



**Beachwood Planning and Zoning Commission Meeting Agenda
Thursday, March 27, 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 February 27, 2025, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2024-27 Rezoning 2555 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-036) and 2561 Edgewood Road, Beachwood, OH 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).**

Tabled Items

1. Planning and Zoning Commission
2024-40 Review and possible vote on the Rules of Procedure for Beachwood Planning and Zoning Commission **(Commission tabled on 10/29/2024 and 12/3/2024).**
2. 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. **(Commission tabled on 1/30/2025).**



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: 7/18/2024

OWNER OF BUILDING: 2555 Edgewood Drive LLC, RIK Enterprises LLC PHONE: 216-242-7192

STREET ADDRESS: 2555 Edgewood Dr & 2561 Edgewood Dr

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Bais Avrohom (DBA) PHONE: 216-924-1162

COMPANY OR FIRM: Bais Avrohom Congregation

EMAIL: akivashawel@gmail.com

STREET ADDRESS: 2555 Edgewood Dr

CITY/STATE/ZIP: Beachwood, Ohio 44122

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

Rabbi Nissim Abrin (Rabbi), Aaron Evenchik (Attorney), Akiva Shawel (representative), not limited to, nissimabrin@gmail.com, aevenchik@hahnlaw.com, akivashawel@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2555 Edgewood Dr & 2561 Edgewood Dr. Beachwood, Oh 44122 SUITE # _____

TENANT NAME: Bais Avrohom Congregation

PERMANENT PARCEL # 741-08-036 & 741-08-037 PRESENT USE: U1 Residential Dwelling PROPOSED USE: U5 Public & Institutional District

PURPOSE OF APPLICATION: Rezone from residential to congregational use

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):

To accommodate for congregational needs and parking requirements

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. _____

***** (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.

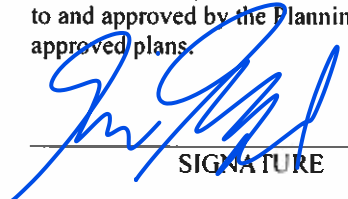
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars ^X (\$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	^X \$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

Akiva Shawel, representative
PRINTED NAME

7/18/2024
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
William Griswold, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

INTRODUCED BY:

ORDINANCE NO. 2024-63

AN ORDINANCE REZONING 2555 EDGEWOOD DRIVE, BEACHWOOD, OHIO 44122 (PPN# 741-08-036) AND 2561 EDGEWOOD DRIVE, BEACHWOOD, OHIO 44122 (PPN# 741-08-037) FROM U-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO U-5 PUBLIC AND INSTITUTIONAL DISTRICT

WHEREAS, Bais Avrohom Congregation has requested the rezoning of 2555 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-036) and 2561 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-037) from U-1 Single Family Residential District to U-5 Public and Institutional District; and

WHEREAS, Council must refer such requested rezonings to the City's Planning and Zoning Commission for study, a report and a recommendation in accordance with Beachwood Codified Ordinance Section 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 for the rezoning of 2555 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-036) and 2561 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-037) 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 its study, report and recommendation.

Upon Council's receipt of the recommendation of the Planning and Zoning Commission, the issue of rezoning of 2555 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-036) and 2561 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-037) from U-1 Single Family Residential District to U-5 Public and Institutional District shall be set for a public hearing and/or referred to a Committee of Council for consideration.

If referred to a public hearing, said public hearing shall be held no less than 30 days after the Planning and Zoning Commission's referral back to Council of its recommendation.

If referred to a Committee of Council, a public hearing shall be set after Council's receipt of the report of the Committee.

This Ordinance shall be read by Council on three separate occasions and if it is passed, the proposed rezoning shall become effective upon the 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.

ORDINANCE NO. 2024-63

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.

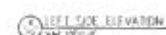
Clerk

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

Mayor

BEACHWOOD, OHIO

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FELDMAN
ARCHITECTS
FELDMAN

WILLIAMSON BUILDING, PLAZA 100,
CORP. B-205, ALBANY,
2005 - 1001 COLLEEN ROAD
DEARBORO, OHIO

EXTERIOR ELEVATIONS

Self-Report: 45 cm/100 lb

Table IV (continued)

LINE 2 OF 3

P2



■■■■■■ INDICATES STUD WALLS AT CONSTRUCTION
 ===== INDICATES FUTURE STUD WALLS

[illegible]

**FELDMAN
ARCHITECTS
FELDMAN**

PRELIMINARY BUILDING PLAN FOR:
CONG. BAIS AVROHOM
2555 - 2561 EDGEWOOD ROAD
BEACHWOOD, OHIO

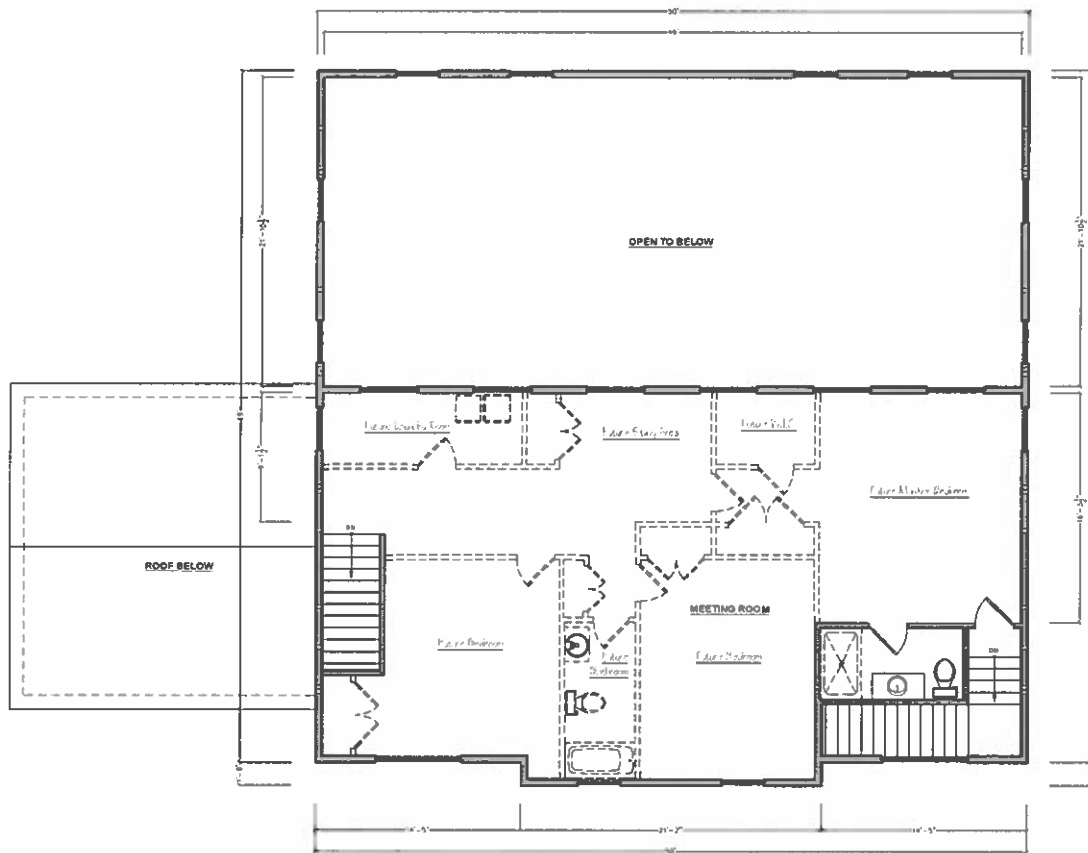
FIRST FLOOR PLAN

3.2.2 $\mathcal{L}^2 = \mathcal{L}^1 \oplus \mathcal{L}^0$

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SHEET 3 OF 3

P3



1 SECOND FLOOR PLAN
P4 SCALE 1/4"=1'-0"

LEGEND
 ——— INDICATES STUD WALLS AT CONSTRUCTION
 - - - - - INDICATES FUTURE STUD WALLS

Drawings prepared by the architect are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The client shall not hold or claim any right in the drawings.

ISSUED 05-12-23

Drawn by: J. Feldman, S.E., AIA
 1000 Main St., Suite 100, Westerville, OH 43081
 Tel: 614-885-1100 Fax: 614-885-1101
 www.feldmanarchitects.com
 Project: 2355 24th Edgewood Road
 Beachwood, OH 44105
 Date: 05-12-23
 Scale: 1/4"=1'-0"

FELDMAN ARCHITECTS
FELDMAN

FELDMAN ARCHITECTS
 2355 24th Edgewood Road
 Beachwood, OH 44105

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

DATE: 05-12-23

SHEET 4 OF 5

P4



GPD GROUP®
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Cleveland, OH 44125

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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: March 20, 2025

Report Date: March 7, 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 2024-27 Re-Zoning 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.**

There are no engineering Comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 03/04/2025
Re: P&Z # 2024-27 2555 Edgewood Rd and 2561 Edgewood Rd (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