



**Beachwood Planning and Zoning Commission Meeting
Thursday, April 24, 2025, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Amended Agenda

New Business

Agenda Items

1. Roll Call
2. Approval of Minutes of March 27, 2025, Planning and Zoning Commission Meeting
3. Approval of Minutes of April 10, 2025, Special Planning and Zoning Commission Meeting
4. Council Report
5. Citizen's Remarks
6. Planning and Zoning Commission
2024-2(B) Applicant has requested revised final site plan approval for the dumpster enclosure location at 25501 Bryden Road, Bryden Elementary School.
7. Planning and Zoning Commission
2024-13(A) Applicant has requested final site plan approval for warehouse addition, dumpster pad and compressor pad at 23800 Mercantile Road, BASF Catalysts, LLC.
8. Planning and Zoning Commission
2025-8 Applicant has requested a 13' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards; 1' side yard setback variance, in accordance with BCO Section 1113.05, Side Yards; 48' total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required; and 97' front yard hardscape variance in accordance with BCO Section 1146.04, Driveways in Class U-1 District, for new home construction at 2549 Larchmont Drive.
9. Planning and Zoning Commission
2025-9 Applicant has requested a 15' rear yard setback variance for an addition at 2472 Brentwood Road, in accordance with BCO Section 1113.03, Rear Yards.
10. Planning and Zoning Commission
2025-11 Applicant has requested a 2,059.60' total lot allowed hardscape variance for a new pool and patio at 25741 Hurlingham Road, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lot Required.
11. Planning and Zoning Commission
2025-12 Applicant has requested a 2' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 1.67' side yard setback variance, in accordance with BCO Section 1113.05, Side Yards, for an addition at 2409 Beachwood Blvd.



- | | | |
|-----|---|---|
| 12. | Planning and Zoning
Commission
2025-14 | Applicant has requested a variance for an additional accessory structure and a 2.5' height variance for the covered porch at 2540 Buckhurst Drive, in accordance with BCO Section 11113.03, Rear Yards. |
| 13. | Planning and Zoning
Commission
2025-7 | Amending various sections of the City of Beachwood, Ohio, Planning and Zoning Code (Ordinance No. 2025-5, referred from Council 2/3/2025). |

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). |

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 03/09/2025

OWNER OF BUILDING: Beachwood Board of Education PHONE: 216-464-2600

STREET ADDRESS: 24601 Fairmount Boulevard

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Ryan Schmit PHONE: 216-269-2266

COMPANY OR FIRM: TDA Architecture

EMAIL: rschmit@thendesign.com

STREET ADDRESS: 4230 River Street

CITY/STATE/ZIP: Willoughby, OH 44022

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

Ryan Schmit (rschmit@thendesign.com), Robert Hardis (rph@beachwoodschoools.org)

Ken Veon (kev@beachwoodschoools.org), Steve Zannoni (steven.zannoni@thompsonhine.co

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25501 BRYDEN RD, BEACHWOOD, OH, 44122 SUITE # _____

TENANT NAME: Bryden Elementary School

PERMANENT PARCEL # 742 13 039 PRESENT USE: school PROPOSED USE: school

PURPOSE OF APPLICATION: Move previously approved freestanding dumpster to new
location adjacent to building. Better visibility for playground security

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 minor plan revsion
☐ 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. request to move the dumpster immediatly adjacent
visibility of the playground- improves secuity

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.

_____	<u>Ryan P. Schmit</u>	<u>03/09/2025</u>
SIGNATURE	PRINTED NAME	DATE

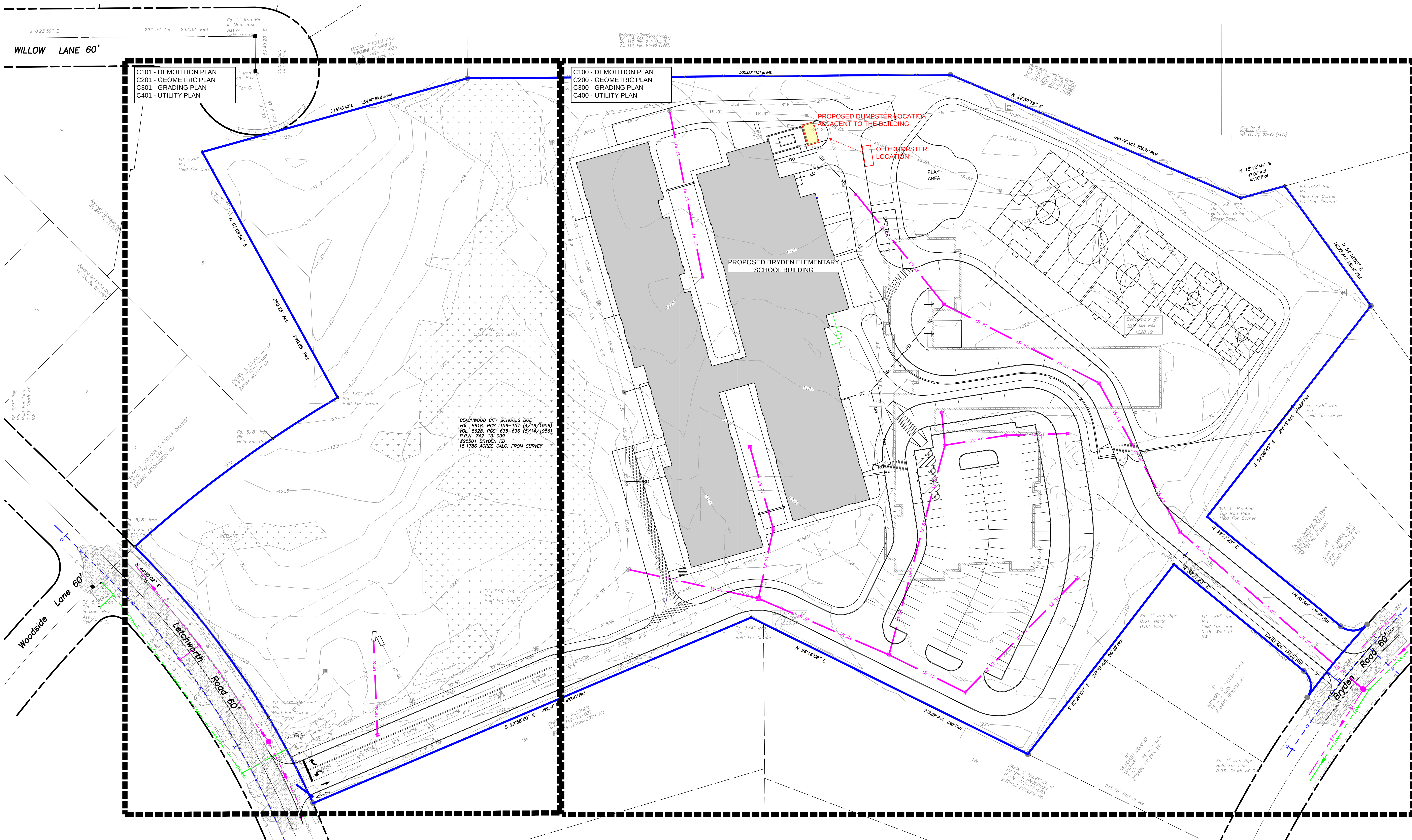
*****OFFICE USE ONLY*****

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

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

Preliminary Approval: _____	Final Approval: _____
Date	Date

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



C101 - DEMOLITION PLAN
C201 - GEOMETRIC PLAN
C301 - GRADING PLAN
C401 - UTILITY PLAN

C100 - DEMOLITION PLAN
C200 - GEOMETRIC PLAN
C300 - GRADING PLAN
C400 - UTILITY PLAN

PROPOSED BRYDEN ELEMENTARY
SCHOOL BUILDING

PROPOSED DUMPSTER LOCATION
ADJACENT TO THE BUILDING

OLD DUMPSTER
LOCATION

BEACHWOOD CITY SCHOOLS BOE
VOL. 8618, PGS. 156-157 (4/16/1950)
VOL. 8620, PGS. 635-636 (5/14/1950)
P.P.M. 742-13-039
#25501 BRYDEN RD
15.1786 ACRES CALC. FROM SURVEY

OVERALL PLAN
1" = 40'



TBA
Thorson-Baker + Associates
CONSULTING ENGINEERS
3030 West Streetsboro Road
Richfield, Ohio 44286
(330) 659-6688 Ph.
(330) 659-6675 Fax

Ohio Utilities Protection Service
Call 811
before you dig



BRYDEN ES
BEACHWOOD CITY SCHOOLS
25501 BRYDEN RD
BEACHWOOD, OH 44122

no.	description	date
08	BID	03-07-25
07	BID/PERMIT	06-15-24
06	SITE & FOUNDATION PERMIT	06-05-24
05	GMP	06-04-24
04	DD	03-01-24
03	EARLY SITE BID	02-23-24
02	EARLY SITE	02-05-24
01	SD	12-01-23
no.	description	date

Project Issues

design and construction documents as instruments of service are the property of the design professional and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the design professional.

sheet name:
OVERALL PLAN

drawn by:
TBA

checked by:
TBA

sheet number:
C001

job number:
20064

1.	REFER TO A300 SERIES DRAWINGS FOR OVER-ALL BUILDING ELEVATIONS.
2.	REFER TO A311 SERIES DRAWINGS FOR ENLARGED ELEVATIONS.
3.	REFER TO A400 SERIES DRAWINGS FOR OVERALL BUILDING SECTIONS
4.	NOT ALL MECHANICAL, ELECTRICAL, PLUMBING, AND TECHNOLOGY EQUIPMENT AND DEVICES ARE SHOWN ON THE ELEVATIONS. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND TECHNOLOGY DRAWINGS FOR ADDITIONAL ITEMS.
5.	EXTERIOR LIGHTS, LOCATED OVER DOORS, SHALL BE CENTERED HORIZONTAL ON THE DOOR. U.N.O.
6.	REFER TO DET. 17/A512 FOR TYP. PIPE PENETRATIONS THRU SIDING.



BRYDEN ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOLS
25501 BRYDEN ROAD, BEACHWOOD, OH 44122

[illegible]

design and construction documents as instruments of service are given in confidence and remain the property of HensDesign Architecture Ltd. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of HensDesign Architecture Ltd.

SHEET NAME:

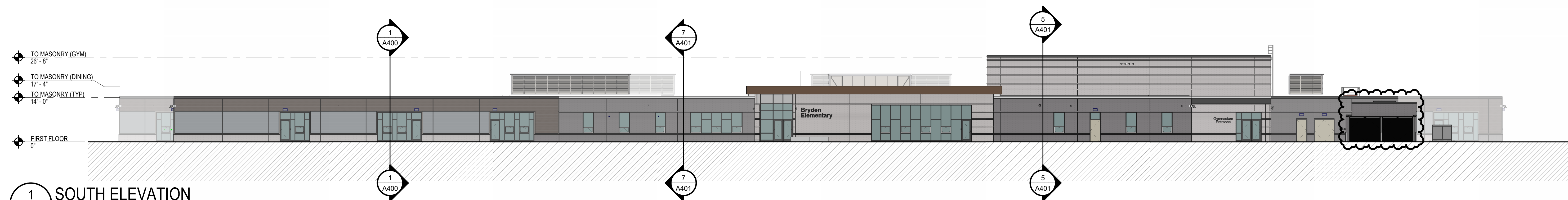
OVERALL ELEVATIONS

drawn by:
TDA

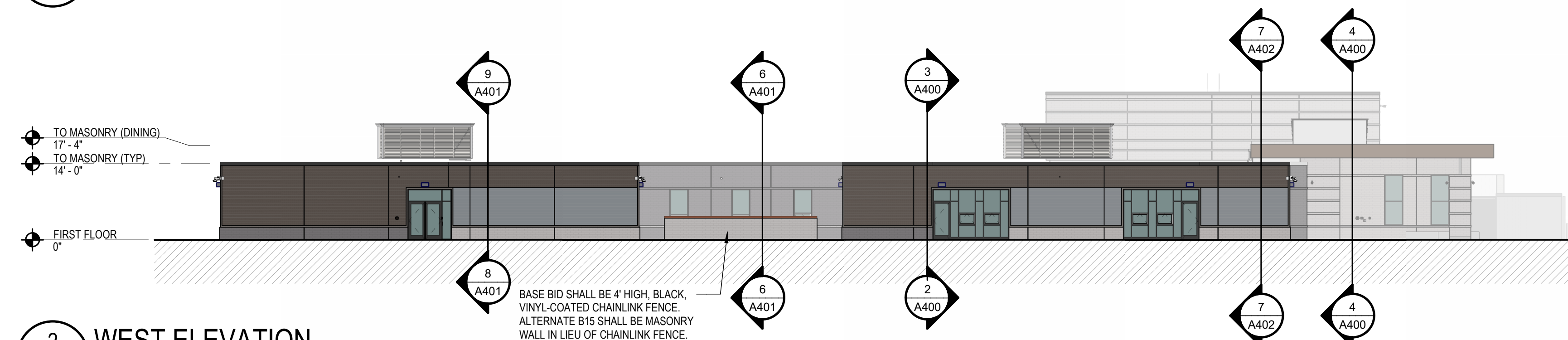
checked by:
TDA

sheet number:
A300

job number:
23046



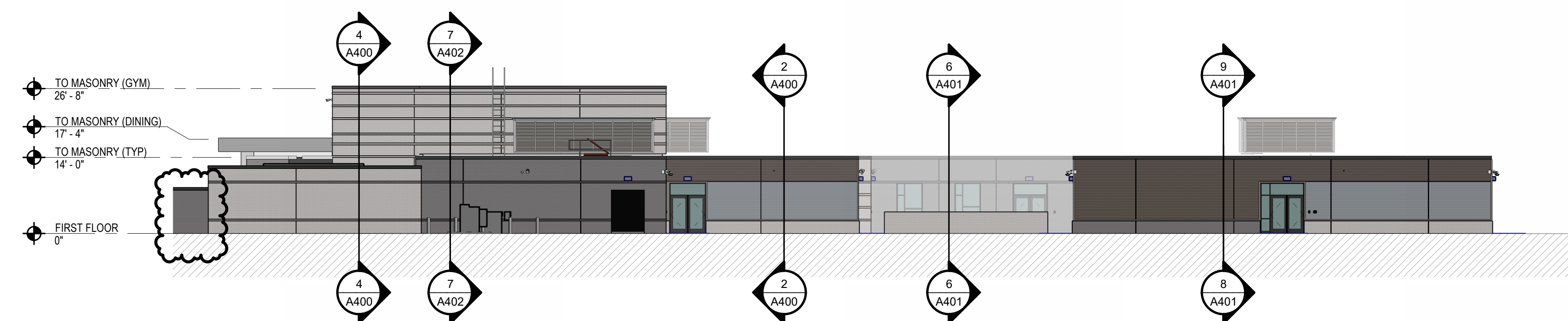
1 SOUTH ELEVATION
A300 SCALE: 1/16" = 1'-0"



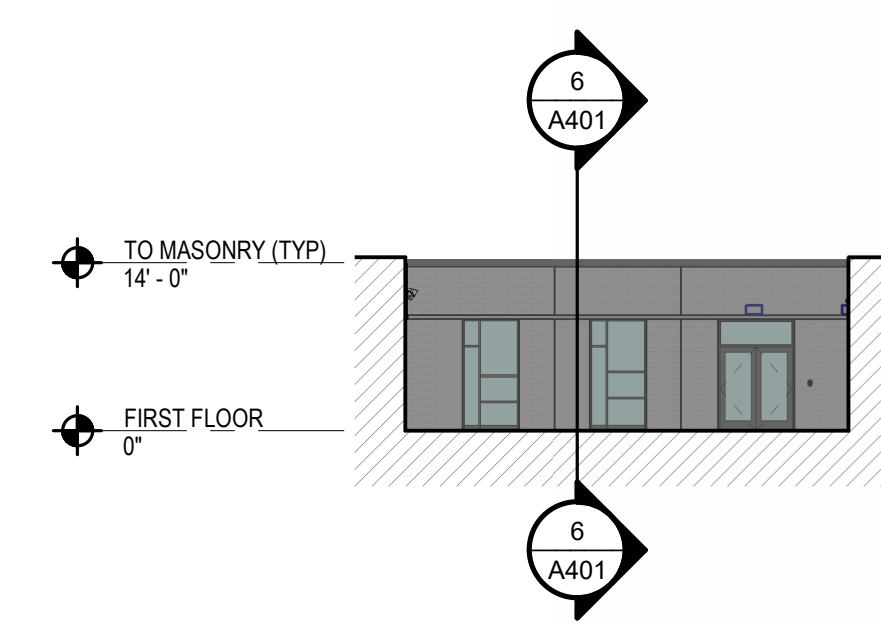
2 WEST ELEVATION
A300 SCALE: 1/16" = 1'-0"



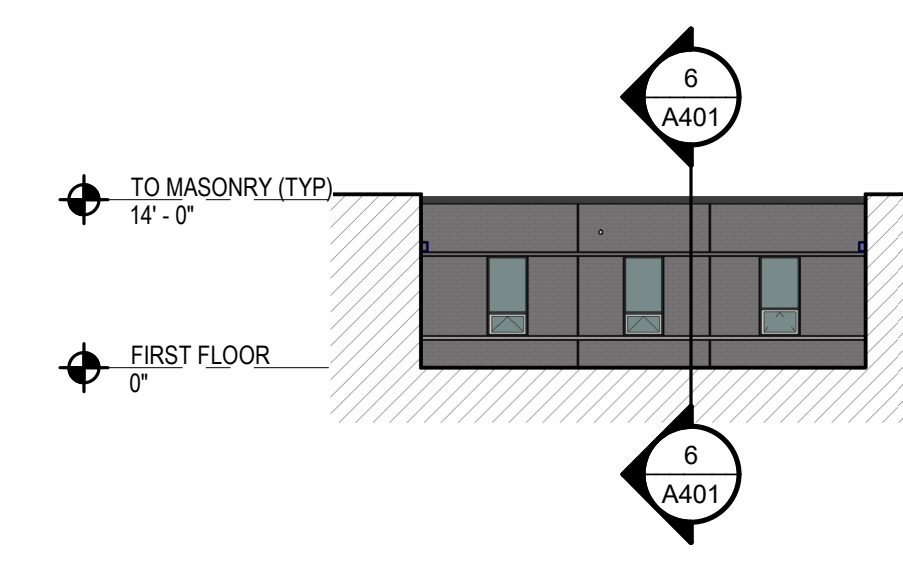
3 NORTH ELEVATION
A300 SCALE: 1/16" = 1'-0"



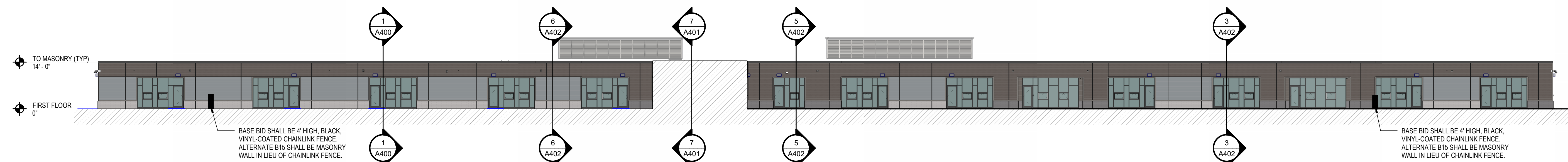
4 EAST ELEVATION
A300 SCALE: 1/16" = 1'-0"



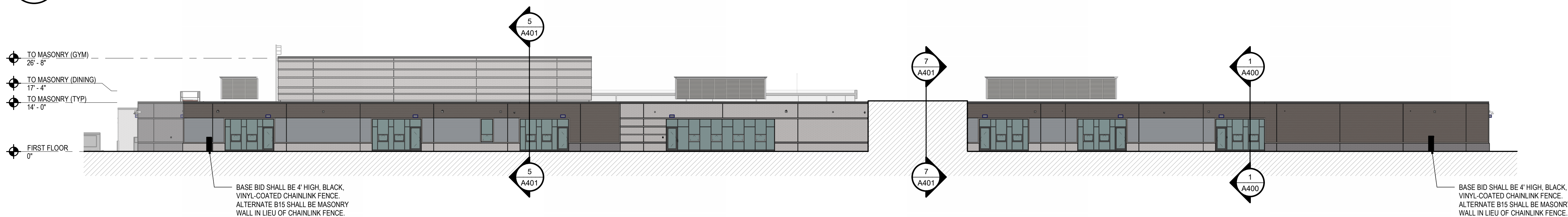
7 EAST ELEVATION - CORRIDOR
A300 SCALE: 1/16" = 1'-0"



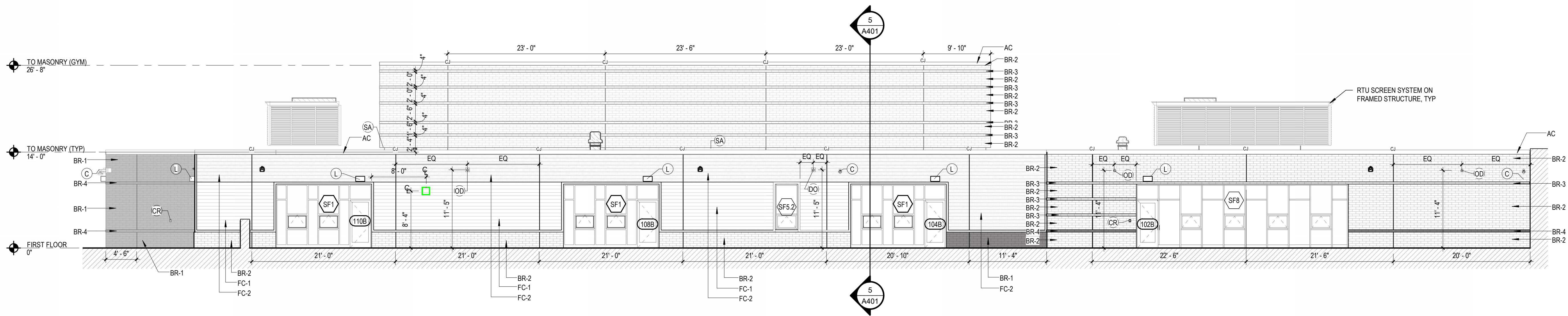
8 WEST ELEVATION - CORRIDOR
A300 SCALE: 1/16" = 1'-0"



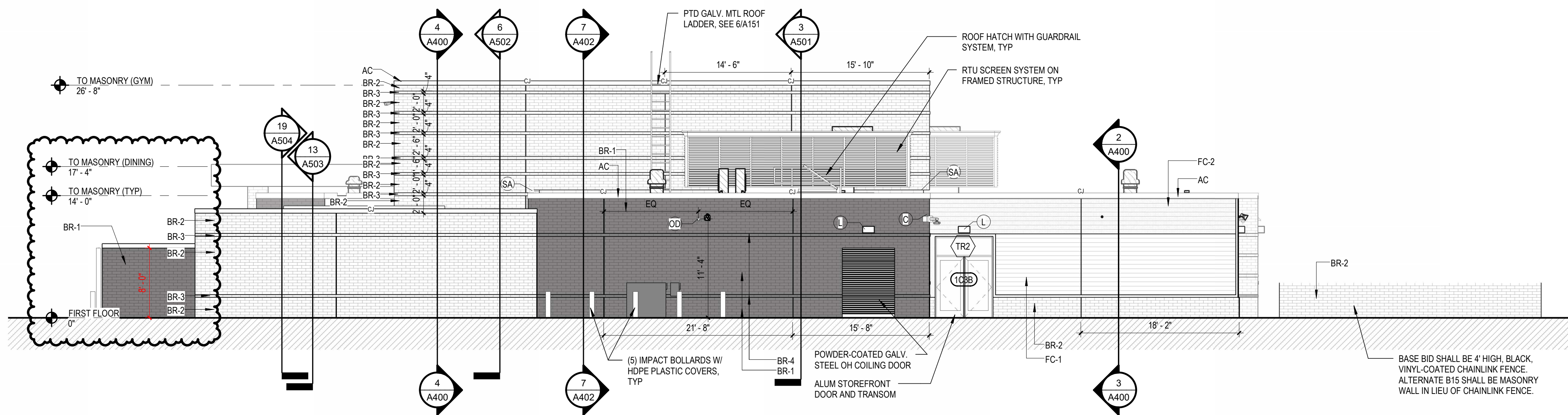
5 SOUTH ELEVATION - NORTH WING
A300 SCALE: 1/16" = 1'-0"



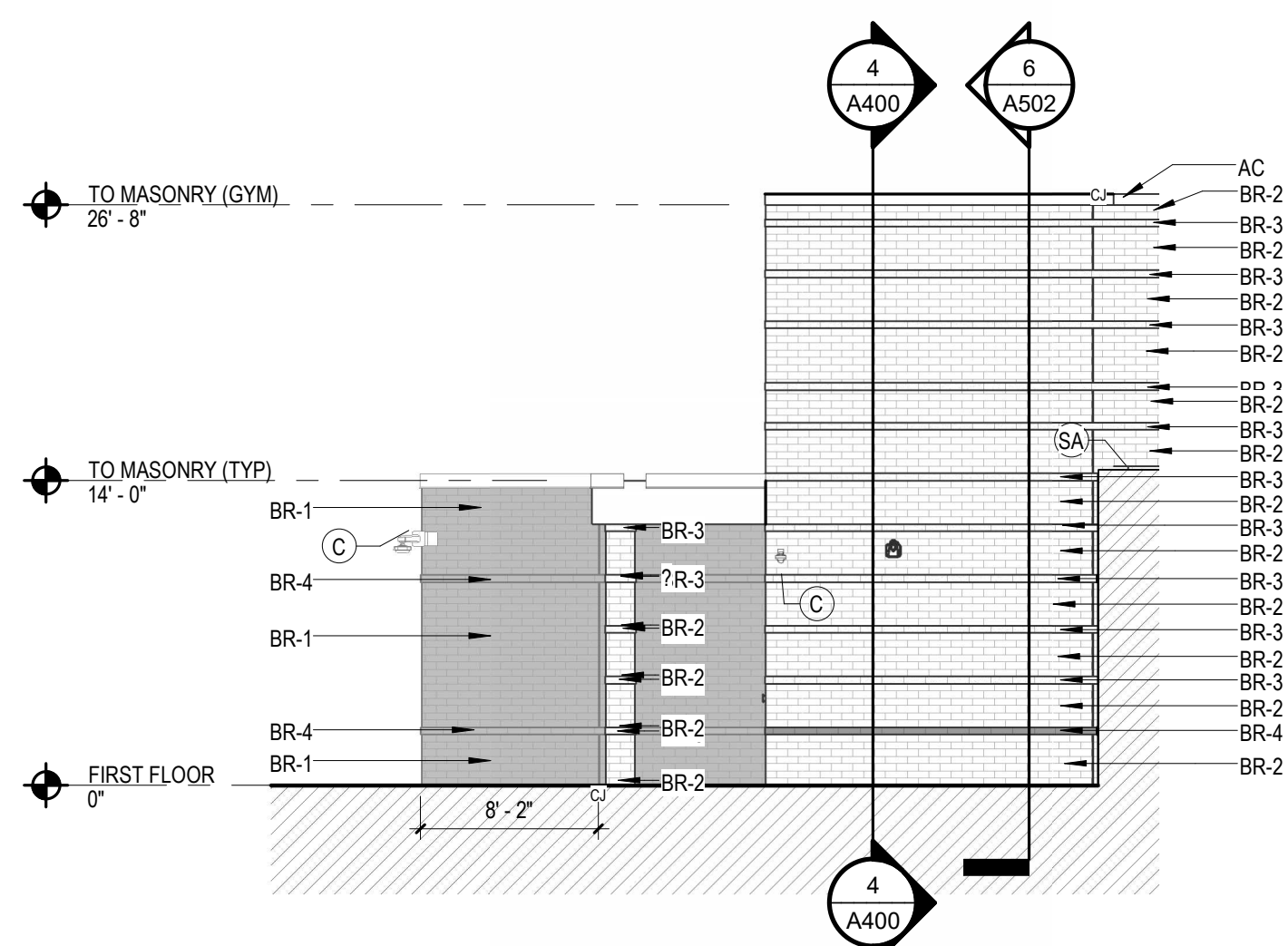
6 NORTH ELEVATION - SOUTH WING
A300 SCALE: 1/16" = 1'-0"



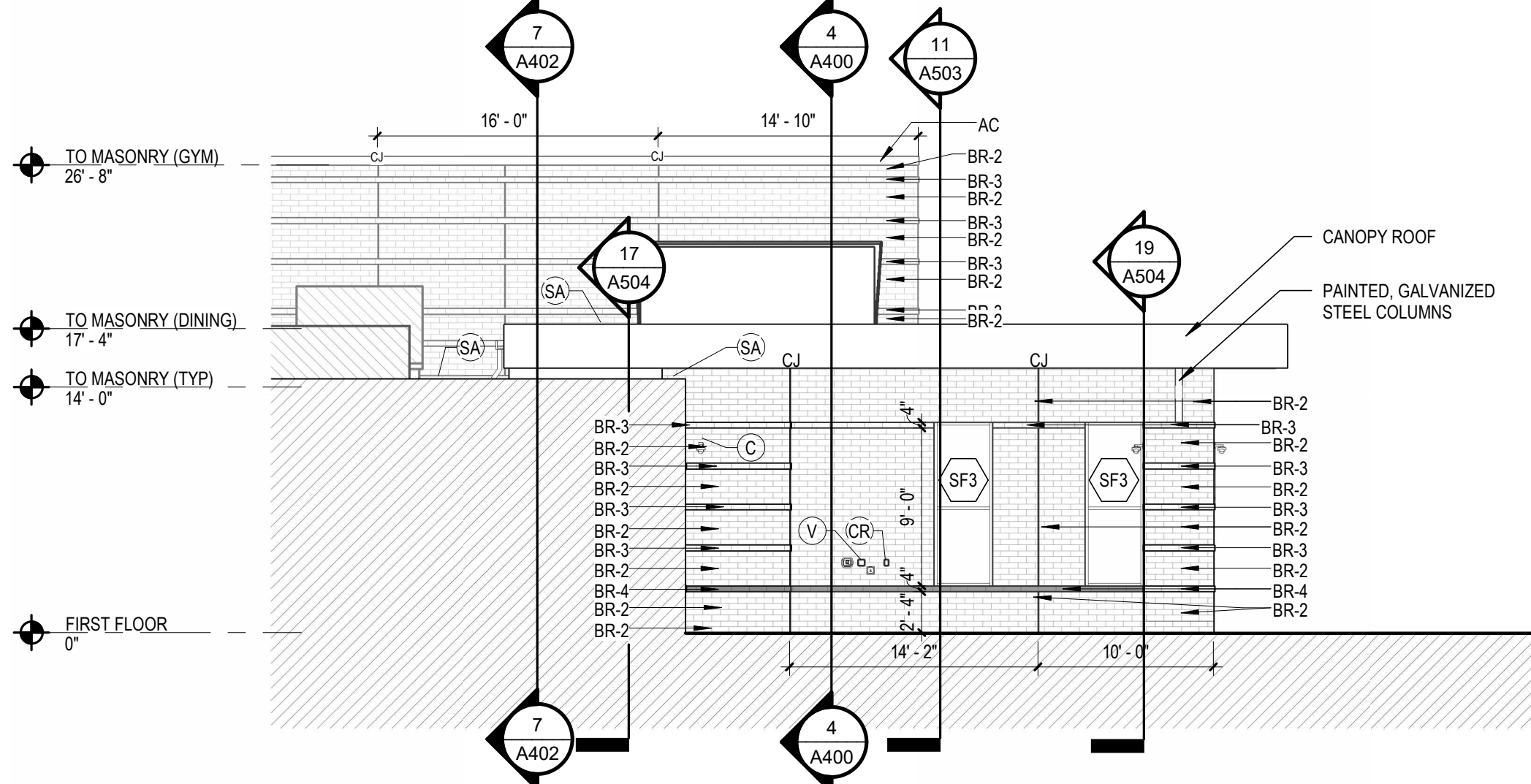
1 NORTH ELEVATION - AREA 1 - MEDIA CENTER
A311 SCALE: 1/8" = 1'-0"



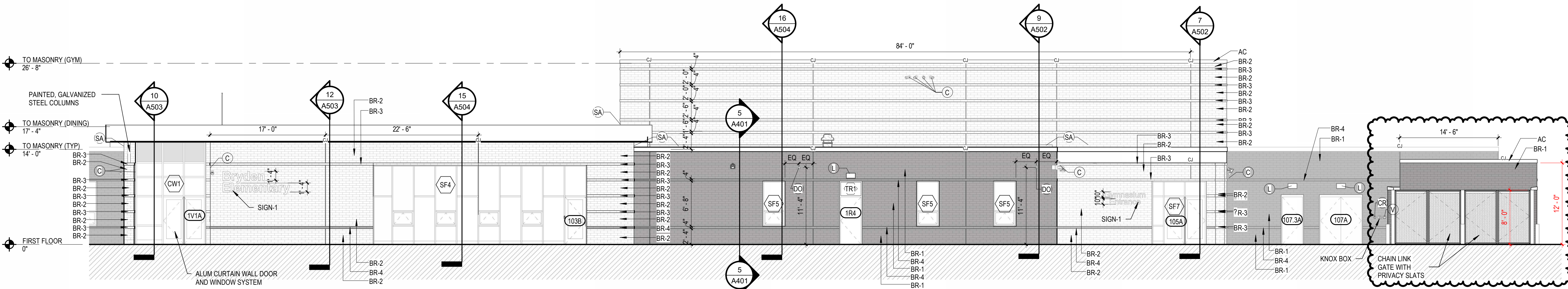
2 EAST ELEVATION - AREA 1 - CUSTODIAL/MUSIC
A311 SCALE: 1/8" = 1'-0"



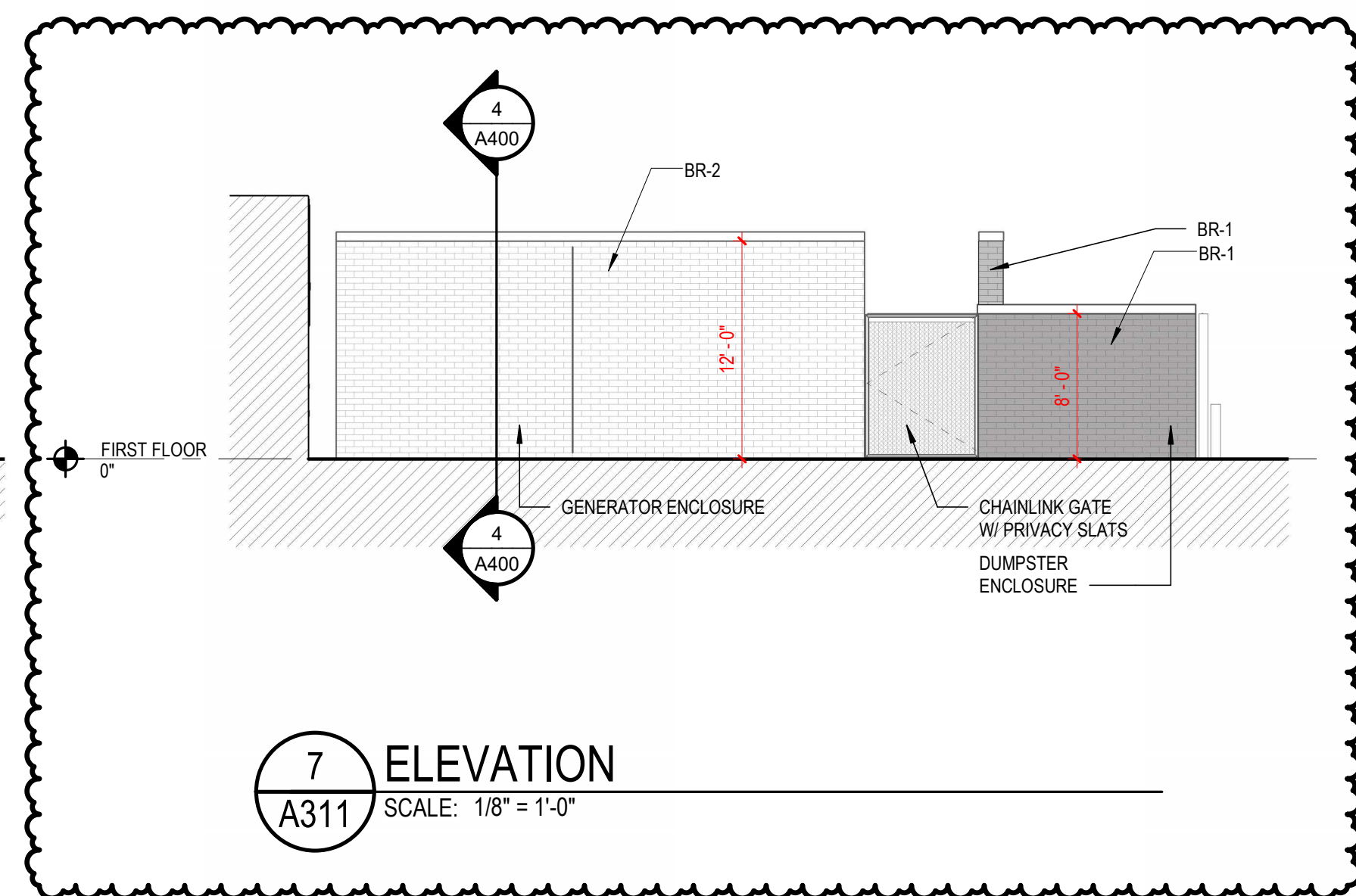
3 EAST ELEVATION - AREA 1 - GENERATOR
A311 SCALE: 1/8" = 1'-0"



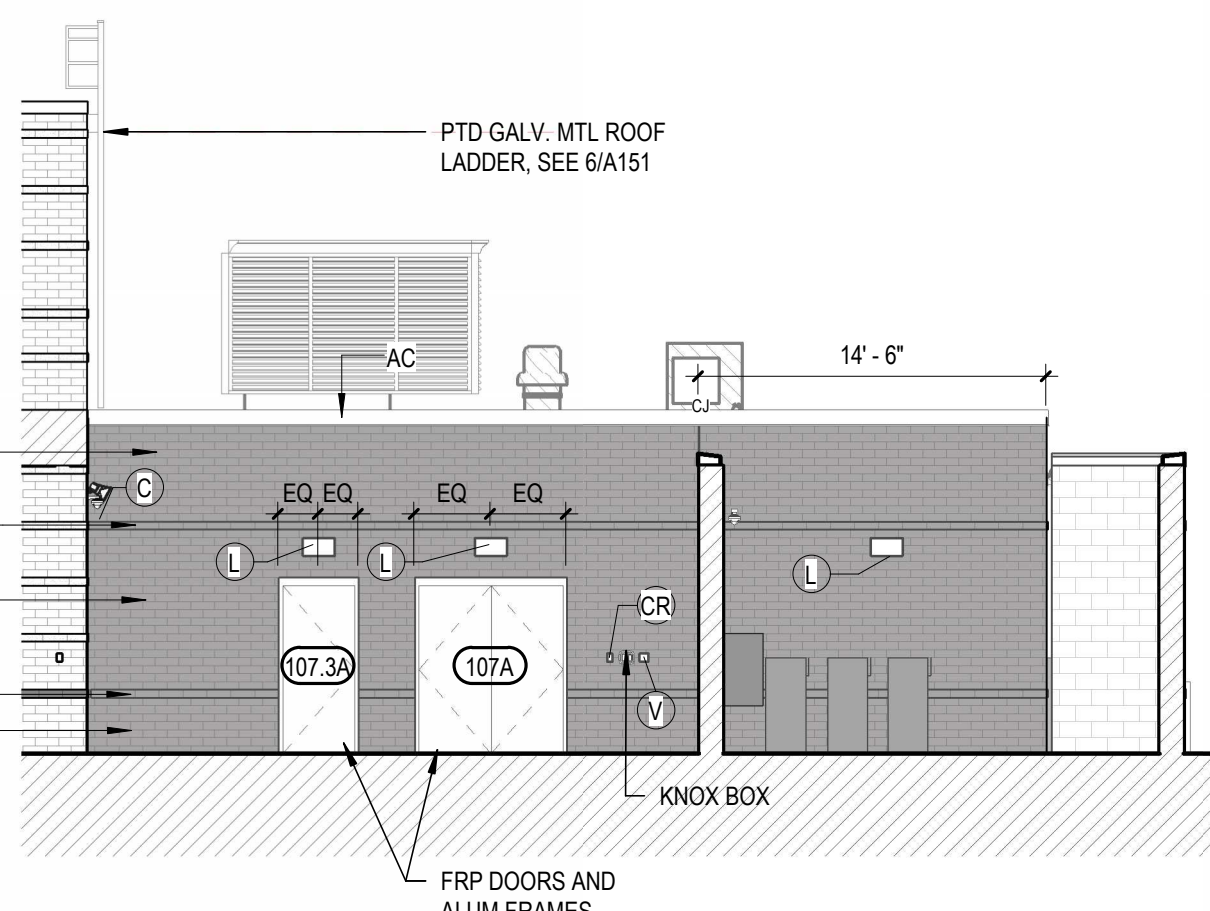
4 WEST ELEVATION - AREA 1 - STUDENT DINING
A311 SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION - AREA 1 - GYM
A311 SCALE: 1/8" = 1'-0"



7 ELEVATION
A311 SCALE: 1/8" = 1'-0"



6 SOUTH ELEVATION - RECEIVING
A311 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
SYMBOL	MATERIAL
MASONRY	
BR-1	FACE BRICK - TYPE 1 - MEDIUM GRAY, WIRE CUT
BR-2	FACE BRICK - TYPE 2 - LIGHT GRAY, WIRE CUT
BR-3	FACE BRICK - TYPE 3 - LIGHT GRAY, SMOOTH
BR-4	FACE BRICK - TYPE 4 - MEDIUM GRAY, SMOOTH
FIBER CEMENT PANEL	
FC-1	FIBER CEMENT BOARD SIDING - TYPE 1 - LIGHT GRAY
FC-2	FIBER CEMENT BOARD SIDING - TYPE 2 - MEDIUM GRAY
METALS	
AC	PREFINISHED ALUM. GRAVEL STOP/COPING SYSTEM
AF	ALUMINUM FASCIA
WINDOWS / CURTAIN WALL / STOREFRONT	
AWU	ALUMINUM WINDOW UNIT
CW	CURTAIN WALL SYSTEM
SF	STOREFRONT SYSTEM
MISCELLANEOUS	
FRP	FRP DOOR UNIT
LV	METAL LOUVER, SEE MECH. DWGS.
SCPR	OVERFLOW SCUPPER
GU-DS	GUTTER W/ DOWNSPOUT
SC-DS	OVERFLOW SCUPPER W/ DOWNSPOUT
SIGN-1	ALUMINUM, REVERSE CHANNEL LED-LIT LETTERS W/ POLYCARBONATE (TRANSLUCENT) BACKS W/ INTEGRATED LED LIGHTS. OWNER AND ARCHITECT TO APPROVE FINAL FONT.

- NOTES:
- NOT ALL MATERIALS LISTED MAY BE USED.
 - TEMPERED INSULATED GLASS LOCATED AT ALL EXTERIOR GLASS TYPES
 - SEE MECHANICAL DRAWINGS FOR DETAILED INFORMATION ON LOUVERS.
- Ⓒ CAMERA; SEE TECHNOLOGY DRAWINGS
- Ⓕ LIGHT FIXTURE; SEE ELECTRICAL DRAWINGS
- Ⓖ CARD READER; SEE TECHNOLOGY DRAWINGS
- Ⓓ OVERFLOW DRAIN OUTLET
- Ⓔ VIDEO INTERCOM; SEE TECHNOLOGY DRAWINGS
- Ⓐ ADA AUTOMATIC DOOR OPENER; SEE ELECTRICAL DRAWINGS
- Ⓢ BRICK SUPPORT SYSTEM, SEE STRUCT.

GENERAL NOTES - EXTERIOR ELEVATIONS

- REFER TO A300 SERIES DRAWINGS FOR OVER-ALL BUILDING ELEVATIONS.
- REFER TO A311 SERIES DRAWINGS FOR ENLARGED ELEVATIONS.
- REFER TO A400 SERIES DRAWINGS FOR OVERALL BUILDING SECTIONS
- NOT ALL MECHANICAL, ELECTRICAL, PLUMBING, AND TECHNOLOGY EQUIPMENT AND DEVICES ARE SHOWN ON THE ELEVATIONS. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND TECHNOLOGY DRAWINGS FOR ADDITIONAL ITEMS.
- EXTERIOR LIGHTS, LOCATED OVER DOORS, SHALL BE CENTERED HORIZONTALLY ON THE DOOR, U.N.O.
- REFER TO DET. 17/A512 FOR TYP. PIPE PENETRATIONS THRU SIDING.

STATE OF OHIO
CHRISTOPHER D. SMITH
9912446
REGISTERED PROFESSIONAL ARCHITECT
EXPIRATION DATE: 12/31/2025

tda
thendesign architecture

BRYDEN ELEMENTARY SCHOOLS
BEACHWOOD CITY SCHOOLS
25501 BRYDEN ROAD, BEACHWOOD, OH 44122

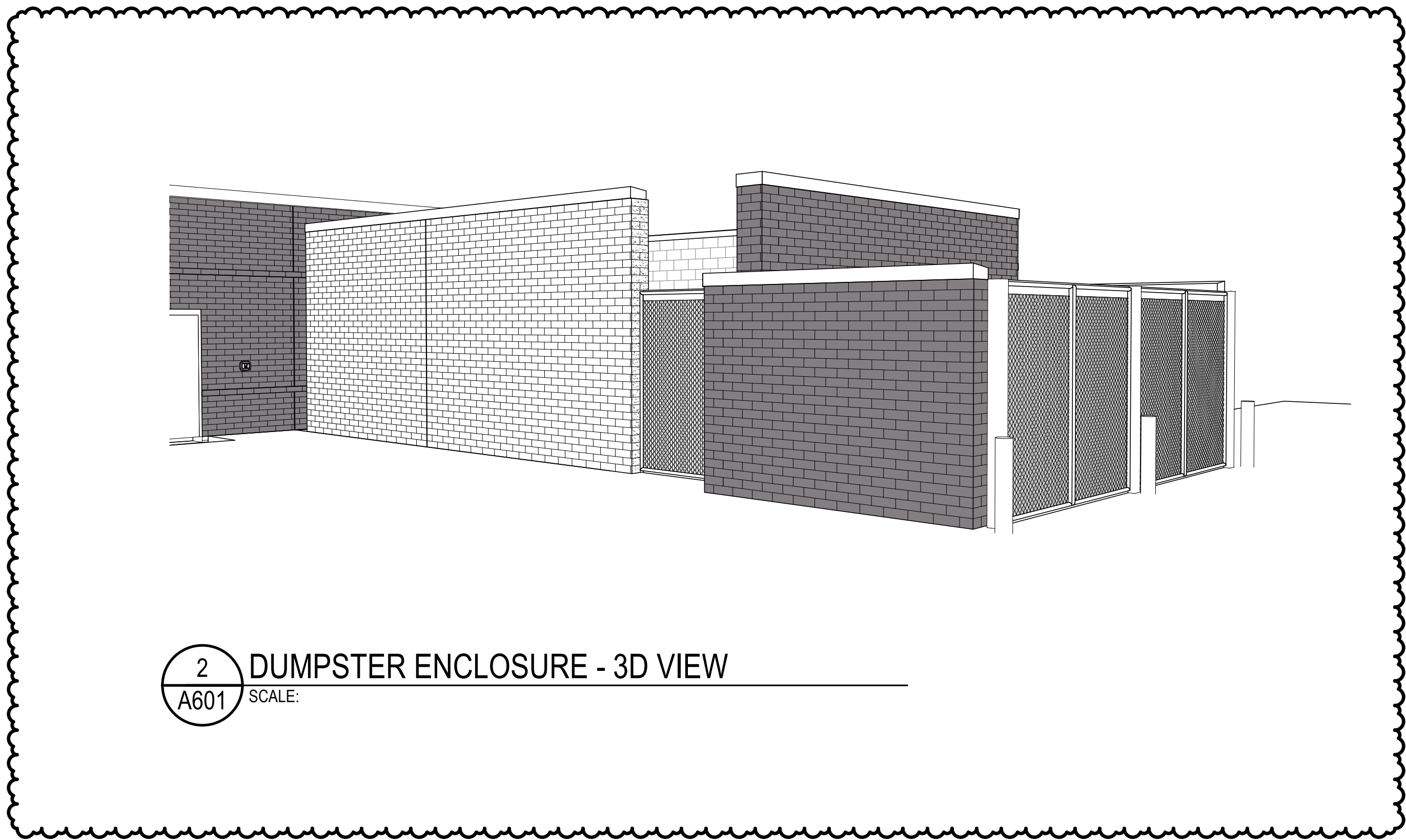
drawn by:
TDA
checked by:
TDA
sheet number:
A311
job number:
23046

07 BID/PERMIT 07-12-2024
06 SITE/FOUNDATION 06-06-2024
05 GMP 06-04-2024
03 DD 04-01-2024
01 SD 12-01-2023

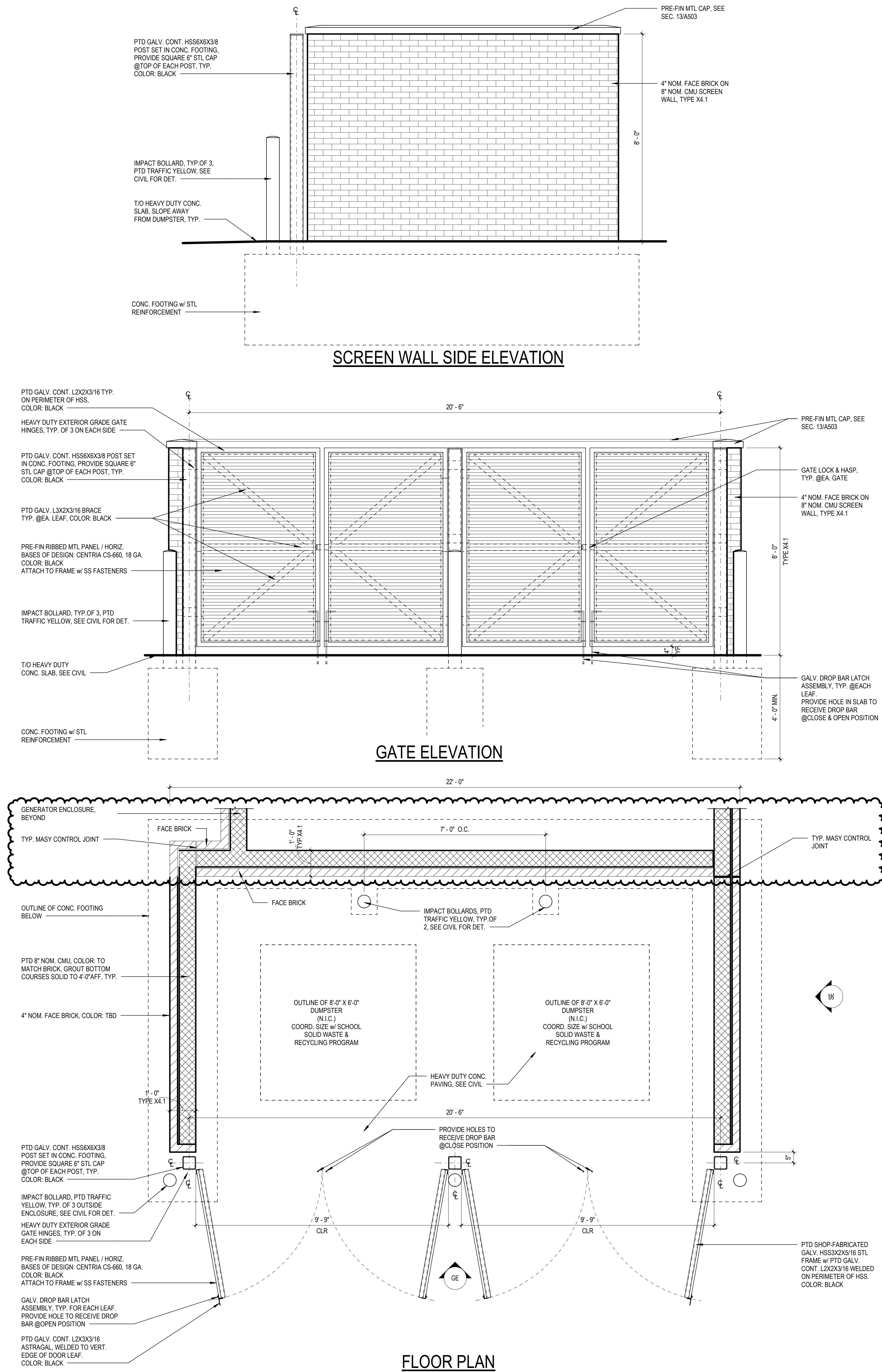
no. description date
Project Issues

design and construction documents as instruments of service are given in confidence and remain the property of thendesign architecture. no part of these documents may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of thendesign architecture, LLC.

ENLARGED ELEVATIONS



2 DUMPSTER ENCLOSURE - 3D VIEW
A601 SCALE:



1 DUMPSTER ENCLOSURE
A601 SCALE: 1/2" = 1'-0"

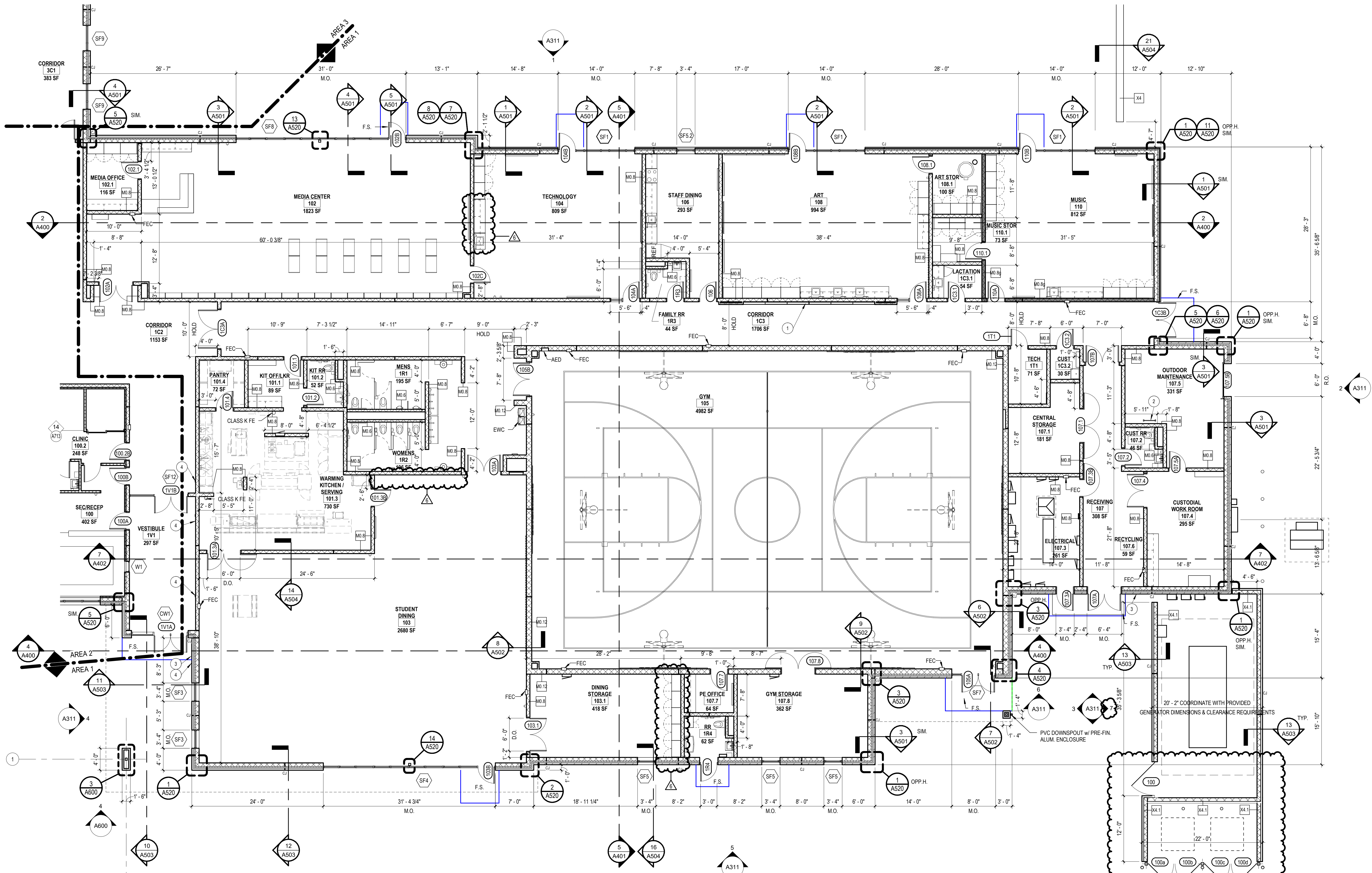
1	CB-019	02-10-25
no.	description	date
Sheet Revisions		
06	SITE/FOUNDATION	06-06-2024
05	GMP	06-04-2024
03	DD	04-01-2024
no.	description	date
Project Issues		

GENERAL NOTES - ARCHITECTURAL

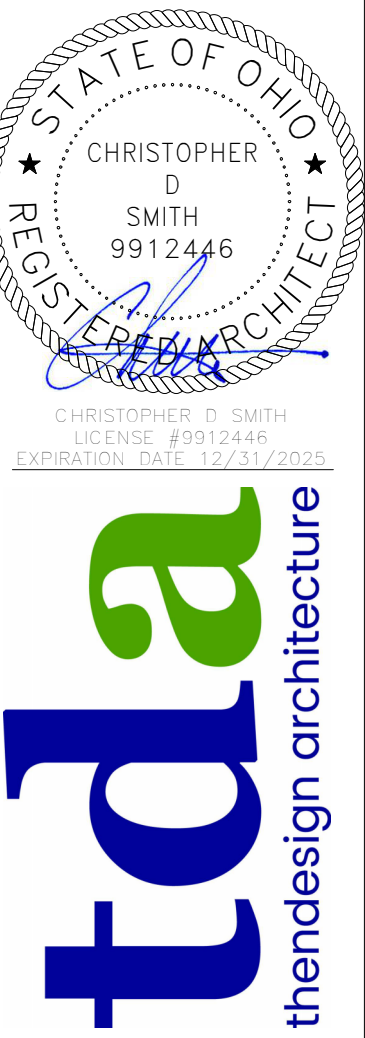
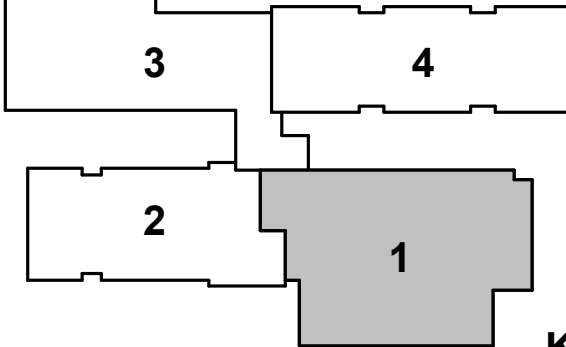
1. FOR CASEWORK AND FURNITURE, SEE A700s and ID200s.
2. FOR CEILING PLANS, SEE A200s.
3. SEE A800'S FOR DOOR SCHEDULE, TYPES, FRAMES & DETAILS.
4. SEE A800'S FOR WINDOW TYPES AND DETAILS.
5. FOR OVERALL BUILDING DIMENSIONS, SEE A100 OVERALL PLANS.
6. ALL DIMENSIONS ARE DRAWN TO FINISH FACE OF WALL UNO.
7. DO NOT SCALE DRAWINGS. DIMENSIONS LOCATED ON PLANS, ELEVATIONS, AND DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
8. DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF CASEWORK. REFER TO CASEWORK NOTES FOR ADDITIONAL INFORMATION.
9. FULLY RECESSED KNOX BOXES TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR (KNOX BOX TYPE TO BE PER FIRE DEPARTMENT'S REQUIREMENTS). MOUNT AT 48" A.F.F.
10. PROVIDE METAL STUD FRAMING AROUND ALL PENETRATIONS THRU METAL STUD PARTITIONS.
11. ALL MASONRY WALLS TO BE TYPE "M0.8" UNO.
12. ALL STUD WALLS TO BE TYPE "S0.30" UNO.

CODED NOTES - ARCH PLAN

- | | |
|---|--|
| 1 | DISPLAY CASE |
| 2 | ROOF ACCESS LADDER WITH SAFETY CAGE AND LADDER GUARD. REFER TO A151 FOR DETAILS. |
| 3 | FULLY RECESSED KNOX BOX. FINAL LOCATION TO BE DETERMINED BY ARCHITECT, OWNER, AND AUTHORITY HAVING JURISDICTION. |
| 4 | ADA AUTOMATIC DOOR OPERATOR. COORDINATE FINAL LOCATION WITH OWNER AND ARCHITECT. |



1 AREA 1 PLAN
A101-1 SCALE: 1/8" = 1'-0"



BRYDEN ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOLS
25501 BRYDEN ROAD, BEACHWOOD, OH 44122

no.	description	date
7	CB-019	02-10-20
6	CB-016	02-05-20
5	CB-013	11-26-2024
4	BRYDEN CB 010	11-01-2024
3	CB BRYDEN 008	10-01-2024
2	ASI 0001	09-17-2024
1	GMP REV	07-12-2024

no.	description	date
07	BID/PERMIT	07-12-2024
05	GMP	06-04-2024
03	DD	04-01-2024
01	SD	12-01-2023

no.	description	date
01	Project Issues	

Design and construction documents are instruments of service, are given in confidence and remain the property of the design professional. They are to be used only for the project and site identified herein. They are not to be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the design professional.

drawn by:
TDA
checked by:
TDA
sheet number:
A101-1
job number:
23046

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: April 9, 2025

RE: **P&Z 2024-2(B) ThenDesign Architecture
Beachwood Board of Education
Bryden School
Final Site Development Plan Modification**



This request is for approval to modify the previously approved final site development plan by relocating the dumpster enclosure from the south side of the services and fire access drive to the north side closer to the building. The property is zoned U-5 Public and Institutional District. The intent is to enhance visibility of the playground area for better security. There are no setback issues associated with this request

It is recommended that the Planning and Zoning Commission grant revised final site development plan approval.

**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: April 24, 2025

Report Date: April 10, 2025

2025120.01

**To: Mr. Brian Roenigk
Building Commissioner**

**FR: Joseph R. Ciuni, P.E., P.S.
City Engineer**

AGENDA ITEM NO. 6

P & Z 2024-02 (B) Applicant has requested revised final site plan approval for the dumpster enclosure location at 25501 Bryden Road, Bryden Elementary School.

We hereby recommend approval of this application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 04/14/2025
Re: P&Z # 2024-2(B) – 25501 Bryden (Dumpster enclosure)

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

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 03/28/2025

OWNER OF BUILDING: BASF Catalysts LLC / Rob Prunchak PHONE: (see below)

STREET ADDRESS: 23800 Mecantile Road

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Robert Prunchak PHONE: 609-954-3297

COMPANY OR FIRM: BASF

EMAIL: rob.prunchak@basf.com

STREET ADDRESS: 23800 Mercantile Road

CITY/STATE/ZIP: Beachwood, OH 44112

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

TBD/BSI Engineering on behalf of BASF (to be confirmed week of 3/31/25)

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23800 Mercantile Road Beachwood, Ohio 44122 SUITE # _____

TENANT NAME: BASF Catalysts, LLC

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

PURPOSE OF APPLICATION: Addition of 5,000 SF Warehouse, 700 SF dumpster pad, 480 SF compressor pad (Final review of previously reviewed project 5/30/24)

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. BSI Engineering is AOR/EOR; Carolyn Thorngate, Prj Mgr
cthorgate@bsiengr.com / 513.201.3948 (o)

***** 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.

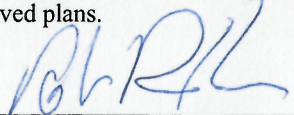
Planning & Zoning Submission Filing Fees & Deposits:

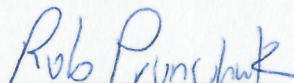
A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

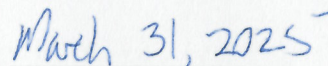
A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<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


PRINTED NAME


DATE

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

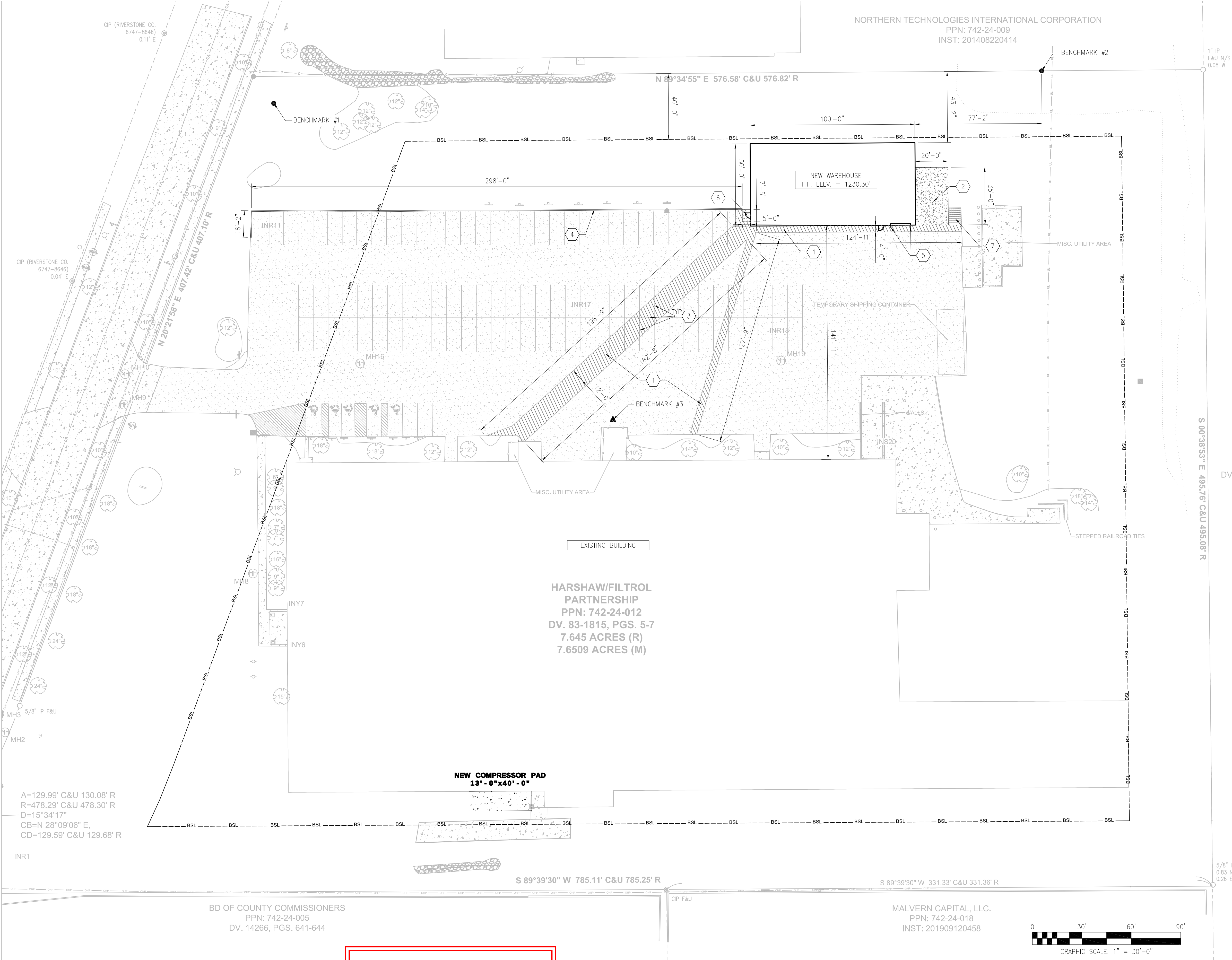
PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

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

Preliminary Approval: _____
Date

Final Approval: _____
Date

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



SUBMITTED TO CITY OF
BEACHWOOD FOR PLANNING &
ZONING APPROVAL
03/25/2025

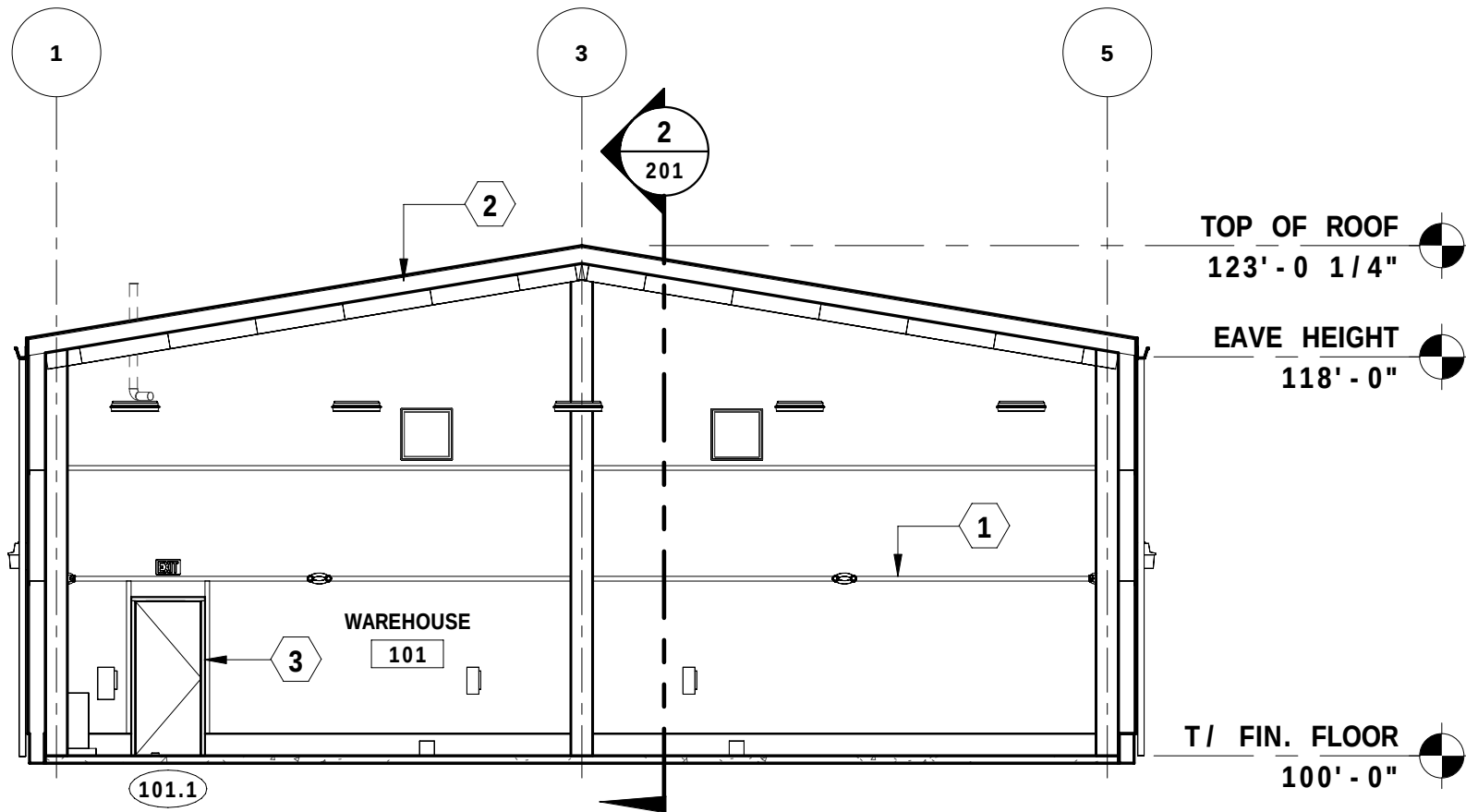
GENERAL NOTES:

- A. CONTRACTOR TO NOTIFY OWNER REPRESENTATIVE OF ANY FIELD DISCREPANCIES AND OBTAIN OWNER APPROVAL FOR ANY CHANGES
B. FINISH FLOOR ELEVATION OF NEW WAREHOUSE BUILDING: 1230.30' ± 100'-0". REFERENCE CIVIL DRAWING 0083-BH2-C1-WHS-002

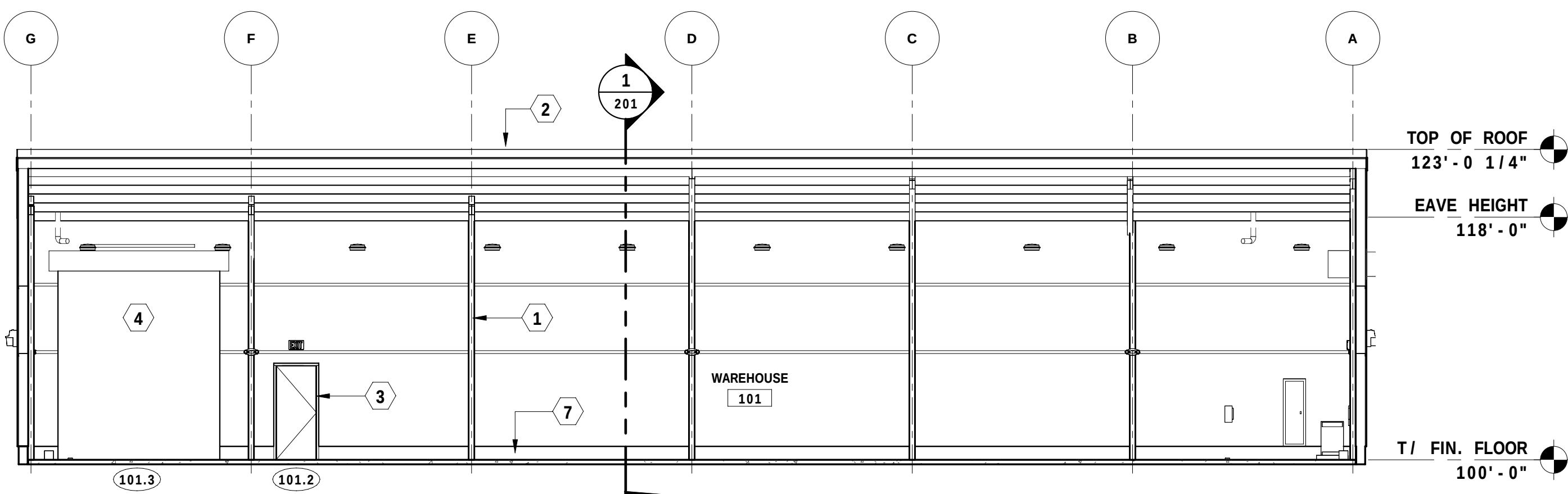
DRAWING NOTES: #

NOT ALL NOTES APPEAR ON THIS SHEET

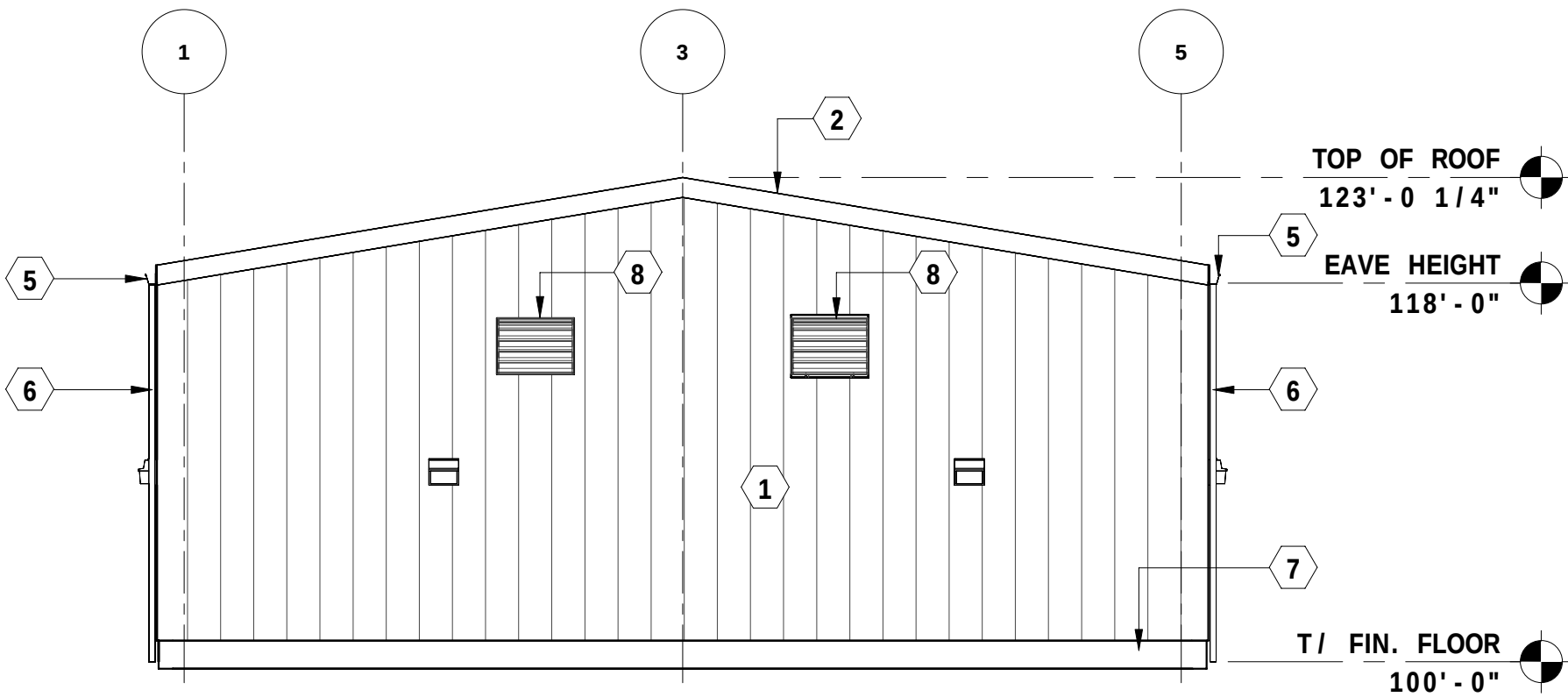
1. EXTERIOR METAL PANEL OVER GIRTS ON STEEL FRAMING (BY PRE-ENGINEERED METAL BUILDING MANUFACTURER)
2. STANDING SEAM METAL ROOF CONSTRUCTION. ROOF PANELS ATTACHED TO PURLINS ON TOP OF STRUCTURE (BY PRE-ENGINEERED METAL BUILDING MANUFACTURER)
3. 3'-0"W x 7'-0"H HOLLOW METAL DOOR IN 2" HOLLOW METAL FRAME (BY PRE-ENGINEERED METAL BUILDING MANUFACTURER)
4. 12'-0" W x 14'-0" H OVERHEAD COILING DOOR (BY PRE-ENGINEERED METAL BUILDING MANUFACTURER). DOOR TO BE ELECTRICALLY OPERATED
5. PREFINISHED METAL GUTTER
6. PREFINISHED METAL DOWNSPOUT; DRAIN TO GRADE AND PROVIDE SPLASHBLOCK
7. 1' - 0" HIGH CONCRETE CURB. REFERENCE STRUCTURAL DRAWING 0083-BH2-C2-WHS-002
8. MECHANICAL LOUVERS / FANS AND MECHANICAL UNIT HEATERS TO BE BUILDING SUPPORTED (SUSPENDED FROM FRAMING STEEL). REFERENCE MECHANICAL DRAWING 0083-BH2-M1-WHS-002 FOR LOUVER/FAN SIZES.
9. WAREHOUSE ACCOMMODATES RACKING SYSTEM FOR 93 PALLET STORAGE SPACES. FREESTANDING STORAGE SYSTEM IS OWNER FURNISHED AND IS NOT INTEGRAL TO BUILDING STRUCTURE
10. PROVIDE DUMPSTER AS SHOWN. REFERENCE CIVIL DRAWING 0083-BH2-C1-WHS-004 FOR INFORMATION ON CONCRETE DUMPSTER PAD



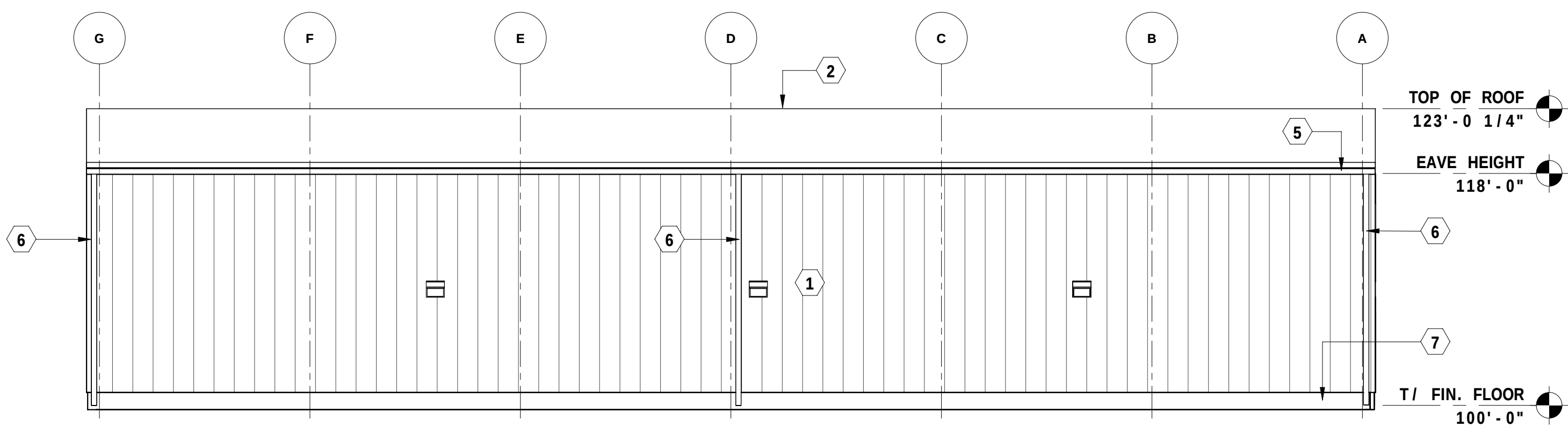
1 BUILDING SECTION
201 1/8" = 1'-0"

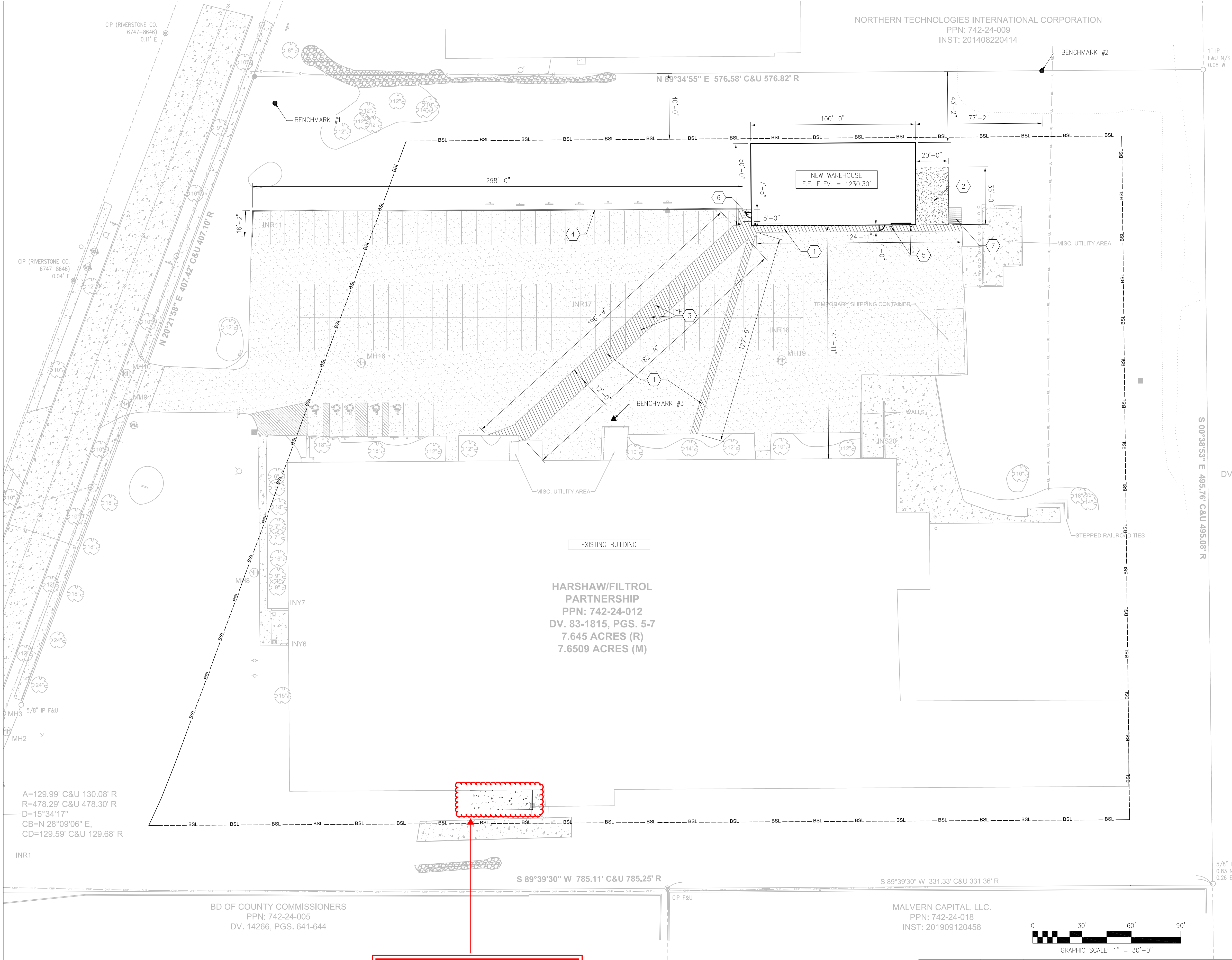


2 BUILDING SECTION
201 1/8" = 1'-0"



3 EAST ELEVATION
201 1/8" = 1'-0"





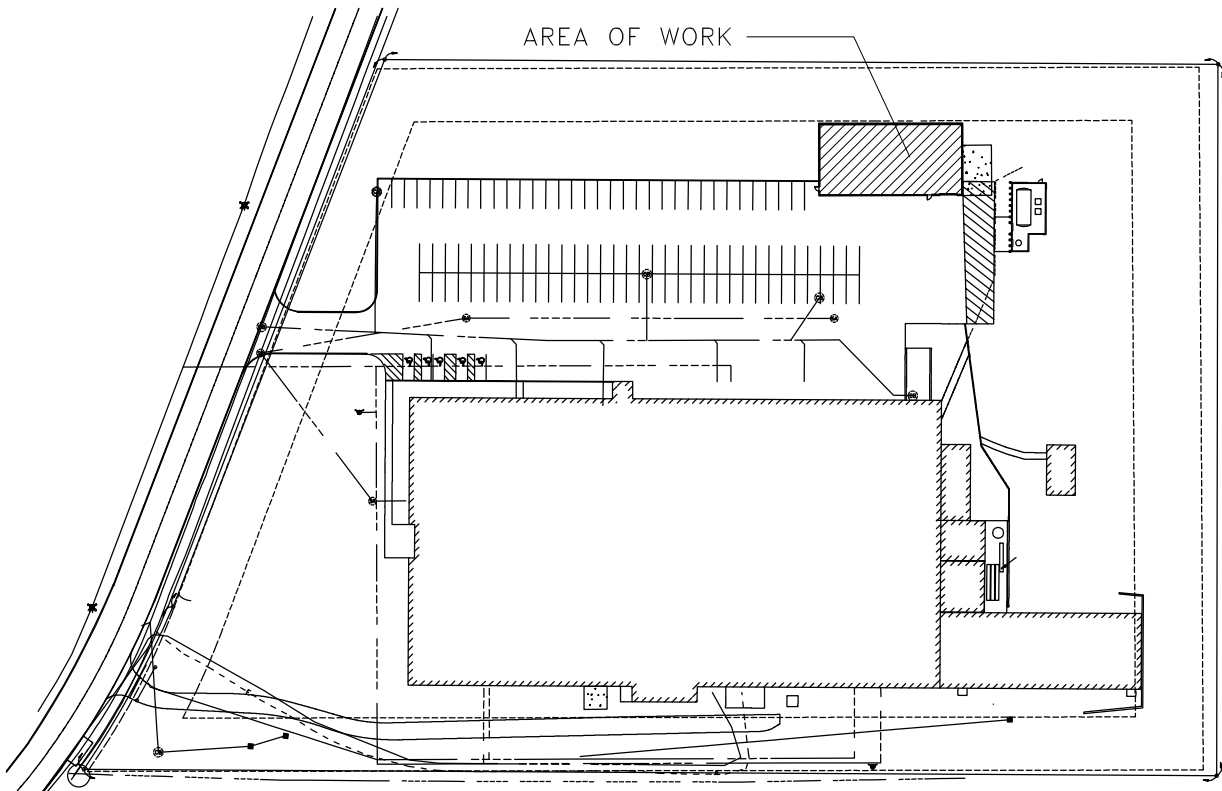
GENERAL NOTES:

- A. CONTRACTOR SHALL PERFORM APPROPRIATE UNDERGROUND LOCATION METHODS TO FIELD LOCATE ALL UNDERGROUND LINES PRIOR TO EXCAVATIONS AND FOUNDATION WORK.
- B. CONTRACTOR TO NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND OBTAIN OWNER APPROVAL FOR ANY CHANGES.
- C. EXISTING LOCATIONS ARE BASED ON SURVEY PERFORMED BY ECS SURVEYING, DATED 12/17/24.
- D. FINISH FLOOR ELEVATION OF NEW WAREHOUSE = 1230.30'(PER SURVEY) = 100'-0" (ARCHITECTURAL).

DRAWING NOTES: (#)

1. PATCH BACK ASPHALT PAVEMENT. MATCH EXISTING PAVEMENT SECTION.
2. PROVIDE NEW CONCRETE DUMPSTER PAD. SEE DETAIL A, SHEET 0083-BH2-C1-WHS-007.
3. RESTRIPE PARKING STALLS AFTER PAVEMENT PATCHBACK AS NECESSARY.
4. PROVIDE NEW CONCRETE CURB PER DETAIL B, SHEET 0083-BH2-C1-WHS-007. SEE DRAWING 0083-BH2-C1-WHS-005 FOR TOP OF CURB ELEVATIONS.
5. PROVIDE CONCRETE BOLLARDS PER DETAIL C, SHEET 0083-BH2-C1-WHS-007.
6. PROVIDE CONCRETE STOOP. SEE DETAIL A, SHEET 0083-BH2-C1-WHS-007.
7. SEED AREA OF PAVEMENT REMOVAL.

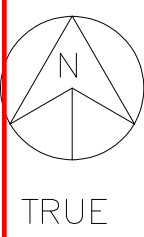
NOT FOR
CONSTRUCTION



KEY PLAN

ORIGINATION	BY	DATE				
DRAWN	BSI	12/20/24				
DESIGN	BSI	12/20/24				
CHECKED	BSI	12/20/24				
APPROVAL	BY	DATE	PROJECT TRIANGLE PEMB WAREHOUSE CIVIL SITE LAYOUT PLAN			
			DRAWING NUMBER			
			0083-BH2-C1-WHS-004			
			SITE	LOCATION	TYPE	GROUP
			CAD INFORMATION			
			VERSION 14 FILE NAME: 0083-BH2-C1-WHS-004.DWG			
			THIS DRAWING AND DESIGN/INCLUDING BUT NOT LIMITED TO ALL PATENTABLE FEATURES SEPARATELY OR COLLECTIVELY SHOWN ARE THE PROPERTY OF BASF CORPORATION AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART, NOR EMPLOYED FOR ANY PURPOSE OTHER THAN SPECIFICALLY PERMITTED IN WRITING BY BASF CORPORATION. THIS DRAWING IS LOANED SUBJECT TO RETURN ON DEMAND.			
			1" = 30'-0"			

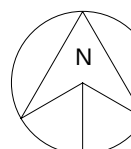
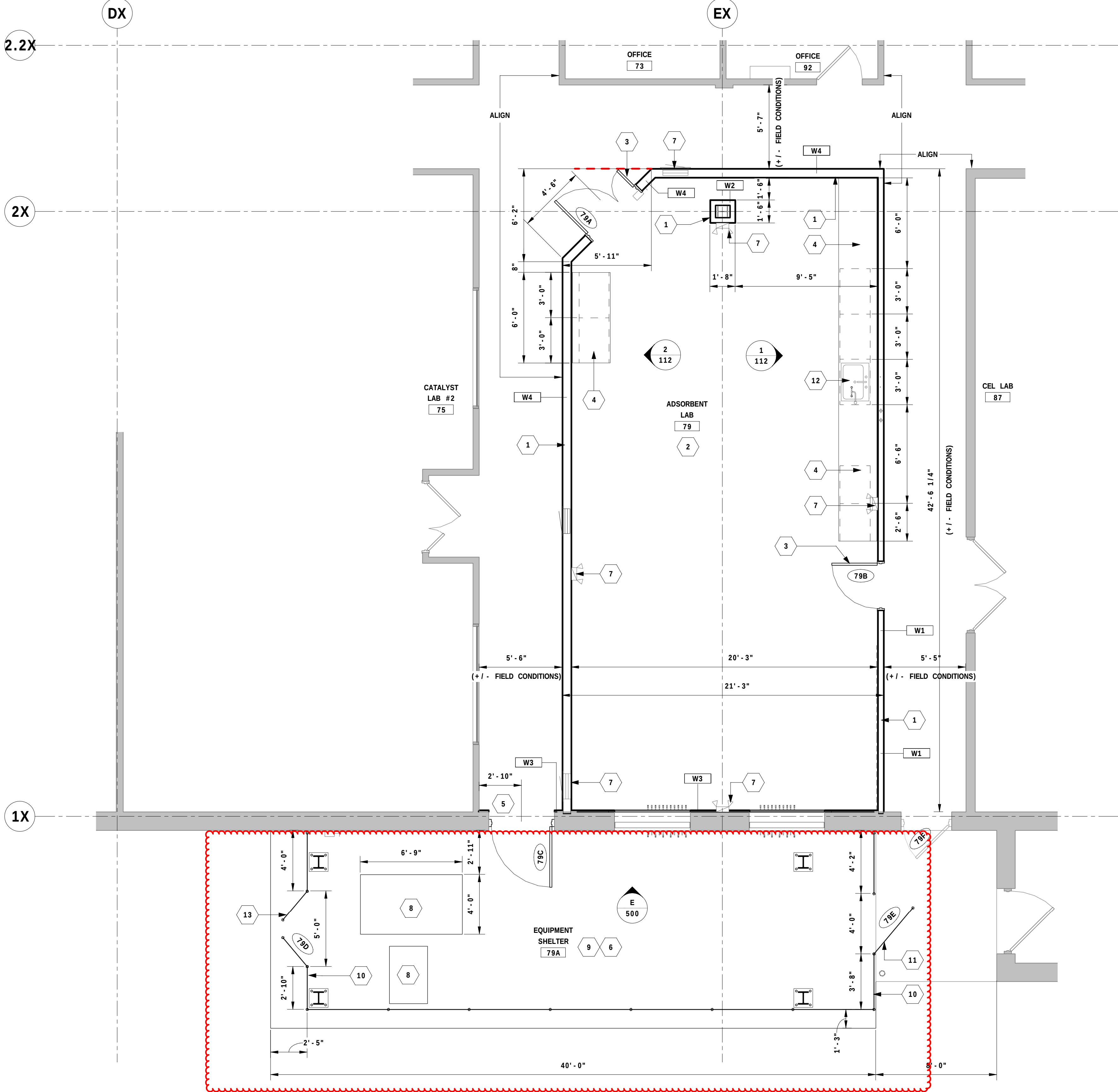
SUBMITTED TO CITY OF
BEACHWOOD FOR COMPRESSOR
PAD AND CANOPY PERMIT
03/25/2025



SITE LAYOUT PLAN

SCALE: 1"=30'-0"

A	03/07/25	BSI	BSI	BSI		ISSUED FOR REVIEW
NO	DATE	BY	CHKD	APVD	PRJ. NO.	DESCRIPTION
REVISIONS						



NEW WORK PLAN - ADSORBENT LAB AREA

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

SUBMITTED TO CITY OF
BEACHWOOD FOR COMPRESSOR
PAD AND CANOPY PERMIT
03/25/2025

GENERAL NOTES:

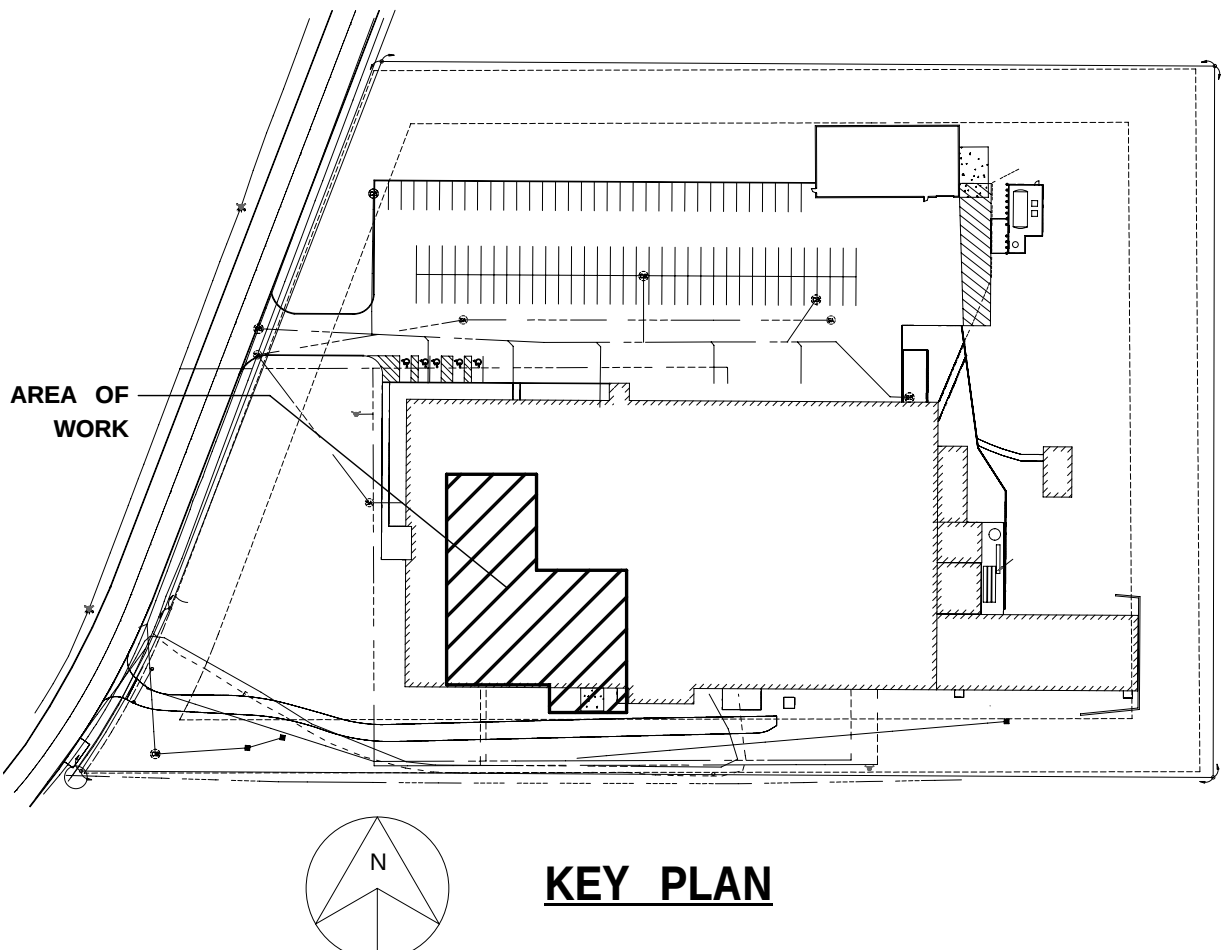
- ALL DIMENSIONS ARE TAKEN TO FACE OF GYPSUM WALLBOARD OR UNIT MASONRY.
- ALL NEW FURNISHINGS AND FINISHES TO MATCH EXISTING TYPE / SAME IN KIND PER CLIENT STANDARDS UNLESS NOTED OTHERWISE
- ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED.
- ADSORBENT LAB FLOOR LEVEL 100'-0".
- ALL PARTITIONS SHALL BE TYPE 'W1' UNLESS NOTED OTHERWISE. SEE DRAWING 0083-BH2-C3-LAB-500 FOR WALL TYPES
- SEE DRAWING 0083-BH2-C3-LAB-600 FOR DOOR SCHEDULE

DRAWING NOTES: #

- NEW INTERIOR WALL PARTITION, EXTENDS TO ROOF DECKING ABOVE U.N.O. SEE DRAWING 0083-BH2-C3-LAB-500 FOR WALL TYPES
- NEW FINISHES PER CLIENT STANDARDS; UNLESS NOTED OTHERWISE FLOOR FINISH WILL BE CONCRETE FLOOR SUBSTRATE WITH RESIN COATING AND RUBBER WALL BASE, WALL FINISH WILL BE EPOXY PAINT
- NEW HOLLOW METAL DOOR. SEE DRAWINGS 0083-BH2-C3-LAB-600 FOR DOOR SCHEDULE AND DETAILS SHEET 0083-BH2-C3-LAB-500 FOR MORE INFORMATION
- NEW COUNTERTOP AS SHOWN WITH CABINETRY UNDERNEATH. REFER TO INTERIOR ELEVATIONS ON DRAWING 0083-BH2-33-LAB-112
- NEW STAINLESS STEEL DOOR AND FRAME IN WIDENED OPENING. REMOVE EXISTING DOOR AND FRAME. REMOVE PORTION OF WALL TO CREATE 4'-4" MASONRY OPENING; SHORE WALL TO INSTALL NEW MASONRY LINTEL FOR CMU AND 3x3x1/4 ANGLE FOR FACE BRICK
- NEW MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL DRAWING 0083-BH2-M1-LAB-004
- NEW ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL DRAWING 0083-BH2-E1-LAB-007
- NEW CONCRETE HOUSEKEEPING PAD. REFER TO STRUCTURAL DRAWING 0083-BH2-C2-LAB-003
- NEW CONCRETE SLAB ON GRADE FOR OUTDOOR GAS STORAGE AND UTILITIES AREA. REFER TO STRUCTURAL DRAWING 0083-BH2-C2-LAB-600
- PROVIDE 8'-0" H SECURE FENCING AS SHOWN AROUND PERIMETER OF NEW CONCRETE SLAB FOR EQUIPMENT SHELTER. PROVIDE PRIVACY SLATS IN NEW FENCING
- SECURE 4'-0" W PERSONNEL GATE IN FENCING WITH EXIT DEVICE, CARD READER, AND HARDWARE
- NEW SINK IN COUNTER WITH CABINETRY UNDERNEATH
- 5'-0" W DOUBLE GATE IN FENCING. PROVIDE HARDWARE WITH PAD LOCK TO SECURE

FLOOR PLAN LEGEND:

- NEW PARTITION AS SHOWN
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR AS SHOWN



KEY PLAN



ORIGINATION	BY	DATE
DRAWN	BSI	11/27/24
DESIGN	BSI	11/27/24
CHECKED	BSI	11/27/24
APPROVAL		



**PROJECT TRIANGLE
LAB RENOVATION
ARCHITECTURE
NEW WORK PLAN - AD LAB**

DRAWING NUMBER		REV
0083 · BH2 · C3 · LAB · 111		0

BLOCK	APPRO. No.	PROJECT No.	SITE	SCALE
		USIC.039754	BEACHWOOD	As indicated

NO.	DATE	BY	CHKD.	APRVD.	PRJ./W.O. NO.	DESCRIPTION
0	02/28/25	BSI	BSI	BSI		ISSUED FOR CONSTRUCTION

REVISIONS

THIS DRAWING AND DESIGN INCLUDING, BUT NOT LIMITED TO, ALL PATENTABLE FEATURES SEPARATELY OR COLLECTIVELY SHOWN ARE THE PROPERTY OF BASF AND ARE NOT TO BE REPRODUCED, IN WHOLE OR IN PART, NOR USED FOR ANY PURPOSE OTHER THAN AS SPECIFICALLY PERMITTED IN WRITING BY BASF. THIS DRAWING IS LOANED AND SHALL BE RETURNED ON DEMAND.

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: April 9, 2025

RE: **P&Z 2024-13(A) BASF Catalysts, LLC**
23800 Mercantile Road
Site Development Plan Approval



This request is for final site development plan approval for several additions to the existing facility. The subject site is in the U-8 Industrial and Office Mixed-Use District. The existing facility consists of 82,025 square feet. The proposed new building is 5,000 square feet and would bring the total building area on the site to 87,025 square feet. The subject site is still well within the permitted building ground coverage. The new building would be located at the north east corner of the parking lot. The site plan indicates a new dumpster pad located immediately to the east of the new building and between the new building and the storage tank compound. The site development plan also includes a new compressor pad to be located on the south side of the main building.

The proposed final site development plan is consistent with the previously approved preliminary site plan and complies with all of the setback and other zoning requirements of the U-8 Industrial and Office Mixed-Use District.

It is recommended that the Planning and Zoning Commission grant final site development plan approval subject to compliance with any comments and recommendations of the City Engineer.

**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: April 24, 2025

Report Date: April 10, 2025

2025120.01

**To: Mr. Brian Roenigk
Building Commissioner**

**FR: Joseph R. Ciuni, P.E., P.S.
City Engineer**

AGENDA ITEM NO. 7

P & Z 2024-13 (A) Applicant has requested final site plan approval for warehouse addition, dumpster pad and compressor pad at 23800 Mercantile Road, BASF Catalysts, LLC

We hereby recommend approval of this application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 05/20/2024
Re: P&Z # 2024-13(A) 23800 Mercantile (Dumpster pad and enclosure)

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

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

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 3/14/2025

OWNER OF BUILDING: Line Levy PHONE: (438)340-6637

STREET ADDRESS: 2624 Whiton Road

CITY/STATE/ZIP: University Heights, Ohio 44118

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

COMPANY OR FIRM: Rebecca Fertel, Architect

EMAIL: rivky@fertelarch.com

STREET ADDRESS: 3429 Blanche Avenue

CITY/STATE/ZIP: Cleveland Heights, Ohio 44118

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

Rebecca Fertel and Owner Line Levy

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2549 Larchmont Drive SUITE #

TENANT NAME:

PERMANENT PARCEL # 741 _08 _109 PRESENT USE: U1 PROPOSED USE: U1

PURPOSE OF APPLICATION: Rear yard and side yard variance for new home construction

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**):

See provided narrative

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

Rebecca Fertel

PRINTED NAME

3/14/2025

DATE

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

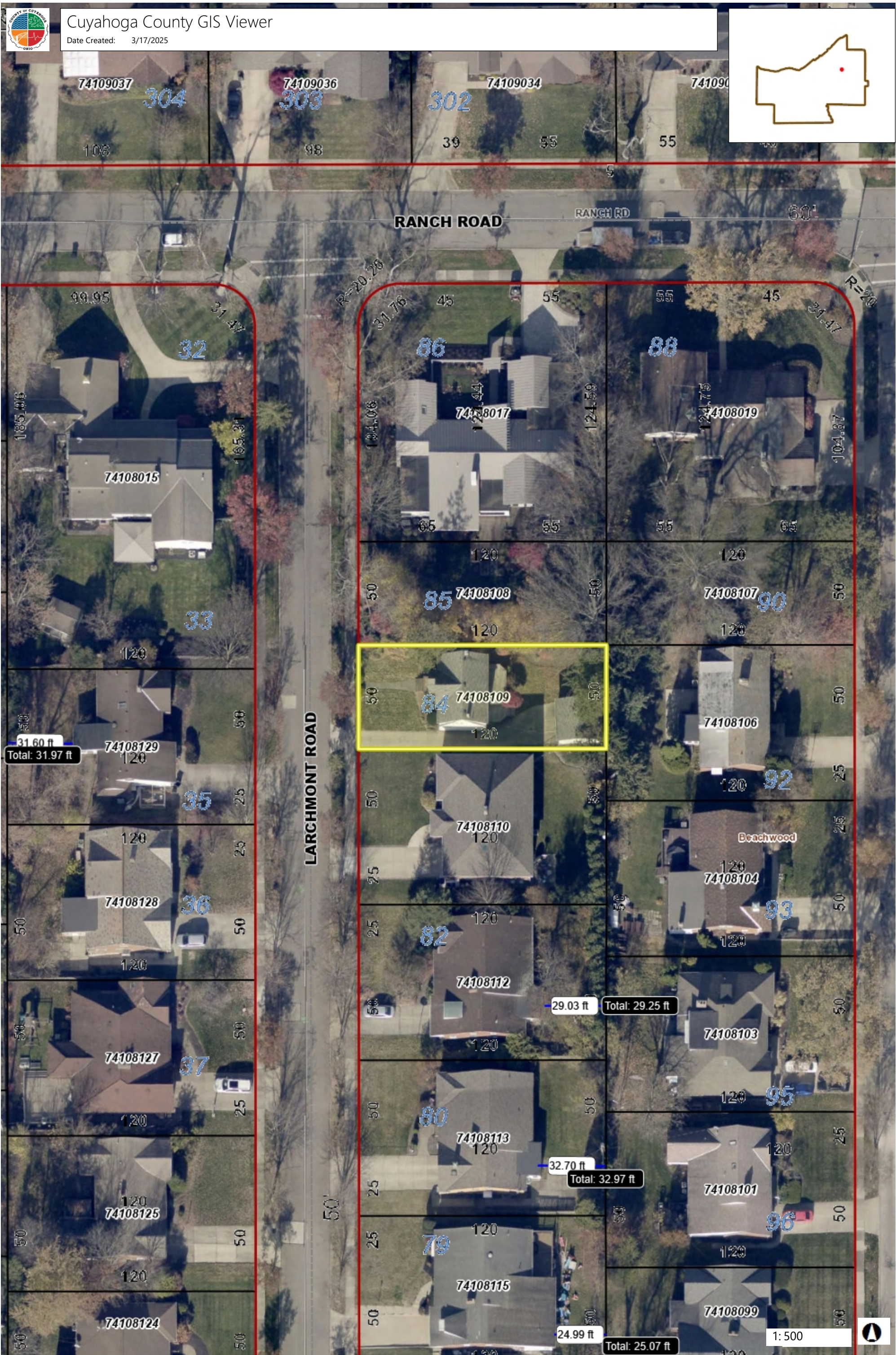
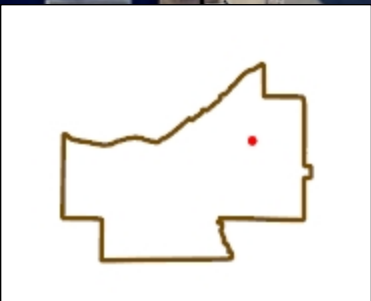
PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

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

Preliminary Approval: _____
Date

Final Approval: _____
Date

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



83 0 42 83 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

Statement of Practical Difficulty - 2549 Larchmont Drive

Owner: Line Levy

Brief Summary of Variance Request:

- A. to Code Section 1113.03 to permit the rear yard to be less than 30 percent of the lot depth;
- B. to Code Section 1113.05 to permit the home to have less than 11 feet of combined side yards; and
- C. to Code Section 1146.03(c) to permit hardscape, parking areas and driveways.

Number of Variances Requested: 3

Background

There are special conditions that exist here which are unique to this property. The subject lot does not conform in area, width and depth, to the prescribed minimums set forth in Chapter 1143 of the zoning code. The subject lot has an area of 6000 s.f., a width of 50 feet and a depth of 120 feet. Sections 1143.01, 1143.02 and 1143.03 Set these minimums for class A2 districts as follows:

Minimum lot area - 9000 s.f.

Minimum lot width – 60 feet

Minimum lot depth - 125 feet.

Without these variances, the home would not be able to accommodate the needs of the owners to age in place, to have the benefit of a bedroom, bathroom and laundry room on the first floor. A small study and additional bathroom would be used for a future caregiver should this be needed. The proposed first floor footprint is 2426 s.f. A home of this size would be feasible within the prescribed setbacks of a code conforming lot of 60x125.

While the encroachment into the rear yard is rather large, the variance is insubstantial in that the overall change in coverage outside of the buildable area on the lot is only 34 square feet in the rear yard. This is because the design incorporates an attached garage, eliminating the need for a detached garage in the rear yard and an extended driveway to access. The encroachment into the side yard would be small at 49 square feet on the left side of the home. This encroachment would not affect the adjacent property significantly as this lot is presently used as open space by the property owners on the corner of Ranch Road.

The variance is the minimum necessary to make possible a home for the owners who are planning for their future ability to age in place, none of the spaces within the home are particularly large or out of scale. The design of the home is not imposing and the main bulk of the second floor of the home will not be in the rear yard where the biggest variance is being requested. The size of the home is comparatively modest in relation to the immediately adjacent homes and in relation to the scale of the homes on this block.

The variance allows the owners to solve several design challenges that would not otherwise be doable on their lot, with a minimal net increase in site permeability. There are no special privileges conferred by this variance, and the project still complies with the spirit of the regulations overall.

APPLICANT: 2549 Larchmont Drive

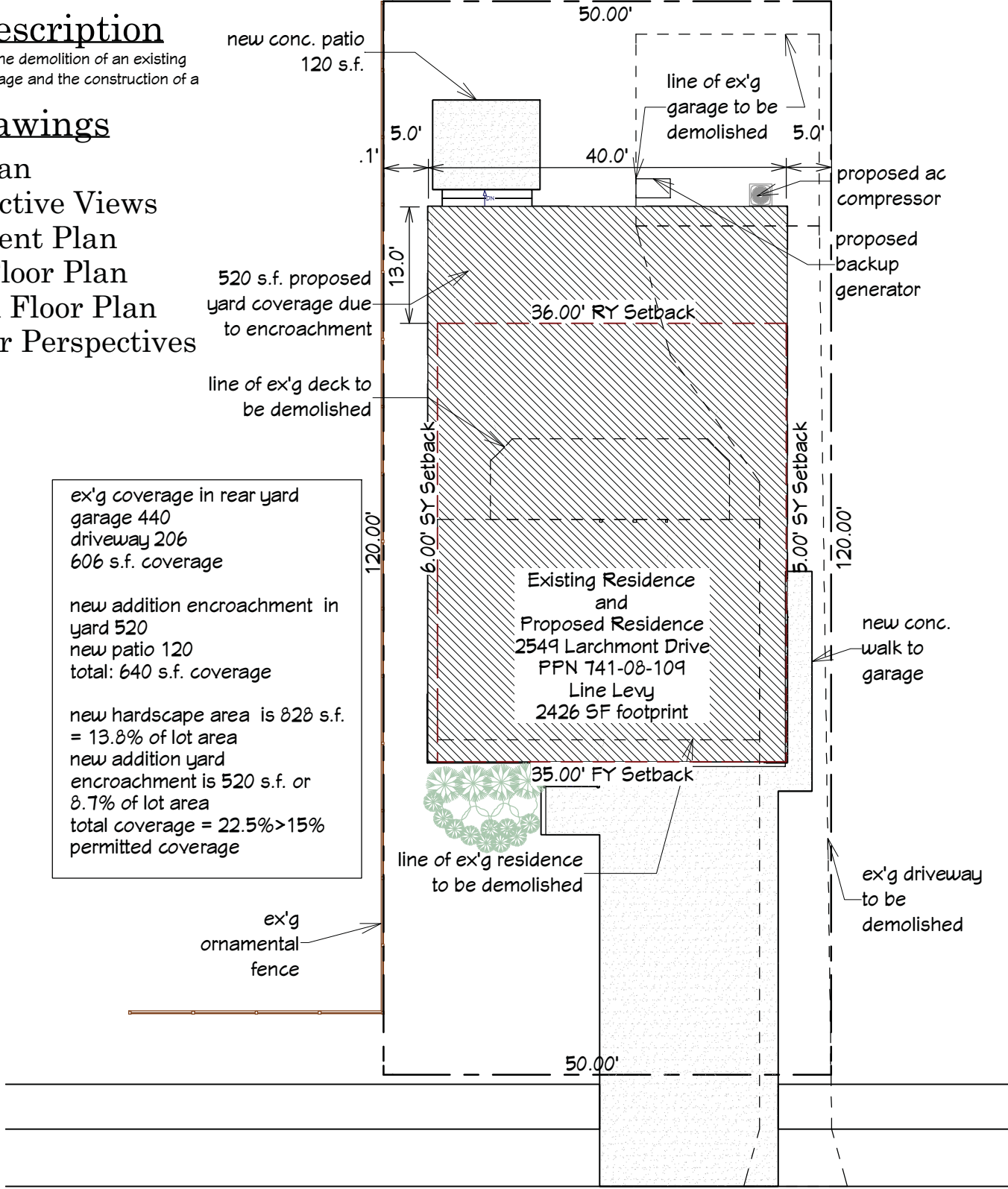
P&Z:	ZONING DATA		DATE:
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U1	U1	
MINIMUM LOT AREA			
MINIMUM LOT FRONTAGE			
MINIMUM FRONT YARD BUILDING SETBACK	35	35	
MINIMUM SIDE YARD BUILDING SETBACK	11	10	1
MINIMUM REAR YARD BUILDING SETBACK	36	23	13
MAXIMUM BUILDING HEIGHT	35	27	
MINIMUM LANDSCAPED AREA			
MINIMUM PARKING SETBACKS	Front = Side = Rear =	Front = Side = Rear =	
MINIMUM DRIVE AISLE	n/a	n/a	
MINIMUM PARKING STALL	n/a	n/a	
MINIMUM OFF-STREET PARKING		2	
SITE DEVELOPMENT PLANS			

Project Description

The project consists of the demolition of an existing home and detached garage and the construction of a new home.

List of Drawings

- A-1 Site Plan
- A-2 Perspective Views
- A-3 Basement Plan
- A-4 First Floor Plan
- A-5 Second Floor Plan
- A-6 Interior Perspectives



1
A-1 Site Plan
1/16 in = 1 ft

Larchmont Road 50'

A New Home for

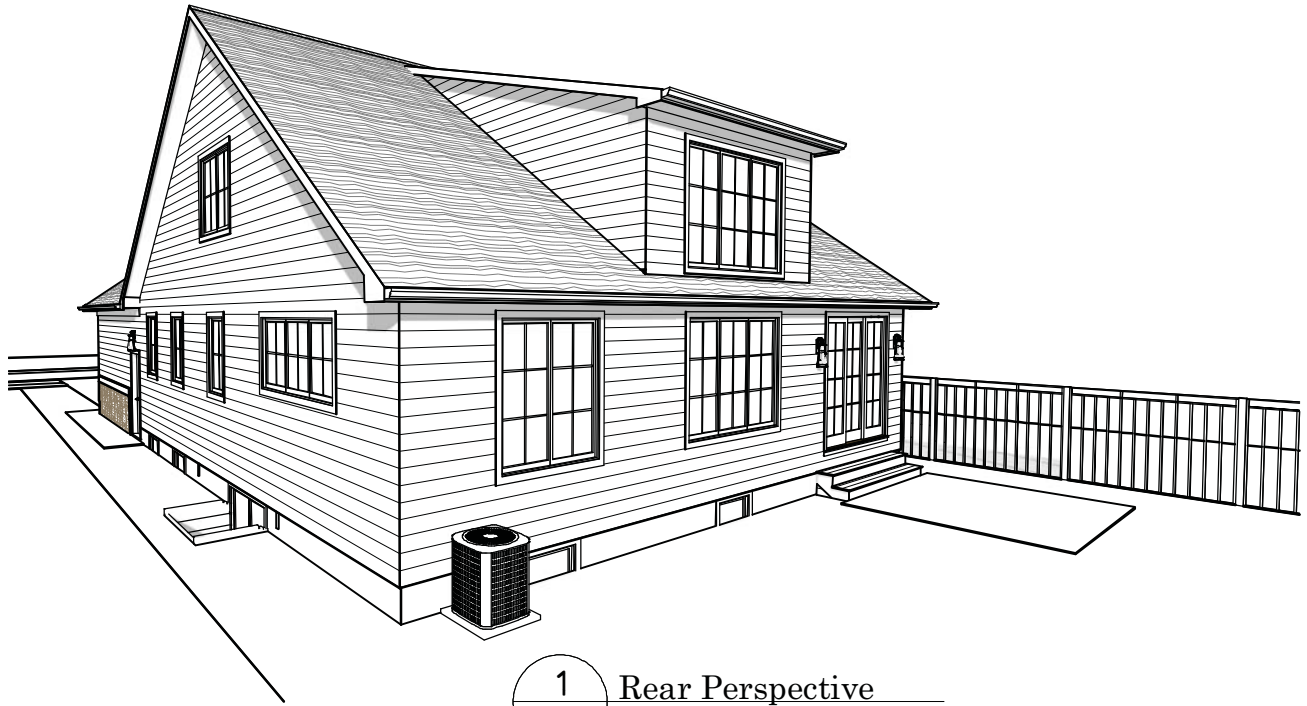


The Levy/Rubinstein Family
2549 Larchmont Drive, Beachwood, Ohio 44122

**Schematic Design
Site Plan**

Drawn by Job number
RF 2504
Issued for
3/12/2025 Revised-BZA
Drawing number

A-1



1
A-2 Rear Perspective



A New Home for

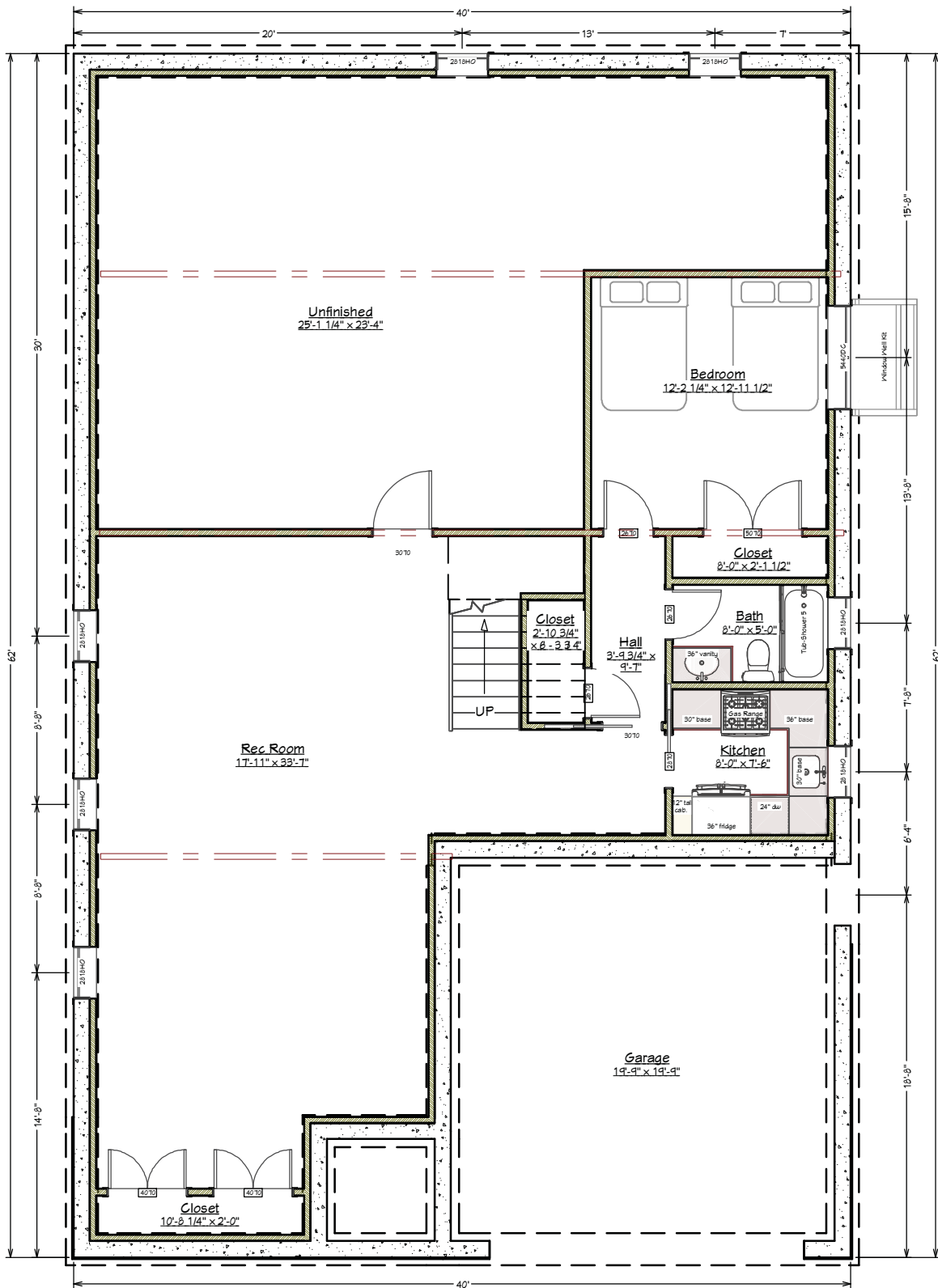
**REBECCA
FERTEL,**
ARCHITECT
ARCHITECTURE • PLANNING
DESIGN • IMPLEMENTATION
3429 Blanche Avenue
Cleveland Heights, OH 44118
(845) 352-0086
rivky@fertelarch.com

