahoga County	5-9-24

Plat of Lot Split
Chagrin Highlands
Lands Known As Being Part Of Original Warrensville Township Lot Number 68, Now In The City Of Beachwood, County Of Cuyahoga In The State Of Ohio.

DATE: May, 2024
SCALE: 1"=110'
FIELD M.H.
DRAWN BY: G.S.V.
CHKD.BY: J.R.A.
SHEET 1 of 1



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: November 21, 2024

RE: **P&Z 2024-5(A) Jacobs Real Estate Services
City of Cleveland
Chagrin Highlands
Lot Split Plat**



This request is for approval of a lot split plat. The applicant proposes to split existing PP No. 742-39-005 into five (5) parcels. The entire parcel is zoned U-10 Planned Mixed-Use Development District. This lot split plat was approved by the Planning and Zoning Commission in January, but the County requested a revision to the drawing to show the future right-of-way as an access easement so that all of the lots would have frontage until the new street is constructed. Since the City's intent has always been to construct the connector street, the requested change does not impact the intent of the original approval granted by the Commission.

It is recommended that the Commission grant approval of the revised lot split plat as submitted.



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: December 3, 2024

Report Date: November 21, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 11

P & Z 2024-5(A) Applicant is requesting preliminary and final approval of a revised lot split plat for PPN 742-39-005, Chagrin Highlands

This Plat was previously approved by Planning Commission. The intent of the revised Lot Split is identical to the original Plat. The revision to the Plat was to create an access easement for newly created parcels 1.2 and 3. The easement follows the exact path a future road will be constructed. Without the access easement, new parcels 1,2 and 3 would not have access to a public right-of-way (they would be land locked) and this is not permissible by the County.

We hereby recommend approval of the revised Plat.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 11/21/2024
Re: 2024-5(A) Chagrin Highlands (Lot Split)

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

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief