



Beachwood Planning and Zoning Commission Meeting Agenda
Thursday, January 30, 2025, 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 December 3, 2024, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2025-2 Applicant has requested a permit extension for the temporary sign located at 25701 Science Park Drive, Jewish Federation of Cleveland.
6. Planning and Zoning Commission
2025-3 Applicant is requesting a 5' (house) and 9.80' (deck) rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 276.50' (patio) total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, for a rear addition at 2424 Beachwood Blvd.
7. Planning and Zoning Commission
2025-1 Applicant has requested preliminary and final approval of a lot split plat for PPN 742-16-023, 24755 Chagrin Blvd.
8. Planning and Zoning Commission
2025-4 Applicant is requesting preliminary and final site plan approval for a drop-off canopy at 24755 Chagrin Blvd., Signature Health.
9. Planning and Zoning Commission
2024-46 Rezoning 2509 and 2515 South Green Road, Beachwood, Ohio (PPN 741-09-002 and PPN 741-09-001) from U-1 Single-Family Residential District to U-5 Public and Institutional District (Ordinance No. 2024-81, referred from Council December 2, 2024).
10. Planning and Zoning Commission
2024-47 Rezoning 23250 Chagrin Boulevard, Beachwood, Ohio (PPN 742-23-002), from U-7A General Office Building District to U-3C Planned Multi-Family Residential District (Ordinance No. 2024-82, referred from Council December 16, 2024).
11. Planning and Zoning Commission
2024-48 Applicant is requesting preliminary site plan approval for a new residential apartment building to be located at 23250 Chagrin Blvd.



Old Business

Tabled

1. Planning and Zoning Commission
2024-27 Rezoning 2555 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-036) and 2561 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-037), from U-1 Single-Family Residential District to U-5 Public and Institutional District (Ordinance No. 2024-63, referred from Council 8/20/2024, Commission tabled on 9/26/2024).
2. 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).
3. Planning and Zoning Commission
2024-40 Review and possible vote on the Rules of Procedure for Beachwood Planning and Zoning Commission.

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: _____

OWNER OF BUILDING: Jewish Federation of Cleveland **PHONE:** 216-593-2900

STREET ADDRESS: 25701 Science Park Drive

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Debra S. Yasinow **PHONE:** 216-593-2890

COMPANY OR FIRM: Jewish Federation of Cleveland

EMAIL: dyasinow@jewishcleveland.org

STREET ADDRESS: 25701 Science Park Drive

CITY/STATE/ZIP: Beachwood, OH 44122

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

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25701 Science Park Drive, Beachwood, OH 44122

TENANT NAME: Jewish Federation of Cleveland

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

PURPOSE OF APPLICATION: Renewal of Permit issued on Dec. 8, 2023. Request for a second extension.

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: Renewal of Permit issued on December 8, 2023. Request for a second extension.**

☐ 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):

Tragically, 101 of the men, women, and children abducted by Hamas on October 7, 2023 are still being held hostage. We pledge to keep their memory alive until they are returned home to Israel.

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.

***** (OVER) CONTINUED ON BACK*****

- 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.

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

Debra S. Yasinow
PRINTED NAME

12.11.24
DATE

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

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

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

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

Preliminary Approval: _____
Date

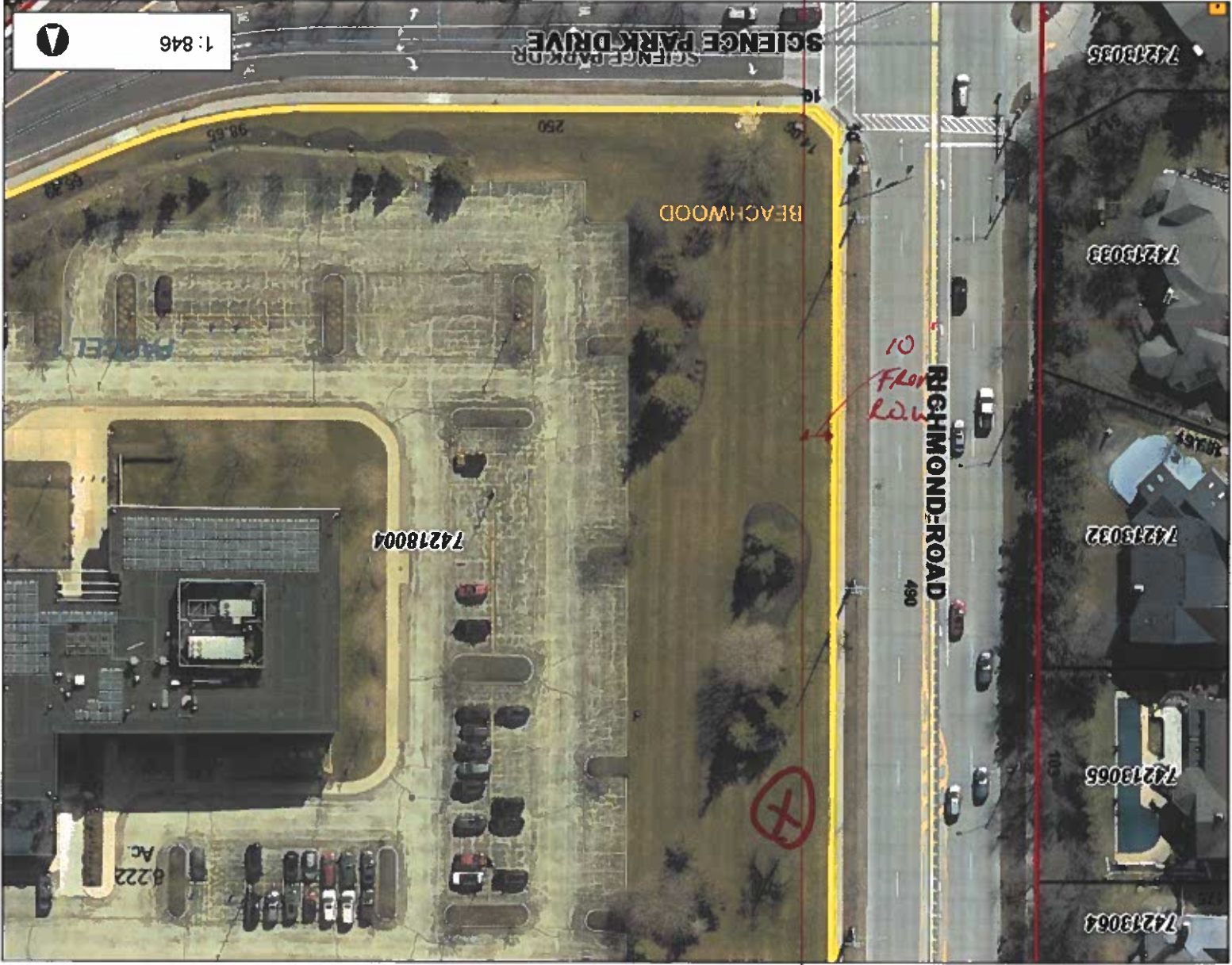
Final Approval: _____
Date

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

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



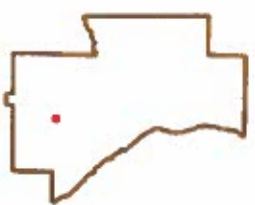
Cuyahoga County GIS Viewer



Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
141 70 0 141 Feet
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

- Date Created: 11/15/2023
- Legend**
- Parcel
 - Platted Centerline
 - Right Of Way
 - Municipalities









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tel 216.518.5544

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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 30, 2025

Report Date: January 10, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 5

P & Z 2025-02 Applicant has requested a permit extension for the temporary sign located at 25701 Science Park Drive, Jewish Federation of Cleveland

We have no comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2025
Re: P&Z # 2025-2 25701 Science Park Drive (sign)

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

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

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 12/22/24

OWNER OF BUILDING: Shlomo & Aliza Koyfman PHONE: 216-333-1516

STREET ADDRESS: 2424 Beachwood Blvd

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Aliza Koyfman PHONE: 216-233-1296

COMPANY OR FIRM: _____

EMAIL: squeeza24@gmail.com

STREET ADDRESS: Same as above

CITY/STATE/ZIP: _____

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

Aliza & Shlomo Koyfman squeeza24@gmail.com

Mikhail lmsgroupcle2023@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: same as above SUITE # _____

TENANT NAME: _____

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

PURPOSE OF APPLICATION: request for variance for rear setback reduction from 40 feet required to 35 feet.

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):

Large family need to increase living space

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. No

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:

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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

Aliza Koyfman
PRINTED NAME

12/22/24
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: _____



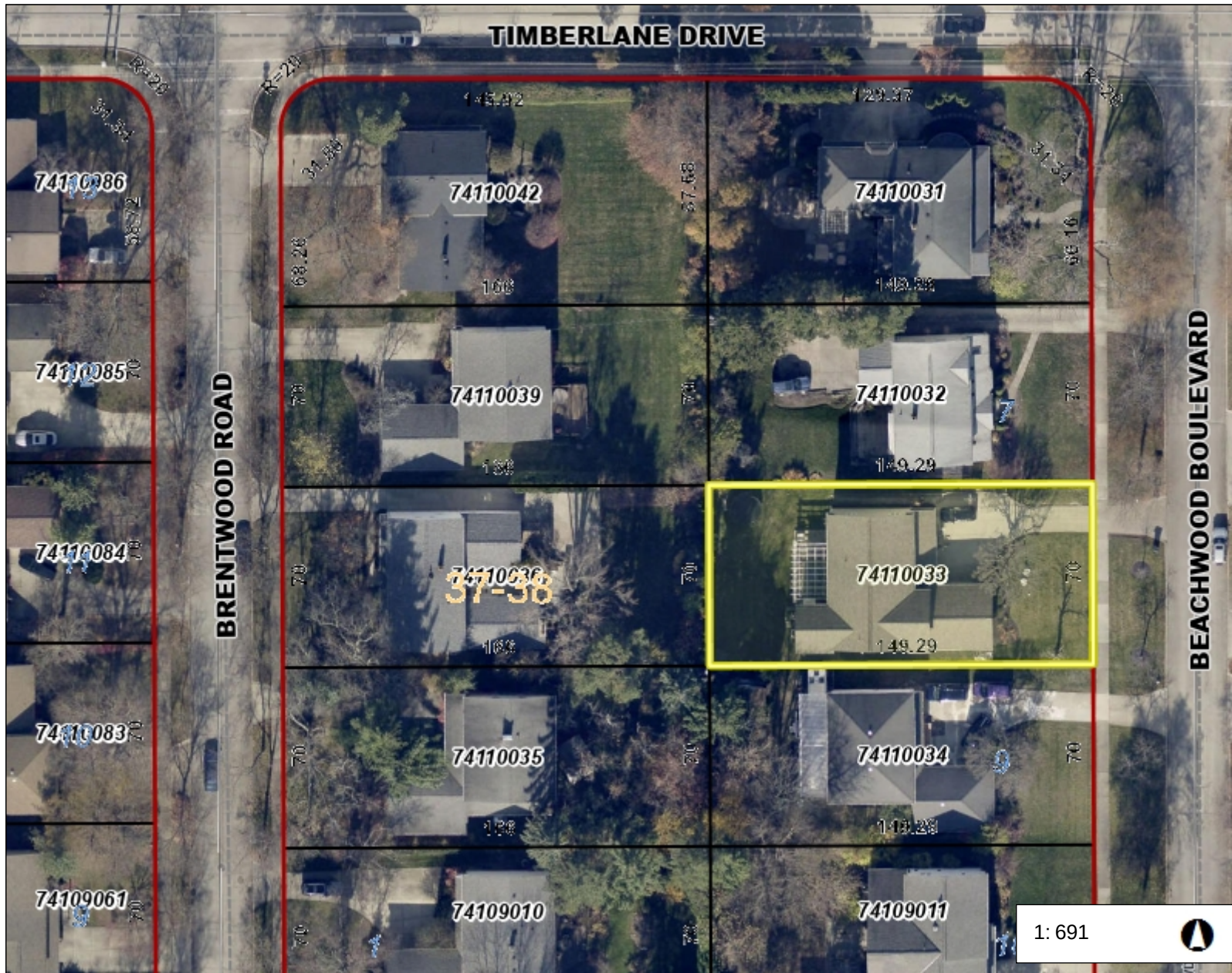
Cuyahoga County GIS Viewer



Date Created: 12/24/2024

Legend

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



1: 691

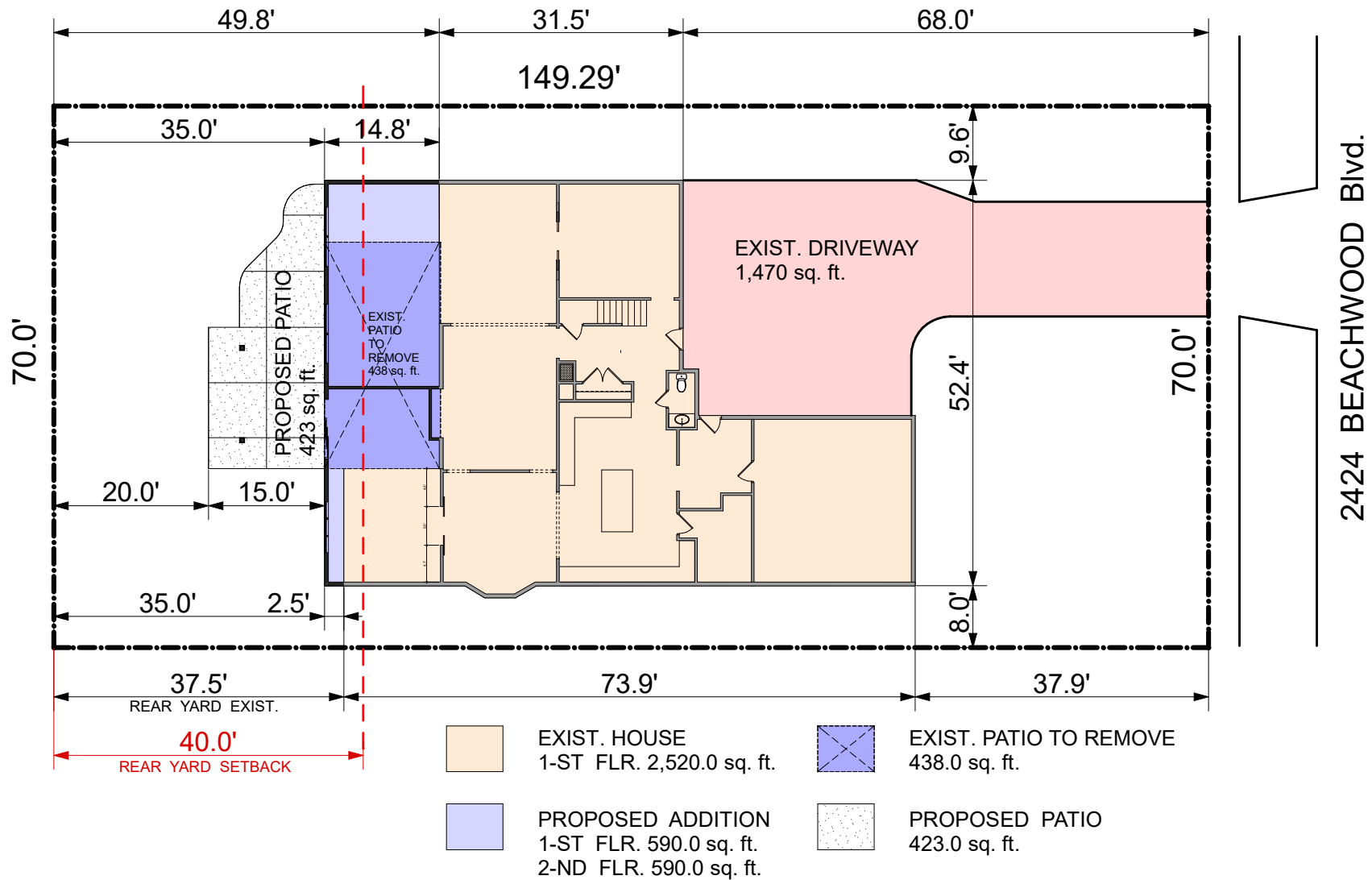


115 0 58 115 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



SCHEMATIC SITE PLAN

SCALE: 1"=20'-0"



Tactical Planning, LLC

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: January 19, 2025

RE: **P&Z 2025-3** **Aliza Koyfman**
2424 Beachwood Boulevard
Rear Setback Variance
Hardscape Variance



This request is for approval of both a rear setback variance for an addition to the existing dwelling, and a hardscape variance for a proposed patio. The applicant is seeking to construct both a two-story addition with 590 square feet per floor on the rear of the dwelling and a 423 square foot patio behind the dwelling. The addition would be 35 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 or 40 feet. In this instance the requirement is 40 feet, so the required variance would be 5 feet, or about 12.5%. The depth of the proposed addition is 14.8 feet. The existing dwelling has a rear yard setback of 37.5 feet, so the additional encroachment is 2.5 feet.

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 1564.5 square feet of hardscape. The applicant is also removing patio space to accommodate the addition and to reduce their hardscape area. The proposed patio is 423 square feet and would increase the amount of hardscape to a total of 1841 square feet, which would require a variance of 276.5 square feet or 17.7%.

The rear building setback variance is relatively modest, particularly given the existing 2.5 feet encroachment. The hardscape variance could be reduced somewhat by reducing the size of the patio, however, the patio would have to be reduced to one-third of the proposed size to meet the Code requirement.

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

P&Z 2025-3
Aliza Koyfman
2424 Beachwood Boulevard
Rear Setback Variance
Hardscape Variance
January 19, 2025
Page 2

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 5 feet to Section 1113.03 to permit a rear yard building setback for a two-story addition of 35 feet in lieu of the Code required 40 feet.
3. Granting a variance of 276.5 square feet to Section 1146.03(c) to permit 1,841 square feet of hardscaping in lieu of the Code permitted maximum of 1,564.5 square feet.



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 30, 2025

Report Date: January 10, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 6

P & Z 2025-03 Applicant is requesting a 5" (house) and 9.80" (deck) rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 276.50 sq. ft. (patio) total lot hardscape variance, in accordance with BCO Section 1146.03 (c), Landscape of Residential Lots Required, for a rear addition at 2424 Beachwood Blvd.

1. The Engineering Dept. has no comments on the rear yard setback variances.
2. We are also against hardscape land coverage variances. If this gets approved (since it is minor), we request the patio be installed without any storm drains and the runoff from the patio be directed to the grassy area of the back yard.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2025
Re: P&Z # 2025-3 2424 Beachwood Blvd (Variance)

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

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

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief



25325 Fairmount Blvd. • Beachwood, Ohio 44122

Phone (216)292-1914 • Fax (216)292-1917

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11/20/2024

OWNER OF BUILDING: 24755 Chagrin LLC PHONE: 216-509-5105

STREET ADDRESS: 3401 Richmond Road, Suite 200

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Brad Kowit PHONE: 216-509-5105

COMPANY OR FIRM: Kowit & Company

EMAIL: bkowit@kowitrealestate.com

STREET ADDRESS: 6009 Landerhaven Drive

CITY/STATE/ZIP: Mayfield Heights, Ohio 44124

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

Brad Kowit / bkowit@kowitrealestate.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24755 Chagrin Boulevard SUITE #

TENANT NAME: N/A

PERMANENT PARCEL # 742 -16 -023 PRESENT USE: Office PROPOSED USE:

PURPOSE OF APPLICATION: Request for lot split.

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. N/A

***** CONTINUED ON NEXT PAGE *****

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. ✓
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(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
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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.

 member
SIGNATURE

Steven S. Passov
PRINTED NAME

11/20/2024
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: _____

 An official website of the Cuyahoga County government. Here's how you know



CUYAHOGA COUNTY, *Ohio*

MyPlace

Manufactured Home Current Tax balance (2024 pay 2024) is available by clicking the "Pay Your Taxes Online" link below.

Search

City Entire County Search By ☐ Owner ☐ Parcel ☒ Address

74216023 | 24755 CHAGRIN, LLC | 24755 CHAGRIN BLVD | BEACHWOOD | 44122

[View Map](#)

PROPERTY DATA

[General Information](#)[Transfers](#)[Values](#)[Land](#)[Building Information](#)[Building Sketch](#)[Other Improvements](#)[Permits](#)[Property Summary Report](#)

TAXES

[Tax By Year](#)[Pay Your Taxes Online](#)

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ACTIVITY

[Informal Reviews](#)[Board of Revisions Cases](#)

Primary Owner

24755 Chagrin, Llc

Property Address

24755 Chagrin Blvd Beachwood,OH 44122

Tax Mailing Address

24755 CHAGRIN LLC 25200 CHAGRIN Blvd 3RD FLOOR BEACHWOOD, OH 44122

Description

49 0032

Property Class

MEDICAL CLINICS AND OFFICES

Parcel Number

742-16-023

Taxset

Beachwood

Tax Year

2023 Pay 2024 ▼

Summary By Tax Year 2023 Pay 2024

Please use the Pay Your Taxes Online to pay your tax bill for the current tax year

Assessed Values

Land Value	\$672,950
Building Value	\$719,530
Total Value	<u>\$1,392,480</u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$84,739.37
Less 920 Reduction	<u>\$30,108.56</u>
Sub Total	\$54,630.81
Non-business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead Reduction	\$0.00
Total Assessments	<u>\$194.06</u>
Half Year Net Taxes	<u>\$54,824.87</u>

Market Values

Land Value	\$1,922,700
Building Value	<u>\$2,055,800</u>
Total Value	<u>\$3,978,500</u>

Rates

Full Rate	123.26
920 Reduction Rate	.350798
Effective Rate	80.020588

Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$109,649.74

Payments

\$109,649.74

Balance Due

\$.00**2023 (pay in 2024) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$54,630.81	\$54,630.81	\$.00
	1ST HALF BALANCE	\$54,630.81	\$54,630.81	\$.00
	2nd half tax	\$54,630.81	\$54,630.81	\$.00
	2ND HALF BALANCE	\$54,630.81	\$54,630.81	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2023	\$97.03	\$97.03	\$.00
	1ST HALF BALANCE	\$97.03	\$97.03	\$.00
	2nd half tax - 2023	\$97.03	\$97.03	\$.00
	2ND HALF BALANCE	\$97.03	\$97.03	\$.00
C100030S-Sewer Maintenance				
	1st half tax - 2023	\$97.03	\$97.03	\$.00
	1ST HALF BALANCE	\$97.03	\$97.03	\$.00
	2nd half tax - 2023	\$97.03	\$97.03	\$.00
	2ND HALF BALANCE	\$97.03	\$97.03	\$.00

Charges	Payments	Balance Due
---------	----------	-------------

Total Balance

\$109,649.74 \$109,649.74 \$0.00**Amount Due****\$0.00**

(May include interest charges and/or 2024

Special Assessments due in 2025. Call

(216) 443-7420, option 1, for assistance.

Please see Special Assessment

Information.)

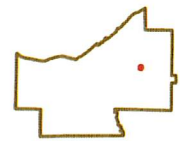
[Top](#)[View Map](#)

Updated :11/19/2024 03:47:27 AM

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

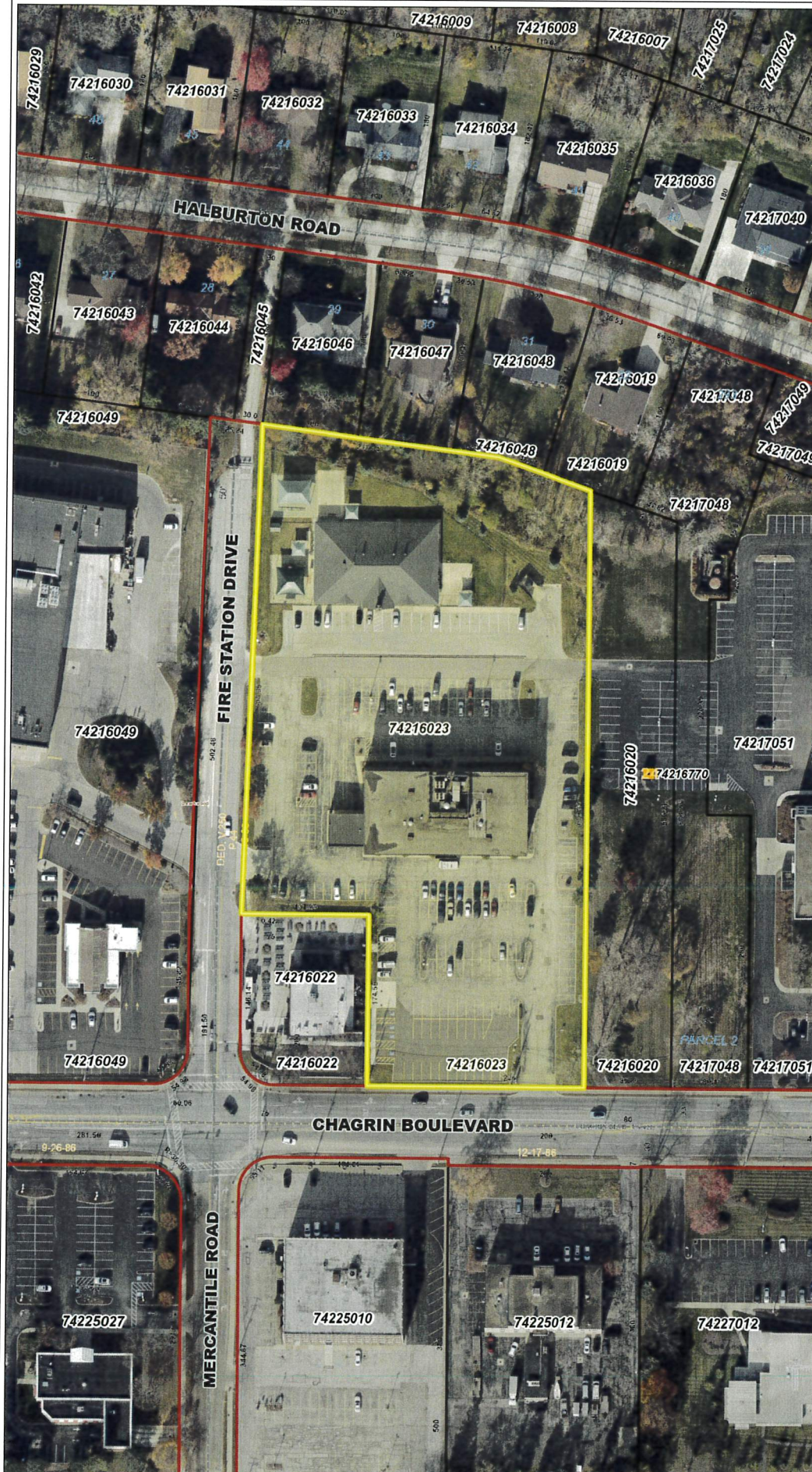
THANK YOU



Date Created: 11/20/2024

Legend

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



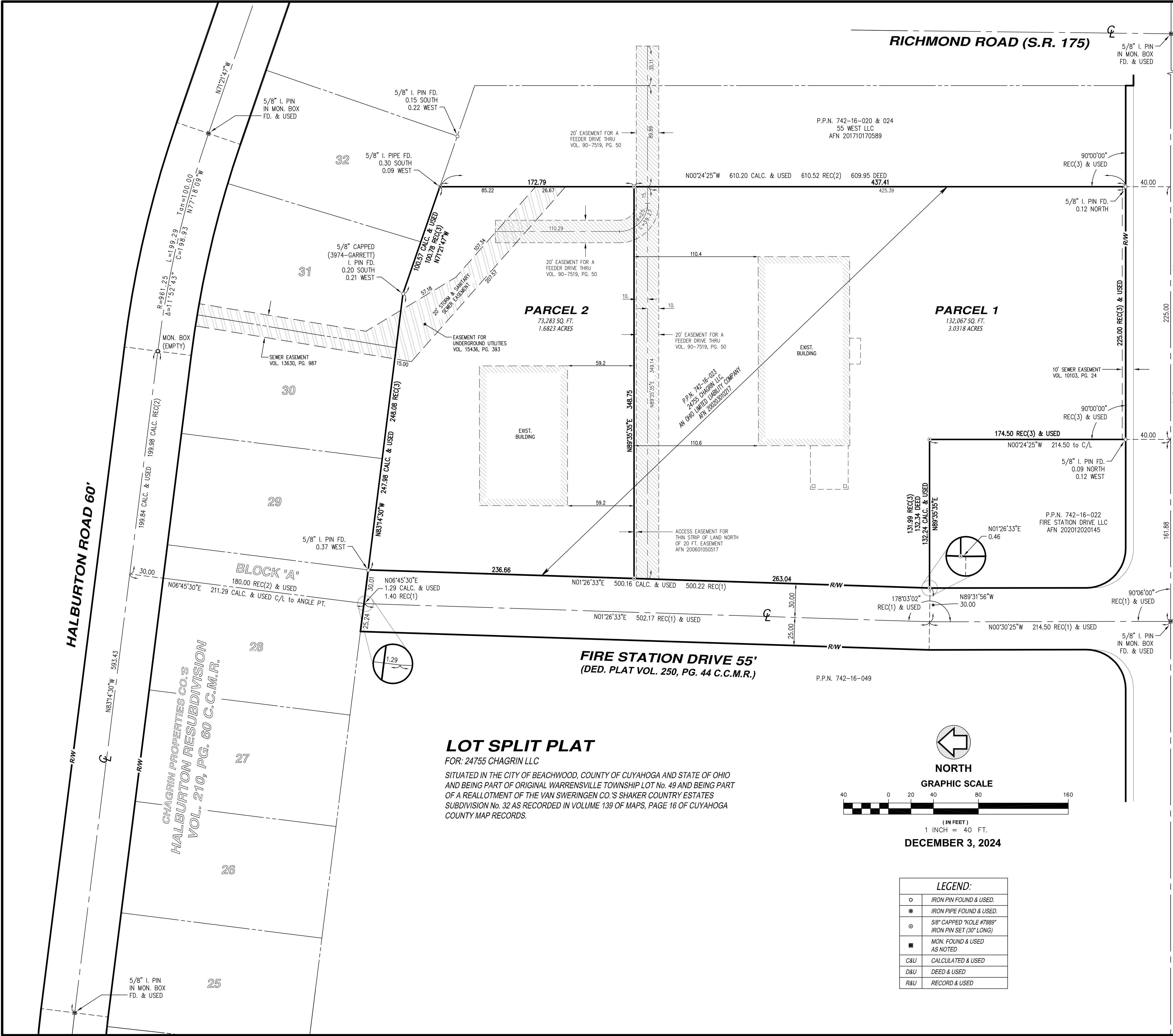
1:1,200



200 0 100 200 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



CHAGRIN BOULEVARD (U.S. 422) R/W VARIES

Acceptance
(P.P.N. 742-16-023)
We, the undersigned owners of the land shown hereon, do hereby assent to and adopt this lot split plat of the same.
24755 Chagrin LLC

Title Print Name
State of Ohio)
County of Cuyahoga) S.S.
Before me, a notary public in and for said county and state, personally appeared the above named _____, member of 24755 Chagrin LLC, the corporation which executed the foregoing instrument, who acknowledge that he did sign said instrument as such member in behalf of said Corporation and by the authority of its board of directors; and that said instrument is his free act and deed individually and as such member and the free and corporate act and deed of said Corporation.
In witness, whereof, I have hereunto set my hand and official seal at _____, Ohio, this _____ day of _____, 20____.

Notary Public
My commission expires _____.

Approvals
This lot split plat are accepted and approved by the Planning Commission of the City of Beachwood, Ohio this _____ day of _____, 20____.

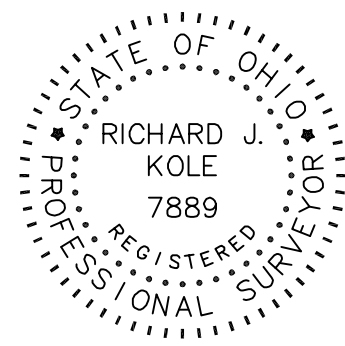
Planning Commission Secretary
This lot split plat are accepted and approved by the City Engineer of the City of Beachwood, Ohio this _____ day of _____, 20____.

City Engineer

Certification
I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in feet and decimal parts thereof, all of which I certify to be correct to the best of my knowledge and belief.
Richard J. Kole 12/3/24
Richard J. Kole, Registered Surveyor #7889 Date

Basis of Bearings:
State Plane Grid North, NAD 83 (2011).
Ohio North Zone. Tied by GNSS to O.D.O.T. VRS.

- SURVEY REFERENCES:**
- 1.) DEDICATION PLAT of FIRE STATION DRIVE VOL. 250, PG. 44 C.C.M.R.
 - 2.) HALBURTON SUBDIVISION VOL. 210, PG. 60 C.C.M.R.
 - 3.) LOT SPLIT PLAT for PAUL UPMAN, TRUSTEE VOL. 228, PG. 21 C.C.M.R.

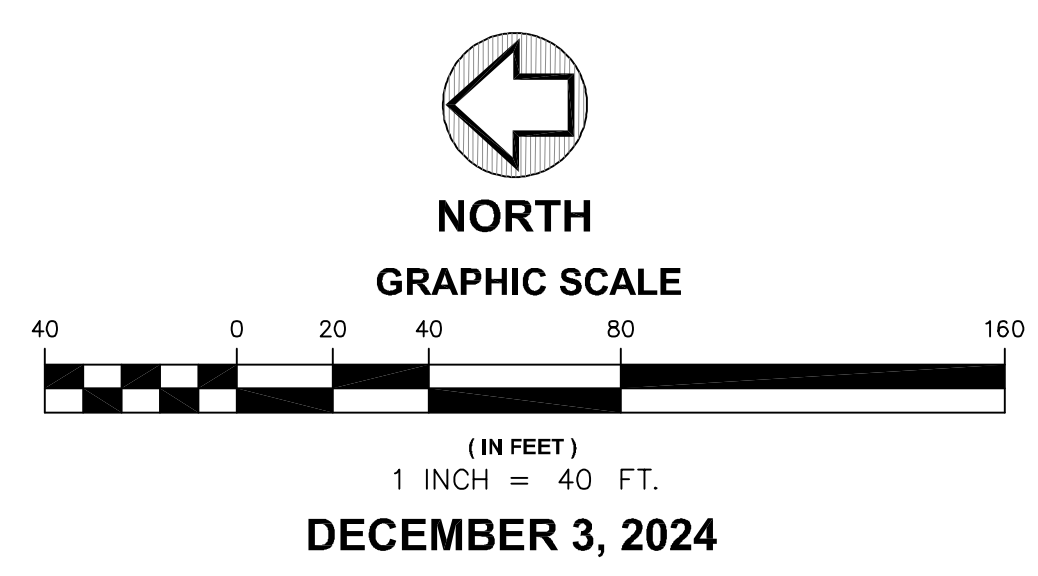


Prepared by:
RIMKOLE & ASSOC. CORP.
5316 Ridge Road - Cleveland, Ohio 44129
Phone 440.885.7137 - Fax 440.885.7139
www.rimkole.com
File No. 24208 LS

RICHMOND ROAD (S.R. 175)

HALBURTON ROAD 60'

LOT SPLIT PLAT
FOR: 24755 CHAGRIN LLC
SITUATED IN THE CITY OF BEACHWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND BEING PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT No. 49 AND BEING PART OF A REALLOTMENT OF THE VAN SWERINGEN CO.'S SHAKER COUNTRY ESTATES SUBDIVISION No. 32 AS RECORDED IN VOLUME 139 OF MAPS, PAGE 16 OF CUYAHOGA COUNTY MAP RECORDS.



LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	MON. FOUND & USED AS NOTED
C&U	CALCULATED & USED
D&U	DEED & USED
R&U	RECORD & USED

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: January 19, 2025

RE: **P&Z 2025-1** **Kowit & Company**
24755 Chagrin, LLC
24755 Chagrin Boulevard
Lot Split Plat



This request is for both preliminary and final approval of a lot split plat. The property is zoned U-7A General Office Building District. The applicant is proposing to split the existing property into two (2) parcels. There are several easements shown on the plat.

Proposed Lot 1 would be 3.03 acres and would have 225 feet of frontage on Chagrin Boulevard. There is an existing office building on proposed Lot 1. Proposed Lot 2 would be 1.68 acres and would have 236 feet of frontage on Fire Station Drive. There is an existing building on proposed Lot 2. Both proposed lots would comply with the minimum requirements for lots in the U-7A General Office Building District, and the existing building would comply with the minimum building setbacks for the U-7A District.

Proposed Lot 1 is also subject to a 2020 Development Agreement with the City of Beachwood to provide overflow parking for the Beachwood Truck Park.

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



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: January 30, 2025

Report Date: January 10, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 7

**P & Z 2025-01 Applicant has requested preliminary and final approval of a
Lot Split Plat for PPN 742-16-023, 24755 Chagrin Blvd.**

1. The Engineering Dept. has reviewed the Lot Split Plat and recommends approval.
2. However, the new Parcel 1 to be created by the lot split, has a burden of a parking easement from the adjacent property owner, Beachwood Truck Park. We recommend the parking easement area be shown on the Plat. Note: this may affect the new use of the Building in Parcel 1, and this should be considered with Agenda Item P&Z 2025-04.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2025
Re: P&Z # 2025-1 24755 Chagrin (Lot Split)

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

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

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 12/26/20224OWNER OF BUILDING: Signature Health Inc.PHONE: 440-578-8200STREET ADDRESS: 7232 Justin WayCITY/STATE/ZIP: Mentor / Ohio / 44060APPLICANT: Myers Architects o.b.o. Signature HealthPHONE: 440-975-1800COMPANY OR FIRM: Myers ArchitectsEMAIL: myersarchitects@gmail.comSTREET ADDRESS: 38030 2nd StreetCITY/STATE/ZIP: Willoughby / Ohio / 44094

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

Joe Myers, Myers ArchitectsBruce Adams, Signature Health Representative

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24755 Chagrin Boulevard

SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # 742 16 023PRESENT USE: BPROPOSED USE: B and A3PURPOSE OF APPLICATION: Approval of drop-off canopy

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 Approval of drop-off canopy
- ☐ 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. This application is to add a drop-off canopy at the front entrance, and an outdoor employee patio under the existing bank teller canopy

***** CONTINUED ON NEXT PAGE *****

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

Jonathan Lee

PRINTED NAME

12-26-2024

DATE

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

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

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

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO

Meeting Date: _____



Cuyahoga County GIS Viewer



Date Created: 12/30/2024

Legend

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



230 0 115 230 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

SIGNATURE HEALTH

BEACHWOOD

OHIO



NEW DROP-OFF CANOPY NTS

REVISIONS	BY
ABR 12.26.2024	JLM

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street
(440) 975-1800
Willoughby, Ohio 44094

SIGNATURE HEALTH
24755 CHAGRIN BOULEVARD
BEACHWOOD, OHIO
TITLE

DRAWN DJM
DATE DECEMBER 2024
SCALE 1/8" = 1'-0"
JOB NO. 24094
SHEET T
OF X SHEETS



REVISIONS		BY
1	ABR 12.26.2024	JLM

JOSEPH L. MYERS, ARCHITECT, INC.

38030 Second Street
(440) 975-1800

Willoughby, Ohio 44094

SIGNATURE HEALTH

24755 CHAGRIN BOULEVARD
BEACHWOOD, OHIO

ENTRY LEVEL FLOOR PLAN

DRAWN
DJM

DATE
DECEMBER 2024

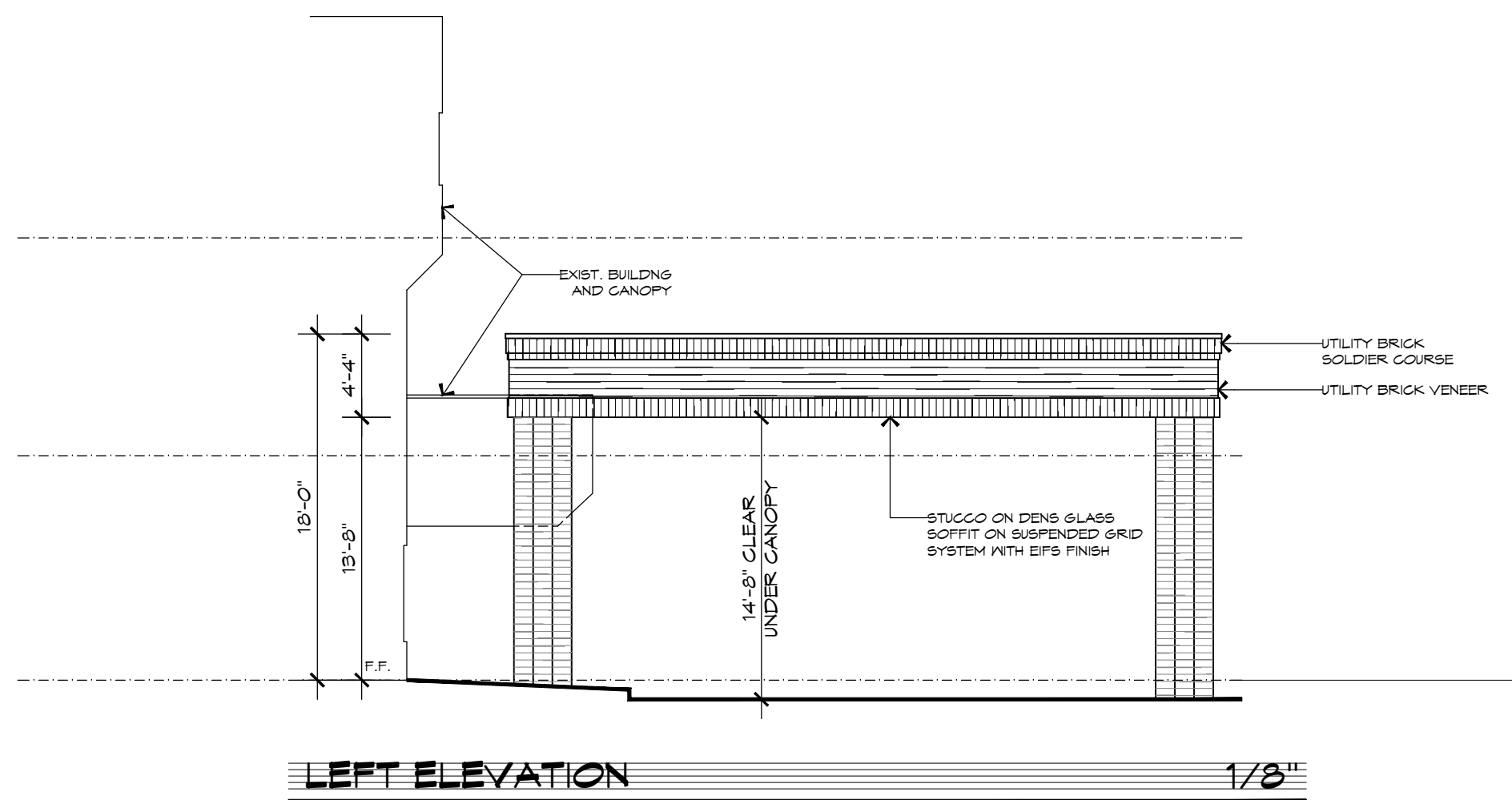
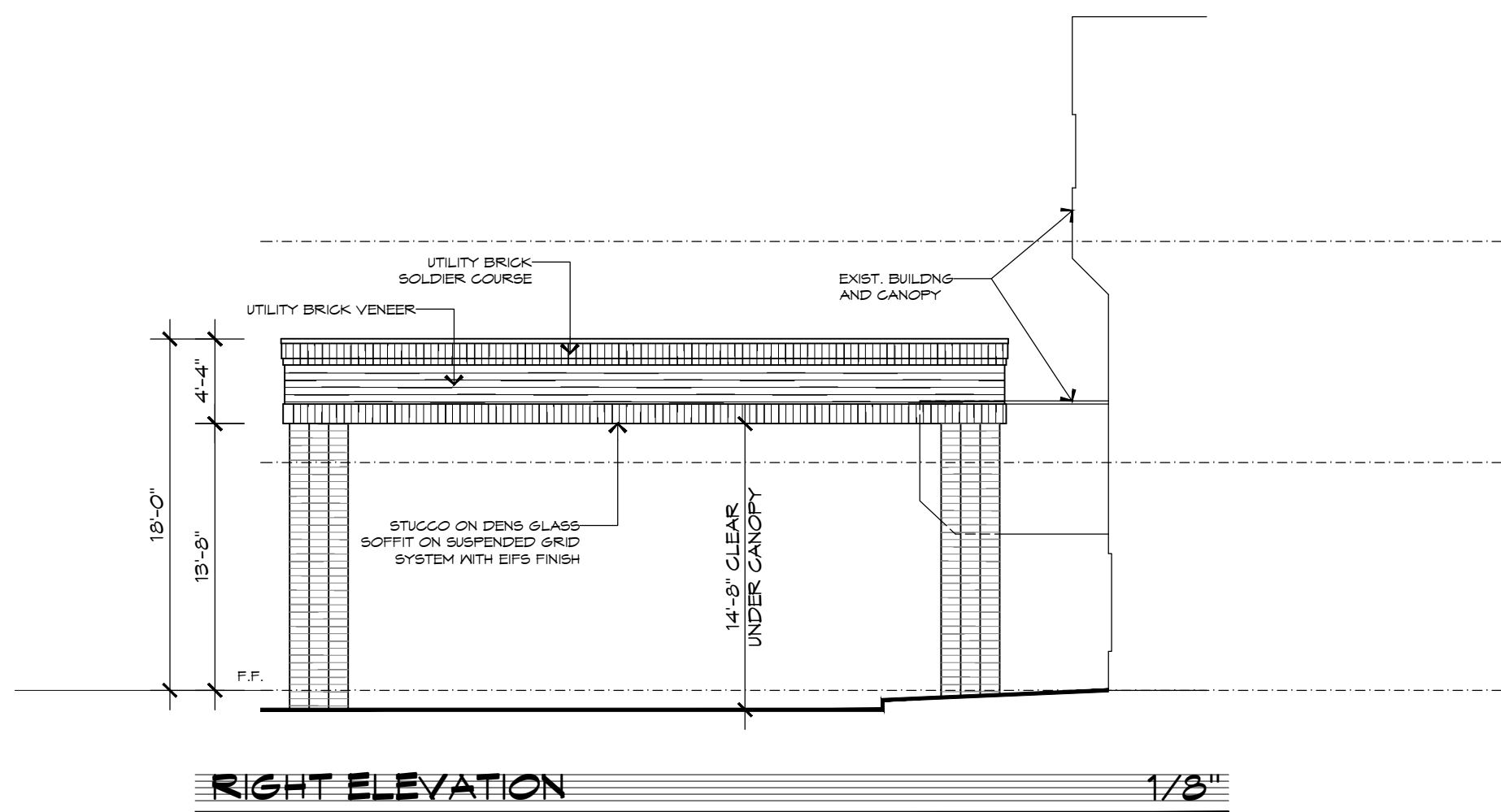
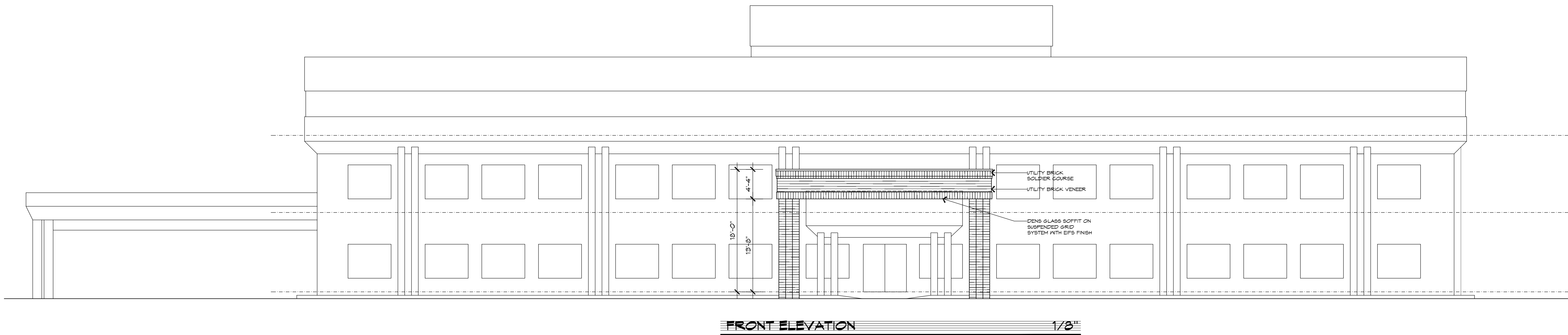
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JOB NO.
24094

SHEET

SP

OF X SHEETS

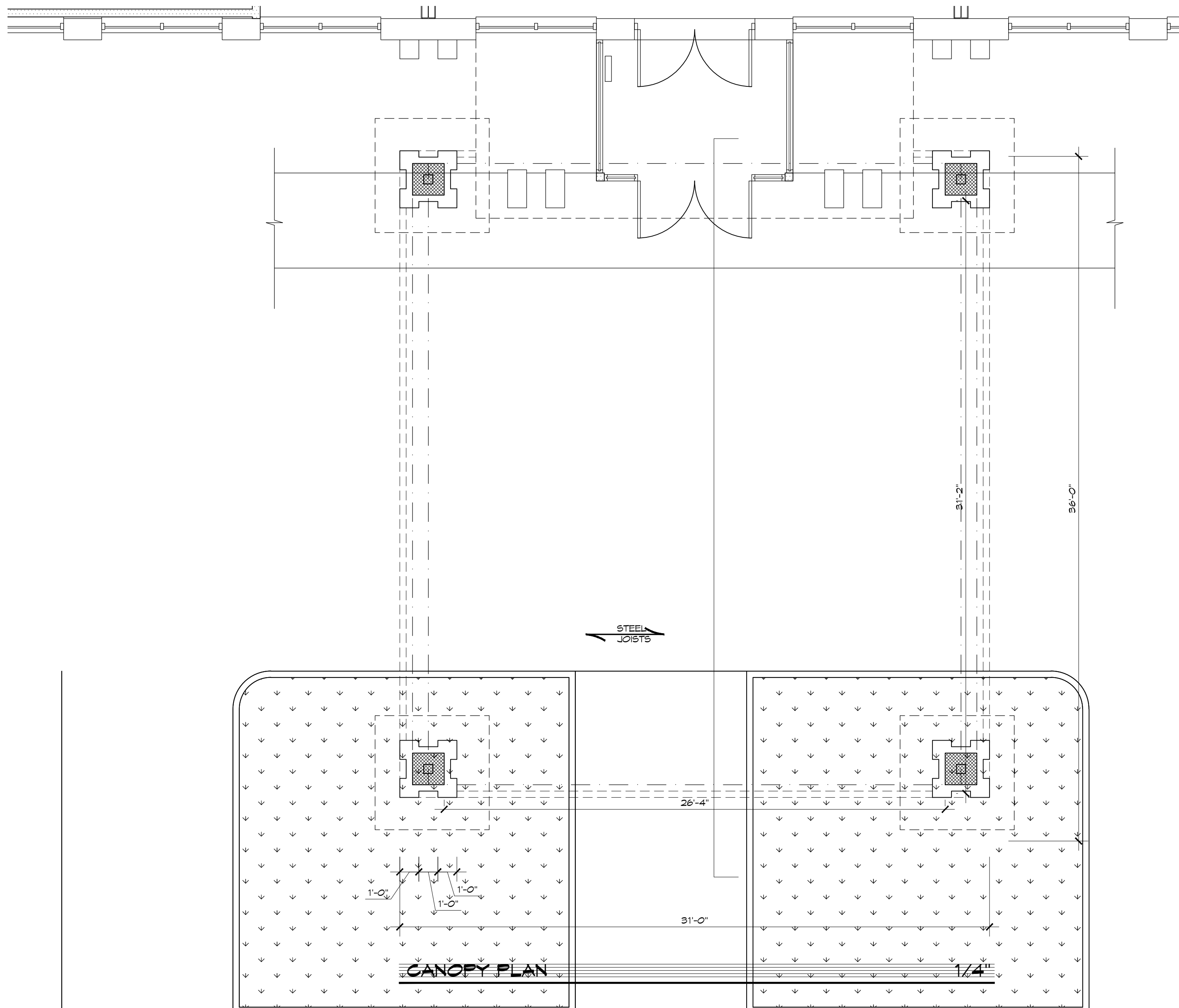
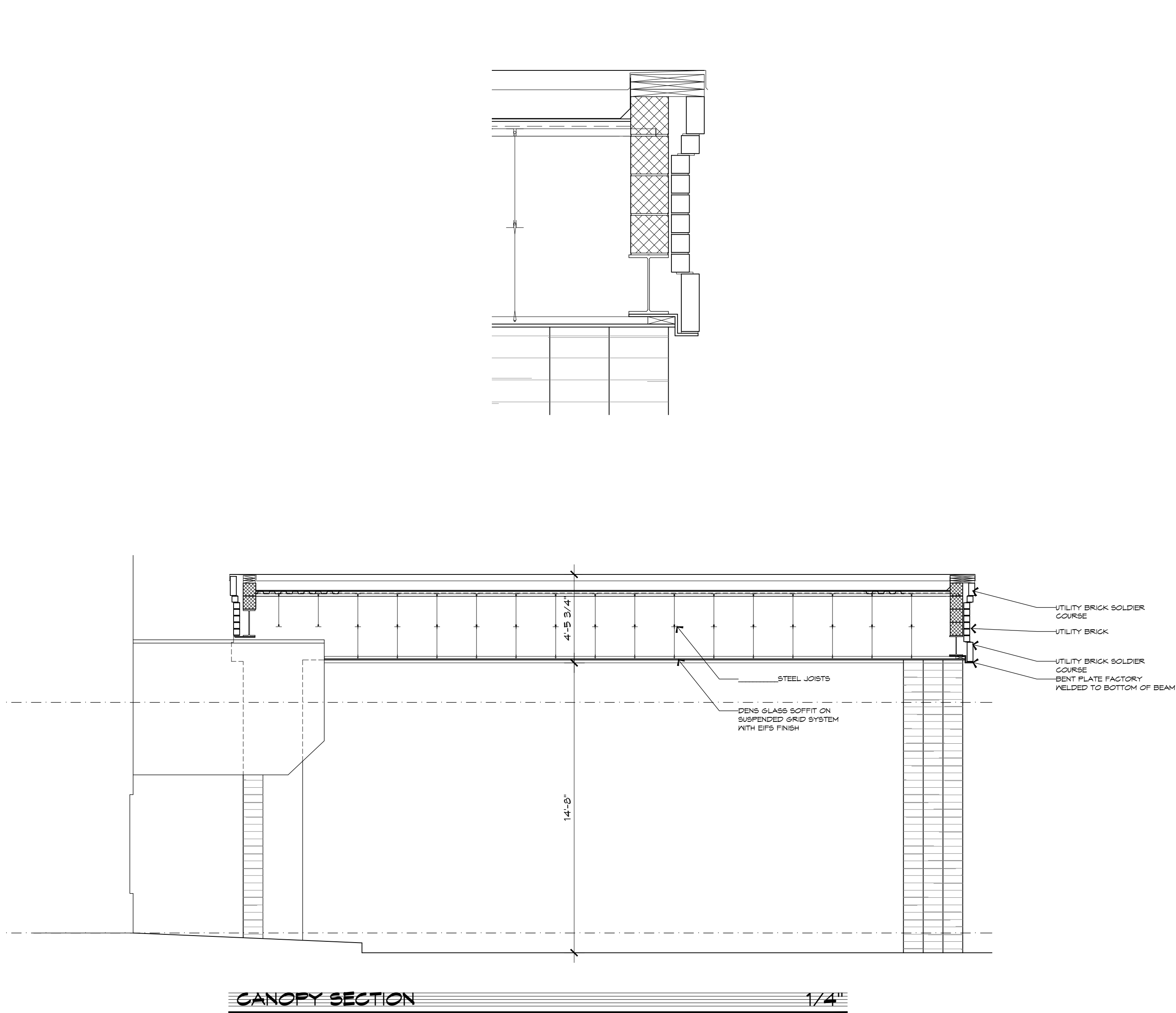


REVISIONS	BY
ABR 12.26.2024	JLM

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street
(440) 975-1800
Willoughby, Ohio 44094

SIGNATURE HEALTH
24755 CHAGRIN BOULEVARD
BEACHWOOD, OHIO
CANOPY ELEVATIONS

DRAWN DJM
DATE DECEMBER 2024
SCALE 1/8" = 1'-0"
JOB NO. 24094
SHEET A1
OF X SHEETS



REVISIONS	BY
ABR 12.26.2024	JLM

JOSEPH L. MYERS, ARCHITECT, INC.

38030 Second Street
Willoughby, Ohio 44094
(440) 975-1800

SIGNATURE HEALTH

24755 CHAGRIN BOULEVARD
BEACHWOOD, OHIO

CANOPY PLAN AND DETAILS

DRAWN
DJM

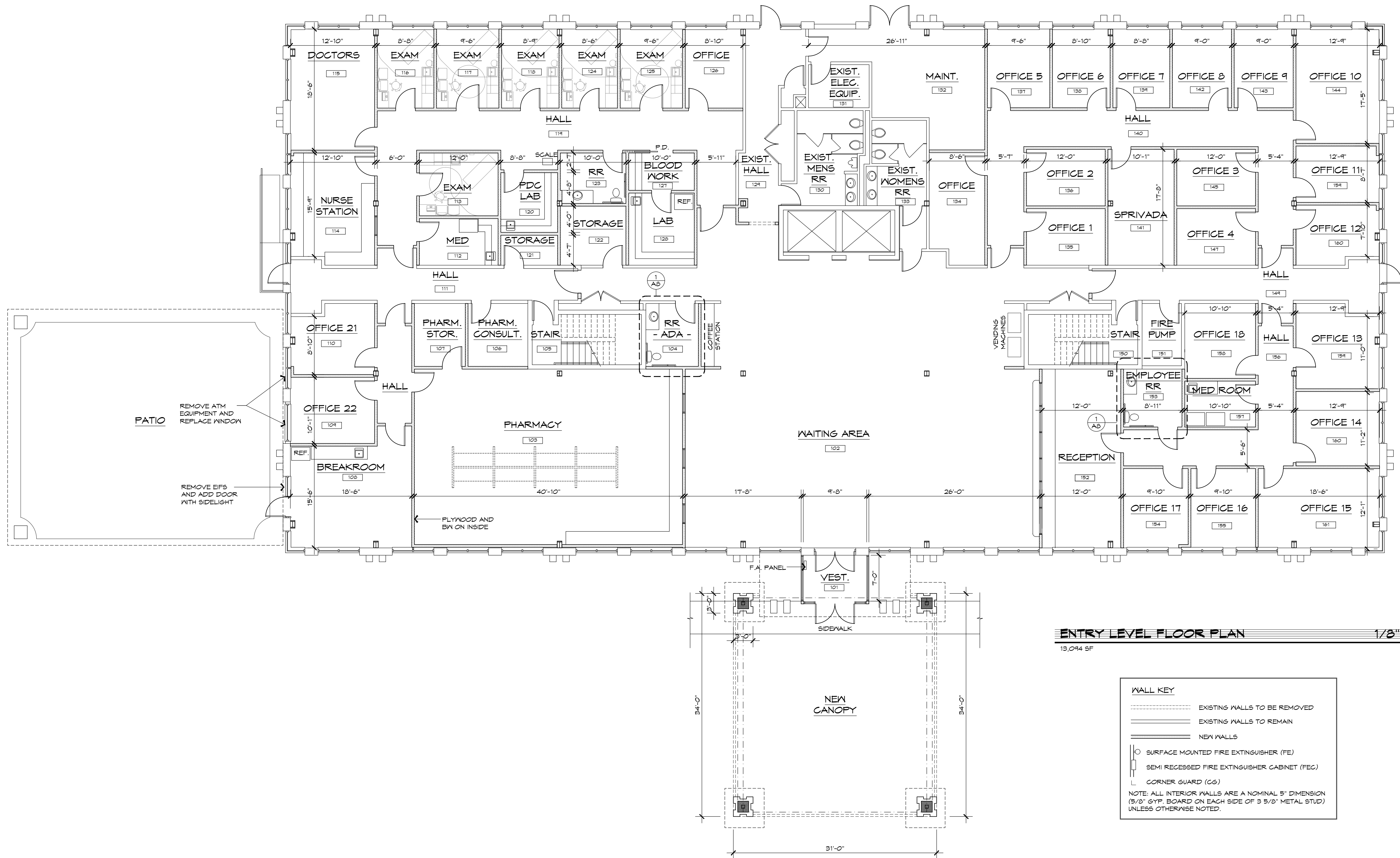
DATE
DECEMBER 2024

SCALE
1/8" = 1'-0"

JOB NO.
24094

SHEET
A2

OF X SHEETS



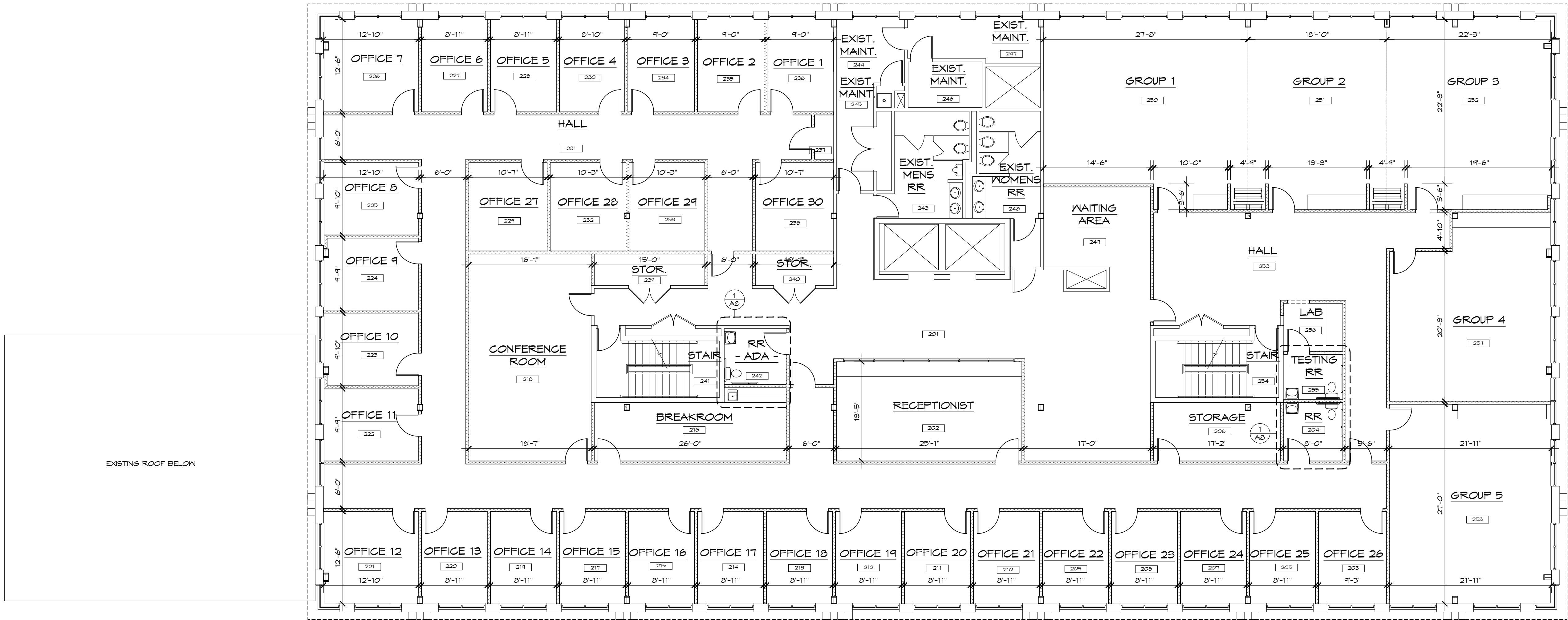
WALL KEY	
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	NEW WALLS
	SURFACE MOUNTED FIRE EXTINGUISHER (FE)
	SEMI RECESSED FIRE EXTINGUISHER CABINET (FEC)
	CORNER GUARD (CG)
NOTE: ALL INTERIOR WALLS ARE A NOMINAL 5" DIMENSION (5/8" GYP. BOARD ON EACH SIDE OF 3 5/8" METAL STUD) UNLESS OTHERWISE NOTED.	

REVISIONS		BY
1	ABR	JLM
2		
3		
4		
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JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street
Willoughby, Ohio 44094
(440) 975-1800

SIGNATURE HEALTH
24755 CHAGIN BOULEVARD
BEACHWOOD, OHIO
ENTRY LEVEL FLOOR PLAN

DRAWN
DJM
DATE
DECEMBER 2024
SCALE
1/8" = 1'-0"
JOB NO.
24094
SHEET
A3
OF X SHEETS



EXISTING ROOF BELOW

NEW ROOF BELOW

SECOND FLOOR PLAN

13,094 SF

1/8"

WALL KEY

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS
- SURFACE MOUNTED FIRE EXTINGUISHER (FE)
- SEMI RECESSED FIRE EXTINGUISHER CABINET (FEC)
- CORNER GUARD (CG)

NOTE: ALL INTERIOR WALLS ARE A NOMINAL 5" DIMENSION (5/8" GYP. BOARD ON EACH SIDE OF 3 5/8" METAL STUD) UNLESS OTHERWISE NOTED.

REVISIONS	BY
ABR 12.26.2024	JLM

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38030 Second Street
Willoughby, Ohio 44094
(440) 975-1800

SIGNATURE HEALTH
24755 CHAGRIN BOULEVARD
BEACHWOOD, OHIO
SECOND FLOOR PLAN

DRAWN
DJM
DATE
DECEMBER 2024
SCALE
1/8" = 1'-0"
JOB NO.
24094
SHEET

A4

OF X SHEETS

REVISIONS	BY
ABR 12.26.2024	JLM

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38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

SIGNATURE HEALTH

24755 CHAGIN BOULEVARD
BEACHWOOD, OHIO

THIRD FLOOR PLAN

DRAWN
DJM

DATE
DECEMBER 2024

SCALE
1/8" = 1'-0"

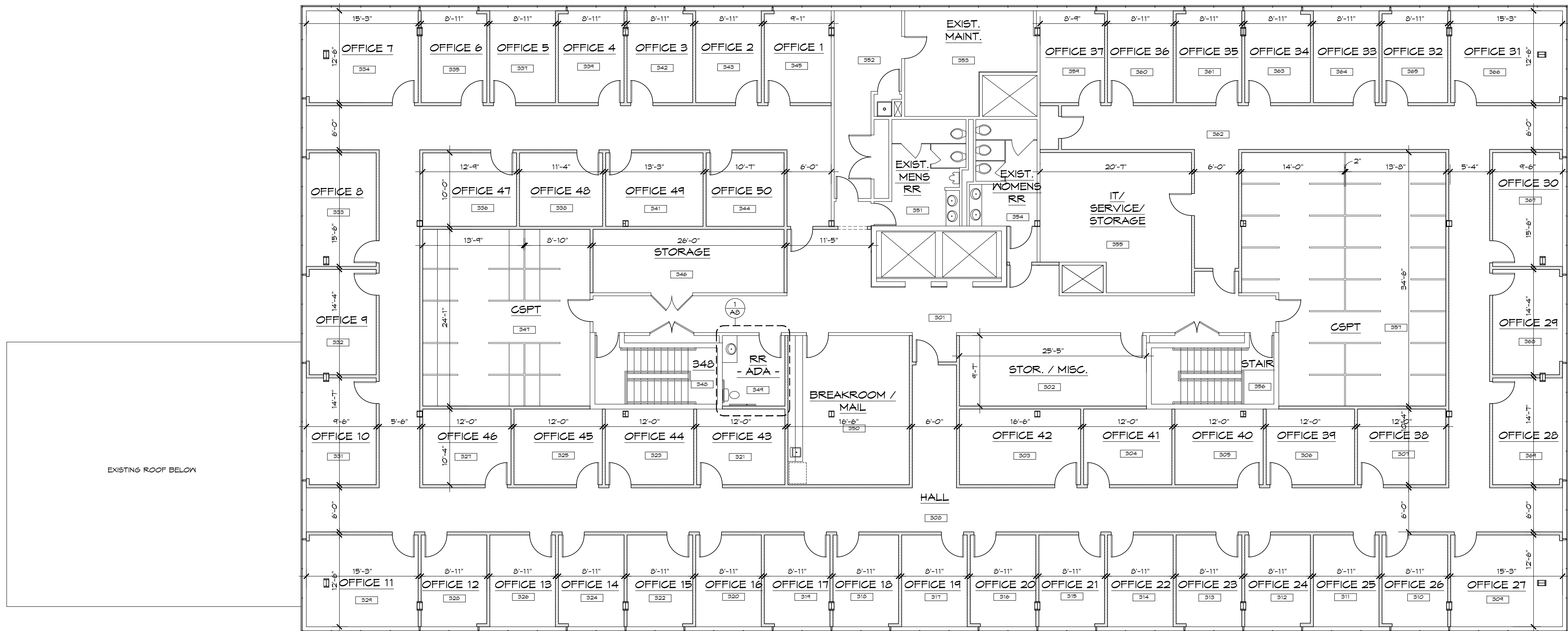
JOB NO.
24094

SHEET

A5

OF X

SHEETS



THIRD FLOOR PLAN

14,322 SF

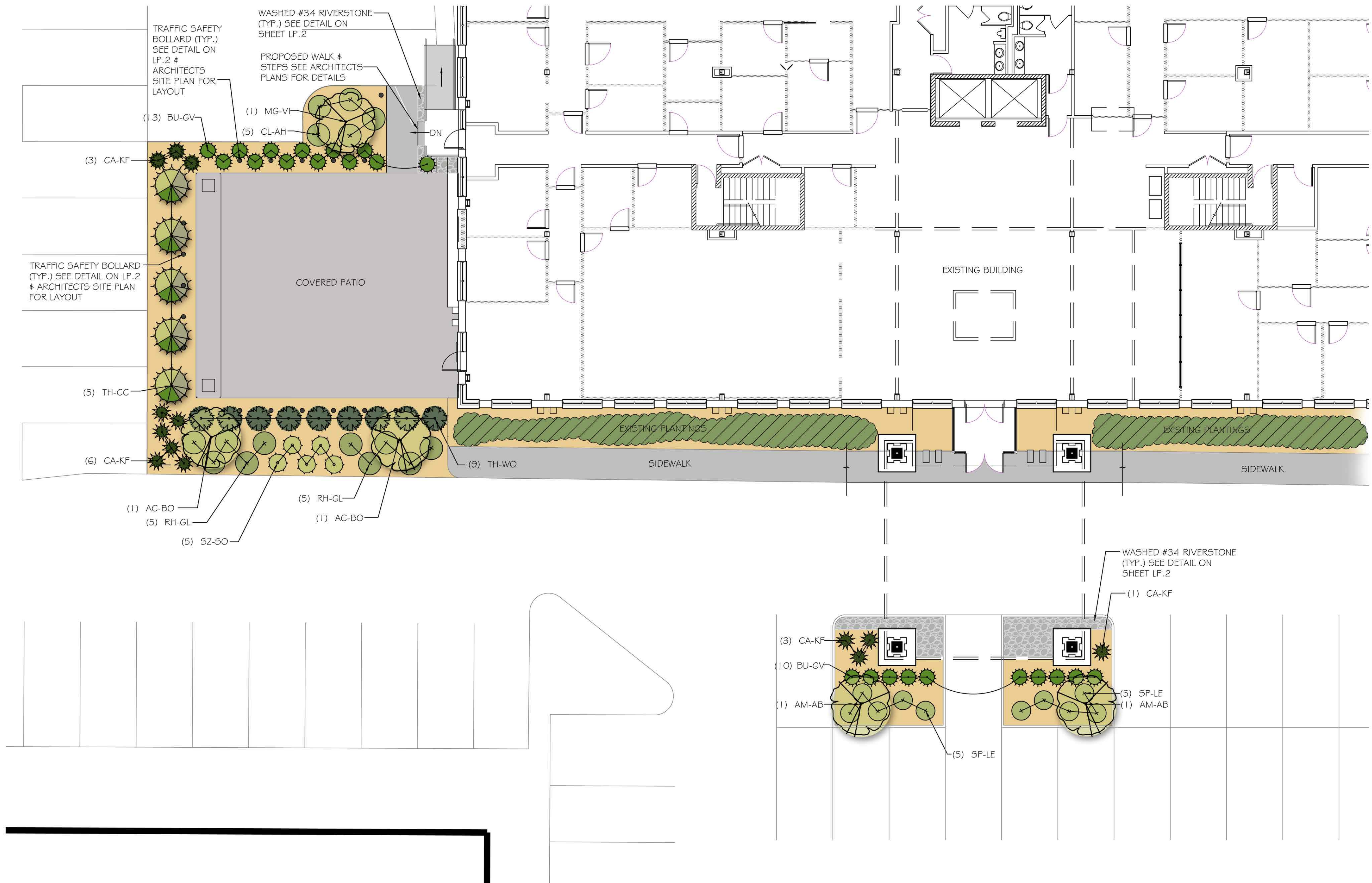
1/8"

WALL KEY

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS

- SURFACE MOUNTED FIRE EXTINGUISHER (FE)
- SEMI RECESSED FIRE EXTINGUISHER CABINET (FEC)
- CORNER GUARD (CG)

NOTE: ALL INTERIOR WALLS ARE A NOMINAL 5" DIMENSION (5/8" GYP. BOARD ON EACH SIDE OF 3 5/8" METAL STUD) UNLESS OTHERWISE NOTED.



PLANTING SCHEDULE					
Code	Qty.	Botanical Name	Common Name	Size	Notes
AC-BO	2	Acer r. 'Bowhall'	Bowhall Maple	2" Cal.	B4B
AM-AB	2	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B4B, Single Stem
BU-GV	23	Buxus x 'Green Velvet'	Green Velvet Boxwood	1 8"	B4B
CA-KF	13	Calamagrostis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.	
CL-AH	5	Clethra a. 'Hummingbird'	Hummingbird Summersweet	#3 Cont.	
MG-VI	1	Magnolia virginiana	Sweetbay Magnolia	7'	B4B
RH-GL	10	Rhus a. 'Gro-low'	Gro-low Fragrant Sumac	1 8", #3 Cont.	
SP-LE	10	Spiraea x b. 'Lemon Princess'	Lemon Princess Spiraea	#3 Cont.	
SZ-SO	5	Schizachyrium s. 'Standing Ovation'	Standing Ovation Little Bluestem	#2 Cont.	
TH-CC	5	Thuja p. 'Can Can'	Can-Can Western Red Cedar	6'	B4B
TH-WO	9	Thuja o. 'Woodwardii'	Woodward Globe Arborvitae	24"	Cont.

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0" (WHEN PRINTED AT FULL-SIZE 24"X36" SHEET)



2 WORKING DAYS
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CALL TOLL FREE 800-362-2764
(DRY UTILITIES PROTECTION SERVICE)

M c c u e

Design Group, LLC

LANDSCAPE ARCHITECTS

P.O. BOX 234
WILLOUGHBY, OHIO 44096

216.870.7842 tel

LANDSCAPE PLAN

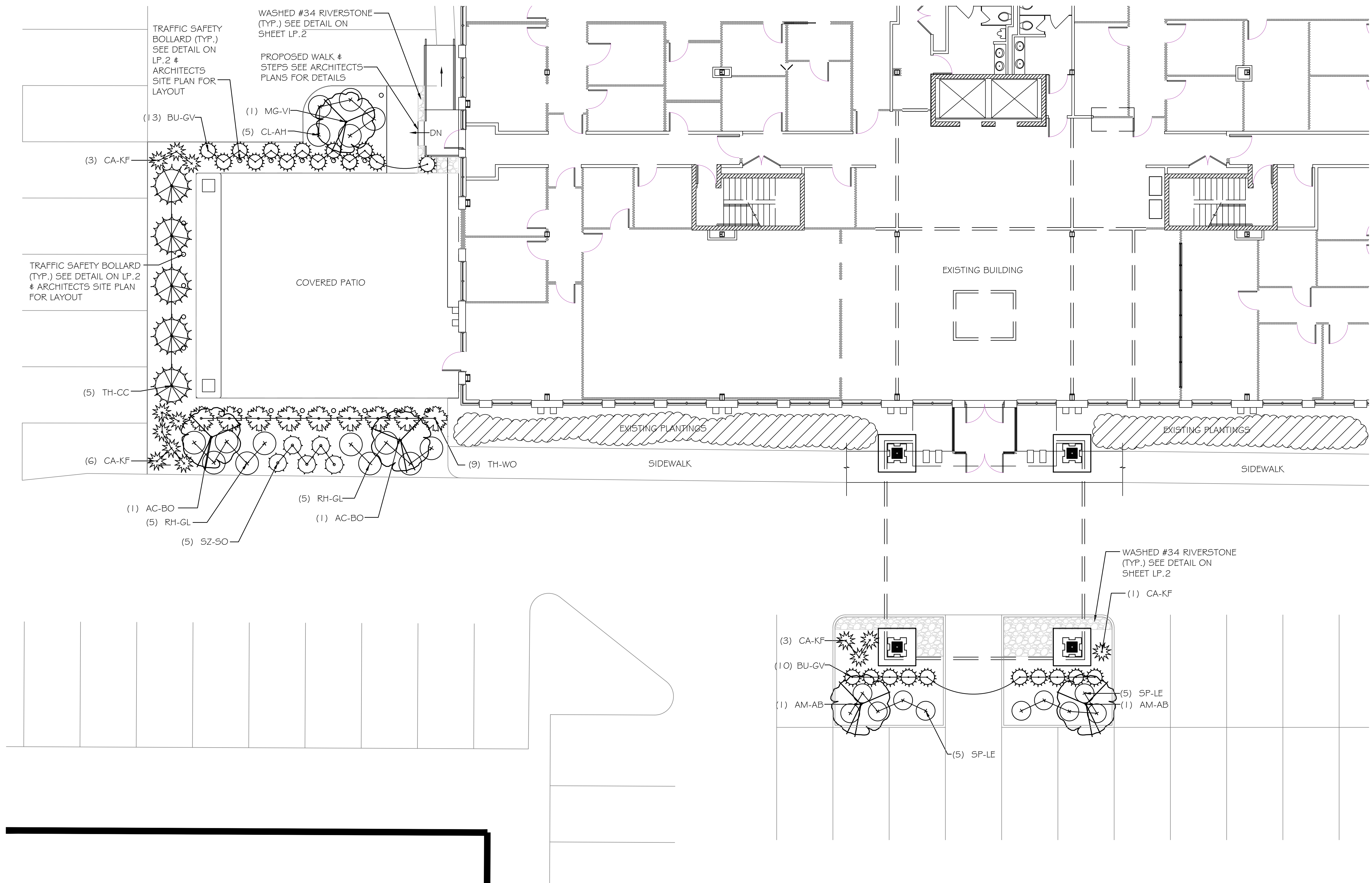
SIGNATURE HEALTH

24755 CHAGRIN BOULEVARD
BEACHWOOD, OH 44122

DATE	NOTES
25.01.16	CITY SUBMITTAL

LP. 1

SHEET 1 OF 2



PLANTING SCHEDULE					
Code	Qty.	Botanical Name	Common Name	Size	Notes
AC-BO	2	Acer r. 'Bowhall'	Bowhall Maple	2" Cal.	B&B
AM-AB	2	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B&B, Single Stem
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LANDSCAPE PLAN
SCALE: 1/8" = 1'-0" (WHEN PRINTED AT FULL-SIZE 24"X36" SHEET)



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
(OHIO LICENSED PROFESSIONAL LANDSCAPE ARCHITECT)

Design Group, LLC

LANDSCAPE ARCHITECTS

P.O. BOX 234

WILLOUGHBY, OHIO 44096

216.870.7842 tel

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LANDSCAPE PLAN

SIGNATURE HEALTH

24755 CHAGRIN BOULEVARD
BEACHWOOD, OH 44122

DATE	NOTES
25.01.16	CITY SUBMITTAL

LP. 1

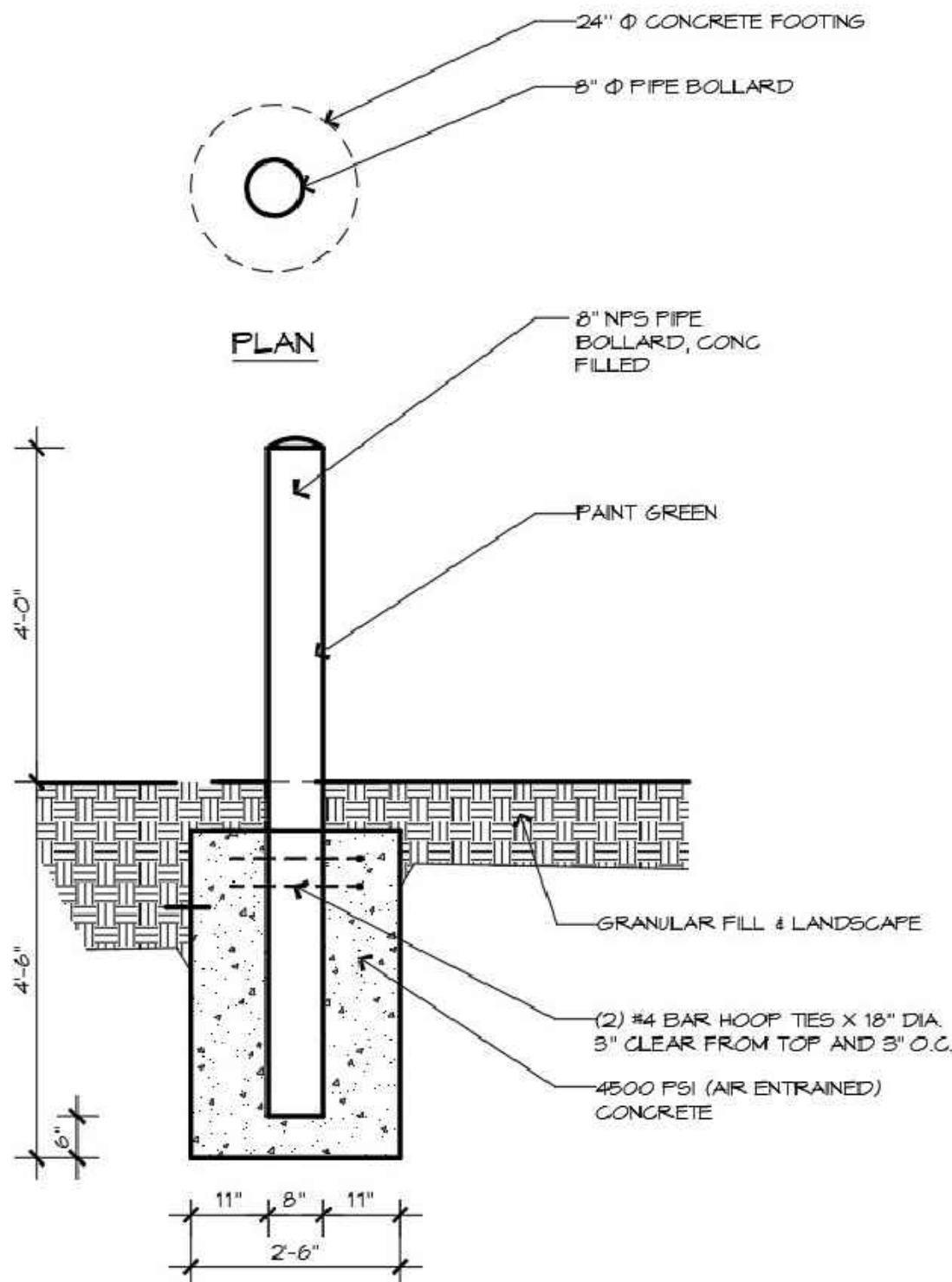
SHEET 1 OF 2

GENERAL NOTES

1. MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
2. LANDSCAPE ARCHITECT TO BE THE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
3. ALL SUBSTITUTIONS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
4. ALL MEASUREMENTS, ELEVATIONS, & PROPERTY LINE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY VARIATIONS OR DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. IF NO DISCREPANCIES ARE REPORTED PRIOR TO CONSTRUCTION AND THE OWNER OR CONTRACTOR DOES NOT EMPLOY THE LANDSCAPE ARCHITECT FOR THE CONSTRUCTION PHASE OF THE PROJECT, THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS AND NOT RESPONSIBLE FOR MISINTERPRETATIONS, ERRORS, OR CHANGES MADE BY THE OWNER OR CONTRACTOR.
6. ALL SITE INFORMATION BASED ON ARCHITECTURAL SITE PLAN PREPARED BY MYERS ARCHITECTS INC. DATED 12.26.24.
7. ALL WALL ELEVATIONS, PATIO ELEVATIONS, FINISHED GRADES, AND DRAIN LINE ELEVATIONS TO BE FINALIZED IN THE FIELD.
8. DEPTH OF ALL FOOTERS TO BE 3'-6" OR MEET ALL LOCAL BUILDING CODES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND INSPECTIONS.
10. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES, SEPTIC SYSTEMS, IRRIGATION SYSTEMS, AND PROVIDE PROPER UTILITY PROTECTION PRIOR TO CONSTRUCTION. CALL APPROPRIATE STATE AUTHORITIES FOR MARKING. IF UNDERGROUND UTILITIES, CONSTRUCTION, OR SOLID ROCK LEDGES ARE ENCOUNTERED, OTHER LOCATIONS FOR PLANTINGS MAY BE SELECTED BY THE CONTRACTOR WITH THE OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS CONSTRUCTION PROCEDURES.
12. QUALITY AND SIZES OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
13. ALL SUBSTITUTIONS OF PLANT SIZES AND VARIETIES SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. IF QUANTITIES LISTED IN PLANT LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
15. CONTRACT SHALL CONSIST OF TOTAL UNITS AUTHORIZED BY THE OWNER.
16. THIS PROPERTY MAY BE LOCATED IN AN AREA WITH A DENSE DEER POPULATION. IF DEER ARE HUNGRY ENOUGH THEY WILL EAT ALMOST ANYTHING, INCLUDING PLANTS NOT NORMALLY EATEN BY DEER. IF OWNER SHOULD NOTICE ANY DEER GRAZING ON THEIR PROPERTY, THEY SHOULD TAKE IMMEDIATE ACTION IN PROTECTING THE PLANTS IN THEIR YARD.
17. FOR PLANTING BED PREPARATION, LOOSEN EXISTING SOIL TO A DEPTH OF 6"; ADD TOPSOIL IN SUFFICIENT QUANTITY TO RAISE BED 4" ABOVE FINISHED LAWN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AROUND OR AWAY FROM PLANTING BEDS TO PREVENT PONDING OF WATER. DO NOT RAISE BED GRADE ABOVE THE FINISHED FLOOR ELEVATION OR WATER-PROOFING LINE ON FOUNDATION.
18. PREPARE PLANTING BEDS BY APPLYING ROUND-UP AS PER LABEL DIRECTIONS TO WEEDS OR GRASS GROWTH IN PLANTING AREAS ON-SITE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT. SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX INCHES. TILL IN TOPSOIL, SANDY LOAM, AND ORGANIC MATERIAL (BED MIX). ADD 4 INCHES OF BED MIX TOPSOIL TO PLANTING AREAS. TILL IN SOIL TO CREATE A MIX OF EXISTING SOIL AND BED MIX. BRING BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, ROCKS WITH A DIAMETER OF GREATER THAN ONE INCH. EXISTING TURF AREAS, IF ANY, THAT HAVE BEEN DAMAGED OR SCARRED DURING THE PLANTING OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
19. LEAF HUMUS TO BE MIXED INTO BED AREAS WHERE PERENNIAL PLANTINGS WILL BE LOCATED.
20. APPROPRIATE QUANTITIES OF 12-12-12 AGRIFORM SOLID FERTILIZER TABLETS (OR EQUAL) TO BE APPLIED TO ALL PLANTINGS.
21. ALL BEDS SHALL BE EDGED WITH A DEFINED, CUT EDGE.
22. ALL NYLON ROPING AND TWINE SHALL BE REMOVED PRIOR TO PLANTINGS. ALL NON-TREATED BURLAP AND/OR NON-ROT BURLAP TO BE REMOVED FROM THE TOP HALF OF THE ROOTBALL.
23. MULCH ALL PLANTINGS, BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF DOUBLE SHREDDED BARK MULCH.
24. ALL PLANT MATERIALS AND GROUND COVERS TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK.
25. ALL SHRUBS AND TREES TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
26. LAWN INSTALLATION: SHADED LAWN AREAS TO BE SEEDED WITH A PREMIUM SHADE MIX. ENTIRE LAWN AREAS TO BE SEEDED WITH DELUXE SUN MIX (INCLUDING OVERSEEDING SHADE AREAS). AREAS TO BE SEEDED TO BE WITHOUT CONSTRUCTION DEBRIS, WEEDS, OR ROCKS GREATER THAN 3/4" DIAMETER. APPLY A MINIMUM 2" OF TOPSOIL TO ALL LAWN AREAS.
27. RESEED ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIX.
28. ALL SEEDED AREAS TO BE COVERED WITH A 1-1/2" THICK LAYER OF NON-COMPACTED STRAW.
29. CONTRACTOR IS RESPONSIBLE FOR WATERING NEW PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF WORK.
30. CONTRACTOR TO REMOVE TREE STAKING ONE YEAR FROM DATE OF FINAL ACCEPTANCE AS PART OF ORIGINAL LANDSCAPE CONTRACT.

LANDSCAPE MAINTENANCE STANDARDS

1. ALL LANDSCAPING MATERIALS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO ACCEPTED NURSERY INDUSTRY PROCEDURES.
2. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPERTY MAINTENANCE OF ALL LANDSCAPING MATERIALS, AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES.
3. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE PLACED WITHIN ONE YEAR OF THE CERTIFIED DATE OF PLANTING, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, BY PLANT MATERIAL SIMILAR IN SIZE AND TYPE OF THAT WHICH WAS REMOVED.

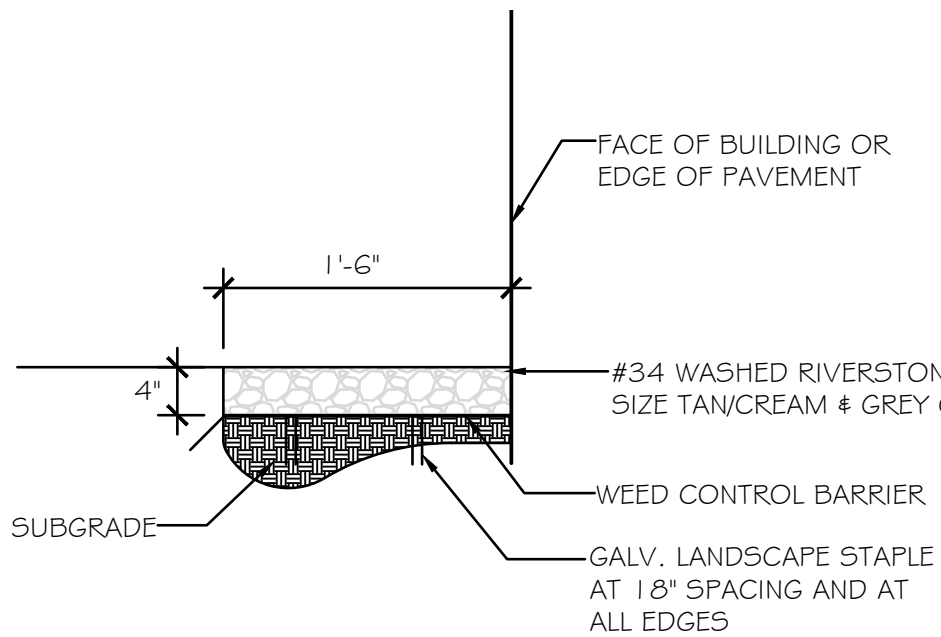


BOLLARD DETAIL

SCALE: 1/2" = 1'-0"

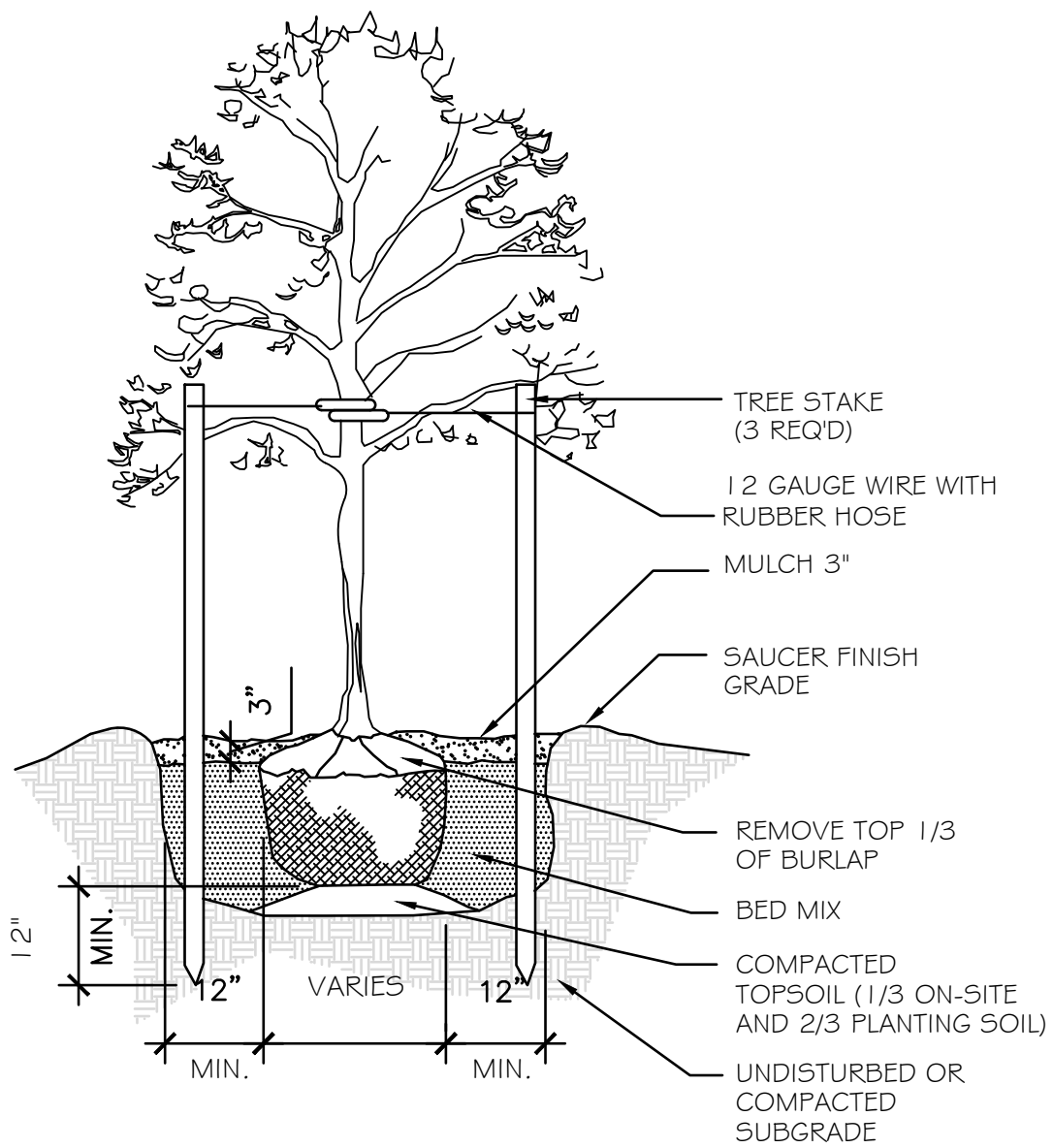
CONCRETE:

1. CONCRETE DESIGN, SPECIFICATIONS AND PLACEMENT SHALL BE IN CONFORMANCE WITH:
ACI 318-14 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;
ACI 301-10 - STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE;
ACI 308-1-14 - HOT WEATHER CONCRETING SPECIFICATIONS
ACI 306-1-02(2) - COLD WEATHER CONCRETING SPECIFICATIONS
2. CONCRETE TYPES
LEAN CONCRETE FILL 1500 PSI
FOUNDATIONS FOR 4500 PSI
BOLLARDS 4000 PSI
INTERIOR SLAB-ON-GRADE 4000 PSI
EXTERIOR SLAB-ON-GRADE 4000 PSI
W/C = WATER-TO-CEMENT RATIO
MINIMUM STRENGTH MINIMUM CEMENT MAX. W/C
DOT CLASS C DOT CLASS C
854 LB/CY .50
611 LB/CY .45
3. USE 6% +/- 15% ENTRAINED AIR PER ASTM C260 FOR ALL CONCRETE EXPOSED TO WEATHER.
4. REINFORCING STEEL
WELDED WIRE FABRIC PER ASTM A185.
DEFORMED BARS PER ASTM A615, GRADE 60.
LAP DEFORMED BARS 60 BAR DIAMETERS, UNLESS NOTED OTHERWISE.
5. READY MIXED CONCRETE PER ASTM C94.
6. COLD WEATHER CONCRETE CONSTRUCTION MUST CONFORM TO ALL REQUIREMENTS OF ACI 306.
7. USE NON-STAINING CURING COMPOUND ON ALL FLAT OR FORMED SURFACES OR MOIST CURE PER ASTM C111 & ACI 308.1-11.
8. EXPANSION ANCHORS INTO CONCRETE TO BE WEDGE TYPE.



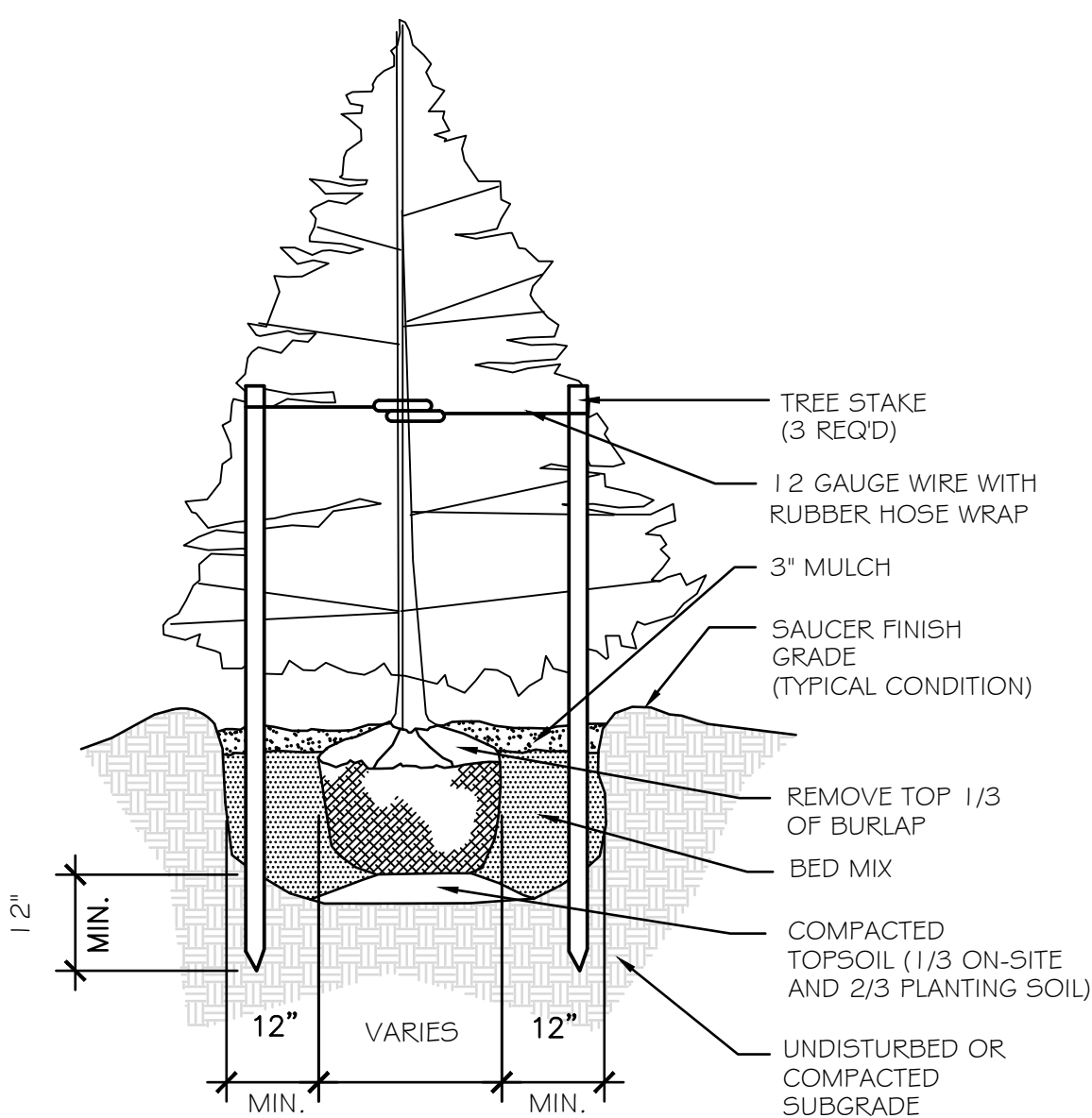
WASHED RIVERSTONE BAND

NOT TO SCALE



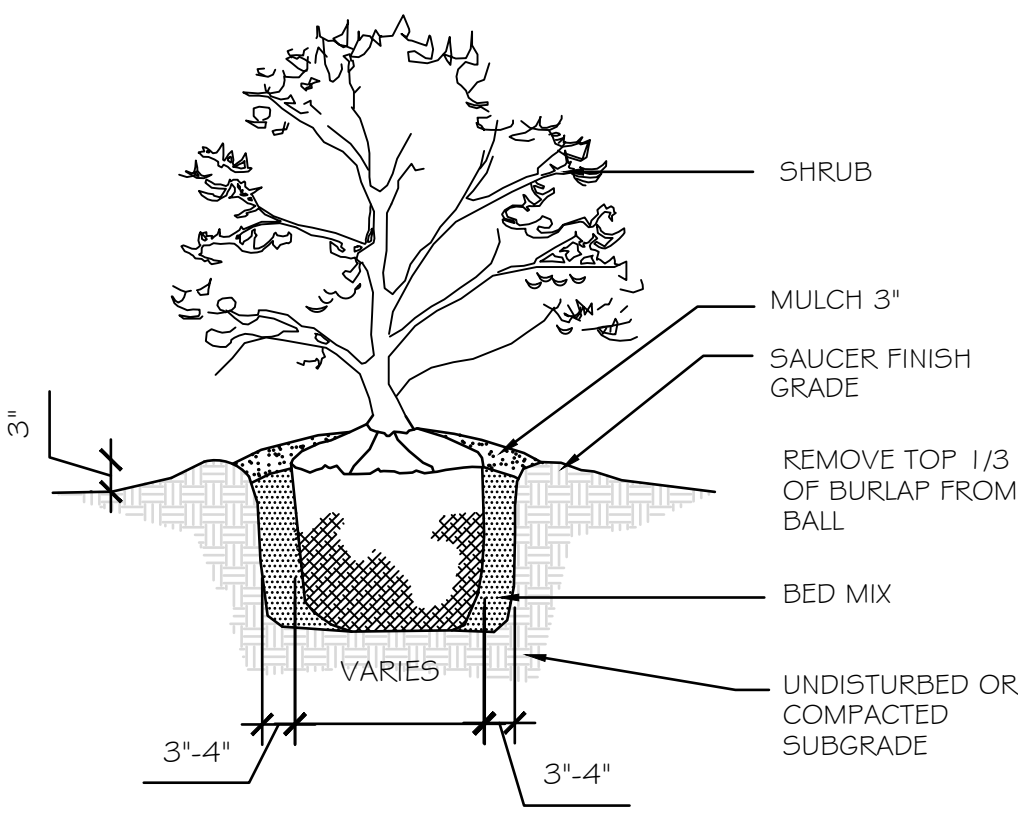
DECIDUOUS TREE PLANTING

NOT TO SCALE



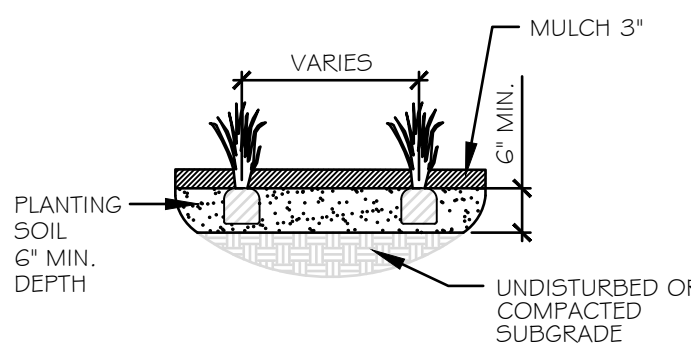
EVERGREEN TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE

NOTES & DETAILS

SIGNATURE HEALTH

24755 CHAGRIN BOULEVARD
BEACHWOOD, OH 44122

DATE	NOTES
25.01.16	CITY SUBMITTAL

LP.2

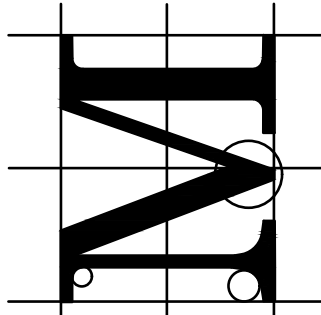
SHEET 2 OF 2

M c c u e

Design Group, LLC

LANDSCAPE ARCHITECTS

P.O. BOX 234
WILLOUGHBY, OHIO 44096
216.870.7842 tel



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: January 19, 2025

RE: **P&Z 2025-4** **Myers Architects**
Signature Health, Inc.
24755 Chagrin Boulevard
Preliminary and Final Site Plan
Drop-off Canopy



This request is for both preliminary and final approval of a site development plan for a covered drop-off. The property is zoned U-7A General Office Building District. The applicant is proposing to construct a covered drop-off on the south side of the existing building. The canopy would be 18 feet in height with 14.67 feet of clearance. The proposed canopy would be 31 feet in width and would extend 34 feet from the front of the building. Two landscape islands are proposed to protect the support columns. The proposed canopy addition would eliminate five (5) parking spaces. The site currently exceeds the minimum parking requirement for an office building in the U-7A District, so the loss of spaces is not an issue. The canopy addition would comply with all of the building setback requirements.

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



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: January 30, 2025

Report Date: January 10, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 8

P & Z 2025-04 Applicant is requesting preliminary and final site plan approval for a drop-off canopy at 24755 Chagrin Blvd., Signature Health.

1. The Engineering Dept. does not have any comments on this item and recommends approval.
2. However, this property has a burden of a parking easement from the adjacent property owner, Beachwood Truck Park. The total parking spaces available for the users of this building must be discounted by the prior arrangement/agreement with the Beachwood Truck Park.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2025
Re: P&Z # 2025-4 24755 Chagrin Blvd. (Canopy)

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

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

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11.15.2024

OWNER OF BUILDING: Yeshiva Ahavas HaTorah PHONE: 216-965-5355

STREET ADDRESS: 14480 Summerfield Road

CITY/STATE/ZIP: University Heights, OH 44118

APPLICANT: Ben Grinblatt, RA PHONE: 216-407-1480

COMPANY OR FIRM: BGAD LLC

EMAIL: bgad.archdesign@gmail.com

STREET ADDRESS: 25080 Penshurst Drive

CITY/STATE/ZIP: Beachwood, OH 44122

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

Ben Grinblatt (Architect) - bgad.archdesign@gmail.com; Menachem Weinberg (Owner's Agent) -
weinbergmz@gmail.com; Bryan Farkas (Attorney) - bjfarkas@vorys.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2509 & 2515 S Green Road SUITE # ---

TENANT NAME: Yeshiva Ahavas HaTorah

PERMANENT PARCEL # 741 - 09 - 002 PRESENT USE: U-1 PROPOSED USE: U-5

PURPOSE OF APPLICATION: Respectfully requesting review for lot consolidation of parcels

741-09-002 (2509 S Green) and 741-09-001 (2515 S Green) and rezoning from U1-A2 to U-5.

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

Ben Grinblatt
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

Final Approval: _____
Date

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

INTRODUCED BY:

ORDINANCE NO. 2024-81

AN ORDINANCE REZONING 2509 and 2515 SOUTH GREEN ROAD, BEACHWOOD, OHIO (PPN# 741-09-002 and PPN# 741-09-001) FROM U-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO U-5 PUBLIC AND INSTITUTIONAL DISTRICT

WHEREAS, Ben Grinblatt, RA, representing BGAD LLC, has requested the rezoning of 2509 and 2515 South Green Road, Beachwood, Ohio (PPN# 741-09-002 and PPN# 741-09-001), from U-1 Single Family Residential District to U-5 Public and Institutional District; and

WHEREAS, Council desires to place this request on first reading and refers the proposed rezoning to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: The Council of the City of Beachwood, having received a request from Ben Grinblatt, RA, representing BGAD LLC, for rezoning 2509 and 2515 South Green Road, Beachwood, Ohio (PPN# 741-09-002 and PPN# 741-09-001), from U-1 Single Family Residential District to U-5 Public and Institutional District, places this issue and said rezoning on first reading and refers the proposed rezoning to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01.

Upon receipt of the Planning and Zoning Commission's report and recommendation, Council shall place the rezoning request on second reading and schedule a public hearing or refer the matter to a Committee of Council for consideration and recommendation.

If a public hearing is scheduled, it shall occur no less than 30 days after Council's receipt of the Planning and Zoning Commission's report and recommendation. If referred to a Committee of Council, a public hearing shall be scheduled following the Committee's report.

This Ordinance shall be read by Council on three separate occasions, and its passage shall cause the proposed rezoning to become effective upon operation of law.

Section 2: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify this legislation was duly adopted on the ____ day of _____, 2024 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the ____ day of _____, 2024.

Clerk

Approval: I have approved this legislation this ____ day of _____, 2024 and filed it with the Clerk.

Mayor



BGAD LLC
25080 PENSURST DR
BEACHWOOD, OH 44122
216.407.1480
bgad.archdesign@gmail.com

November 14, 2024

TO: Beachwood Planning & Zoning Commission

RE: 2509 & 2515 S Green Road
Beachwood, OH 44122
Parcels: 741-09-002 & 741-09-001

Enclosed please find the submission documents for the requested lot combination and rezoning of the adjacent parcels located at 2509 and 2515 S Green Road. Located between Chabad of Beachwood and Ranch Road, as the only U-1 residential parcels on this block of S Green Road, we are requesting to combine these parcels and rezone to the U-5 Public and Institutional Use.

This initial application is for the lot combination and rezoning of the stated parcels; further design of the buildings will follow. The intention is to keep both of the buildings on the property, with renovations (including an addition) to be proposed to 2509 S Green Road, and minor interior alterations to be proposed to 2515 S Green Road. The two buildings would be bridged together with a single storey connector, as shown in the concept 3D views on the attached drawing.

Enclosed in this package, please find:

- Planning & Zoning Application
- (1) sets of plans
- Tax Summary as provided by Cuyahoga County
- Letters from the current property owners authorizing this request
- \$1,535 check

I understand that this submission will be sent to the City Council before being referred to the Planning & Zoning Commission, so please let me know if any additional information or documentation is required.

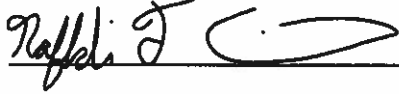
Thank you for considering this request.

Ben Grinblatt, RA

To whom it may concern,

I, Naftali Eiserman, as past president of the congregation Kol Israel, give YAH and Menachem Weinberg permission to apply for zoning changes to 2509 South Green Road, which will soon be transferred to YAH.

Naftali Eiserman

A handwritten signature in black ink, appearing to read 'Naftali Eiserman', written over a horizontal line.

Date 11/4/2024

October 29, 2024
Sorah Basya LLC
504 Waldron Terrace
Merion Station PA 19066

Zoning Board;

We would like to apply to rezone our property 2515 Green Road. My agents to do this are Rabbi Nosson Spero and/or Rabbi Menachen Weinberg. Thank you.

Leslie Spero

Yeshivas Ahavas HaTorah

Rabbi Menachem Weinberg-Rosh Hayeshiva

Rabbi Nosson Spero- Menahel

November 15, 2024

To Whom It May Concern,

Yeshiva Ahavas HaTorah is currently paying off the tax debt at 2509 South Green Road. We have been in touch with the Treasurer's office, and are making monthly payments. I am attaching an email with these details.

Sincerely,

Nosson Spero

Nosson Spero

741-09-002

245811

CUYAHOGA COUNTY REAL PROPERTY TAX PAYMENT AGREEMENT

Permanent Parcel Number 741-09-002

Prepared On 08/02/2024

Contract Number 245811

Print Time 08/08/2024

Current Duplicate Year 2024

Cert. Act. Year 2022 / 2024

UNDERTAKING TO PAY DELINQUENT TAXES IN INSTALLMENTS

I / We CONGREGATIONAL KOL ISRAEL being the owner of Real Estate situated in the tax district of Beachwood described as follows
18 FAIRGRN 0307 WP

Which Real Estate stands charged on the tax lists and duplicates of Cuyahoga County, Ohio with taxes, assessments, penalties and interest, if any, which became certified delinquent in the sum of \$16,373.10 do hereby agree to pay the full amount of such taxes, assessments, penalties and interest, if any, in 60 monthly installments. Upon entering into this agreement, a payment of \$272.89 is due and payable. The balance is due in 59 installments of \$272.89.

I / We undertake on my/our own behalf, and on the behalf of all subsequent grantees and transferees of such Real Estate, that in addition to the payment of 60 monthly installments on the delinquencies covered by this agreement, I / we will also pay all current taxes and assessments on this property as they become due.

Failure to make payments in accordance with this agreement will result in default of this agreement. Without further notice, the tax collection procedure authorized by Ohio Revised Code Section 323.121 in which interest shall be charged from the original date of the contract will be in effect.

Further, thirty (30) days after any default of a contract, the parcel will be forwarded to the county prosecutor who will then institute formal foreclosure proceedings.

Address CONGREGATIONAL KOL ISRAEL
14480 SUMMERFIELD RD
CLEVELAND, OH 44118

Current Tax \$0.00
Installment Amt \$272.89
Due Today \$272.89

Daytime Phone 216-966-5355

Comments This Contract utilizes Automated Clearing House

Signed
Taxpayer

Date

Signed

Date

Issued by Tyasha Atkins

PARKING LICENSE AGREEMENT

The Chabad of Beachwood ("Chabad") agrees to permit visitors of Congregation Kol Israel ("YAH") located at 2509 S Green Rd, Beachwood, OH 44122, to utilize Chabad's parking lot located at 2479 S Green Rd, Beachwood, OH 44122 ("Parking Lot") for parking upon the following terms:

Parking: Chabad grants YAH a license to permit visitors of YAH to use the existing parking lot at Chabad on a non-exclusive basis, up to 10 spaces.

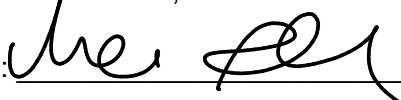
Term: This license will remain in effect until terminated by either party by providing 3 days written notice to the other.

Notice: The parties agree that notice by email is acceptable.

This license agreement is made as of the date of full execution of this agreement.

Chabad of Beachwood,

Signature: _____



Print: Rabbi Mendy Alevsky, Executive Director

Date: 9/13/23

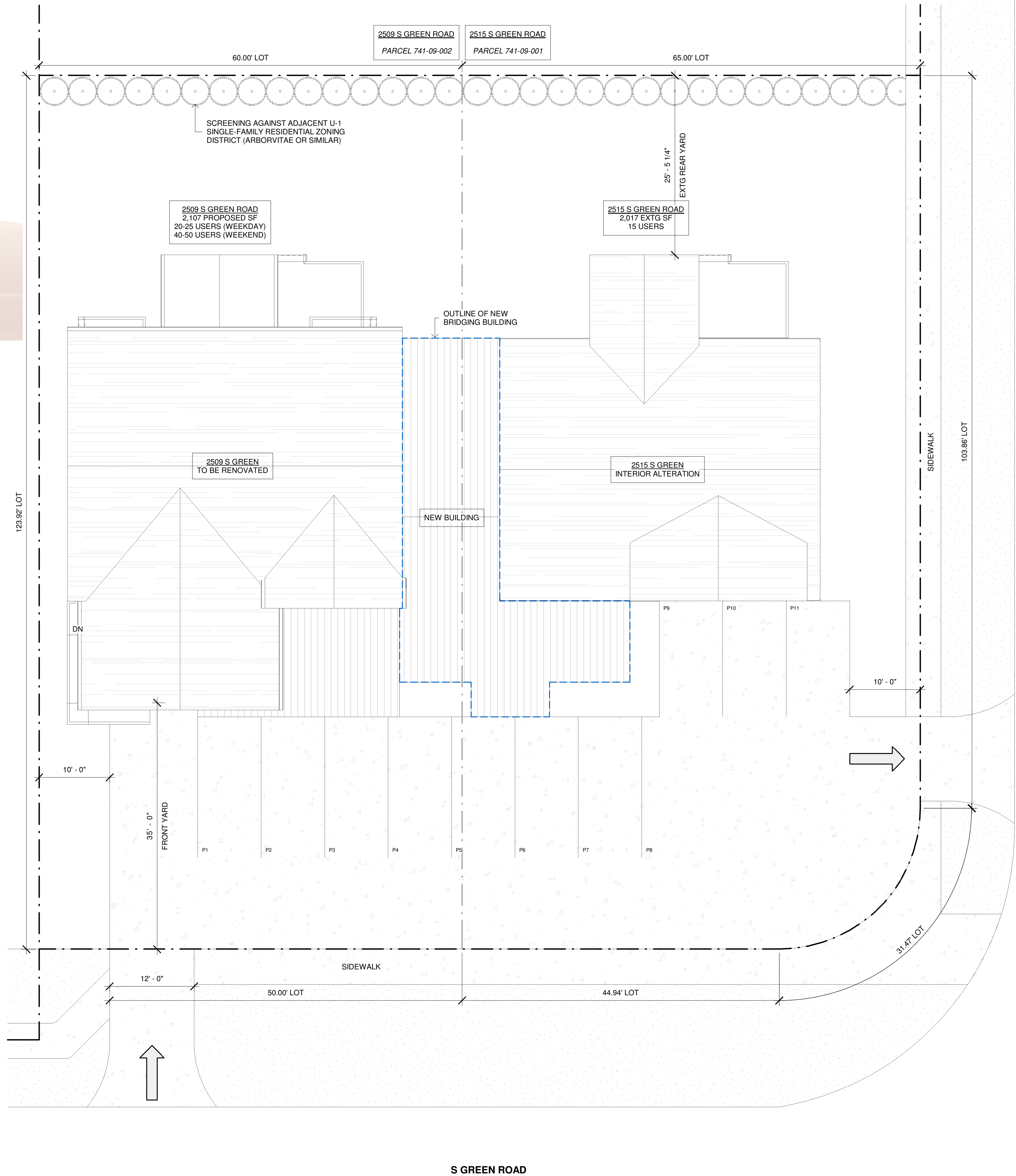
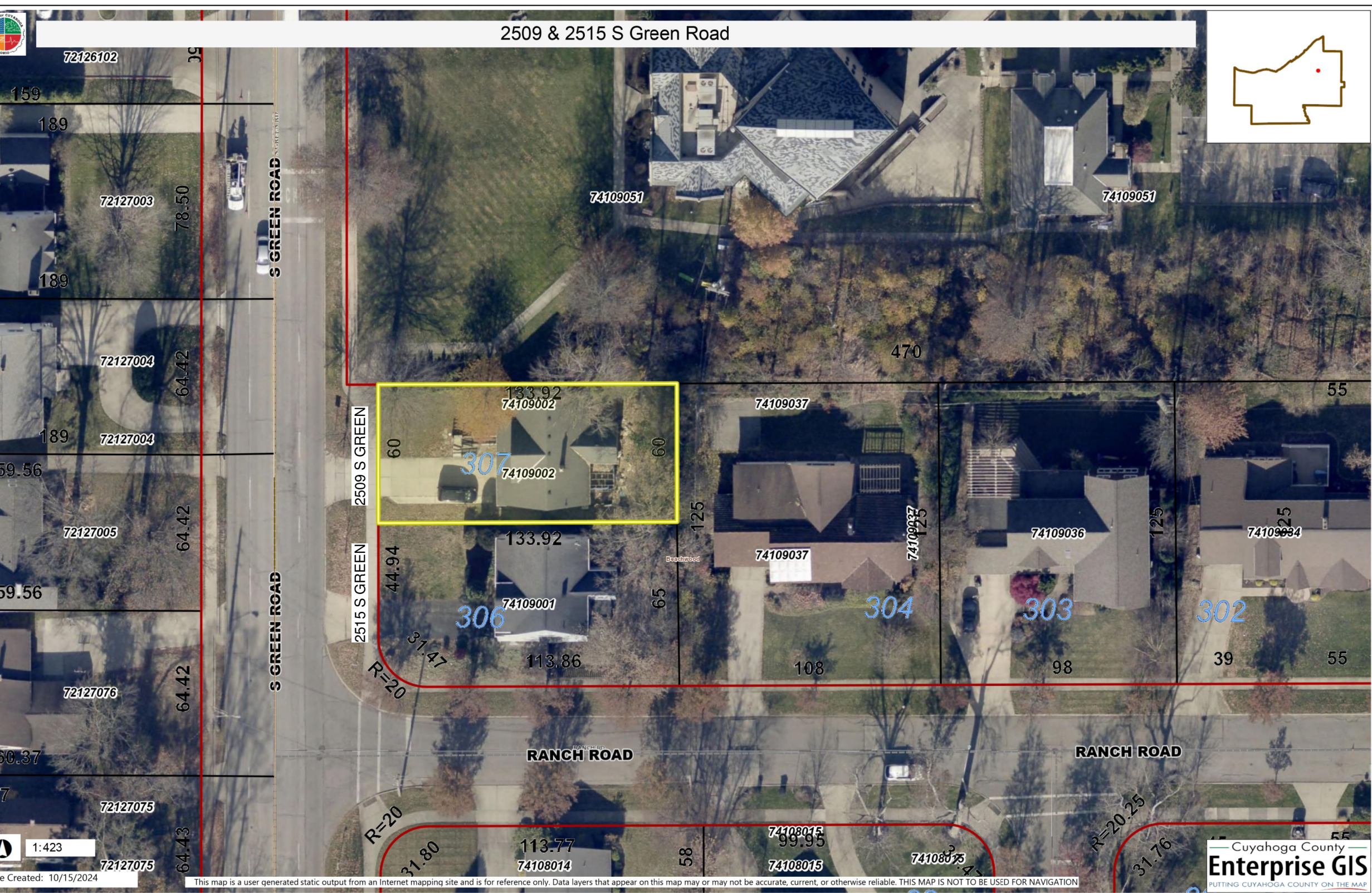
Congregation Kol Israel,

Signature: _____

Print: _____

Date: _____

**2509 & 2515 S GREEN ROAD
BEACHWOOD, OH 44122**

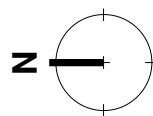


1 SITE PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:
BEN GRINBLATT, RA
BGAD LLC
25080 PENSHURST DRIVE
BEACHWOOD, OH 44122
216.407.1480



RANCH ROAD



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[illegible]

PAGE: 1 / 1

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: January 19, 2025

RE: **P&Z 2024-46 Ordinance No. 2024-81**
BGDA, LLC
Yeshiva Ahavas HaTorah
2509 and 2515 South Green Road
Rezoning
Concept Development Plan



This request is for rezoning from U-1 Single Family Residential District to U-5 Public and Institutional District for the construction and operation of a place of worship. As required by Code, the application was filed with City Council, an ordinance was prepared, and the matter was referred to the Planning and Zoning Commission for your recommendation. The application also includes a concept development plan for the proposed institutional use.

The subject site consists of two existing lots located at the intersection of South Green Road and Ranch Road which contain a total of 16,738 square feet and which have a combined frontage of 125 feet on Green Road and 133 feet on Ranch Road. There are currently homes located on both lots. The application indicates that, if the rezoning is approved, the two parcels will be combined into a single parcel for development.

The concept plan indicates a single-story connector between the two existing dwellings and renovation of the existing buildings to conform to the building and life safety code requirements for a place of worship or place of assembly. The proposed new building would contain a total of 4,124 square feet. The proposed consolidated building will comply with the setback requirements for building conversions in the U-5 District.

The concept development plan indicates eleven (11) paved parking spaces and two (2) garage spaces with a one-way traffic flow through the parking lot. The plan meets the minimum parking requirement. In addition, the applicant has provided a parking agreement with Chabad of Beachwood authorizing use of the Chabad parking lot for overflow parking. Chabad's parking lot currently exceeds the minimum number of required parking spaces, so this arrangement conforms to Code. Given these arrangements, parking does not appear to be an issue.

The parking lot complies with the side and rear yard setbacks, but will require a variance of 10 feet from Section 1124.04(d)(1) to permit the spaces to be 10 feet from the right-of-way lines of both Green Road and Ranch Road. These parking setback variances are directly related to the location of the existing buildings which are to be converted and clearly constitute a practical difficulty.

The subject site abuts property zoned U-1 Single Family Residential District to the east. The concept site development plan indicates buffering of that easterly property line. To the north, the subject site abuts land that is zoned U-5 Public and Institutional District. In fact, the adjacent land to the north is zoned U-5 District all the way to Timberlane Drive. The two subject parcels are the only parcels on the east side of Green Road between Timberlane Drive and Ranch Road that are **not** zoned U-5 District.

The only variance required for this rezoning, other than the parking setback variance, is a lot area variance. Section 1124.03 requires a minimum site area of 18,000 square feet. The applicant has a total of 16,738 square feet and therefore requires a variance of 1,262 square feet, or about 7% of the Code requirement.

In summary, the subject site is located on a main thoroughfare, at an intersection, and abutting several existing and active U-5 uses. Both of the requested variances are minor, and there are clear practical difficulties associated with them. The proposed use is clearly reasonable and appropriate, consistent with the design standards set forth in the Code, and compatible with the established character of the surrounding neighborhood.

It is recommended that the Commission recommend approval of the application for rezoning and that the Commission recommend approval of the accompanying concept development plan subject to the following 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 1124.03 with regard to minimum lot area, and Code Section 1124.04(d)(1) with regard to minimum parking setbacks.

2. Granting a variance of 1,262 square feet to Section 1124.03 to permit a lot area of 16,738 square feet in lieu of the Code required 18,000 square feet.
3. Granting a variance of 10 feet to Section 1124.04(d)(1) to permit parking spaces to be located 10 feet from the right-of-way lines of South Green Road and Ranch Road in lieu of the Code required 20 feet.
4. The parking agreement be maintained in effect during operation as a place of worship.
5. The rear yard be maintained as grass or landscape area without accessory structures or hardscape.



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 30, 2025

Report Date: January 10, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 9

P & Z 2024-46 Rezoning 2509 and 2515 South Green Road, Beachwood, Ohio (PPN 741-09-002 and PPN 741-09-001) from U-1 Single Family Residential District to U-5 Public and Institutional District (Ordinance No. 2024-81, referred from Council December 2, 2024).

1. The Engineering Dept. does not have any comments on this item. If the re-zoning is approved and the proposed site plan submitted with this application as a reference is to move forward, the 2 lots must be consolidated with a Lot Consolidation Plat that meets all City and County Standards.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2025
Re: 2024-46 2509 and 2515 South Green Road (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



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11/19/2024

OWNER OF BUILDING: Beachwood Office LLC PHONE: 414-777-1200

STREET ADDRESS: 1200 N. Mayfair Road, Suite 410

CITY/STATE/ZIP: Milwaukee WI 53226

APPLICANT: Beachwood Office LLC PHONE: 216-469-1924

COMPANY OR FIRM: c/o James B. Heller Consulting

EMAIL: JBHellerconsulting@gmail.com

STREET ADDRESS: 24407 Tunbridge Lane

CITY/STATE/ZIP: Beachwood OH 44122

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

James B. Heller - JBHellerconsulting@gmail.com / Ron Tannenbaum - RDL Architects
ront@rdlarchitects.com / Diane A. Calta - DCalta@mkgmlpa.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23250 Chagrin Blvd, Beachwood OH 44122 SUITE # N/A

TENANT NAME: N/A

PERMANENT PARCEL # 742 - 23 - 002 PRESENT USE: U-7A PROPOSED USE: U-3C

PURPOSE OF APPLICATION: to rezone the parcel to accommodate residential apartments
and various related amenities to be utilized by the apartments

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. Same zoning request as the adjacent project

***** (OVER) CONTINUED ON BACK *****

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

Stewart M. Wangard
PRINTED NAME

11-18-2024
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

INTRODUCED BY:

ORDINANCE NO. 2024-82

AN ORDINANCE REZONING 23250 CHAGRIN BOULEVARD, BEACHWOOD, OHIO (PPN# 742-23-002), FROM U-7A GENERAL OFFICE BUILDING DISTRICT TO U-3C PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT

WHEREAS, Beachwood Office, LLC has requested the rezoning of 23250 Chagrin Boulevard, Beachwood, Ohio (PPN# 742-23-002), from U-7A General Office Building District to U-3C Planned Multi-Family Residential District; and

WHEREAS, Council desires to place this request on first reading and refers the proposed rezoning to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: The Council of the City of Beachwood, having received a request from Beachwood Office, LLC, for rezoning 23250 Chagrin Boulevard,, Beachwood, Ohio, from U-7A General Office Building District to U-3C Planned Multi-Family Residential District, places this issue and said rezoning on first reading and refers the proposed rezoning to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01.

Upon receipt of the Planning and Zoning Commission's report and recommendation, Council shall place the rezoning request on second reading and schedule a public hearing or refer the matter to a Committee of Council for consideration.

If a public hearing is scheduled, it shall occur no less than 30 days after receipt of the Planning and Zoning Commission's report and recommendation. If referred to a Committee of Council, a public hearing shall be scheduled following the Committee's report.

This Ordinance shall be read by Council on three separate occasions, and its passage shall cause the proposed rezoning to become effective upon operation of law.

Section 2: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify this legislation was duly adopted on the ____ day of _____, 2025 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the ____ day of _____, 2025.

Clerk

Approval: I have approved this legislation this ____ day of _____, 2025 and filed it with
the Clerk.

Mayor

Diane A. Calta
dcalta@mggmlpa.com
Direct Dial: 216-453-5901

November 19, 2024
**REVISED AND UPDATED
DECEMBER 30, 2024**

Alec Isaacson, President
City of Beachwood Council
c/o Whitney.Crook@beachwoodohio.com
25325 Fairmount Boulevard
Beachwood, Ohio 44122

Bryan Zabell, Chairman
City of Beachwood
Planning & Zoning Commission
c/o Veronica.Muth@beachwoodohio.com
25325 Fairmount Boulevard
Beachwood, Ohio 44122

Re: ***Beachwood Office, LLC
Rezoning Request and Preliminary Site Plan Review Application
Commerce Park Building V
23250 Chagrin Boulevard, Beachwood, Ohio 44122***

Dear President Isaacson and Chairman Zabell and Members of City Council and the Planning and Zoning Commission:

Please accept this letter as part of Beachwood Office LLC's rezoning request and preliminary site plan review application for the proposed redevelopment of the property located at 23250 Chagrin Boulevard. The Applicant, Beachwood Office LLC, is owned by Stewart Wangard of Wangard Partners, Inc. Wangard Partners, Inc. is a commercial real estate investment company, established in 1992, that partners with high net worth and industrial investors to acquire, develop and manage multifamily, industrial, retail and office properties. Information about Mr. Wangard is attached to this letter and can be found at <https://www.wangard.com/stewart-wangard>.

The property is approximately 3.583 acres and currently contains a four (4) story commercial office building. A copy of the legal description is attached to this letter. The Applicant previously proposed and was granted a conditional use permit by the Planning & Zoning Commission, which was confirmed by City Council, for use of the existing building for residential purposes above the first floor. For reference, see Beachwood Ordinance 2023-145.