The Levy/Rubinstein Family
2549 Larchmont Drive, Beachwood, Ohio 44122

**Schematic Design
Perspective Views**

Drawn by	Job number
RF	2504
Issued for	
3/12/2025 Revised-BZA	
Drawing number	

A-2



1
A-3

Basement Plan

1/8 in = 1 ft



A New Home for

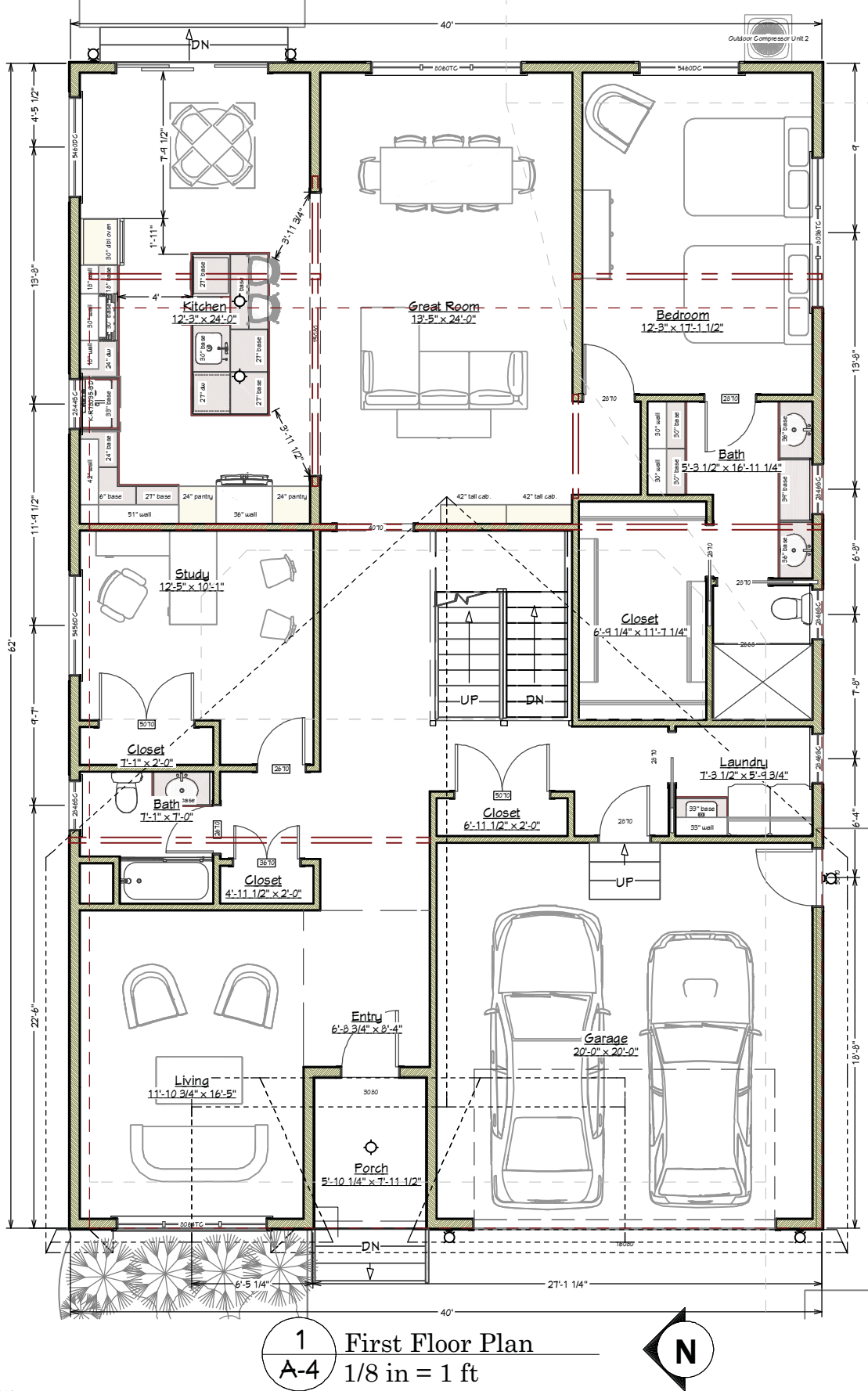


The Levy/Rubinstein Family
2549 Larchmont Drive, Beachwood, Ohio 44122

Schematic Design
Basement Plan

Drawn by RF Job number 2504
Issued for 3/12/2025 Revised-BZA
Drawing number

A-3



A New Home for

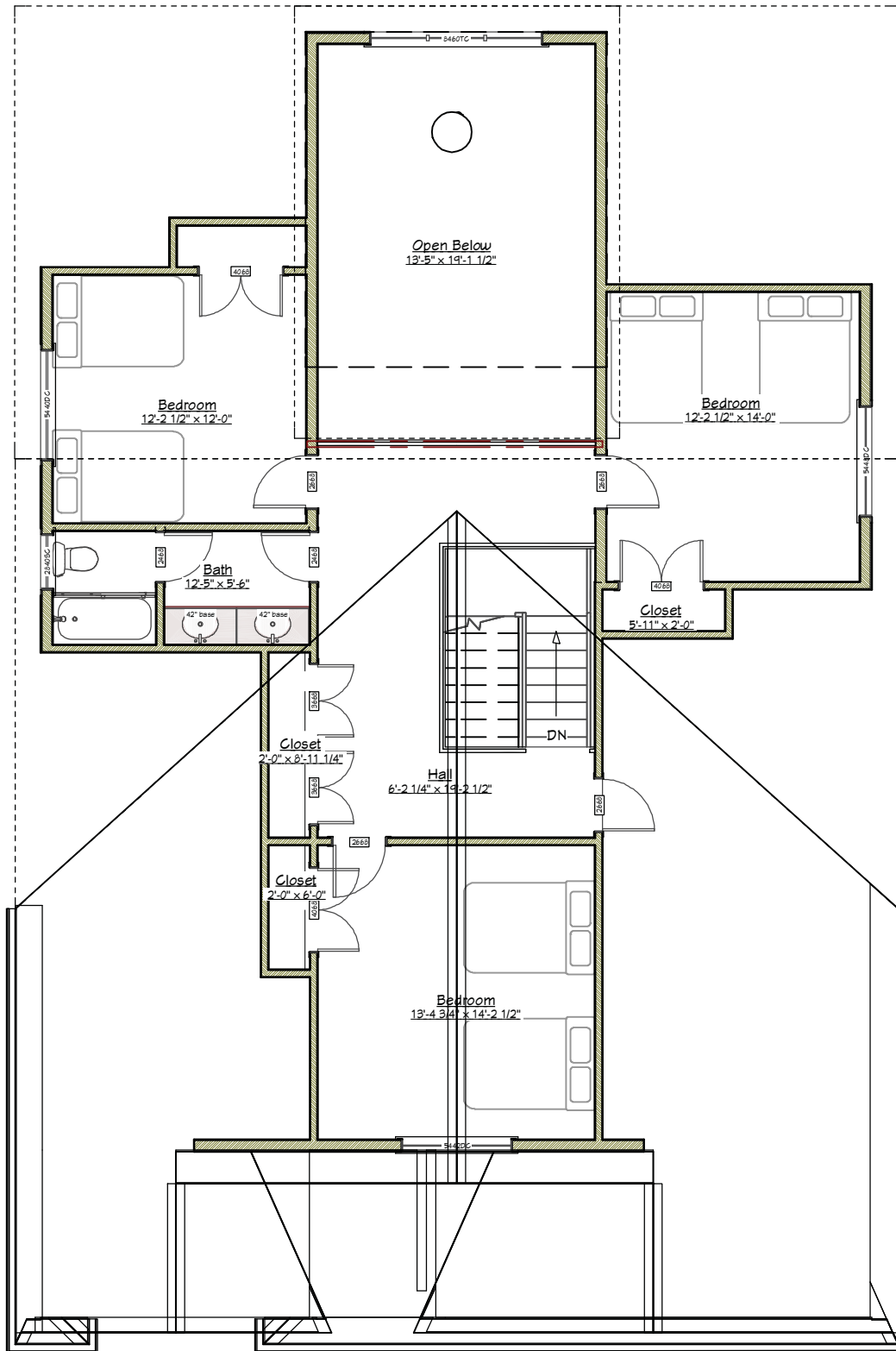


The Levy/Rubinstein Family
2549 Larchmont Drive, Beachwood, Ohio 44122

Schematic Design First Floor Plan

Drawn by	Job number
RF	2504
Issued for	
3/12/2025 Revised-BZA	
Drawing number	

A-4



1 Second Floor Plan
A-5 1/8 in = 1 ft



A New Home for

**REBECCA
FERTEL,**
ARCHITECT
ARCHITECTURE • PLANNING
DESIGN • IMPLEMENTATION
3429 Blanche Avenue
Cleveland Heights, OH 44118
(845) 352-0086
rivky@fertelarch.com

The Levy/Rubinstein Family
2549 Larchmont Drive, Beachwood, Ohio 44122

**Schematic Design
Second Floor Plan**

Drawn by Job number
RF 2504
Issued for
3/12/2025 Revised-BZA
Drawing number

A-5



C4 Interior Perspective Rear
A-6



C3 Interior Perspective Front
A-6

A New Home for

**REBECCA
FERTEL,**
ARCHITECT
ARCHITECTURE • PLANNING
DESIGN • IMPLEMENTATION
3429 Blanche Avenue
Cleveland Heights, OH 44118
(845)352-0086
rivky@fertelarch.com

The Levy/Rubinstein Family
2549 Larchmont Drive, Beachwood, Ohio 44122

Schematic Design
Interior Perspectives

Drawn by Job number
RF 2504

Issued for

3/12/2025 Revised-BZA

Drawing number

A-6

Tactical Planning, LLC

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: April 9, 2025

RE: **P&Z 2025-8** **Rebecca Fertel, Architect**
Line Levy
2549 Larchmont Drive
Rear Setback Variance
Combined Side Setback Variance
Hardscape Variance



This request is for approval of plans for an addition to and remodeling of the existing dwelling. The subject property is in the U-1, A-2 Single Family Residential District. The applicant is proposing to construct a first-floor master suite. The plan as proposed requires four (4) variances. The first variance is for the rear yard setback. Section 1113.03 requires a rear yard setback equal to 30% of the lot depth or 36 feet. The applicant is requesting a rear yard setback of 23 feet, which would require a variance of 13 feet. The second variance is for the combined side yard setbacks. Section 1113.05 requires that the two side yard setbacks combined equal 11 feet. The applicant is proposing the combined side yard setbacks be 10 feet. A variance of one (1) foot. Third, the applicant is requesting that the total hardscape area be 948 square feet in lieu of the permitted 900 square feet per Section 1146.03(c). Finally, the applicant is requesting that the front yard hardscape be 764 square feet in lieu of the 677 square feet permitted by Section 1146.04.

The applicant's architect makes several compelling arguments regarding the unique characteristics of the property that create the practical difficulties and points out several mitigating factors with regard the requested variances. She notes that the lot is undersized and does not meet the minimum area, width, and depth for the district. This argument alone might not rise to the level of a practical difficulty, but what is more convincing is that the subject site is clearly narrower than all of the surrounding properties on the street with the exception of the vacant lot. Lots on Larchmont are predominantly 75 feet in width and the subject site is only 50 feet wide. While the Code provides a sliding scale for side yard setbacks based on lot width, the narrowness of the lot compared to the surrounding properties severely

limits the available buildable area. That forces any addition toward the rear yard and makes any reasonably sized addition extend further into the rear yard because of the limited dimension side-to-side.

It is my professional opinion that the size of the subject site does present a practical difficulty that is not generally shared by the other lots on the street. The size of the house is modest and this is not an instance of simply overbuilding the site. I find the combined side yard variance of one (1) foot to be de minimis. While the amount of the rear setback variance appears substantial, the removal of the existing detached garage actually reduces the impact on the neighbor to the rear. I find the amount of the overall hardscape variance of 48 square feet to also be minimal at approximately a five percent (5%) increase. Finally, the front yard hardscape variance is necessary to provide for the new garage space and eliminate the detached garage. In my opinion this is a tradeoff that is less impact for the neighbors.

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:

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, Code Section 1113.05 with regard to combined side yard setbacks, Code Section 1146.03(c) with regard to maximum permitted hardscaping, and Code Section 1146.04 with regard to hardscaping in front yards.
2. Granting a variance of 13 feet to Section 1113.03 to permit a rear yard building setback of 23 feet in lieu of the Code required 36 feet.
3. Granting a variance of 1 foot to Section 1113.05 to permit the combined side yard setbacks to be 10 feet in lieu of the Code required 11 feet.
4. Granting a variance of 48 square feet to Section 1146.03(c) to permit 948 square feet of hardscaping in lieu of the Code permitted maximum of 900 square feet.
5. Granting a variance of 97 square feet to Section 1146.03(c) to permit 764 square feet of hardscaping in the front yard in lieu of the Code permitted maximum of 677 square feet.

**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: April 24, 2025

Report Date: April 10, 2025

2025120.01

**To: Mr. Brian Roenigk
Building Commissioner**

**FR: Joseph R. Ciuni, P.E., P.S.
City Engineer**

AGENDA ITEM NO. 8

P & Z 2025-08 Applicant has requested a 13 ft. rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards; a 1 ft. side yard setback variance, in accordance with BCO Section 1113.05, Side Yards; a 48 sq. ft. total lot hardscape variance, in accordance with BCO Section 1146.03 (c), Landscape of Residential Lots Required; and 97 sq. ft. front yard hardscape variance in accordance with BCO Section 1146.04, Driveways in Class U-1 District, for new home construction at 2549 Larchmont Drive.

We hereby recommend approval of the variances for this application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 04/14/2025
Re: P&Z # 2025-8 2549 Larchmont (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

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 3/14/2025

OWNER OF BUILDING: Mark and Shani Polster PHONE: (216)533-3315

STREET ADDRESS: 2472 Brentwood Road

CITY/STATE/ZIP: Beachwood Ohio 44122

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

COMPANY OR FIRM: Rebecca Fertel, Architect

EMAIL: rivky@fertelarch.com

STREET ADDRESS: 3429 Blanche Avenue

CITY/STATE/ZIP: Cleveland Heights, Ohio 44118

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

Rebecca Fertel and Owners Mark or Shani Polster

DESCRIPTION OF THE PROPERTY:

ADDRESS: same as above SUITE #

TENANT NAME:

PERMANENT PARCEL # 741 _09 _057 PRESENT USE: U1 PROPOSED USE: U1

PURPOSE OF APPLICATION: Rear yard variance for addition

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**):

Owner wishes to construct a first floor bedroom and bathroom, see attached narrative

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

Rebecca Fertel

PRINTED NAME

3/14/2025

DATE

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

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

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

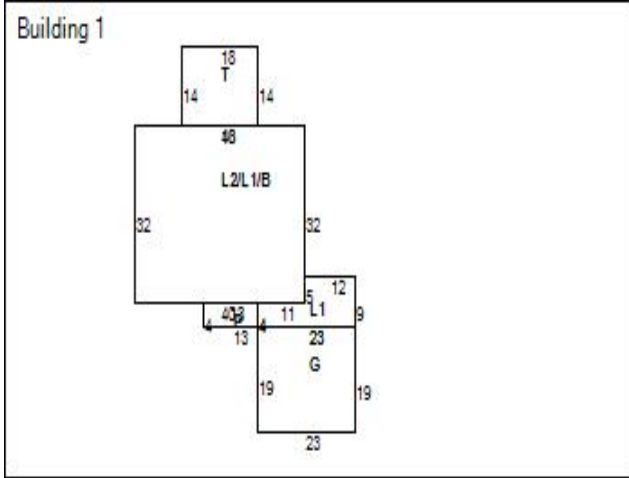
Preliminary Approval: _____
Date

Final Approval: _____
Date

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

Owner POLSTER, MARK AND SHANI
Address 2472 BRENTWOOD RD
 BEACHWOOD, OH. 44122
Land Use (5100) R - 1-FAMILY PLATTED LOT
Description 18 BRENTWOOD 0005 ALL
Neighborhood Code 11605

SKETCH



MAP VIEW

Map Image

BUILDING INFORMATION

Building Record Number	1	Occupancy	1-FAMILY	Story Height	2
Style	COLONIAL	Year Built	1961	Exterior Walls	FRAME
Condition	AVERAGE	Construction Quality	B / GOOD	Roof Type	GABLE
Roof Material	ASPH-SHINGLE	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Attic Type	NONE	Basement Type	BASEMENT	Basement Square Feet	1,280
Basement Finished	No	Rooms	7	Bedrooms	4
Bathrooms (Full/Half)	2/1	Garage Type	ATTACHED	Garage Capacity	2
Year Garage Built	1961	Garage Size	437	Living Area Basement	
Living Area 1	1,432	Living Area 2	1,280	Living Area Upper	
Living Area Total	2,712	Floor Location		Party Wall	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	70	133	0.21	9,310

VALUATION

2024 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$83,300	\$0	\$0	\$29,160
Building Value	\$385,800	\$0	\$0	\$135,030
Total Value	\$469,100	\$0	\$0	\$164,190
Land Use	5100			SINGLE FAMILY DWELLING

PERMITS

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

IMPROVEMENTS

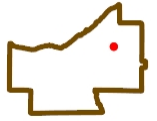
Type	Description	Size	Height Depth
------	-------------	------	--------------

SALES

Date	Buyer	Seller	Price
3/17/2014	POLSTER, MARK and SHANI	POLSTER, DEBORAH	\$344,000
12/6/2010	POLSTER, DEBORAH	POLSTER, HAROLD & DEBORAH	\$0
12/3/2010	POLSTER, HAROLD & DEBORAH	Polster, Deborah	\$0
12/12/2002	Polster, Deborah	Polster, Harold	\$0
8/15/1995	Polster, Harold	Silver Richard L & M J	\$221,000
1/1/1975	Silver Richard L & M J		\$0

Taxes

2024 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$8,382.18	\$4,191.35	\$4,190.83



PARCEL "B"
0.2362 ACRES
74109059

Total: 25.35 ft

25.35 ft

74109064

Total: 35.64 ft

35.64 ft

509.3

74109055

Total: 25.36 ft

25.36 ft

74109055

133



1: 423

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

BRENTWOOD ROAD

BRENTWOOD ROAD

Statement of Practical Difficulty – 2472 Brentwood Road

Owner: Mark and Shani Polster

Brief Summary of Variance Request:

- A. to Code Section 1113.03 to permit the rear yard to be less than 30 percent of the lot depth;

Number of Variances Requested: 1

Background

The project consists of a kitchen expansion, an interior remodel and the addition of a first-floor bedroom and full bathroom to accommodate elderly family members and for the owners to have the ability to age in place in the home that they are improving upon. The existing home does not have any available area to the rear for expansion. The project will utilize the available space to the right of the home to expand the adjacent kitchen and new full bathroom area, and some of the bedroom to the extent possible. However, much of the new bedroom will need to project into the rear yard to accomplish the goals of the project.

The variance requested is 225 square feet in area, and fifteen feet in depth. The rear adjacent property appears to have a 14-foot buffer of open space, so no detriment would be anticipated.

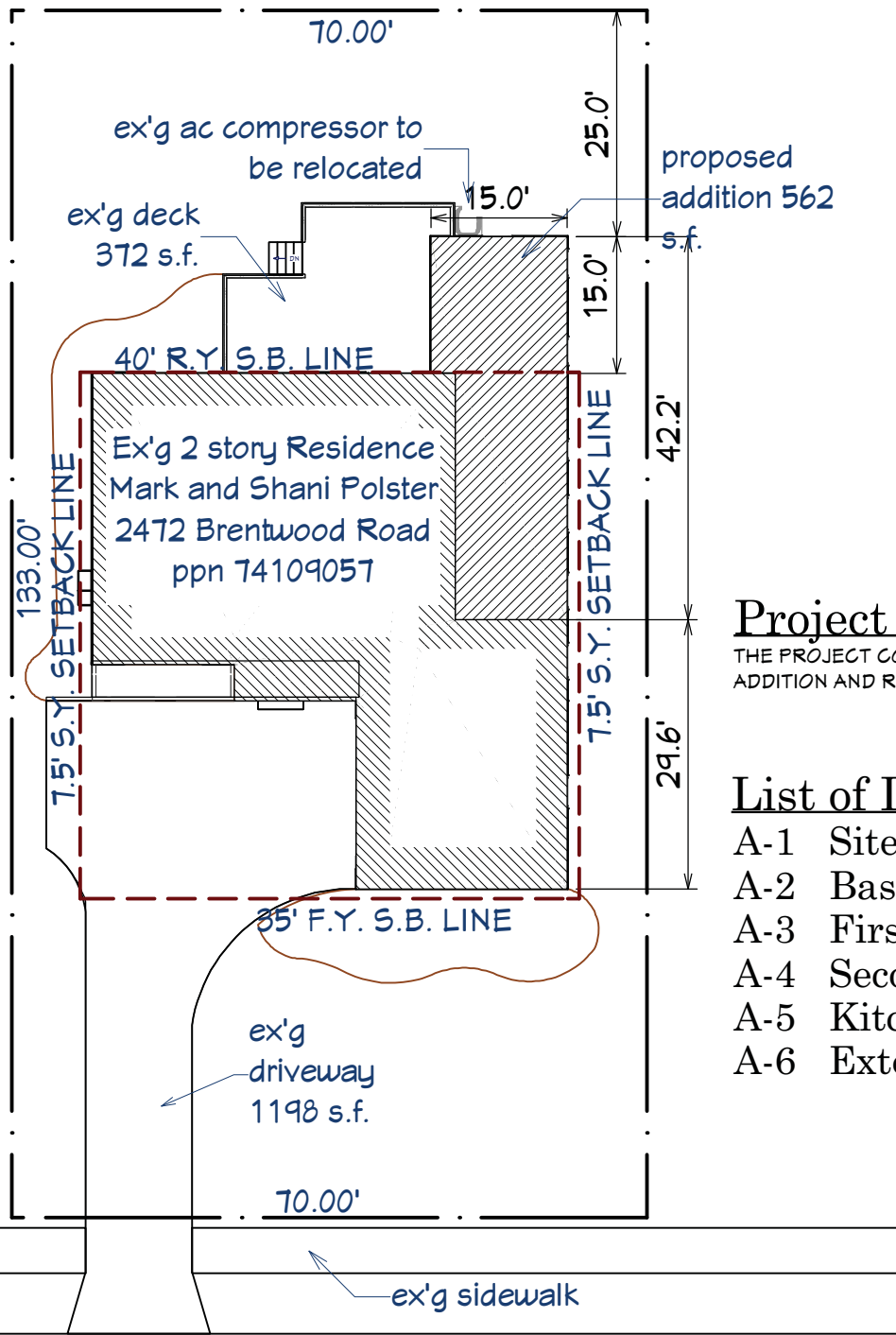
The bedroom and bathroom addition could be accomplished without a variance by placing it to the front of the home, however, this would mean revising the garage to be front loading, redoing the driveway and disrupting the arrangement of spaces on the to the left of the home which serve the owners well in their current configuration. Furthermore, the additional costs of reworking these otherwise serviceable spaces would make the project much more costly.

The variance allows the owners to solve a number of design challenges in their home in the most compact and economical way.

There are no special privileges conferred by this variance, the project still complies with the spirit of the regulations overall, and the variance are not expected affect any governmental services.

APPLICANT: 2472 Brentwood Road

P&Z:	ZONING DATA		DATE:
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U1	U1	
MINIMUM LOT AREA			
MINIMUM LOT FRONTAGE			
MINIMUM FRONT YARD BUILDING SETBACK	35	35	
MINIMUM SIDE YARD BUILDING SETBACK	15	15	
MINIMUM REAR YARD BUILDING SETBACK	40	25	15
MAXIMUM BUILDING HEIGHT	35	no change	
MINIMUM LANDSCAPED AREA			
MINIMUM PARKING SETBACKS	Front = Side = Rear =	Front = Side = Rear =	
MINIMUM DRIVE AISLE	n/a	n/a	
MINIMUM PARKING STALL	n/a	n/a	
MINIMUM OFF-STREET PARKING			
SITE DEVELOPMENT PLANS			



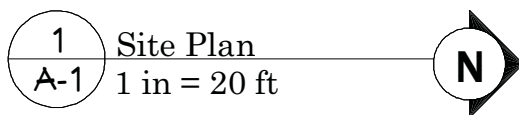
Project Description

THE PROJECT CONSISTS OF A FIRST FLOOR ADDITION AND REMODEL

List of Drawings

- A-1 Site Plan
- A-2 Basement Plan
- A-3 First Floor Plan
- A-4 Second Floor Plan
- A-5 Kitchen Interiors
- A-6 Exterior Perspectives

BRENTWOOD ROAD 50'



Additions and Renovations to

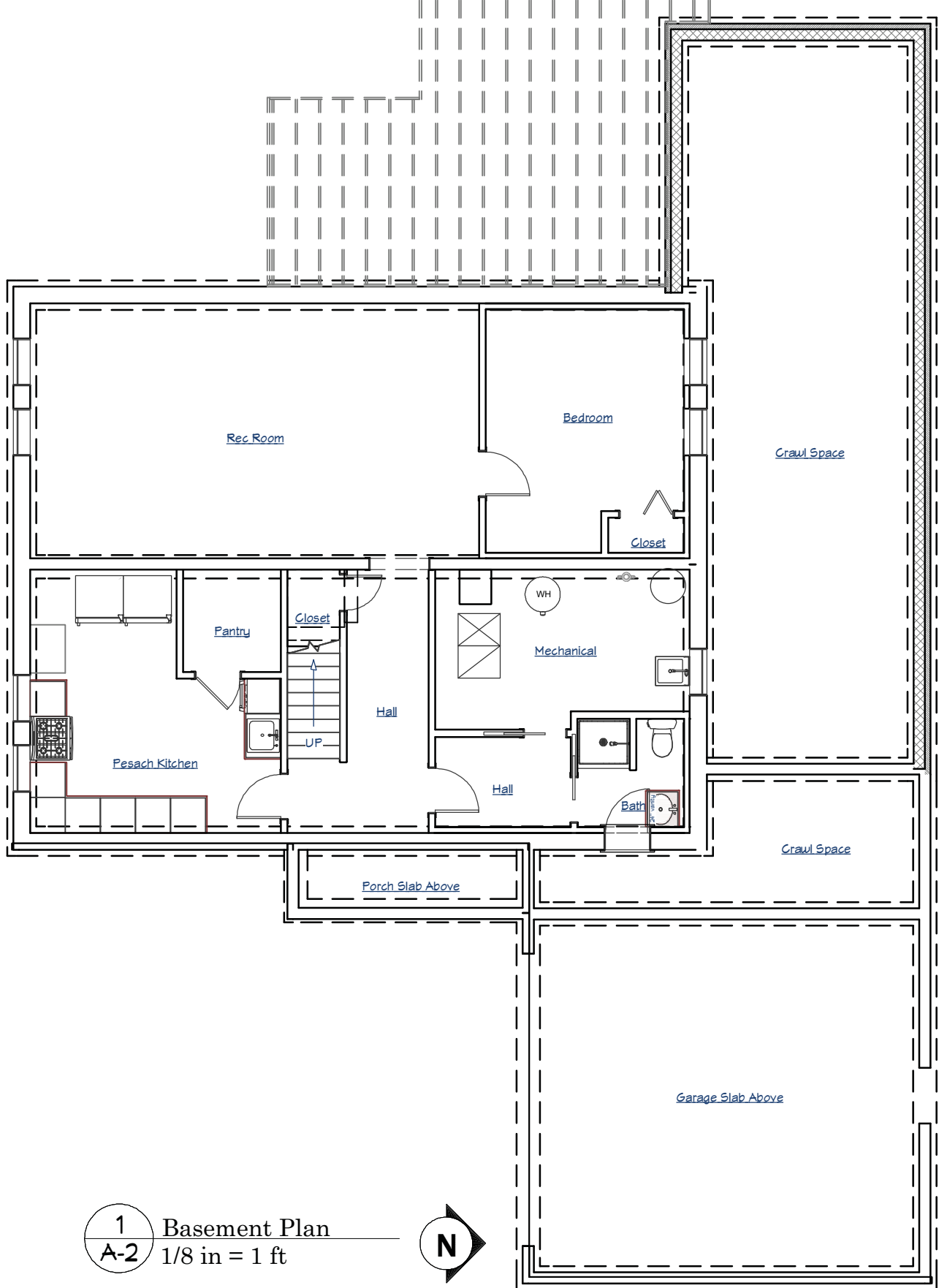


Polster Residence
2472 Brentwood Road, Beachwood, Ohio 44122

**Conceptual Design
Site Plan**

Drawn by RF	Job number 2320
Issued for 3/17/2025 P and Z	
Drawing number	

A-1



Additions and Renovations to



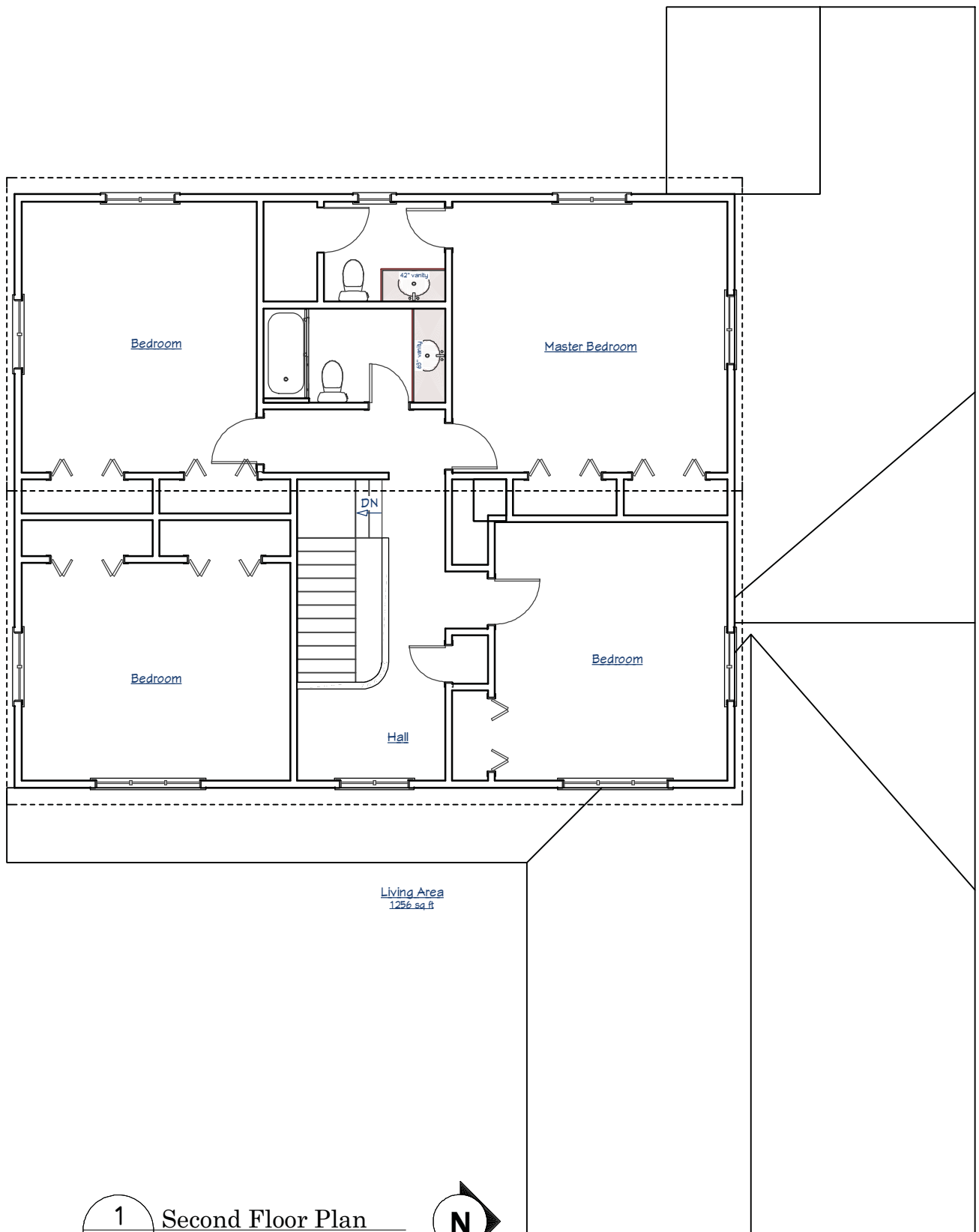
Polster Residence
2472 Brentwood Road, Beachwood, Ohio 44122

**Conceptual Design
Basement Plan**

Drawn by RF	Job number 2320
Issued for 3/17/2025 P and Z	
Drawing number	

A-2





Additions and Renovations to



Polster Residence
2472 Brentwood Road, Beachwood, Ohio 44122

**Conceptual Design
Second Floor Plan**

Drawn by	Job number
RF	2320
Issued for	
3/17/2025 P and Z	
Drawing number	

A-4



C3
A-5

Kitchen Interior



C4
A-5

Kitchen Interior South

Additions and Renovations to



Polster Residence
2472 Brentwood Road, Beachwood, Ohio 44122

**Conceptual Design
Kitchen Interiors**

Drawn by RF	Job number 2320
Issued for 3/17/2025 P and Z	
Drawing number	

A-5



C1
A-6 South Rear Perspective



C2
A-6 North Rear Perspective

Additions and Renovations to



Polster Residence
2472 Brentwood Road, Beachwood, Ohio 44122

Conceptual Design
Exterior Perspectives

Drawn by RF	Job number 2320
Issued for 3/17/2025 P and Z	
Drawing number	

A-6

Tactical Planning, LLC

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: April 11, 2025

RE: **P&Z 2025-9** **Rebecca Fertel, Architect**
Polster Residence
2472 Brentwood Drive
Rear Setback Variance



This request is for approval of plans for an addition to and remodeling of the existing dwelling. The applicant is proposing to construct a first-floor master suite. The addition would utilize the remaining side yard area behind the garage and would extend into the rear yard. The applicant is requesting a rear yard setback of 25 feet, which would require a variance of 15 feet to the Code minimum rear setback of 40 feet. The applicant notes that the proposed encroachment into the setback is not for the entire width of the lot or house, but only 15 feet wide or an area of approximately 225 square feet. That is equivalent to about 8% of the required rear yard area.

The subject site abuts the Hebrew Academy property which houses the Yavne School for girls. On at least two occasions in the past, the City approved lot split and consolidation plats that transferred property from the Hebrew Academy site to individual lot owners on Brentwood Drive and Ranch Road to accommodate additions onto the rear of homes without the need for variances. Those transfers were approved when the Hebrew Academy property was still zoned U-1 Single Family Residential and the zoning of the transferred land matched the zoning of the adjacent houses. The Hebrew Academy property has since been rezoned to U-5 Public and Institutional District to properly reflect its actual use. That change effectively eliminated the opportunity to transfer land to any of the adjacent residential properties without a rezoning. On one other occasion, the Commission granted a small rear setback variance for a home backing up to the Hebrew Academy property based on the fact that the abutting use was only a parking lot and not a residence. A similar accommodation was approved for a home abutting the former Fairmount Temple property.

While a residential property abutting a U-5 District is not unusual, it is also not common and certainly constitutes a somewhat unique circumstance for the lots that do. The Commission would need to make a determination that maintaining the standard rear yard setback for dwellings abutting a parking lot of a U-5 institutional use constituted a practical difficulty. Such a decision would likely apply to other lots sharing that same circumstance.

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

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1113.03 with regard to minimum rear yard setbacks.
2. Granting a variance of 15 feet to Section 1113.03 to permit a rear yard building setback of 25 feet in lieu of the Code required 40 feet subject to the stipulation that the total area of the encroachment shall not exceed a maximum of 225 square feet.

**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: April 24, 2025

Report Date: April 10, 2025

2025120.01

**To: Mr. Brian Roenigk
Building Commissioner**

**FR: Joseph R. Ciuni, P.E., P.S.
City Engineer**

AGENDA ITEM NO. 9

P & Z 2025-09 Applicant has requested a 14.90ft. rear yard setback variance for an addition at 2472 Brentwood Road, in accordance with BCO Section 1113.03, Rear Yards.

We hereby recommend approval of the variance for this application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 04/14/2025
Re: P&Z # 2025-9 2472 Brentwood Dr. (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

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: March 26, 2025OWNER OF BUILDING: 25741 Hurlingham Road LLC PHONE: 216-496-2092STREET ADDRESS: 25741 Hurlingham RoadCITY/STATE/ZIP: Beachwood, OH 44122APPLICANT: Joseph J. Whang PHONE: 216-496-2092COMPANY OR FIRM: n/aEMAIL: joe_whang@yahoo.comSTREET ADDRESS: same as above

CITY/STATE/ZIP: _____

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

Joe Whang; joe_whang@yahoo.comBrian Kennedy; brian@ohiopoolandpatio.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: same as above SUITE # _____

TENANT NAME: _____

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

PURPOSE OF APPLICATION: Request for variance to increase total allowed hardscape to install a pool and patio in the backyard. This is a brand new house.

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

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

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

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

Unaware of the hardscape rule when getting the house in Dec '24; want a safe place forAre there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. (con't from above) my middle school daughters & their friends where I can supervise them; would like to use the pool for exercise.

***** 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

Joseph J. Whang

PRINTED NAME

March 26, 2025

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

Search

City Beachwood



Search By

☐ Owner☐ Parcel☒ Address

74134012 | 25741 HURLINGHAM ROAD, LLC | 25741 HURLINGHAM RD | 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](#)

LEGAL RECORDINGS

[Get a Document List](#)

ACTIVITY

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

Primary Owner

25741 HURLINGHAM ROAD, LLC

Property Address

25741 Hurlingham RD Beachwood, OH 44022

Tax Mailing Address

25741 HURLINGHAM ROAD, LLC 2850 TIGERTAIL AVE SUITE 525 MIAMI, FL 33133

Description

30 SHEST#33 RESUB 0659 ALL

Property Class

SINGLE FAMILY DWELLING

Parcel Number

741-34-012

Taxset

Beachwood

Tax Year

2024 Pay 2025 ▼

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	\$36,610
Building Value	\$89,010
Total Value	<u>\$125,620</u>
Homestead Value	\$28,000

Half Year Charge Amounts

Gross Tax	\$7,644.61
Less 920 Reduction	<u>\$4,150.22</u>
Sub Total	\$3,494.39
Non-business Credit	\$262.40
Owner Occupancy Credit	\$65.60
Homestead Reduction	\$247.02
Total Assessments	<u>\$82.50</u>
Half Year Net Taxes	<u>\$3,001.87</u>

Market Values

Land Value	\$104,600
Building Value	<u>\$254,300</u>
Total Value	<u>\$358,900</u>

Rates

Full Rate	121.71
920 Reduction Rate	.542895
Effective Rate	55.63427

Flags

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

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$6,003.74

Payments

\$6,003.74

Balance Due

\$.00

2024 (pay in 2025) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$2,919.37	\$2,919.37	\$.00
	1ST HALF BALANCE	\$2,919.37	\$2,919.37	\$.00
	2nd half tax	\$2,919.37	\$2,919.37	\$.00
	2ND HALF BALANCE	\$2,919.37	\$2,919.37	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2024	\$41.25	\$41.25	\$.00
	1ST HALF BALANCE	\$41.25	\$41.25	\$.00
	2nd half tax - 2024	\$41.25	\$41.25	\$.00
	2ND HALF BALANCE	\$41.25	\$41.25	\$.00
C100030S-Sewer Maintenance				
	1st half tax - 2024	\$41.25	\$41.25	\$.00
	1ST HALF BALANCE	\$41.25	\$41.25	\$.00
	2nd half tax - 2024	\$41.25	\$41.25	\$.00
	2ND HALF BALANCE	\$41.25	\$41.25	\$.00
Total Balance		\$6,003.74	\$6,003.74	\$.00

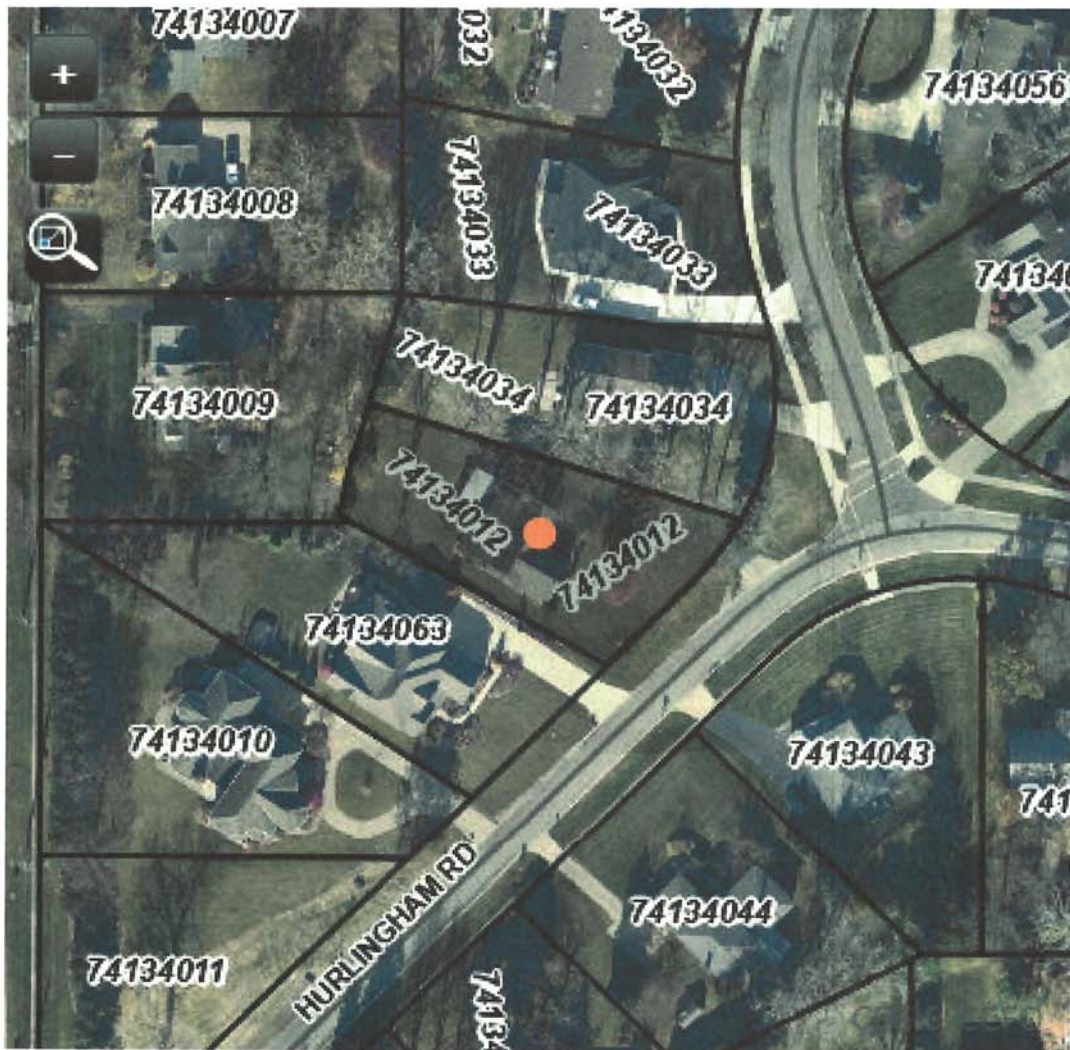
[Top](#)[View Map](#)

Updated :03/26/2025 04:37:26 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



25741 Hurlingham Road, LLC

March 28, 2025

City of Beachwood
Planning and Zoning Commission
25325 Fairmount Blvd.
Beachwood, Ohio 44122

Re: Authorization for Pool and Patio Installation – 25741 Hurlingham Road

Dear Planning and Zoning Commission Members:

This letter serves as formal authorization from 25741 Hurlingham Road, LLC, for the installation of a residential pool and patio at 25741 Hurlingham Road, Beachwood, which is currently owned by our company.

We have reviewed the proposed plans, and if approved by the City of Beachwood, we authorize our designated contractor, Ohio Custom Pool and Patio, to proceed with the installation in full compliance with all local building codes, zoning regulations, and required permitting processes.

Sincerely,

DocuSigned by:

5A106B4C31A3422...

Geoffrey Swerdlin, Manager
25741 Hurlingham Road, LLC



CHANCE	MAINTENANCE	DATA	GROUND	BEARING
0-1	150.00'	41.70	155.71'	41.63

24-4021

Sheet 1 of 1

DATE: MAY 2004

SITE PLAN & ABBREVIATED SWP3

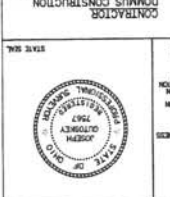


GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors, and Land Planners
10000 ROUTE 100, SUITE 400
COLUMBUS, OHIO 43240
TEL: (614) 444-7700
FAX: (614) 444-7701

P.P.N. 741-34-012
25741 HURLINGHAM ROAD
BEACHWOOD - CUYAHOGA COUNTY - OHIO

CONTACT: ALEX LYAMKIN
(440) 991-7065

CONTRACTOR: DOMINUS CONSTRUCTION
5325 NAWMAN PARK UNIT A
SOLON OHIO 44139

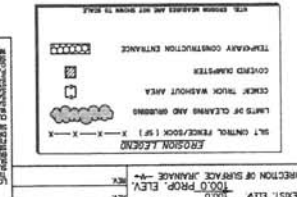


GUTOSKEY & ASSOCIATES, INC.
25741 HURLINGHAM ROAD
BEACHWOOD, OHIO 44105

SITE PLAN
LOT: 1
ADDRESS: 25741 HURLINGHAM ROAD
CITY: BEACHWOOD
COUNTY: CUYAHOGA
STATE: OHIO

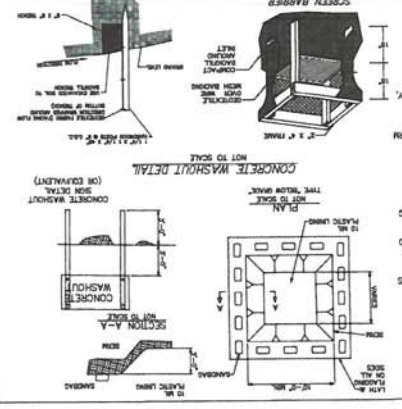
BENCHMARK:
WELL LOCATION & ELEVATION MARKS
STATION 100.00
ELEV. 100.00
DATE: 5/14/24

DESIGN CERTIFICATION
I, JOSEPH GUTOSKEY, P.E., NO. 10000, DO HEREBY CERTIFY THAT THE CHOLE INFORMATION IS EXISTING AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 5/14/24

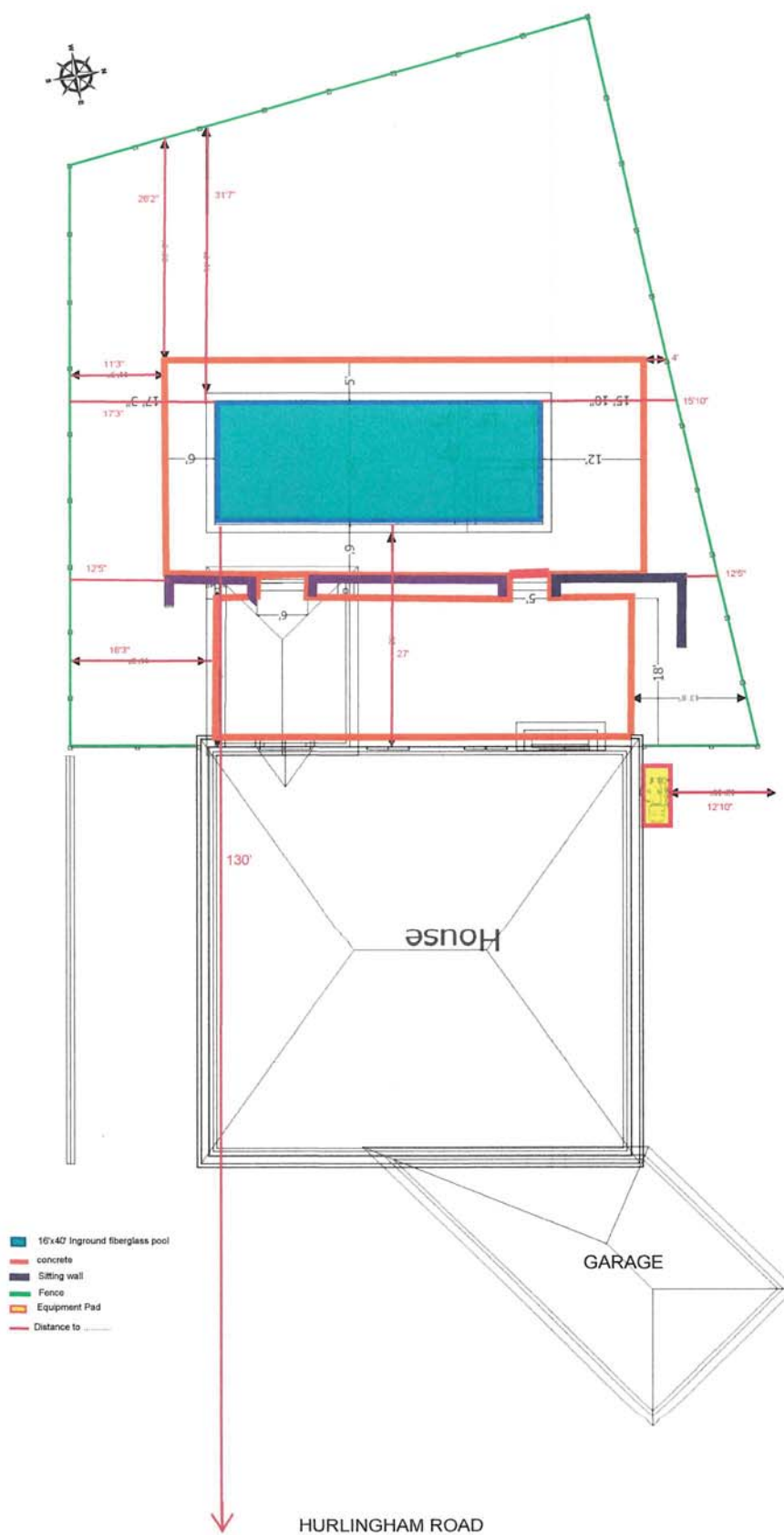


DESIGN CERTIFICATION
I, JOSEPH GUTOSKEY, P.E., NO. 10000, DO HEREBY CERTIFY THAT THE CHOLE INFORMATION IS EXISTING AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 5/14/24

NO.	DESCRIPTION (OWNER USE)	DATE	BY
1	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
2	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
3	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
4	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
5	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
6	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
7	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
8	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
9	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		
10	DESIGN OF STORM AND SEWAGE COLLECTION SYSTEM, INCLUDING		



NOTES:
1. THIS PLAN MEETS THE REQUIREMENTS OF THE C.O.D. 0000000.
2. WORKING DRAWS SHOULD BE OBTAINED FROM THE C.O.D. 0000000.
3. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
4. CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD AT THE TIME OF FOUNDATION EXCAVATION.
5. SYSTEM TO BE SHOWN ON THE PLANS AND ANY MODIFICATION TO THE PLANS REQUIRE SUBMITTAL AND APPROVAL BY THE C.O.D. 0000000.
6. CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD AT THE TIME OF FOUNDATION EXCAVATION.
7. SYSTEM TO BE SHOWN ON THE PLANS AND ANY MODIFICATION TO THE PLANS REQUIRE SUBMITTAL AND APPROVAL BY THE C.O.D. 0000000.
8. CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD AT THE TIME OF FOUNDATION EXCAVATION.
9. SYSTEM TO BE SHOWN ON THE PLANS AND ANY MODIFICATION TO THE PLANS REQUIRE SUBMITTAL AND APPROVAL BY THE C.O.D. 0000000.
10. CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD AT THE TIME OF FOUNDATION EXCAVATION.



3D IMAGES





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: April 11, 2025

RE: **P&Z 2025-11 Ohio Custom Pool & Patio**
25741 Hurlingham Road, LLC
25741 Hurlingham Road
Hardscape Variance



This request is for a hardscape variance for the purpose of constructing an inground pool and pool deck. The proposed pool is approximately 620 square feet in area and the surrounding decking covers another 1,629 square feet. Section 1146.03(c) limits the total amount of hardscape, parking areas, and driveways on any residential lot to not more than fifteen percent (15%) of the total lot area. Based on the area of the subject lot, the applicant is permitted a total of 2,679 square feet of hardscape. The subject site currently has 2,489 square feet of hardscape. The proposed pool and decking would add an additional 2,249 square feet of hardscape bring the total hardscape area to 4,738 square feet or 26.5% of the total lot area. The applicant would need a variance of 2059 square feet or 77% more than the permitted maximum.

The requested variance is substantial. There is no evidence that there are unique characteristics of the property that would justify such a significant variance. While I understand the desire to have a pool, there does not appear to be sufficient evidence to warrant a finding by the Commission that there is a practical difficulty to justify a variance to the standard Code requirement. It is recommended that the Commission deny this request.

**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: April 24, 2025

Report Date: April 10, 2025

2025120.01

**To: Mr. Brian Roenigk
Building Commissioner**

**FR: Joseph R. Ciuni, P.E., P.S.
City Engineer**

AGENDA ITEM NO. 10

P & Z 2025-11 Applicant has requested a 2,059.60 sq. ft. total lot allowable hardscape variance for a new pool and patio at 25741 Hurlingham Road, in accordance with BCO Section 1146.03 (c), Landscape of Residential Lot Required.

If this variance is approved, we request the storm water runoff from the patio and pool deck be controlled on site and do not place the storm water directly into a storm sewer. Pervious pavers or allowing the storm runoff water to filter into the lawn area of the backyard would be acceptable.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 04/14/2025
Re: P&Z # 2025-11 25741 Hurlingham (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

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 2/10/25OWNER OF BUILDING: MARIE HINDA CHAYA GOLDFINGER PHONE: _____STREET ADDRESS: 2409 BEACHWOOD BLVDCITY/STATE/ZIP: BEACHWOOD, OH 44122APPLICANT: JOSEPH CALDERWOOD PHONE: 440-429-5164

COMPANY OR FIRM: _____

EMAIL: JOECMCONSULT@SBCEGLOBAL.NETSTREET ADDRESS: 6064 HYDE STCITY/STATE/ZIP: MUNTON, OH 44060

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

JOSEPH CALDERWOOD, JOECMCONSULT@SBCEGLOBAL.NET

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2409 BEACHWOOD BLVD. SUITE # _____TENANT NAME: MARIE HINDA CHAYA GOLDFINGERPERMANENT PARCEL # 741-16-041 PRESENT USE: _____ PROPOSED USE: _____PURPOSE OF APPLICATION: REQUESTING A REAR VARIANCE OF 2' AND
A SIDE VARIANCE OF 1'-8" (RIGHT)

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):

TENANT NEEDS TO ADD A 1ST FLOOR BEDROOM FOR HEALTH REASONS (CURRENTLY ALL
BEDS ARE UPSTAIRS)

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. FOR SIDE VARIANCE - ADDITION LOCATION IS LIMITED DUE
TO UTILITY LOCATION, FOR REAR VARIANCE ADDITION NEEDS TO BE BIGGER FOR
ADA ACCESSIBILITY

***** (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:

	<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

JOSEPH E. CALDWELL

PRINTED NAME

2/10/25

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: _____

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



Legend

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

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



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

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

TIMBERLANE DR

142.92

31.50

55.61

75.11

40

MIN S.B.

38'

2'

21.8'

20'

NW ADDITION

1'-8"

5'-4"

7'

MIN S.B.

145

EXIST HOUSE

EX. DRIVEWAY

**SITE PLAN
FOR THE
GOLDFINGER RESIDENCE**

2409 BEACHWOOD BLVD.
BEACHWOOD, OHIO

2/7/2025

SCALE: 1" = 20'

DESIGNED BY

JOSEPH E. CALDERWOOD, DESIGNER

440-429-5164

BEACHWOOD BLVD

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: April 10, 2025

RE: **P&Z 2025-12 Joseph Calderwood
Goldfinger Residence
2409 Beachwood Boulevard
Side Setback Variance
Rear Setback Variance**



This request is for approval to construct an addition on the rear of the existing dwelling. The subject site is a corner lot. Section 1113.03 requires a rear yard setback of 40 feet. The applicant is seeking to place the addition 38 feet from the rear lot line, which would require a variance of 2 feet. Based on the width of the subject lot, Section 1113.05 requires a minimum side yard setback of 7 feet. The applicant is seeking to located the addition 5.33 feet from the southern side lot line. That location requires a variance of 1.67 feet.

Neither variance is substantial. In the case of the side yard variance, the existing house is already closer to the side lot line than the proposed addition. In the case of the rear yard setback, the variance is merely 5% of the requirement and the impact of the variance is mitigated by the fact that the rear lot line is actually the side lot line of the adjacent property because that house faces Timberlane Drive. It appears that there is sufficient evidence to determine that a practical difficulty exists.

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

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1113.03 with regard to minimum rear yard setback and Code Section 1113.05 with regard to minimum side yard setback.
2. Granting a variance of 2 feet to Section 1113.03 to permit a rear yard building setback of 38 feet in lieu of the Code required 40 feet.
3. Granting a variance of 1.67 feet to Section 1113.05 to permit a side yard building setback of 5.33 feet in lieu of the Code required 7 feet.

**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: April 24, 2025

Report Date: April 10, 2025

2025120.01

**To: Mr. Brian Roenigk
Building Commissioner**

**FR: Joseph R. Ciuni, P.E., P.S.
City Engineer**

AGENDA ITEM NO. 11

P & Z 2025-12 Applicant has requested a 2 ft. rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 1.25 ft. side yard setback variance, in accordance with BCO Section 1113.05, Side Yards, for an addition at 2409 Beachwood Blvd.

We hereby recommend approval of the variances requested for this application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 04/14/2025
Re: P&Z # 2025-12 2409 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

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 4-3-2025

OWNER OF BUILDING: Eliav and Caroline Sharvit PHONE: 440-823-0396

STREET ADDRESS: 2540 Buckhurst Drive

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Fred Margulies PHONE: 216-337-8947

COMPANY OR FIRM: F Gary Architect, LLC.

EMAIL: f.gary.architect@gmail.com

STREET ADDRESS: 5001 Lansdowne Drive

CITY/STATE/ZIP: Solon, OH 44139

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

Fred Margulies - f.gary.architect@gmail.com, Rob Myers - rob@myershomesco.com,

Eliav & Caroline Sharvit - carolinesharvit@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2540 Buckhurst Drive SUITE #

TENANT NAME: The Sharvits (Owners)

PERMANENT PARCEL # 741 -17 -025 PRESENT USE: U-1 PROPOSED USE: U-1

PURPOSE OF APPLICATION: Looking for approval for 2 variances That were brought up by the
Building department. The covered patio and sukkah additions are considered accessory 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**):

We didn't consider the covered patio that is attached to the house to be an accessory use

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. The sukkah is very important to the residents and they
have chosen to create a well built trellis to meet their needs during the season.

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.



Fred Margulies

PRINTED NAME

4/4/2025

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, *Ohio*

MyPlace

Search

City

Beachwood



Search By

☐ Owner

☐ Parcel

☒ Address

74117025 | SHARVIT, ELIAV & CAROLINE | 2540 BUCKHURST DR | 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](#)

LEGAL RECORDINGS

[Get a Document List](#)

ACTIVITY

[Informal Reviews](#)

[Board of Revisions Cases](#)

Primary Owner

SHARVIT, ELIAV & CAROLINE

Property Address

2540 Buckhurst DR Beachwood, OH 44122

Tax Mailing Address

SHARVIT, CAROLINE 2540 BUCKHURST DR BEACHWOOD, OH 44122

Description

18 FAIRMT PKEST 0014 ALL

Property Class

SINGLE FAMILY DWELLING

Parcel Number

741-17-025

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	\$38,050
Building Value	\$403,130
Total Value	\$441,180
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$26,848.01
Less 920 Reduction	\$14,575.65
Sub Total	\$12,272.36
Non-business Credit	\$921.54
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$67.50
Half Year Net Taxes	\$11,418.32

Market Values

Land Value	\$108,700
Building Value	\$1,151,800
Total Value	\$1,260,500

Rates

Full Rate	121.71
920 Reduction Rate	.542895
Effective Rate	55.63427

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

\$22,836.64

Payments

\$11,418.66

Balance Due

\$11,417.98

2024 (pay in 2025) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$11,350.82	\$11,350.82	\$.00
	1st half penalty	\$.00	\$.00	\$.00
	1ST HALF BALANCE	\$11,350.82	\$11,350.82	\$.00
	2nd half tax	\$11,350.82	\$.34	\$11,350.48
	2ND HALF BALANCE	\$11,350.82	\$.34	\$11,350.48
C100030C-SEWER MAINTENANCE				
	1st half tax - 2024	\$33.75	\$33.75	\$.00
	1ST HALF BALANCE	\$33.75	\$33.75	\$.00
	2nd half tax - 2024	\$33.75	\$.00	\$33.75
	2ND HALF BALANCE	\$33.75	\$.00	\$33.75
C100030S-Sewer Maintenance				
	1st half tax - 2024	\$33.75	\$33.75	\$.00
	1st half penalty - 2024	\$.00	\$.00	\$.00
	1ST HALF BALANCE	\$33.75	\$33.75	\$.00
	2nd half tax - 2024	\$33.75	\$.00	\$33.75
	2ND HALF BALANCE	\$33.75	\$.00	\$33.75

	Charges	Payments	Balance Due
Total Balance	\$22,836.64	\$11,418.66	\$11,417.98
PAY BY E-CHECK OR CREDIT/DEBIT CARD Top View Map			

Updated :04/03/2025 04:27:50 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



F GARY
ARCHITECT, LLC.

		REVISIONS			
ARCHITECTURAL					
A0.0	COVER & SITE PLAN				
A1.0	FIRST FLOOR PLAN & DEMOLITION PLAN				
A1.1	PARTIAL CEILING & ROOF PLAN				
A2.0	EXTERIOR ELEVATIONS				

THE PROJECT CONSISTS OF EXTERIOR ADDITIONS OF A COVERED PATIO AND SUKKAH (TRELLIS) TO THE REAR OF THE HOUSE.

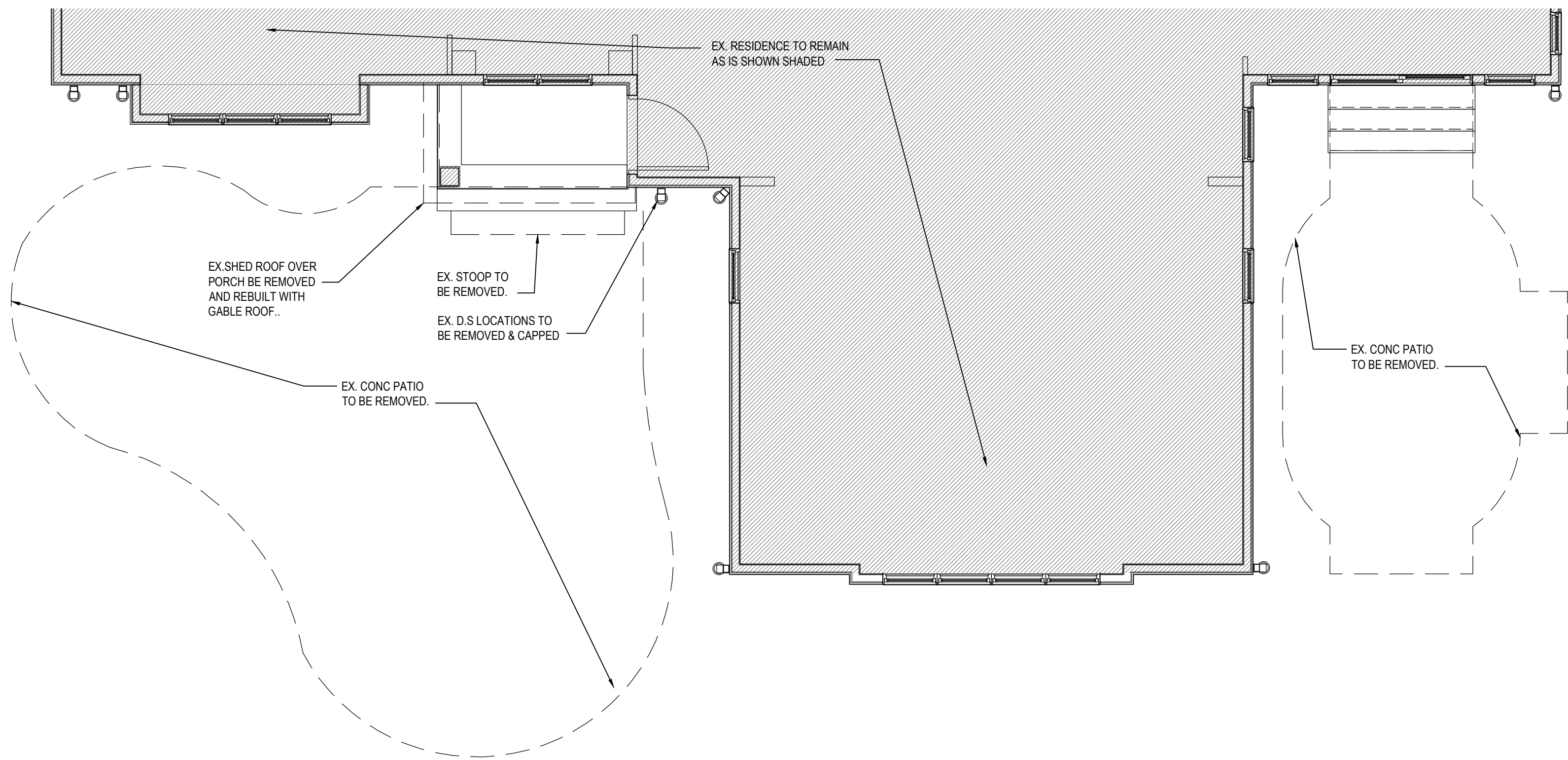
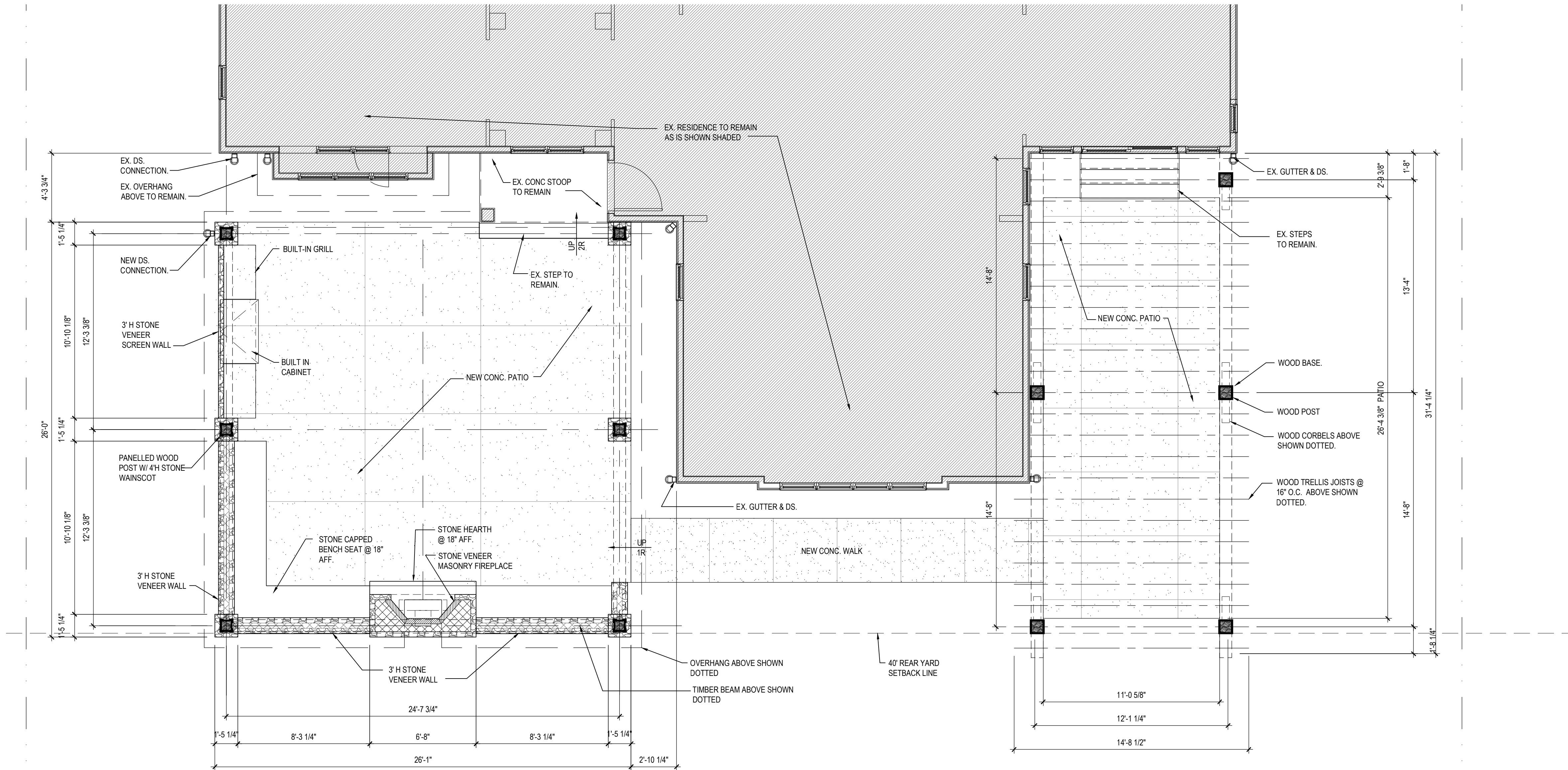
PROJECT LOCATION

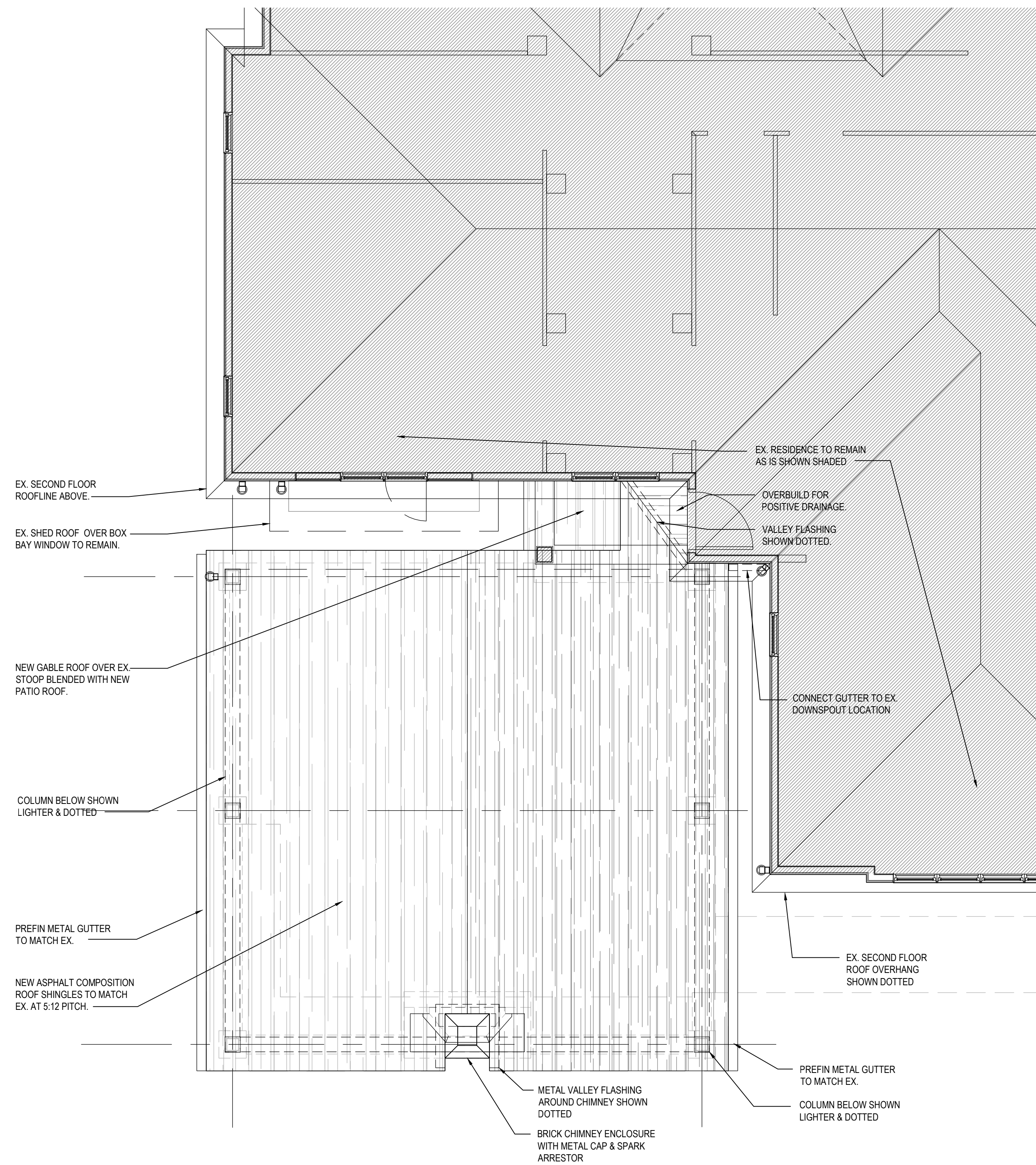
ARCHITECT	GENERAL CONTRACTOR	BUILDING DEPARTMENT
F GARY ARCHITECT, LLC. CONTACT: FRED MARGULIES, AIA PH: 216-337-8947 E: f.gary.architect@gmail.com	MYERS HOMES, INC. 9 DEERFIELD DRIVE RUSSELL, OH 44022 CONTACT: ROB MYERS PH: 440-708-2424 E: rob@myershomesco.com	CITY OF BEACHWOOD BUILDING DEPT 25325 FAIRMONT BLVD BEACHWOOD, OHIO 44122 CONTACT: PH: 216-292-1914

ISSUE/REVISION		
DATE	NO.	DESCRIPTION
-2-2025		ABR submission

COVER / SITE PLAN

ISSUE/REVISION		
DATE	NO.	DESCRIPTION
4-2-2025		ABR submission

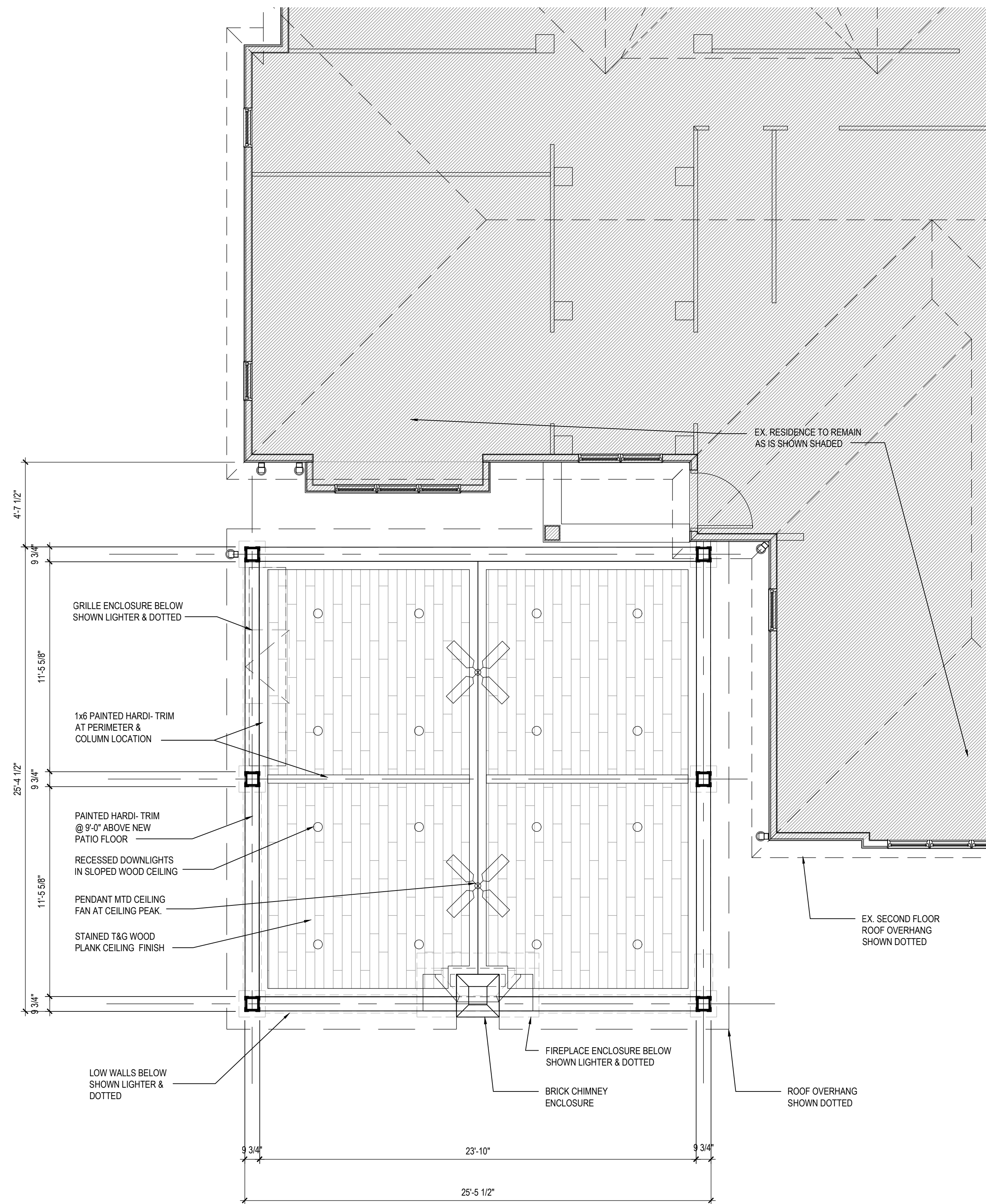




3 | ROOF PLAN

1/4" = 1'-0"

N



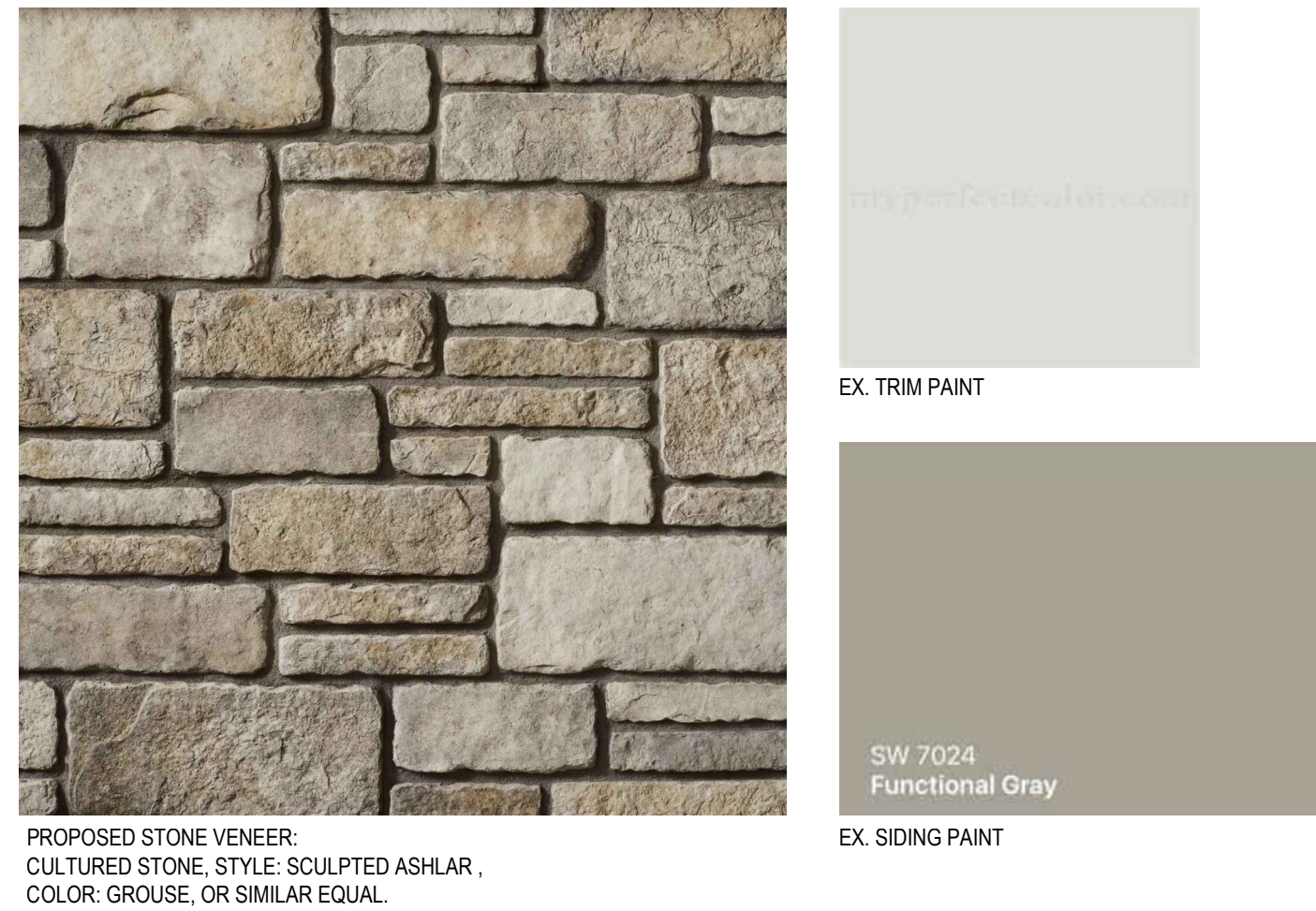
2 | CEILING PLAN

1/4" = 1'-0"

N

ISSUE/REVISION		
DATE	NO.	DESCRIPTION
4-2-2025		ABR submission

FINSHES



FRONT W/ HOUSE TO LEFT



FRONT FACADE



HOUSE TO RIGHT



LOOKING TOWARD HOUSE TO RIGHT BACKYARD



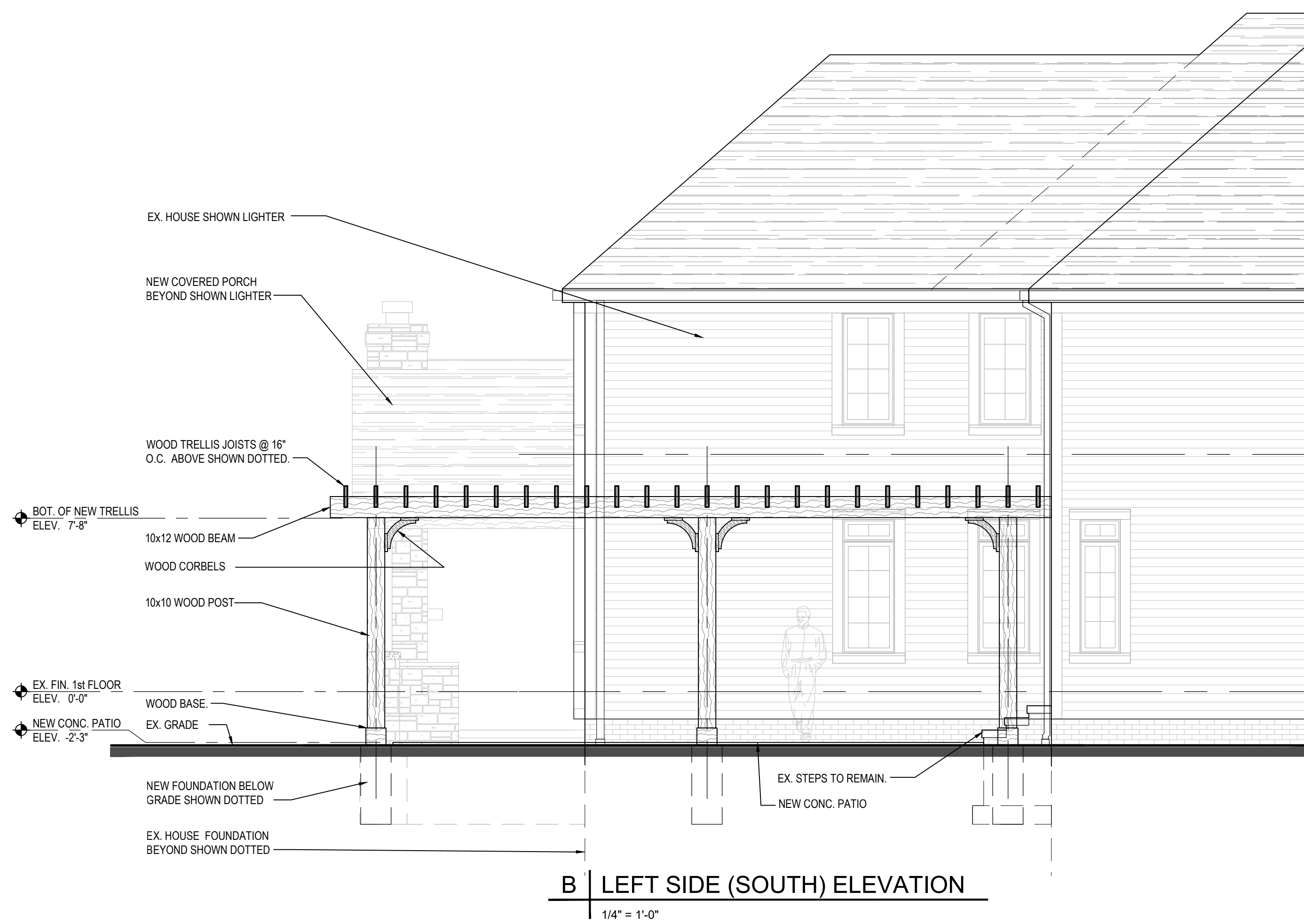
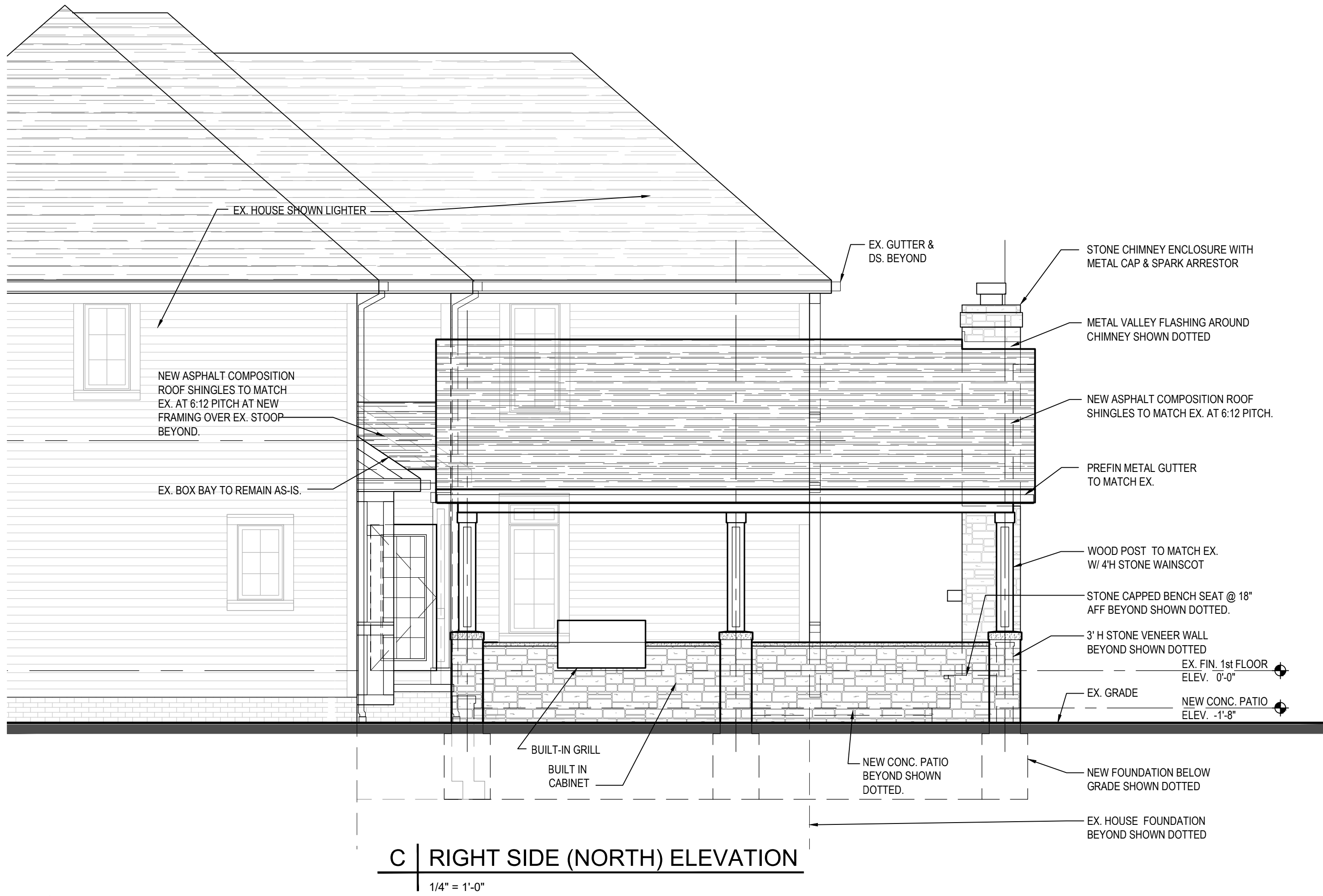
REAR FACADE AT PROPOSED COVERED PATIO



REAR FACADE



REAR FACADE AT PROPOSED TRELLIS LOCATION



ISSUE/REVISION		
DATE	NO.	DESCRIPTION
4-2-2025		ABR submission

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: April 11, 2025

RE: **P&Z 2025-14 F Gary Architect, LLC
Sharvit Residence
2540 Buckhurst Drive
Accessory Structure Height Variance
Multiple Accessory Structures**



This request is for approval to construct a covered patio and a sukkah on the rear of the existing dwelling. The proposed covered patio is approximately 660 square feet in area and is located immediately adjacent to the rear northwest corner of the home. The covered patio includes a masonry fireplace. The trellis structure is also located adjacent to the rear of the dwelling at the southwest corner and covers approximately 376 square feet. The applicant is seeking two (2) accessory structures in the rear yard where the Code anticipates one. Despite the fact that there are two (2) accessory structures proposed, the applicant still complies with the rear yard coverage requirement for accessory structures.

Section 1113.03 limits the height of accessory structures to 15 feet. The proposed covered patio is 17.5 feet in height to the peak of the roof, which would require a variance of 2.5 feet. The variance is minor, especially given the context. The covered patio is located abutting the dwelling and not in the middle of the rear yard. Therefore, any impacts on the property to the rear are mitigated. It matches the side yard setback of the house, which is two stories, so there is minimal impact on the neighbor to the side. The roof is pitched to match the appearance of the dwelling, which is preferable to a shed roof design. If the covered patio structure was directly attached as an addition to the house, it would not require a height variance. Given all of those factors, it is my professional opinion that there is sufficient evidence to warrant a finding of practical difficulties.

P&Z 2025-14
F Gary Architect, LLC
Sharvit Residence
2540 Buckhurst Drive
Accessory Structure Height Variance
Multiple Accessory Structures
April 11, 2025
Page 2

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

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1113.03 with regard to the number and height of accessory structures.
2. Granting a variance of 2.5 feet to Section 1113.03 to permit the covered patio structure to be 17.5 feet in height in lieu of the Code maximum of 15 feet.
3. Granting a variance to Section 1113.03 to permit there to be two (2) accessory structures.

**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: April 24, 2025

Report Date: April 10, 2025

2025120.01

**To: Mr. Brian Roenigk
Building Commissioner**

**FR: Joseph R. Ciuni, P.E., P.S.
City Engineer**

AGENDA ITEM NO. 12

P & Z 2025-14 Applicant has requested a variance for an additional accessory structure and a 1'-6" height variance for the covered porch at 2540 Buckhurst Drive, in accordance with BCO Section 1113.03, Rear Yards.

We hereby recommend approval of this application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 04/14/2025
Re: P&Z # 2025-14 2540 Buckhurst Dr. (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

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY OF
BEACHWOOD, OHIO PLANNING AND ZONING CODE

WHEREAS, the City Planner and Building Commissioner have recommended amendments to the City's Planning and Zoning Code in response to property owner requests and discussions with Administrative Staff, Council, and the Planning and Zoning Commission, which amendments are attached hereto and fully incorporated by reference herein as "Exhibit A"; and

WHEREAS, these amendments are intended to promote public health, safety, and welfare by improving clarity of the Code, enhancing land use controls to enhance overall property values in the City, and simplifying interpretation of the Code.

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 recommendation from the City Planner and Building Commissioner for amendments to the City's Planning and Zoning Code, places this issue and said proposed amendments in "Exhibit A" hereto on first reading and refers the proposed amendments to the Planning and Zoning Commission for its study, report, and recommendation.

Upon receipt of the Planning and Zoning Commission's report and recommendation, Council shall place the proposed amendments 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 the Ordinance is 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 text amendments to the Code 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

EXHIBIT A

PROPOSED CODE AMENDMENTS

1. AMEND SECTION 1101.08 DEFINITION OF "BUILDING HEIGHT"
2. AMEND CHAPTER 153 "ARCHITECTURAL BOARD OF REVIEW"
3. DELETE CHAPTER 1145 "YARDS AND LINES" IN ITS ENTIRETY
4. DELETE CHAPTER 1143 "LOTS" IN ITS ENTIRETY
5. AMEND CHAPTER 1146 "FENCES, LANDSCAPING, AND DRIVEWAYS" BY MOVING SOME SECTIONS TO CHAPTER 1113 U-1 AND AMENDING OTHER SECTIONS
6. AMEND CHAPTER 1113 "U-1 SINGLE FAMILY RESIDENTIAL DISTRICT" TO INCLUDE ALL APPLICABLE REGULATIONS (OTHER THAN FENCES)

1101.08 BUILDING HEIGHT.

"Building Height" means the vertical distance from the finished grade at the ~~centerline, six feet (6') perpendicular to the front~~front building line, to the top of the highest roof beams of a flat roof or to the ~~mean level~~peak of the highest gable or ~~slope of a~~ hip roof. When a building faces on more than one street, Commission shall determine the front. The finished grade may not be less than the average finished grade across the width of the lot measured at the front building line.

CHAPTER 153

ARCHITECTURAL BOARD OF REVIEW

- 153.01 Established.
- 153.02 Qualifications of members.
- 153.03 Conflict of interest.
- 153.04 Organization.
- 153.05 Quorum.
- 153.06 Purpose.
- 153.07 Review and Approval Required.
- 153.08 Accessory Structures.
- 153.09 Appeals

CROSS REFERENCES

Power to establish - see CHTR. Art. VI, Sec. 1

Fee for review of plans and specifications - see BLDG. 1329.08

Sign Permits – see Section 1141.06

153.01 ESTABLISHED.

(a) There is hereby established an Architectural Board of Review which shall consist of three members, who shall be the Building Commissioner, the City Planner, and one additional member who shall be appointed by the Mayor and confirmed by Council for a term of three years. Current members of the Architectural Board who are not the appointed member shall serve as alternate members until the expiration of their terms.

(b) Vacancies shall be filled for the remainder of an unexpired term in the same manner as the original appointment. Any member of the Board shall be subject to removal by the Mayor, with the consent of Council, for cause. In the event of a temporary absence or unavailability of any appointed member, an alternate member is hereby authorized to replace the appointed member during the appointed member's unavailability. Such alternate member shall possess all of the qualifications of an appointed member, shall have the same powers and perform the same duties and shall receive the same compensation as an appointed member for each meeting attended.

(Ord. 2009-152. Passed 12-7-09.)

153.02 QUALIFICATIONS OF MEMBERS.

The appointed member of the Architectural Board of Review shall be a registered architect, duly registered and authorized to practice architecture in and under the laws of the State of Ohio, and shall have been actively engaged in the general practice of architecture as a registered architect in the State of Ohio for a period of not less than three years prior to

appointment to the Board.
(Ord. 2009-152. Passed 12-7-09.)

153.03 CONFLICT OF INTEREST.

No member of the Architectural Board of Review shall participate in the review of any work of which he or any partner or professional associate is the author, or in which he or they have any direct or indirect financial interest.
(Ord. 2009-152. Passed 12-7-09.)

153.04 ORGANIZATION.

The Building Commissioner shall serve as Chairman and shall be responsible for the proper administration of the Board and for scheduling regular meetings of the Board. If the Secretary is unavailable, one of the members of the Board shall act as Secretary for the meeting. The Secretary shall keep records of each Board meeting.
(Ord. 2009-152. Passed 12-7-09.)

153.05 QUORUM.

Two members of the Architectural Board of Review, one of whom shall be the appointed member, shall constitute a quorum, and its official action shall require the affirmative vote of not less than two members. It shall exercise the powers and duties herein provided for in accordance with the ordinances of the City and such laws of the State as may be applicable. The Board may adopt rules and regulations for its procedure.
(Ord. 2009-152. Passed 12-7-09.)

153.06 PURPOSE.

The purpose of the Architectural Board of Review is to preserve and protect the public health, safety and welfare by maintaining the high character of community development and protecting the real estate and its value in the City from impairment or reduction of value by regulating, according to architectural principles, the design, use of materials, finished grade lines and orientation of all new buildings, and by assuring that the appearance and aesthetics of building exteriors reasonably conform to City standards found in the area of the proposed building or addition to an existing building.
(Ord. 2009-152. Passed 12-7-09.)

153.07 REVIEW AND APPROVAL REQUIRED.

Each application for a building permit for:

- (a) a new principal building;
- (b) an addition to or expansion of an existing principal building;
- (c) a commercial sign; or
- (d) an accessory building of two hundred (200) square feet or greater

shall first be referred to the Architectural Board of Review for consideration. No building or sign permit for any of the above shall be issued without the prior approval of the Architectural Board of Review.

153.08 ACCESSORY STRUCTURES.

Accessory buildings of less than two hundred (200) square feet in area and accessory structures such as, but not limited to, pools, decks, pergolas, play equipment, and similar structures shall not require review and approval by the Architectural Board of Review, provided however, that the Building Commissioner may refer any such building or structure to the Architectural Board of Review for its consideration where the Commissioner has concerns as to whether such accessory building or structure fits and is appropriate in the neighborhood.

153.09 APPEALS.

Persons aggrieved by a final decision of the Architectural Board of Review with regard to approval of building plans may appeal such decision to the Planning and Zoning Commission provided that such appeal shall be filed within thirty (30) days after the date of the Architectural Board of Review's action.
(Ord. 2009-152. Passed 12-7-09.)

DELETE CHAPTER 1145 "YARDS AND LINES" IN ITS ENTIRETY

DELETE CHAPTER 1143 "LOTS" IN ITS ENTIRETY

CHAPTER 1146

FENCES, ~~LANDSCAPING AND DRIVEWAYS~~

1146.01 Definitions.

1146.02 Fences.

~~1146.03 Landscaping.~~

~~1146.04 Driveways in Class U-1 Districts.~~

1146.99 Violations and penalties.

1146.01 DEFINITIONS.

Terms as used in this chapter shall have the following meanings:

- (a) "Decorative or Ornamental Fence" means any type of free-standing open fence, except chain-link and wire fences.
- (b) "Fence" means an elevated partition or barrier separating one lot from another lot or parts of the same lot and includes the material used for the fence, its support members and all related parts.
- (c) "Fence Height" shall be measured from the existing predominant and prevailing ground grade level to the top of the fence. No berm, mound or base shall be created or constructed for the purpose of erecting a fence thereon so as to increase the permitted height of the fence from the level of the then existing natural grade.
- (d) "Free-standing Fence" means a fence which is not connected at any point to the main building on the property.
- (e) "Growing Landscaping" means grass, trees, bushes and other living plants.
- (f) "Hardscape" means patios, walkways, fountains, decks, and other improved surfaces.
- (g) "Open Fence" means a fence with at least twenty-five percent (25%) aggregate opening over the surface area of the fence with all openings equally distributed.
- (h) "Snow Fence" means a flexible temporary ~~wood and wire~~ barrier which has an aggregate opening of fifty percent (50%) over the surface area of the fence and is designed and used for the sole purpose of limiting snow from drifting.
- (i) "Garden Fence" means a temporary barrier which has an aggregate opening of fifty percent (50%) over the surface of the fence and which is intended and located so as to enclose and protect vegetables and other plants from animals.

1146.02 FENCES.

- (a) Permitted Materials: Fences shall be constructed of wood, steel, aluminum, or PVC (polyvinyl chloride), formulated to resist impact and approved for ultraviolet stabilization, meeting requirements of ASTM D638. All fencing shall be structurally able to withstand weather conditions.

(b) Fences Permitted In U-1, U-2A, U-3, U-3C, and U-3A Use Districts: Fences are permitted on property zoned Class U-1, U-2A, U-3, U-3C, and U-3A according to the following regulations:

- (1) Along side and rear lot lines, but not greater than six feet (6') in height where abutting land is zoned Class U-1, U-2A, U-3, U-3C or U-3A.
- (2) Along side and rear lot lines, but not greater than eight feet (8') in height where the abutting land is zoned in any non-residential Use District.
- (3) Within the rear yard, but not greater than six feet (6') in height.
- (4) Ornamental fences within front yards provided that:
 - A. ~~An No~~ ornamental fence ~~by itself, or with other structures,~~ shall ~~not completely enclose~~ exceed four (4) feet any area of a required front yard.
 - B. An ornamental fence shall not be located closer to any side lot line than the foundation wall on that side of the house.
 - C. No ornamental fence shall be erected closer than ~~twenty ten~~ feet (20'10') from the front property line.
 - D. ~~The total of all ornamental fencing within the required front yard setback shall be less than fifty percent (50%) of the width of the lot.~~
- (5) ~~Ornamental fences~~ Fences in the street side yard of corner lots, but not greater than six (6) feet in height or closer than ~~twenty twelve (2012)~~ feet from the right-of-way line.

(c) Fences Permitted in Non-Residential Use Districts:

- (1) Along side and rear lot lines, but not greater than eight feet (8') in height.
- (2) Within the rear yard, but not greater than eight feet (8') in height.
- (3) Within front yard setbacks only as specifically authorized by the Commission.

(d) Prohibited Fences: The following fences are prohibited in the City:

- (1) Wire fences constructed of material less than #11 AWG.
- (2) Barbed wire fences.
- (3) Fences charged with electricity.
- (4) Fences forward of the required front yard setback, except for ornamental fences as regulated in subsection (b)(4) hereof or within non-residential districts as provided in subsection (c)(3) hereof.
- (5) Snow fences greater than four feet (4') in height or used during the months of April through and including October.
- ~~(6) Fences located less than fifteen feet (15') from any driveway where the driveway is closer than fifteen feet (15') from a side lot line.~~
- ~~(7) Fences not specifically permitted by this Chapter.~~
- ~~(8) Fences not having a uniform color, material and design except as specifically authorized by the Commission Building Commissioner.~~
- ~~(9) Any solid fence or any fence that does not comply with the definition of an Open Fence as set forth in Section 1146.01(g), provided however, that solid fences may be permitted in non-residential districts for screening and buffering as approved by the Commission.~~

(e) Construction Or Replacement; Permit Required: Before constructing or replacing any fence, except ~~a snow fences or garden fences that enclose an area of less than two hundred (200) square feet~~, the owner shall apply for and be issued a permit by the Building

Commissioner. Fences for land zoned other than Class U-1 Single-Family District shall also require the approval of the Planning and Zoning Commission.

(f) Maintenance Of Fences: Fences shall be maintained with the same standards required of new fences, and the owner shall:

- (1) Replace or repair any part that is rusted or rotted.
- (2) Re-paint or re-stain any part where the paint or stain is faded, cracked or peeling.
- (3) Repair or replace any part that is loose, bent, bowed or leaning.

(g) Nonconforming Fences: A nonconforming fence is defined as a fence which was constructed prior to the enactment of legislation regulating fences. Nonconforming fences shall be repaired and maintained, and shall be replaced with conforming fences if more than fifty percent (50%) of any such fence requires replacement, is destroyed or removed.

(h) Fences shall be designed, constructed and maintained so that the finished side faces the neighbor or the structure is equally attractive from the side of the adjoining property owner.

(i) Fences may be placed adjacent to the property line, but shall not be placed on the property line.

1146.03 — LANDSCAPING.

~~—(a) Height Of Hedges And Shrubbery: Shrubs, hedges or bushes adjacent to side yard lines in front of the building line and shrubs, hedges or bushes adjacent to and parallel with the public sidewalk for a distance of fifteen feet (15') from any driveway shall be planted and maintained so as not to exceed a height of two feet (2'). Prior to any prosecution for the violation of this section, the property owner shall be given ten (10) days written notice by the Chief of Police or his duly authorized representative.~~

~~—(b) Shade Tree Planting: Any owner or builder of a house or other building which is constructed and erected within the City shall deposit seventy-five dollars (\$75.00) with the Public Works Department to cover all expenses for the planting of shade trees on the tree lawn abutting such house or other building. One shade tree shall be planted for each multiple of thirty feet (30') to fifty feet (50') of frontage, depending on the tree lawn and type of tree to be planted, as determined by the Public Works Director. Corner lots require trees on both streets. A minimum of one (1) shade tree shall be planted for each house or other building, regardless of the frontage of the lot. The Building Commissioner shall not issue a building permit to any person engaged in the construction of houses or buildings for resale until such person has complied with this section.~~

~~—(c) Landscaping of Residential Lots Required: Growing and/or non-growing landscaping is required on the entire lot, except for such portions as are occupied by the house, garage, driveway or other permitted improvements. Council hereby finds and determines that the required landscaping is necessary for the public peace, health, safety and welfare, to protect pedestrians, to prevent deterioration of property values and to prevent the wash-down of mud and other debris across sidewalks and into catch basins. Not more than fifteen percent (15%) of the total lot area shall consist of hardscape, parking areas, and driveways.~~

~~—(d) Tree Lawns: Tree lawn areas shall only be planted with grass and/or City authorized street trees. No other improvements or landscaping shall be permitted within the tree lawn. No retaining walls, landscape timbers, or other landscape features shall be placed within twelve inches (12") of a public sidewalk. Damage to landscape features located within twelve inches (12") of a public sidewalk from snow plowing or sidewalk maintenance shall be the responsibility of the homeowner.~~

~~—(e) Completion of Landscaping: Landscaping shall be completed within one hundred twenty (120) days following issuance of a certificate of occupancy unless such date occurs after October 1 of a year. In that event, the time for completion shall be extended to June 1 of the following year. However, should a certificate of occupancy not be issued within two hundred forty (240) days of the issuance of a building permit, then the builder or owner shall install the front yard landscaping within ninety additional days unless such date occurs after October 1 of a year. In that event, the time for completion shall be extended to June 1 of the following year.~~

~~—(f) Emergency Improvements: The City may, as a condition of any building permit, enter upon single-family lots and make temporary emergency improvements required for the protection of the building, land or neighboring property. The City shall give reasonable notice to the person issued the building permit or others. The City may suspend the building permit until the cost for such emergency improvements is reimbursed to the City and/or it may assess such costs against the property.~~

~~—(g) Maintenance of Landscaping in Single Family Residential Districts: The person who applies for and is issued required building permits or certificates of occupancy shall cause the landscaping required by this section to be installed as set forth in this section, and the continuing owners of the property shall maintain the lot in compliance with this Building Code. After it is installed as required, the original landscaping may be altered by the owner without an additional permit, provided that such alteration meets the standards of this Building Code. Owners of single-family homes shall install and maintain landscaping by planting, replanting or installing all of the growing things and maintaining other permitted landscaping features in good maintenance and repair, with the grass cut to a height not to exceed eight inches (8").~~

~~—(h) Notice of Violations: The Building Commissioner shall give written notice to the owner, owner-tenant or person in charge of a single-family home found in violation of the Building Code. Such notice shall direct the installation and/or maintenance of landscaping and landscaping features as required by this section to be completed within five (5) days from the date the notice is to be delivered. If the owner, owner-tenant or person in charge cannot be located, the notice shall be delivered to the house occupying such lot and posted thereon, which delivery shall constitute sufficient notice under this subsection. A separate offense under this subsection shall be deemed committed each day a violation continues, but no additional notice, after the first notice, shall be required.~~

~~1146.04 — DRIVEWAYS IN CLASS U-1 DISTRICTS.~~

~~Excluding the tree lawn, not more than forty percent (40%) of the required front yard area may be improved with driveways, parking areas, sidewalks, and other hardscape surfaces.~~

1146.99 VIOLATIONS AND PENALTIES.

Any person who fails to comply with any provision of the Chapter shall be guilty of a misdemeanor of the first degree and upon conviction thereof shall be subject to the penalties set forth in Section 101.99 of these Codified Ordinances.

CHAPTER 1113 U-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

- 1113.01 Permitted Uses.
- 1113.02 Accessory Uses.
- 1113.03 Lot Area Per Dwelling Unit
- 1113.04 Lot Width
- 1113.05 Lot Depth
- 1113.04-06 Location of building lineBuilding Setback Line.
- 1113.05-07 Side Yards
- 1113.03-08 Rear Yards
- 1113.06-09 House Size~~districts.~~
- 1113.07-10 Projections into and uses of required yards.
- 1113.08-11 Maximum Height~~regulations.~~
- 1113.12 Frontage Required
- 1113.13 Landscaping
- 1113.14 Driveways
- 1113.15 Fences
- 1113.09-16 Cluster Development Alternate.

1113.01 PERMITTED USES.

In a Class U-1 District, no building or premises shall be used, and no building shall be erected which is designed, constructed or used, for any purpose other than a single-family detached dwelling, occupied and used by one family as defined in Section 1101.22, or a residential care facility as ~~set forth herein.~~defined in Section 1101.347.

1113.02 ACCESSORY USES.

~~An~~The following accessory uses ~~is~~may be permitted in a Class U-1 District, provided that such accessory use is located upon the same lot or use to which it is accessory.

(a) Garages. Each dwelling shall have an enclosed garage space for at least ~~one (1)~~two (2) vehicles, but the total garage floor area for any dwelling shall not exceed 1,050 square feet of gross floor area.

(b) Home Occupations. Home occupations are permitted for professional and business offices where each person employed in such business or profession actually resides at the residence. Such business or professional office shall not have any signage. No residence

may be used as a store, trade or business for the sale or storage of any merchandise or other property ~~declared unlawful by the laws of the United States, the State and/or the City.~~ The sale of personal furniture and furnishings owned and used by the occupants may be sold as is otherwise regulated by City ordinance.

(c) **Parking.** The parking or storage of any truck, bus or other commercial vehicle is prohibited unless the vehicle is in actual use, performing a service or delivering or picking up merchandise or persons from the property, or unless such vehicle is parked entirely within an enclosed accessory garage located on the same lot as the residence. Motor vehicles shall be parked only within an enclosed garage or on a paved driveway. A motor vehicle which is not capable of operation on a public street or highway shall not be parked or permitted to remain outside of an enclosed garage. Parking spaces in U-1 Districts shall comply with the provisions of Chapter 1144.

(d) **Roomers.** Each residence may rent not more than one (1) bedroom to not more than two (2) persons as roomers.

(e) **Accessory Recreation Structures.** Accessory recreation structures, such as children's play equipment and fenced courts, may be permitted provided such accessory recreation structures:

- (1) Are located in the rear yard behind the principal building;
- (2) Are located a minimum of ten feet (10') from the rear lot line;
- (3) Comply with the side yard setbacks contained in Section 1113.05.

Tree houses and accessory recreation structures are not included in the definition of "building" or "structure" as set forth in Section 1101.07.

1113.03 LOT AREA PER DWELLING UNIT.

(a) In a Class A-1 Area District, no Dwelling shall be erected or altered to accommodate or make provision for more than one (1) Dwelling Unit for each 18,000 square feet of lot area, and further provided that not more than one (1) Single Family Detached Dwelling may be erected on any lot separately owned prior to May 18, 1953, or on any numbered lot in a recorded subdivision that was on record in the office of the County Recorder at the time of the passage of this section, a dedication of the streets of which subdivision was accepted for public use by Council.

(b) In a Class A-2 Area District, no Dwelling Unit shall be erected or altered to accommodate or make provision for more than one (1) family for each 9,000 square feet of area of the lot, provided that one Single Family Detached Dwelling may be erected on any lot separately owned at the time of the passage of this section, or on any numbered lot in a recorded subdivision that was on record in the office of the County Recorder at the time of the passage of this section, a dedication of the streets of which subdivision was accepted for public use by Council.

(c) There shall not be more than one Dwelling Unit on any individual building lot.

1113.04 LOT WIDTH.

(a) In a Class A-1 Area District, no Dwelling Unit shall be erected on a lot having an average width of less than one hundred feet (100') unless such lot was separately owned prior to May 18, 1953, or unless such lot is a numbered lot in a subdivision that was on record in the office of the County Recorder at the time of the passage of this section and for which a dedication of the streets in such allotment was made for public use and accepted by Council.

(b) In a Class A-2 Area District, no Dwelling Unit shall be erected on a lot having an average width of less than sixty feet (60') unless such lot was separately owned prior to May 18, 1953, or unless such lot is a numbered lot in a subdivision that was on record in the office of the County Recorder at the time of the passage of this section and for which a dedication of the streets in such allotment was made for public use and accepted by Council.

1113.05 LOT DEPTH.

(a) In a Class A-1 Area District, no Dwelling Unit shall be erected on a lot having an average depth of less than one hundred eighty feet (180') unless such lot was separately owned prior to May 18, 1953, or unless such lot is a numbered lot in a subdivision that was on record in the office of the County Recorder at the time of the passage of this section and for which a dedication of the streets in such allotment was made for public use and accepted by Council.

(b) In Class A-1 and in Class A-2 Area Districts, no Dwelling Unit shall be erected on a lot having an average depth of more than three and one-half times (3.5) the average width. These provisions shall not apply if such lot was separately owned prior to May 18, 1953, or if such lot is a numbered lot in a subdivision that was on record in the office of the County Recorder at the time of the passage of this section and for which a dedication of the streets in such allotment was made for public use and accepted by Council.

1113.0406 LOCATION OF BUILDING SETBACK LINE.

On any street frontage in a Class U-1 District, the location of the building line shall be as follows:

(a) On a street frontage other than the side line of a corner lot, the distance of the building line back from the street right-of-way line shall be twenty percent (20%) of the average depth of the lot or thirty-five feet (35') whichever is greater.

(b) In a Class U-1 District along the side line of a corner lot, the distance of the building line back from the street right-of-way line shall be twenty percent (20%) of the average width of such lot, or twenty feet (20') whichever is greater.

(c) No building or portion of a building extending above the established finished grade shall be erected between the Building Line and the street right-of-way line.

1113.0507 SIDE YARDS.

Side yards are required in Single-Family House Districts as follows:

Lot Frontage-Width (ft.)	Combined Open Side Yard (ft.)	Minimum Side Yard (ft.)
100 and over	28	14
80 to 99	24	12
60 to 79	15	7
50 to 59	11	3
49-40 to 59 49-40 to 59	11	3

Building permits shall be issued wherever possible to alternate minimum side yards to avoid abutting minimum side yards.

1113.0308 REAR YARDS.

(a) In a Class U-1 District, every building erected shall have a rear yard. The least dimension of such rear yard shall be thirty percent (30%) of the average depth of the lot, but such least dimension need not be more than forty feet (40'), ~~provided such least dimension shall be in no case less than one-half of the height of the building.~~

(b) Decks and similar unenclosed structures, or portions thereof, ~~may extend into said rear yards, but no such structure shall extend closer to the rear lot line than a least dimension of~~ shall have a minimum rear setback equal to twenty percent (20%) of the average depth of the lot. ~~Decks shall have a minimum side yard setback of five (5) feet.~~

(c) Twenty-five percent (~~25~~20%) of the area of ~~such the rear~~ yard may be occupied by a one-story accessory building not more than fifteen feet (15') in height. Accessory buildings on interior lots shall be located a minimum of five feet (5') from the side and rear lot lines.

(d) On a corner lot the rear line of which is identical with the side line of an interior lot, no accessory building, if detached from the main building, shall be erected within twenty-five feet (25') of any street line or within ten feet (10') of the rear lot line.

1113.0609 HOUSE SIZE ~~DISTRICTS~~.

(a) Purpose and Intent. House size regulations are established to insure long-term compatibility within neighborhoods, preserve and protect residential property values,

balance the size and bulk of housing with available lot area, avoid over building of residential lots, and provide appropriate housing opportunities within the City.

(b) Minimum Floor Area. Each house shall have a minimum gross floor area excluding basements, as defined in Section 1101.05, and garages based upon the Area District in which it is located as set forth herein:

A-1 Area Districts 2,400 Square Feet

A-2 Area Districts 1,800 Square Feet

(c) Maximum Floor Area. Each house shall have a maximum gross floor area excluding basements, as defined in Section 1101.05, and garages in accordance with the following table:

- (1) On lots that are 9000 square feet in area and greater and which have a lot width of 80 feet or greater, the maximum gross floor area shall be 5,000 square feet.
- (2) On any lot that is less than 9000 square feet in area or which has a lot width of less than 80 feet, the maximum gross floor area shall be 4,000 square feet.

Lot Area	Minimum Side Yard	Maximum House Size
Less than 10,000 Sq. Ft.	Less than 10 Feet	2.0 X Buildable Area
Less than 10,000 Sq. Ft.	10 Feet or Greater	2.2 X Buildable Area
10,001 to 15,000 Sq. Ft.	Less Than 10 Feet	1.5 X Buildable Area
10,001 to 15,000 Sq. Ft.	10 Feet or Greater	1.7 X Buildable Area
15,001 to 24,000 Sq. Ft.	10 Feet or Greater	1.25 X Buildable Area
Greater Than 24,000 Sq. Ft.	10 Feet or Greater	1.1 X Buildable Area

~~For purposes of compliance with this section, Buildable Area shall be that portion of a lot behind the required Front, Side and Rear Set-Back Lines for the Use District within which a building may be constructed in conformance with this chapter. All Required Yards shall be deducted from the lot area to determine the Buildable Area.~~

~~1113.0710~~ PROJECTIONS INTO AND USES OF REQUIRED YARDS.

(a) There shall be no parking or storage of any motor vehicle in a side or rear yard or in front of any building setback line except upon an approved driveway or apron. No commercial vehicle shall be parked or stored on an unenclosed portion of a residentially zoned property except as specifically authorized in Section 452.14 of the Traffic Code.

(b) No commercial materials or equipment shall be stored on the exterior area of any residentially zoned property.

(c) The following building features may extend not more than twenty-four inches (24") into any front, side, or rear yard setback:

- (1) Cornices, canopies, eaves, overhangs and similar features;
- (2) Chimneys;
- (3) Bow windows, bay windows, and similar features.

(d) Steps from required exit doors may extend not more than three feet (3') into any required front, side, or rear yard setback.

(e) Accessibility ramps for disabled persons which meet Americans with Disabilities Act guidelines may extend into required front, side or rear yard setbacks subject to a determination by the Building Commissioner that the design of such facilities is reasonable and constitutes the least possible intrusion into the required setback. Such structures shall be considered temporary and any permit issued by the Building Commissioner shall contain a written agreement by the applicant to remove same upon termination of the accessibility need.

~~(f) Driveways, patios, and other hardscape surfaces shall be setback a minimum of two (2) feet from any side lot line and five (5) feet from any rear lot line.~~

~~(g) On a corner lot between the building line and the street line, and within the triangular space included between the street line, for a distance of twenty-five feet (25') from their point of intersection, no fence or other structure more than three feet (3') in height above the plane of the established grade shall hereafter be erected, and no shrubs or foliage shall be maintained that, in the judgment of the Building Commissioner, will materially obstruct the view of a driver of a vehicle approaching the intersection and within seventy-five feet (75') of the center of such intersection, of approaching cross traffic which is within seventy-five feet (75') of the center of such intersection.~~

~~1113.0811~~ **MAXIMUM HEIGHT REGULATIONS.**

Each dwelling shall have a maximum height of thirty-five feet (35').

~~1113.12~~ **LANDSCAPING.**

~~(a) Height Of Hedges And Shrubbery. Shrubs, hedges or bushes adjacent to side yard lines in front of the building line and shrubs, hedges or bushes adjacent to and parallel with the public sidewalk for a distance of fifteen feet (15') from any driveway shall be planted and maintained so as not to exceed a height of three feet (3').~~

~~(b) Shade Tree Planting. Any owner or builder of a house which is constructed and erected within the City shall deposit two hundred fifty dollars (\$250.00) per tree with the Public Works Department to cover all expenses for the planting of shade trees on the tree lawn abutting such house or other building. One shade tree shall be planted for each forty feet (40') of frontage, depending on the tree lawn and type of tree to be planted, as determined by the Public Works Director. Corner lots require trees on both streets. A minimum of one (1) shade tree shall be planted for each house or other building, regardless~~

of the frontage of the lot. The Building Commissioner shall not issue a building permit to any person until this deposit has been filed.

(c) Landscaping of Residential Lots Required. Growing and/or non-growing landscaping is required on the entire lot, except for such portions as are occupied by the house, garage, driveway or other permitted improvements to prevent the wash-down of mud and other debris across sidewalks and into catch basins. Not less than thirty percent (30%) of the total lot area shall consist of Growing Landscaping. "Growing Landscaping" means grass, trees, bushes and other living plants.

(d) Tree Lawns. Tree lawn areas shall only be planted with grass and/or City authorized street trees. No other improvements or landscaping shall be permitted within tree lawns.

(e) Front Yard Landscaping Restrictions. No retaining walls, landscape timbers, or other landscape features shall be placed within twelve inches (12") of a public sidewalk. Damage to landscape features located within twelve inches (12") of a public sidewalk from snow plowing or sidewalk maintenance shall be the responsibility of the homeowner.

(f) Completion of Landscaping. Landscaping shall be completed within ninety (90) days following issuance of a certificate of occupancy unless such date occurs after November 1 of a year. In that event, the time for completion shall be extended until June 1 of the following year; provided, that the site has been stabilized with temporary seeding or other City approved method of controlling erosion and sedimentation.

(g) Temporary Stabilization. All disturbed areas, including stockpiles, must be stabilized with temporary seeding, mulching, erosion matting, or other method in accordance with City standards within thirty (30) days of disturbance.

(h) Emergency Improvements. The City may, as a condition of any building permit, enter upon single-family lots and make temporary emergency improvements required for the protection of the building, land or neighboring property. The City shall give reasonable notice to the person issued the building permit or others. The City may suspend the building permit until the cost for such emergency improvements is reimbursed to the City and/or it may assess such costs against the property.

(i) Maintenance of Landscaping in Single Family Residential Districts. The person who applies for and is issued required building permits or certificates of occupancy shall cause the landscaping required by this section to be installed as set forth in this section, and the continuing owners of the property shall maintain the lot in compliance with this Building Code. After it is installed as required, the original landscaping may be altered by the owner without an additional permit, provided that such alteration meets the standards of this Code. Owners of single-family homes shall install and maintain landscaping by planting, replanting or installing all of the growing things and maintaining other permitted landscaping features in good maintenance and repair, with the grass cut to a height not to exceed eight inches (8").

(j) Notice of Violations. The Building Commissioner shall give written notice to the owner, owner-tenant or person in charge of a single-family home found in violation of this

section. Such notice shall direct the installation and/or maintenance of landscaping and landscaping features as required by this section to be completed within five (5) days from the date the notice is to be delivered. If the owner, owner-tenant or person in charge cannot be located, the notice shall be delivered to the house occupying such lot and posted thereon, which delivery shall constitute sufficient notice under this subsection. A separate offense under this subsection shall be deemed committed each day a violation continues, but no additional notice, after the first notice, shall be required.

1113.13 FRONTAGE REQUIRED.

No permit shall be issued for a building or a use on a lot unless such lot has a frontage upon a public highway or upon a public street which has been duly dedicated and accepted for public use and which meets minimum City standards of improvement so as to insure adequate and satisfactory access to such lots, according to specifications approved by Council.

1113.14 DRIVEWAYS.

Excluding the tree lawn, not more than thirty percent (30%) of the required front yard area may be improved with driveways, parking areas, sidewalks, or any other hardscape surfaces. All driveways shall be provided with an asphalt, concrete or other similar hard surface designed in accordance with criteria established by the Engineer. All drive aprons shall be concrete. All driveways shall be graded and drained to provide positive drainage away from buildings, to prevent runoff onto adjacent properties, and to direct storm water to an approved inlet.

1113.15 FENCES.

Fences in U-1 Districts shall conform to the provisions of Chapter 1146.

1113.0916 CLUSTER DEVELOPMENT ALTERNATE.

In lieu of compliance with the standard provisions of Sections 1113.03 through 1113.08 hereof this Chapter, property owners in a Class U-1 Single-Family House District may choose to design and develop a group of single-family detached dwellings as a Cluster Development in conformance with the provisions of Chapter 1114. Where duly approved by the Commission pursuant to the provisions of Chapter 1114, the Cluster Development plan and standards shall apply and take precedence over the provisions of Sections 1113.01 through 1113.08 this Chapter.



April 10, 2024



MEMORANDUM
CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: April 24, 2025

Report Date: April 10, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 13

**P & Z 2025-07 Amending various sections of the City of Beachwood, Ohio,
Planning and Zoning Code (Ordinance No. 2025-5, referred from
Council 2/3/2025)**

We hereby recommend approval of the revised sections of the Code.

