



**Beachwood Special Planning and Zoning Commission Meeting
Thursday, April 10, 2025, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Agenda

New Business

Agenda Items

1. Roll Call
2. Council Report
3. Citizen's Remarks
4. Planning and Zoning Commission
2025-10 Rezoning 3663 Park East Drive, Beachwood, Ohio 44122 (PPN 742-29-017) from U-4C Integrated Mixed Use, Multi-Family Residential, Office Retail, Recreation Business District to U-9 Motor Service District (**Ordinance No. 2025-12, referred from Council 4/7/2025**).
5. Planning and Zoning Commission
2025-13 Amending the City of Beachwood, Ohio Planning and Zoning Code by Amending Beachwood Codified Ordinance Section 1111.02(M)(2) titled "Classification of Uses" (**Ordinance No. 2025-13, referred from Council 4/7/2025**).

Tabled Items

1. Planning and Zoning Commission 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 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

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 3/20/2025

OWNER OF BUILDING: 3663 Park East My Place LLC

PHONE: 414-748-1009

STREET ADDRESS: 2019 Center Street

CITY/STATE/ZIP: Cleveland, OH 44113

APPLICANT: Harriet LLC

PHONE: 440-478-9037

COMPANY OR FIRM: _____

EMAIL: jb@driveclassic.com

STREET ADDRESS: 8470 Tyler Boulevard

CITY/STATE/ZIP: Mentor, OH 44060

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

Jim Brown; jb@driveclassic.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 3663 Park East Drive

SUITE # _____

TENANT NAME: Classic Lexus

PERMANENT PARCEL # 742 29 017 PRESENT USE: vacant PROPOSED USE: Auto Dealership

PURPOSE OF APPLICATION: Rezone vacant property to prior zoning classification for automobile dealership 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):

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. _____

***** 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.

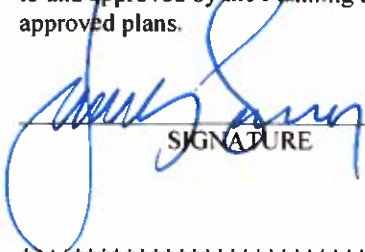
Planning & Zoning Submission Filing Fees & Deposits:

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

James Brown
PRINTED NAME

3.20.25
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: _____

3663 PARK EAST MY PLACE LLC 2019 CENTER ST CLEVELAND, OH 44113

Description

60 SP 1785.36FT NP & PT VAC ST

Property Class

HOTELS

Parcel Number

742-29-017

Taxset

Beachwood

Tax Year

2024 Pay 2025 ▼

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Summary By Tax Year 2024 Pay 2025

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

Assessed Values

Land Value	\$2,283,090
Building Value	\$2,051,320
Total Value	\$4,334,410
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$263,770.52
Less 920 Reduction	\$104,244.60
Sub Total	\$159,525.92
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$560.88
Half Year Net Taxes	\$160,086.80

Market Values

Land Value	\$6,523,100
Building Value	\$5,860,900
Total Value	\$12,384,000

Rates

Full Rate	121.71
920 Reduction Rate	.395209
Effective Rate	73.609058

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

\$511,640.11

Payments

\$351,553.31

Balance Due

\$160,086.80**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	Prior year tax - 2023	\$170,050.41	\$170,050.41	\$.00
	Prior year penalty - 2023	\$17,005.04	\$17,005.04	\$.00
	DELQ BALANCE	\$187,055.45	\$187,055.45	\$.00
	1st half tax	\$159,525.92	\$159,525.92	\$.00
	1ST HALF BALANCE	\$159,525.92	\$159,525.92	\$.00
	2nd half tax	\$159,525.92	\$.00	\$159,525.92
	2ND HALF BALANCE	\$159,525.92	\$.00	\$159,525.92
C170100Y-NEORS - DELINQUENT WASTEWATER				
	Prior year tax - 2023	\$2,216.50	\$2,216.50	\$.00
	Prior year SPA fee - 2023	\$22.17	\$22.17	\$.00
	DELQ BALANCE	\$2,238.67	\$2,238.67	\$.00
C100030C-SEWER MAINTENANCE				
	Prior year tax - 2023	\$280.31	\$280.31	\$.00
	DELQ BALANCE	\$280.31	\$280.31	\$.00

1st half tax - 2024	\$280.44	\$280.44	\$.00
1ST HALF BALANCE	\$280.44	\$280.44	\$.00
2nd half tax - 2024	\$280.44	\$.00	\$280.44
2ND HALF BALANCE	\$280.44	\$.00	\$280.44

**C170100Z-NEORS - DELINQUENT
STORMWATER**

Prior year tax - 2023	\$1,425.50	\$1,425.50	\$.00
Prior year penalty - 2023	\$142.55	\$142.55	\$.00
Prior year SPA fee penalty - 2023	\$1.43	\$1.43	\$.00
Prior year SPA fee - 2023	\$14.26	\$14.26	\$.00
DELQ BALANCE	\$1,583.74	\$1,583.74	\$.00

C100030S-Sewer Maintenance

Prior year tax - 2023	\$280.31	\$280.31	\$.00
Prior year penalty - 2023	\$28.03	\$28.03	\$.00
DELQ BALANCE	\$308.34	\$308.34	\$.00
1st half tax - 2024	\$280.44	\$280.44	\$.00
1ST HALF BALANCE	\$280.44	\$280.44	\$.00
2nd half tax - 2024	\$280.44	\$.00	\$280.44
2ND HALF BALANCE	\$280.44	\$.00	\$280.44

Total Balance

Charges	Payments	Balance Due
\$511,640.11	\$351,553.31	\$160,086.80

PAY BY CREDIT OR DEBIT CARD

Log

View Map

Updated :03/20/2025 04:26:54 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

Online payments are not accepted for parcels in foreclosure, bankruptcy, or with a tax lien status. Please contact Taxpayer Services (216) 443-7400 Option 1.

 Search for Property Taxes	 Search for Manufactured Home Taxes
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SEARCH BY

Parcel Number

742-29-017

Search

Search results for Parcel Number: "742-29-017"

2024 Property Tax

Claim Parcel

Parcel Number 742-29-017

3663 PARK EAST MY PLACE LLC

Privacy - Terms

 SIGN IN / REGISTER

☐ Delinquent Balance \$0.00

\$0.00

☐ First Half Balance \$0.00

☐ Second Half Balance \$160,086.80

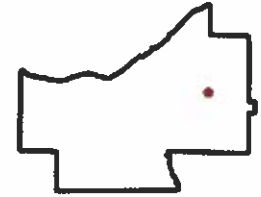
☐ Total Balance \$160,086.80

 2025 Point & Pay

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Cuyahoga County GIS Viewer



Date Created: 3/20/2025

Legend

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



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

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

INTRODUCED BY:

ORDINANCE NO. 2025-12

AN ORDINANCE REZONING 3663 PARK EAST DRIVE, BEACHWOOD, OHIO 44122 PPN# 742-29-017, FROM U-4C INTEGRATED MIXED USE, MULTI-FAMILY RESIDENTIAL, OFFICE RETAIL, RECREATION BUSINESS DISTRICT TO U-9 MOTOR SERVICE DISTRICT

WHEREAS, Harriet, LLC has requested the rezoning of 3663 Park East Drive, Beachwood, Ohio 44122 PPN# 742-29-017 from U-4C Integrated Mixed Use to U-9 Motor Service District; and

WHEREAS, Council places this request on first reading and refers the proposed Rezoning to the Planning and Zoning Commission for study and a 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 for the rezoning of 3663 Park East Drive, Beachwood, Ohio 44122 PPN# 742-29-017 from U-4C Integrated Mixed Use to U-9 Motor Service District, places said rezoning 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.

Upon receipt of the Planning and Zoning Commission's report and recommendation, Council will place the rezoning request on second reading and will schedule a public hearing.

The public hearing shall occur no less than 30 days after receipt of the Planning and Zoning Commission's report and recommendation.

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

3663 Park East My Place LLC

March 31, 2025

Via E-Mail (jb@classicautocampus.com)

James Brown
8470 Tyler Blvd.
Mentor, Ohio 44060

Re: *3663 Park East My Place LLC*

Dear James:

I am writing this letter in my capacity as the Managing Member of 3663 Park East My Place LLC. Until further written notice by me, this letter shall serve as authorization for you to appear before the City of Beachwood for purposes of applying for and requesting zoning approvals for the property owned by 3663 Park East My Place LLC having an address of 3663 Park East Drive, Beachwood, Ohio 44122.

Very truly yours,

/s/ Chad Kertesz

CK:c2

Chad Kertesz, Managing Member

Exhibit A
Legal Description

Situated in the City of Beachwood, County of Cuyahoga, and State of Ohio and known as being a part of Original Lot 60 of Warrensville Township and being further bounded and described as follows:

Beginning at the point of intersection of the centerline of Richmond Road and the centerline of Chagrin Boulevard;

Thence South 89° 51' 20" East along the centerline of said Chagrin Boulevard a distance of 917.00 feet to a point, said point being the intersection of said Chagrin Boulevard and the centerline of Park East Drive as dedicated in Volume 219, Page 35 of the Cuyahoga County Records;

Thence South 00° 08' 40" West along the centerline of Park East Drive a distance of 473.00 feet to a point of curvature;

Thence along the arc of said curve deflecting to the left 282.65 feet, said curve having a radius of 550.00 feet and a chord which bears South 14° 34' 40" East 279.55 feet to a point of reverse curvature;

Thence along the arc of said curve deflecting to the right 205.56 feet, said curve having a radius of 400.00 feet and a chord which bears South 14° 34' 40" East 203.31 feet to its point of tangency;

Thence South 00° 08' 40" West along said centerline of Park East Drive a distance of 193.75 feet to a point;

Thence South 89° 51' 20" East a distance of 30.00 feet to an iron pin found on the Easterly right-of-way of said Park East Drive, said point being the true place of beginning of the parcel herein described;

Thence North 87° 46' 00" East along the Southerly line of land conveyed to Parkway Medical Building Associates Partnership as recorded in Deed Volume 84-0130, Page 49 of the Cuyahoga County Records a distance of 613.88 feet to an iron pin set in the Westerly right-of-way of Interstate 271;

Thence South 03° 33' 59" West along said Westerly right-of-way of Interstate 271 a distance of 13.19 feet to an iron pin found;

Thence South 02° 30' 14" East along said Westerly right-of-way of Interstate 271 a distance of 459.78 feet to an iron pin set;

Thence along an arc of a curve and continuing along said Westerly right-of-way of Interstate 271 a distance of 278.94 feet to an iron pin found at the Northeast corner of land conveyed to Park East Realty Company as recorded in Deed Volume 88-3594, Page 1 of the Cuyahoga County Records, said curve having a radius of 12,477.67 feet and a chord which bears South 00° 17' 15" West at 278.95 feet;

Thence North 82° 00' 59" West along the Northerly line of said Park East Realty Company land a distance of 636.59 feet to an iron pin found on the Easterly line of aforesaid Park East Drive;

Thence North 00° 08' 40" East along the Easterly right-of-way of said Park East Drive a distance of 639.07 feet to the place of beginning, containing 9.9930 acres, be the same more or less but subject to all legal highways.

Permanent Parcel No.: 742-29-017

Property Address: 3663 Park East Drive, Beachwood, Ohio 44122

Permanent Parcel Number: 742-29-017

[Exhibit A to Assignment of Leases and Rents]



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: April 10, 2025

Report Date: April 3, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 4

**P & Z 2025-10 Rezoning 3663 Park East Drive, Beachwood, Ohio 44122
(PPN 742-29-017) from U-4C Integrated Mixed Use, Multi-
Family Residential, Office Retail, Recreation Business District
to U-9 Motor Service District (Ordinance No. 2025-12, Council
4/7/2025)**

1. The Engineering Dept. does not have any comments on the rezoning.

INTRODUCED BY:

ORDINANCE NO. 2025-

AN ORDINANCE AMENDING THE CITY OF BEACHWOOD, OHIO PLANNING AND ZONING CODE BY AMENDING BEACHWOOD CODIFIED ORDINANCE SECTION 1111.02(M)(2) TITLED "CLASSIFICATION OF USES"

WHEREAS, City Planner, George Smerigan has suggested an amendment to the City of Beachwood Planning and Zoning Code Section 1111.02(M)(2); and

WHEREAS, City Council desires to refer the requested amendment to the Planning and Zoning Commission for study, report, and 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 to amend the City's Planning and Zoning Code, the details of which are attached hereto and incorporated herein as **Exhibit "A"**, hereby places the proposed amendments on first reading and refers the matter to the Planning and Zoning Commission for its review, report, and recommendation. Upon receipt of the Planning and Zoning Commission's report and recommendation, Council shall schedule a public hearing to be held at Beachwood City Hall, Council Chambers. The proposed Amendments shall be read by Council on three separate occasions.

Section 2: The Clerk of Council is directed to advertise notice of the public hearing in a newspaper of general circulation in the City for a period of not less than thirty (30) days prior to the public hearing, setting forth the substance of the proposed amendment.

Section 3: 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

AMEND SECTION 1111.02 CLASSIFICATION OF USES BY AMENDING SECTION 1111.02(M)(4) TO READ AS FOLLOWS.

1111.02 CLASSIFICATION OF USES.

For the purpose of this Zoning Code, the various uses to which buildings and premises can be devoted are divided into groups, classes and subdivisions as set forth in the following classification. These uses, hereinafter classified as Class U-1, Class U-2, Class U-2A, Class U-3, Class U-3A, Class U-4A, Class U-4B, Class U-5, Class U-7, Class U-7A, Class U-8, Class U-8A, Class U-9 and Class U-10, are permitted under regulations herein set forth in the respective use districts allotted to such uses. Uses classified as Class U-6 are prohibited entirely.

(m) Class U-9 Uses.

- (1) Gasoline service station limited to sites with frontage on Chagrin Boulevard only.
- (2) Motels and hotels.
- (3) Restaurants: Restaurants may be permitted outdoor dining areas and/or curbside pickup provided that they first obtain a site development plan approval. The number of outdoor seats and/or spaces dedicated for curbside pickup shall be as authorized on the approved site development plan.
- (4) Automobile agencies limited to sites with frontage on Chagrin Boulevard, Central Parkway, Park East Drive, and Orange Place only.
- (5) Banks.
- (6) Office buildings.
- (7) Child day care center pursuant to Section 1155.02.
- (8) Adult day care center pursuant to Section 1155.03
- (9) Licensed health care facilities with a Conditional Use Permit.
- (10) Professional medical offices.