INITIALLY THE APPLICANT PROPOSED THE FOLLOWING:

However, at this time after continued due diligence, the Applicant is instead proposing to tear down the existing four (4) story commercial office building and replace it with a new building named 'Icon East' to accommodate about 120 residential apartments. The building will have total square footage of approximately 136,000. The height of the building will be 6 stories and approximately 75 feet high. In order to facilitate this redevelopment, the Applicant is requesting that the property be rezoned to U-3C, planned multi-family residential, which is the same zoning as its neighboring property to the west and similar to the zoning of the property to its north across Chagrin Boulevard, which is zoned U-3, multi-family residential.

APPLICANT IS NOW PROPOSING A SLIGHTLY MODIFIED PLAN:

After continued and further due diligence and refinement of its preliminary site plan, the Applicant is still proposing to tear down the existing four (4) story commercial office building and replace. However, it will now be replaced with a new three building complex called 'Icon East' to accommodate 180 residential apartments. The buildings will have total square footage of approximately 174,000 square feet. The height of the building will be 6 stories and approximately 75 feet high. In order to facilitate this development, the Applicant is requesting that the property be rezoned to U-3C, planned multi-family residential, which is the same zoning as its neighboring property to the west and similar to the zoning of the property to its north across Chagrin Boulevard, which is zoned U-3, multi-family residential.

The development will include residential amenities such as an outdoor pool, exercise facility, dog park and pickle ball courts. Overall, the investment in this building, including site acquisition and development will be in the multi-million dollar range. This redevelopment will result in additional real estate taxes paid to the school district and the City. In addition, for those residents that choose to live and work in the City, additional income taxes will be generated for the City.

Representatives of the Applicant will be able to explain the requested rezoning and preliminary site plan and how it relates to the site and surrounding properties in greater detail at the time of the required review meetings; however, we believe that if the rezoning and preliminary site plan are recommended for and approved, this new building will benefit further redevelopment in Commerce Park and be another five star amenity that the City of Beachwood can offer to current and future residents.

Hopefully, this overview offers good insight for the City's consideration of the proposed rezoning and preliminary site plan review being requested. We look forward to presenting this information in person to the City Council and the Planning & Zoning Commission, at which time the information mentioned herein can be more fully discussed in detail.

Very truly yours,

Diane A. Calta

Diane A. Calta

DAC

Enclosure

cc: James B. Heller
Timothy J. Voeller
Stewart Wangard
Ron Tannenbaum

CUYAHOGA COUNTY FISCAL OFFICER
742-23-002 *Mark Chamberlain* 8/4/2022 7:
I-08112022-11

BEACHWOOD OFFICE, LLC Tax Dist. 3020
Limited Warranty LUC: 4490 EX:
Sale Amt: \$ 1,927,222.00 LAND: 730,400
Conv. Fee: \$ 7,709.20 BLDG: 4,104,200
LORRAINE JENKINS TIT TOTAL: 4,834,600

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICERS - 3
DEED 8/11/2022 11:20:51 AM
202208110304



LIMITED WARRANTY DEED

THIS INDENTURE, made as of June 8, 2022 between RSS WFRBS2012-C6 – OH CP, LLC, an Ohio limited liability company ("Grantor"), whose address is c/o Rialto Capital Advisors, LLC, 200 S. Biscayne Boulevard, Suite 3550, Miami, Florida 33131, in favor of BEACHWOOD OFFICE LLC, a Wisconsin limited liability company ("Grantee"), whose tax mailing address is 1200 North Mayfair, Suite 410, Milwaukee, Wisconsin 53226:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, grants, with limited warranty covenants, unto Grantee and its successors and assigns forever, the parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cuyahoga, State of Ohio, and more particularly described on the attached **Exhibit A** (the "**Property**").

Commonly known as: 23250 Chagrin Boulevard, Beachwood, Ohio

Permanent Parcel Numbers: 742-23-002, 742-23-010

Prior Instrument Reference: Limited Warranty Deed recorded on March 12, 2021 as Instrument Number 202103121134 of the Cuyahoga County, Ohio Records.

Subject however, to:

- (a) Real property taxes and assessments for the year 2022 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

This is an Ohio statutory form limited warranty deed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

MIAMI 9530160.1 80265/302537

Grantor has caused these presents to be executed and delivered as of the date first above written.

GRANTOR:

RSS WFRBS2012-C6 - OH CP, LLC, an Ohio limited liability company

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, its manager

By:

Name: ADAM SINGER

Title: Managing Director

STATE OF FLORIDA)

) SS.

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of June, 2022 by Adam Singer, as Managing Director of Rialto Capital Advisors, LLC, a Delaware limited liability company, as manager of **RSS WFRBS2012-C6 - OH CP, LLC**, an Ohio limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

Stacy A Kilbane
Notary Public

Print Name:

Serial No. (if any):



Stacy A Kilbane

Comm.: HH224188

Expires: Feb. 3, 2026

Notary Public - State of Florida

This document prepared by:

RSS WFRBS2012-C6 - OH CP, LLC

200 S. Biscayne Boulevard, Suite 3550, Miami, Florida 33131

MIAMI 9530160.1 80265/302537

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cuyahoga, State of Ohio, and is described as follows:

Parcel No. 2:

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Parcel No. 1 of the Commerce Park Development as recorded in Volume 185 of Maps, Pages 73, 74 and 75 of Cuyahoga County Records, and further known as part of Original Warrensville Township Lot No. 58, and bounded and described as follows:

Beginning, at the Northwestern corner of said Parcel No. 1, which point is in the Easterly side line of Green Road, 80 feet wide;

thence North 89° 58' 52" East along a Northerly line of said Parcel No. 1, 496 feet to the principal place of beginning of the parcel herein described;

Course 1: thence continuing North 89° 58' 52" East, 49.37 feet to a point;

Course 2: thence North 0° 14' 28" West, 267 feet to a point;

Course 3: thence North 89° 58' 52" East, 250.28 feet to a point;

Course 4: thence South 0° 14' 28" East, 427 feet to a point on the Northerly side of Commerce Park Road, 60 feet wide;

Course 5: thence South 89° 58' 52" West along the Northerly side line of Commerce Park Road 30 feet to an angle point therein;

Course 6: thence South 0° 14' 28" East along a Westerly side line of Commerce Park Road, 144.04 feet to a point;

Course 7: thence South 89° 45' 32" West, 269.24 feet to a point;

Course 8: thence North 0° 14' 28" West, 305.08 feet to the principal place of beginning.

Parcel No. 3:

Appurtenant Easement Rights as contained in a Reciprocal Easement Agreement by and among Four C.P.S. Company, Ltd., Three Commerce Park Square Company and Young Office Center walkways and driveways, parking and utility purposes, dated May 12, 1982 and filed for record on June 23, 1982 in Volume 15647, Page 547 of Cuyahoga County Records and ratified in a Ratification of Reciprocal Easement Agreement dated May 12, 1982 and filed for record on May 2, 1985 in Volume 85-1877, Page 46 of Cuyahoga County Records.

P.P.N. 742-23-010, 742-23-002

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: January 19, 2025

RE: **P&Z 2024-47 Ordinance 2024-82**
P&Z 2024-48 Mansour Gavin, LPA
Beachwood Office, LLC
23250 Chagrin Boulevard
Rezoning
Concept Development Plan



This request is for rezoning 3.58 acres from U-7A General Office Building District to U-3C Planned Multi-Family Residential District. As required by Code, the application was filed with City Council, an ordinance was prepared, and the matter was referred to the Planning and Zoning Commission for your recommendation. The application also includes a concept development plan for the proposed multi-family residential development.

The applicant previously received approval for a Conditional Use Permit for multi-family dwellings above the first floor in the U-7A District. The current proposal is to rezone the property to the U-3C District, demolish the existing four-story office building, and construct a new apartment complex. This change would eliminate the retention of non-residential uses on the first floor. The adjacent property to the north is zoned U-3C District and there are U-3 Multi-Family Residential Districts on the north side of Chagrin Boulevard.

The proposed apartment complex would consist of three (3) interconnected buildings totaling 174,000 square feet and containing 180 dwelling units. The plan indicates that the building will be six-stories and 75 feet in height. Since Section 1118.04(c) limits the height in U-3C Districts to 65 feet, the proposed height of the building would require a variance of 10 feet. Given the location of the subject site, and the positioning of the building complex, the height variance appears to be nominal.

P&Z 2024-47
P&Z 2024-48
Ordinance 2024-82
Mansour Gavin, LPA
Beachwood Office, LLC
23250 Chagrin Boulevard
Rezoning
Concept Development Plan
January 19, 2025
Page 2

The site would have access from both Green Road and Commerce Park Drive. There would be fire access around the entire building. The proposed concept plan would conform to the building and parking setbacks for the U-3C District. The plan provides for 274 parking spaces of which 178 would be garage spaces. The plan conforms to the minimum parking requirements for the U-3C District.

Given the prior Conditional Use Permit approval, the only significant change is the elimination of the requirement for non-residential development on the first floor of the building.

Should the Commission determine to recommend approval of the rezoning and the concept development plan to City Council, the approval of the concept development plan should contain the following 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 1118.04(c) with regard to maximum building height.
2. Granting a variance of 10 feet to Section 1118.04(c) to permit a building height of 75 feet in lieu of the Code maximum of 65 feet.
3. Provision of a structural analysis of the existing garage prior to submission of final site development plans.



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Cleveland Office

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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: January 30, 2025

Report Date: January 13, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 10

P & Z 2024-47 Rezoning 23250 Chagrin Blvd., Beachwood, Ohio (PPN 742-23-002) from U-7A General Office Building District to U-3C Planned Multi-Family Residential District (Ordinance No. 2024-82, referred from Council December 16, 2024)

1. The Engineering Dept. does not have any comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2025
Re: 2024-47- 23250 Chagrin Blvd (Rezoning)

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



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11/19/2024

OWNER OF BUILDING: Beachwood Office LLC PHONE: 414-777-1200

STREET ADDRESS: 1200 N. Mayfair Road, Suite 410

CITY/STATE/ZIP: Milwaukee WI 53226

APPLICANT: Beachwood Office LLC PHONE: 216-469-1924

COMPANY OR FIRM: c/o James B. Heller Consulting

EMAIL: JBHellerconsulting@gmail.com

STREET ADDRESS: 24407 Tunbridge Lane

CITY/STATE/ZIP: Beachwood OH 44122

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

James B. Heller - JBHellerconsulting@gmail.com / Ron Tannenbaum - RDL Architects
ront@rdlarchitects.com / Diane A. Calta - DCalta@mkgmlpa.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23250 Chagrin Blvd, Beachwood OH 44122 SUITE # N/A

TENANT NAME: N/A

PERMANENT PARCEL # 742 - 23 - 002 PRESENT USE: U-7A PROPOSED USE: U-3C

PURPOSE OF APPLICATION: to rezone the parcel to accommodate residential apartments
and various related amenities to be utilized by the apartments

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. Same zoning request as the adjacent project

***** (OVER) CONTINUED ON BACK *****

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

Stewart M. Wangard
PRINTED NAME

11-18-2024
DATE

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

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

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

Preliminary Approval: _____
Date

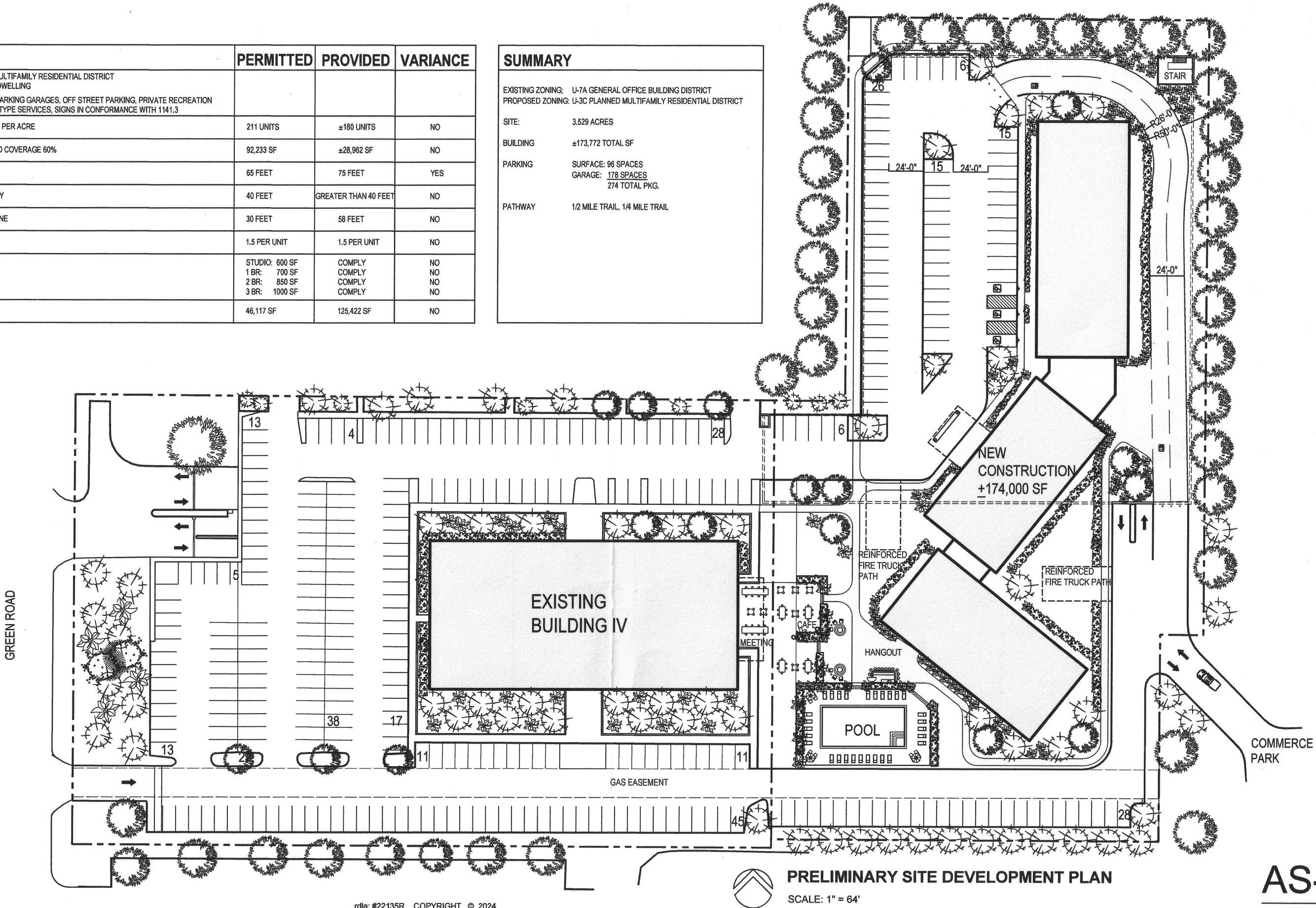
Final Approval: _____
Date

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

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

ZONING	PERMITTED	PROVIDED	VARIANCE
PROPOSED: U-3C PLANNED MULTIFAMILY RESIDENTIAL DISTRICT PRIMARY USE: MULTIFAMILY DWELLING ACCESSORY USE - PRIVATE PARKING GARAGES, OFF STREET PARKING, PRIVATE RECREATION AND FACILITIES, CONCIERGE TYPE SERVICES, SIGNS IN CONFORMANCE WITH 1141.3			
MAXIMUM DENSITY 60 UNITS PER ACRE	211 UNITS	±180 UNITS	NO
MAXIMUM BUILDING GROUND COVERAGE 60%	92,233 SF	±28,962 SF	NO
MAXIMUM HEIGHT	65 FEET	75 FEET	YES
SETBACK FROM RIGHT OF WAY	40 FEET	GREATER THAN 40 FEET	NO
SETBACK FROM PROPERTY LINE	30 FEET	58 FEET	NO
PARKING RATIO	1.5 PER UNIT	1.5 PER UNIT	NO
MINIMUM UNIT AREAS:	STUDIO: 600 SF 1 BR: 700 SF 2 BR: 850 SF 3 BR: 1000 SF	COMPLY COMPLY COMPLY COMPLY	NO NO NO NO
OPEN SPACE MINIMUM 30%	46,117 SF	125,422 SF	NO

SUMMARY	
EXISTING ZONING:	U-7A GENERAL OFFICE BUILDING DISTRICT
PROPOSED ZONING:	U-3C PLANNED MULTIFAMILY RESIDENTIAL DISTRICT
SITE:	3.529 ACRES
BUILDING	±173,772 TOTAL SF
PARKING	SURFACE: 96 SPACES GARAGE: 178 SPACES 274 TOTAL PKG.
PATHWAY	1/2 MILE TRAIL, 1/4 MILE TRAIL



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23250 CHAGRIN BLVD | BEACHWOOD, OHIO | NEW CONSTRUCTION: MULTIFAMILY

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PRELIMINARY SITE DEVELOPMENT PLAN
SCALE: 1" = 64'
DATE: 12-09-2024

AS-2
WANGARD RDL
INVESTMENT REAL ESTATE. SIMPLIFIED. ARCHITECTS

RDL

ARCHITECTS

OLYMPIA FIELDS

OCONOMOWOC, WISCONSIN

CLIENT

Wangard

PROJECT SIZE

220,000 SF

COST

Undisclosed

COMPLETION DATE

Q3 2026

Wangard is making strides toward realizing their vision for the Olympia Fields development with the introduction of *Elevate at Olympia Fields*. This premier mixed-use project blends luxury living with a nod to the elegance of prairie-style architecture. The development features a dynamic combination of ground-floor retail and townhomes, complemented by four additional stories of upscale residential units, totaling 118 residences.

Designed with modern convenience in mind, *Elevate at Olympia Fields* offers comprehensive amenities to enrich residents' lifestyles. The building boasts below-grade parking and high-end features such as an expansive co-working center tailored for remote work, a state-of-the-art fitness center, versatile club rooms, and large outdoor terraces perfect for relaxation and social gatherings.

The interiors of the high-end units showcase sophisticated finishes and an array of unique design elements. Distinctive features include loft-style layouts in the ground-floor townhomes, wraparound balconies on the second floor, and premium penthouse units occupying the top level. The building's exterior thoughtfully respects the scale and historical character of the surrounding community, incorporating timeless stone and brick materials to create a vibrant, pedestrian-friendly hub at the heart of Olympia Fields.



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PLACEMAKING | ARCHITECTURE | INTERIOR DESIGN



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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: January 30, 2025

Report Date: January 13, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 11

P & Z 2024-48 Applicant is requesting preliminary site plan approval for a new residential apartment building to be located 23250 Chagrin Blvd.

1. The Engineering Dept. does not have any comments on the preliminary site plan.
2. We will need complete details on geometry, grading, utilities and storm water management with the final plans.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2025
Re: 2024-48- 23250 Chagrin Blvd (Site Plan)

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

1. The condition of parking garage that is needed for Fire apparatus travel is unknown. Bi-annual testing that the building department requires per Beachwood Codified ordinance will need to be submitted for review prior to use change of this structure.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief