



**Beachwood Planning and Zoning Commission Meeting
Thursday, June 26, 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 the May 8, 2025, Planning and Zoning Commission and City Council Joint Meeting
3. Approval of Minutes of the May 29, 2025, Planning and Zoning Commission Meeting
4. Council Report
5. Citizen's Remarks
6. Planning and Zoning Commission
2025-19 Bassam Ramadan has requested a 559' total lot allowed hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, a 2' side yard setback variance, and a 2' rear yard setback variance, in accordance with BCO Section 1113.08, Rear Yards, for a shed at 23818 East Baintree Road.
7. Planning and Zoning Commission
2025-20 James Martin has requested a 773' total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, at 2664 Brentwood Road.
8. Planning and Zoning Commission
2025-22 James B. Heller has requested a combined unit variance, in accordance with BCO Section 1118.04(e), Minimum Dwelling Unit Area, at 23250 Chagrin Blvd.
9. Planning and Zoning Commission
2025-18 Amending the City of Beachwood Planning and Zoning Code by amending Codified Ordinance Section 1107.01 titled, "Amendment Procedures" (Ordinance 2025-18, referred from Council 5/5/2025).



25325 Fairmount Blvd. • Beachwood, Ohio 44122

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

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 05/29/2025

OWNER OF BUILDING: Bassam Ramadan PHONE: 440-552-7311

STREET ADDRESS: 23818 E. Baintree Rd.

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Bassam Ramadan PHONE: 440-552-7311

COMPANY OR FIRM: _____

EMAIL: basmus66@gmail.com

STREET ADDRESS: 23818 E. Baintree Rd.

CITY/STATE/ZIP: Beachwood, OH 44122

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

Bassam Ramadan

basmus66@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23818 E. Baintree Rd., Beachwood, OH 44122 SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # 741 06 003 PRESENT USE: residential PROPOSED USE: residential

PURPOSE OF APPLICATION: shed installation

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 attached letter

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

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

I am writing to request a variance related to my recent shed permit application. I respectfully ask the Board to consider the practical limitations and unique conditions of our property in granting this variance.

Our home has only a single-car garage, which significantly limits our storage capacity for tools, lawn equipment, and seasonal items. The garage is located in the backyard and is accessed via a hardscaped driveway that extends from the front to the rear of the property. As a result, this driveway takes up a substantial portion of our backyard space, further reducing the available area for outdoor use or other functional improvements.

The proposed shed is a modest structure intended to hold items not suitable for keeping indoors. This detached shed is a practical necessity. Without it, maintaining the property and safely storing these items becomes a challenge.

We have carefully selected a location for the shed in a rear corner of the yard—in a spot that minimizes its visibility and impact on neighboring properties. This placement and design provide a considerate, low-impact solution that fits the character of our neighborhood.

The shed design and color complement the appearance of our home and existing landscaping. We are committed to maintaining the shed in a safe, attractive, and code-compliant manner.

We take pride in our home and are dedicated to keeping it in excellent condition. This shed is part of our effort to keep our property organized and visually appealing.

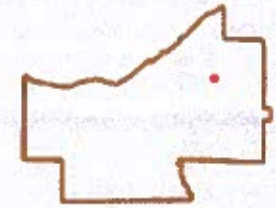
Thank you for your time and consideration.

Bassam Ramadan

A handwritten signature in blue ink, appearing to read 'Bassam Ramadan', is written over a horizontal line. The signature is stylized and somewhat illegible due to the cursive nature of the handwriting.



Cuyahoga County GIS Viewer



Date Created: 5/30/2025

Legend

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

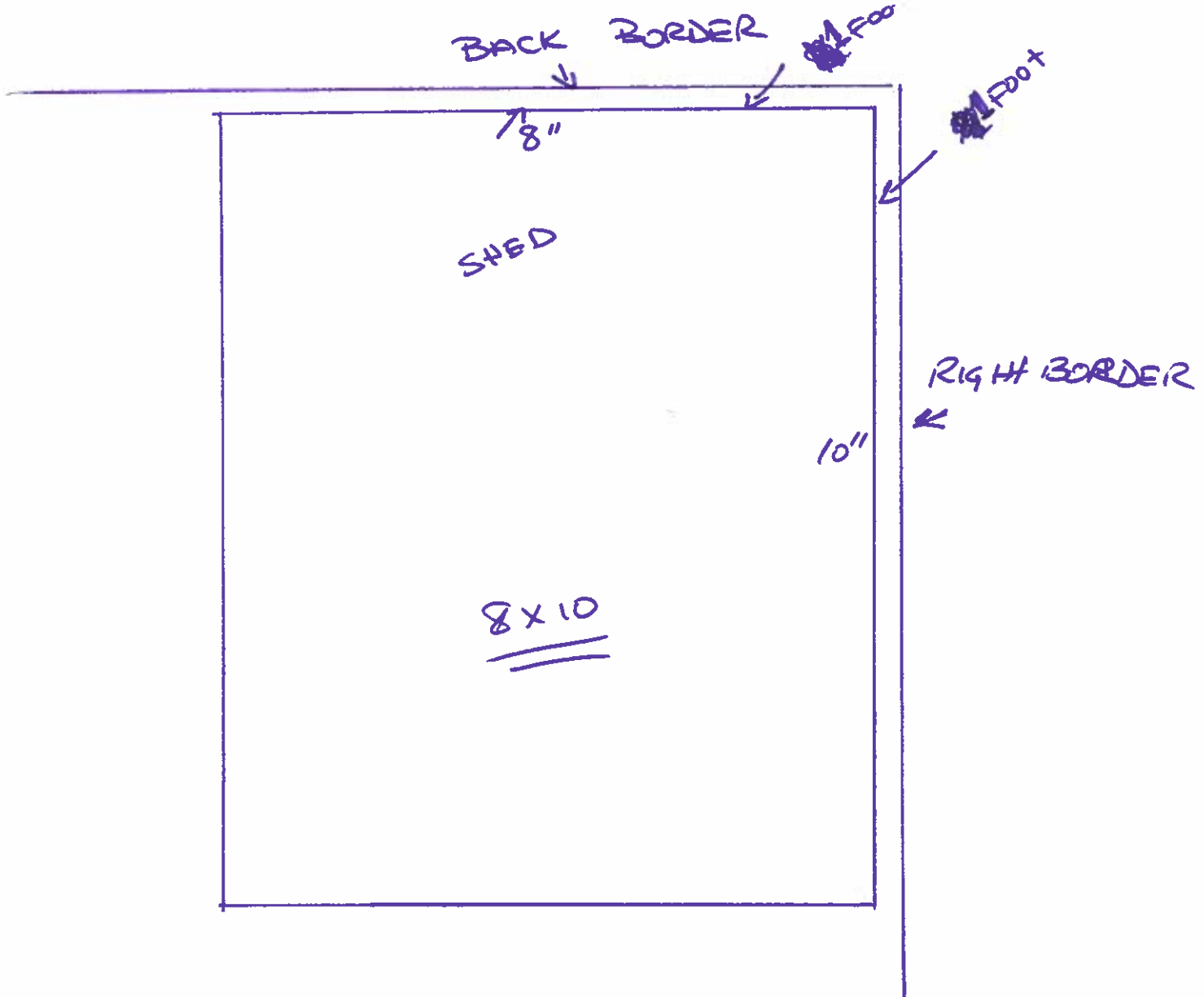
69 0 34 69 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

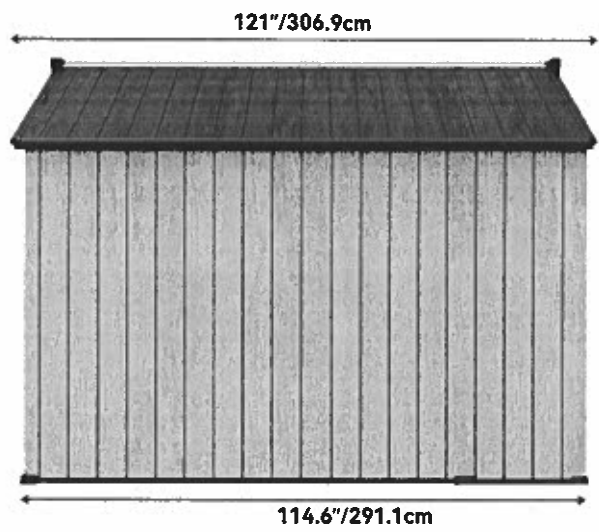
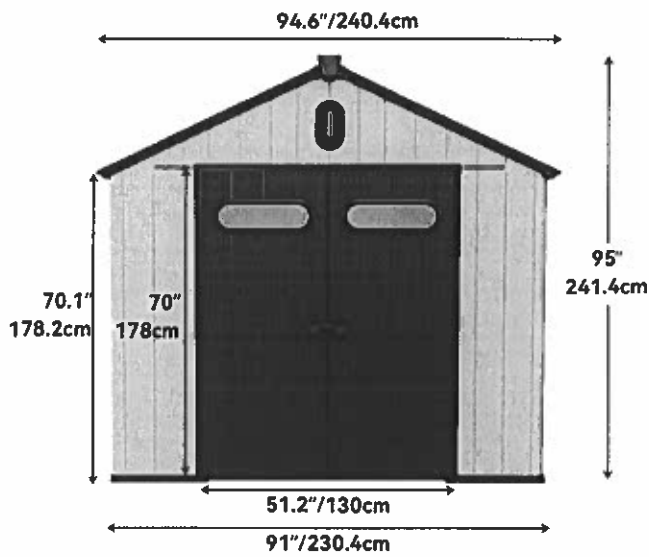
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP





Dimensions
8FTx10FT
Storage Capacity
544 CU FT



Hardscape Variance

Date: 06/02/2025

Property Address: 23818 E. Baintree

Total Lot Area: 5850.00'

Average Depth: 130.00'

Average Width: 45.00'

Existing Footprint:

Total (sq. ft) of Existing Hardscape: 1356.06'

Total Lot Allowed Hardscape 15% Maximum BCO 1146.03(c): 877.50'

Existing Hardscape: 1356.06' (Currently over allowed amount by 478.56')

Proposed Hardscape: (Total Lot): 80.00'

Variance Requested: 558.56'

Front Yard Allowed Hardscape 40% Maximum BCO 1146.04: 734.22'

Existing Hardscape: 386.74'

Proposed Hardscape: (Front Yard): 0

Variance Requested: 0

Remaining Allowed: 347.48'

Residential Shed Variance

Date: 06/11/2025

Address: 23818 E. Baintree

Lot Information: 45.00' x 130.00'

Total square foot of lot area: 5850.00'

BCO 1113.08 - Rear yards.

1. Decks and similar unenclosed structures or portions thereof, 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.
2. Twenty-five percent (25%) of the area of such 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.
3. 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.

Required: Five (5) feet off of the side yard setback and five (5) feet off of the rear yard setback.

Proposed: One (1) foot off of the side yard setback and one (1) foot off of the rear yard setback.

Variance: Four (4) feet side yard setback.

Variance: Four (4) feet rear yard setback.

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: June 15, 2025

RE: **P&Z 2025-19 Bassam Ramadan
23818 East Baintree Road
Hardscape Variance
Side and Rear Setback Variances**

This request is for approval of a hardscape variance and both side and rear setback variances for the installation of an accessory building. The applicant is seeking to construct both an 8 ft. X 10 ft. shed in the rear yard. The applicant has a single-car garage and is seeking additional storage space for lawn equipment. The applicant proposes to place the storage shed one foot from both the side and rear lot lines.

Section 1146.03(c) limits hardscape to a maximum of fifteen percent (15%) of the total lot area. In this case, the applicant is permitted 877.5 square feet of hardscape, but currently has 1356.1 square feet of hardscape. The proposed storage shed would add 80 square feet of hardscape, which would take the total to 1,436.1 square feet. That would require a variance of 558.6 square feet. While the total variance is large because of the existing overage, the increase of 80 square feet is less than ten percent (10%) of what is permitted. The subject house was constructed prior to the current standard in the Zoning Code of two (2) enclosed parking spaces. With only a single-car garage, the applicant has a practical difficulty with the storage of outdoor equipment.

Section 1113.03 requires a minimum rear setback for accessory buildings of five (5) feet. While Section 1113.05 requires a minimum side yard setback of three (3) feet. While there are accessory buildings in the neighborhood that are closer than 5 feet to the rear lot line, the combination of proposed variances seems excessive. It would seem more reasonable to permit the shed to be three (3) feet off of both the side and rear lot lines. With that arrangement only two variances are required.

P&Z 2025-19
Bassam Ramadan
23818 East Baintree Road
Hardscape Variance
Side and Rear Setback Variances
June 15, 2025
Page 2

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 1146.03(c) with regard to maximum permitted hardscaping and Code Section 1113.03 with regard to minimum rear yard setback for accessory buildings.
2. Granting a variance of 588.6 square feet to Section 1146.03(c) to permit a total of 1,436.1 square feet of hardscaping in lieu of the Code permitted maximum of 877.5 square feet.
3. Granting a variance of two (2) feet to Section 1113.03 to permit the accessory building to have a rear setback of three (3) feet in lieu of the Code required five (5) feet.
4. Requiring that the accessory building comply with the minimum side yard setback of three (3) feet.



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: June 26, 2025

Report Date: June 12, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 6

P & Z 2025-19 Bassam Ramadan has requested a 559' total lot allowed hardscape variance for a shed, in accordance with BCO Section 1146.03 (c), Landscaping of Residential Lots Required, at 23818 East Baintree Road.

1. The Engineering Dept. has no issues with this item. We understand the practical difficulty of the small lot, one car garage and storing lawn maintenance equipment, tools etc.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/11/2025
Re: P&Z # 2025-19 23818 East Baintree Road (Variance)

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

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

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief



25325 Fairmount Blvd. • Beachwood, Ohio 44122
Phone (216)292-1914 • Fax (216)292-1917
Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 6-2-2025

OWNER OF BUILDING: Chez Pacific House - Katriela Isaacson PHONE: 216-780-3725

STREET ADDRESS: 2664 Brentwood Road

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: James Martin PHONE: 440-862-4549

COMPANY OR FIRM: James Martin Contractor Services, LLC

EMAIL: jim@jmartincs.com

STREET ADDRESS: 3649 Lane Road. Ext. Suite #301

CITY/STATE/ZIP: Perry, Ohio 44081

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

James Martin jim@jmartincs.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2664 Brentwood Road, Beachwood, OH 44122 SUITE # NA

TENANT NAME: Dr. Jonathan & Katriela Isaacson

PERMANENT PARCEL # 741 .07 .068 PRESENT USE: residential PROPOSED USE: residential

PURPOSE OF APPLICATION: to obtain a variance for the concrete sidewalk and pool pad, shed pad and front patio

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):

The owner's son has a disability, needs a wheelchair for mobility at times

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. This house is being designed for our disabled son

instead of being in an institution; medically fragile and needs 24/7 supervision

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



CUYAHOGA COUNTY, *Ohio*

MyPlace

Search

City

Search By Owner Parcel Address

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

Primary Owner

CHEZ PACIFIC HOUSE LLC

Property Address

2664 Brentwood RD Beachwood,OH 44122

Tax Mailing Address

CHEZ PACIFIC HOUSE LLC 3 LAGOON DR STE 400 REDWOOD CITY, CA 94065

Description

18 FAIRGREEN &S/L152 ALL 0153 ALL 74107069

Property Class

SINGLE FAMILY DWELLING

Parcel Number

741-07-068

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

ACTIVITY
Informal Reviews
Board of Revisions Cases

Assessed Values

Land Value	\$30,100
Building Value	<u>\$101,150</u>
Total Value	<u><u>\$131,250</u></u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$7,987.22
Less 920 Reduction	<u>\$4,336.22</u>
Sub Total	\$3,651.00
Non-business Credit	\$274.16
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$75.00</u>
Half Year Net Taxes	<u><u>\$3,451.84</u></u>

Market Values

Land Value	\$86,000
Building Value	<u>\$289,000</u>
Total Value	<u><u>\$375,000</u></u>

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

\$13,789.64

Payments

\$10,338.18

Balance Due

\$3,451.46

2024 (pay in 2025) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	Prior year tax - 2023	\$5,821.92	\$5,821.92	\$0.00
	Prior year penalty - 2023	\$902.41	\$902.41	\$0.00
	DELQ BALANCE	\$6,724.33	\$6,724.33	\$0.00
	1st half tax	\$3,376.84	\$3,376.84	\$0.00
	1ST HALF BALANCE	\$3,376.84	\$3,376.84	\$0.00
	2nd half tax	\$3,376.84	\$0.38	\$3,376.46
	2ND HALF BALANCE	\$3,376.84	\$0.38	\$3,376.46

C100030C-SEWER MAINTENANCE

Prior year tax - 2023	\$75.00	\$75.00	\$75.00	\$0.00
DELQ BALANCE	\$75.00	\$75.00	\$75.00	\$0.00
1st half tax - 2024	\$37.50	\$37.50	\$37.50	\$0.00
1ST HALF BALANCE	\$37.50	\$37.50	\$37.50	\$0.00
2nd half tax - 2024	\$37.50	\$0.00	\$37.50	\$37.50
2ND HALF BALANCE	\$37.50	\$0.00	\$37.50	\$37.50

C100030S-Sewer Maintenance

Prior year tax - 2023	\$75.00	\$75.00	\$75.00	\$0.00
Prior year penalty - 2023	\$11.63	\$11.63	\$11.63	\$0.00
DELQ BALANCE	\$86.63	\$86.63	\$86.63	\$0.00
1st half tax - 2024	\$37.50	\$37.50	\$37.50	\$0.00
1ST HALF BALANCE	\$37.50	\$37.50	\$37.50	\$0.00
2nd half tax - 2024	\$37.50	\$0.00	\$37.50	\$37.50
2ND HALF BALANCE	\$37.50	\$0.00	\$37.50	\$37.50

	Charges	Payments	Balance Due
Total Balance	\$13,789.64	\$10,338.18	\$3,451.46

PAY BY E-CHECK OR CREDIT/DEBIT CARD

View Map

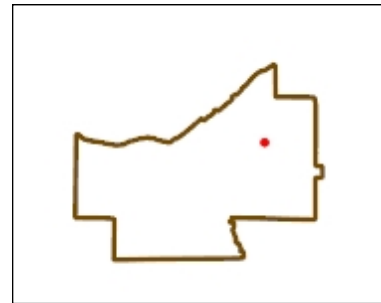
Updated :05/29/2025 03:36:06 AM

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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.



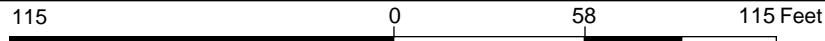
Cuyahoga County GIS Viewer



Date Created: 5/29/2025

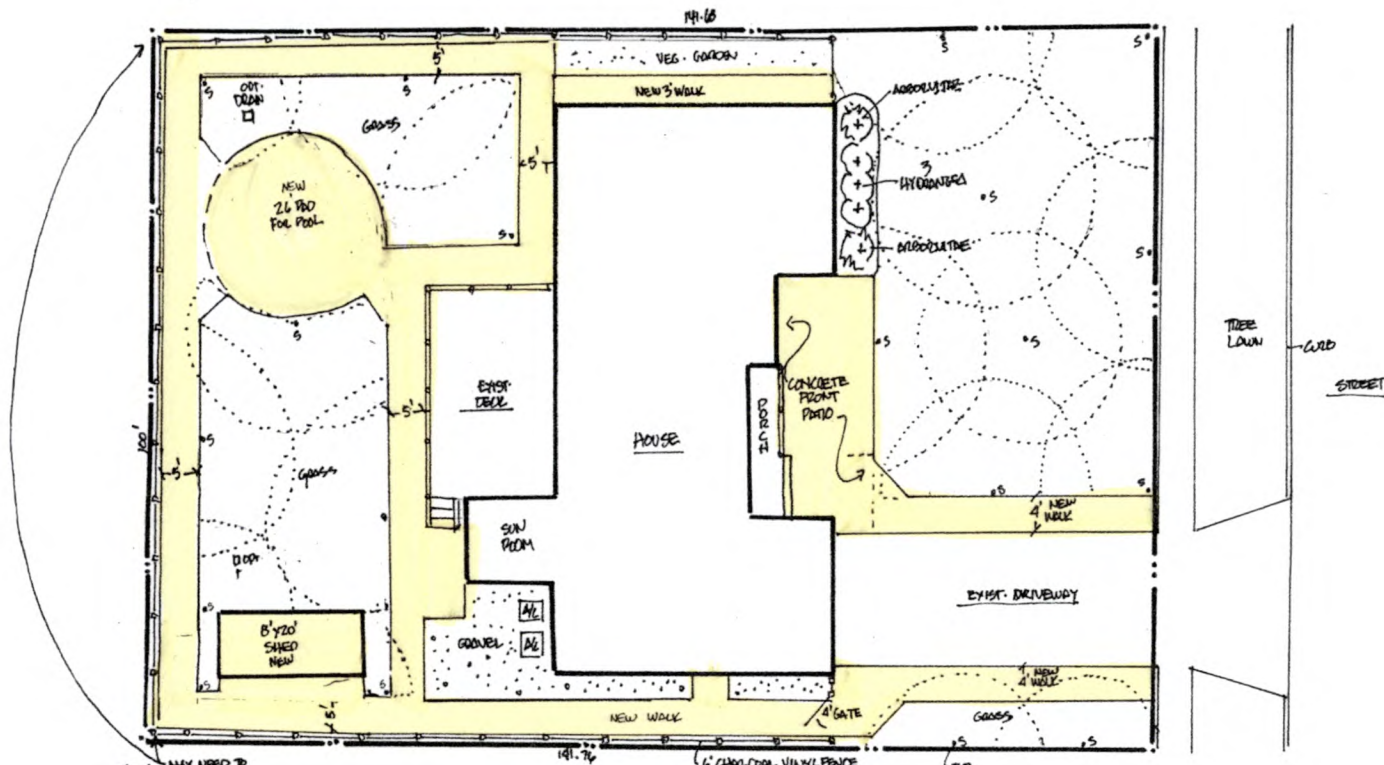
Legend

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



Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



NOTE: MAY NEED TO CAP COVERS IF UTILITY POLE IS IN WAY - BOTH POWER & WATER

TOP 15" SPRAY SPANNING HEAD

ISAACSON
POOL & WALKWAY PLAN

REVISIONS	BY
5/15/25	

OHIO REGISTERED LANDSCAPE ARCHITECT
#418
MIGUEL McLAUGHLIN R.L.A.

ISAACSON
POOL, WALKWAY & SPA PLAN

JAMES MARTIN CONTRACTORS, INC.
PERRY, OHIO

Date	5/25
Scale	1" = 10'
Drawn	MHC
Job	
Sheet	
Of	Sheets

Hardscape Variance

Date: 06/02/2025

Property Address: 2664 Brentwood

Total Lot Area: 14,200.00'

Average Depth: 142.00'

Average Width: 100.00'

Existing Footprint:

Total (sq. ft) of Existing Hardscape: 1445.94'

Total Lot Allowed Hardscape 15% Maximum BCO 1146.03(c): 2130.00'

Existing Hardscape: 1445.94'

Proposed Hardscape: (Total Lot): Pool-531.00' Shed- 160.00' New Concrete- 766.00' = 1457.00'

Variance Requested: 772.94'

Front Yard Allowed Hardscape 40% Maximum BCO 1146.04: 1516.80'

Existing Hardscape: 561.98'

Proposed Hardscape: (Front Yard): 140.00'

Variance Requested: 0

Amount Remaining: 814.82'

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

SUPPLEMENTAL

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner



DATE: June 23, 2025

RE: **P&Z 2025-20 James Martin Contractor Services, LLC
Chez Pacific House
2664 Brentwood Road
Hardscape Variance**

This request is for approval of a hardscape variance for the installation of a pool, shed, patio, and walkways. The applicant is proposing to construct an 8 ft. X 20 ft. shed, a 26 ft. diameter pool, extensive walkways, and a concrete front pad. Section 1146.03(c) limits hardscape to a maximum of fifteen percent (15%) of the total lot area. In this case, the applicant is permitted 2,130 square feet of hardscape. There is currently 1445.94 square feet of hardscape on the property.

Based upon conversations with the Staff, the applicant has agreed to reduce the amount of the variance request. They have reduced the walkways from 4 feet to 3 feet in width, eliminated one of the two walkways along the driveway, and eliminated part of the front pad. The proposed additional hardscape is now 12,42 square feet. A reduction of 215 square feet. That would take the total hardscape to 2,687.49 square feet and require a variance of 557.94 square feet or approximately 26%.

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 1146.03(c) with regard to maximum permitted hardscaping.
2. Granting a variance of 557.94 square feet to Section 1146.03(c) to permit a total of 2,687.94 square feet of hardscaping in lieu of the Code permitted maximum of 2,130 square feet.



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: June 26, 2025

Report Date: June 12, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 7

P & Z 2025-20 James Martin has requested a 773' total lot hardscape variance, in accordance with BCO Section 1146.03 (c), Landscaping of Residential Lots Required, at 2664 Brentwood Road.

1. The Engineering Dept. understands the hardship for this request and a portion of the hardscape variance request is a pool. We would like to see some of the hardscape reduced. Possibly making the walks narrower or eliminating some of them. If this can be done, we recommend approval.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/11/2025
Re: P&Z # 2025-20 2664 Brentwood Road (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: 5-30-2025

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

STREET ADDRESS: 1200 N. Mayfair Road, Suite 410

CITY/STATE/ZIP: Milwaukee WI 53226

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

COMPANY OR FIRM: Beachwood Office LLC

EMAIL: c/o jbhellerconsulting@gmail.com

STREET ADDRESS: 24407 Tunbridge Lane

CITY/STATE/ZIP: Beachwood OH 44122

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

James B. Heller jbhellerconsulting@gmail.com, Ron Tannenbaum with RDL Architects ront@rdlarchitects.com; Diane Calta, dcalta@mggmlpa@.com

DESCRIPTION OF THE PROPERTY:

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

TENANT NAME: N/A

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

PURPOSE OF APPLICATION: A variance for exceeding the 50% requirement of 36 studios and

84 1BR units totaling 120. The total number of suites in the building is 144 units.

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**):

A variance to provide 120 of 144 units that are studios and 1BR units. (C.O. 1118.04(e))

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



 SIGNATURE

Stewart M. Wangard

 PRINTED NAME

5-30-2025

 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: _____

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: June 15, 2025

RE: **P&Z 2025-22 Beachwood Office, LLC
23250 Chagrin Boulevard
Required Unit Mix Variance**

Section 1118.04(e) limits the combined total of studio and one-bedroom units in the U-3C Planned Multi-Family Residential District to not more than fifty percent (50%) of the total number of dwelling units. This provision was added by a split vote of City Council at the time the U-3C District was established. Some members of Council were concerned about having less expensive dwelling units, while the remainder of Council members were more concerned about impacting the schools by having apartments with more bedrooms.

It seems that the mix of units may be better established by the market place and by the type of tenant intended to be targeted by the development. Given the location of the subject site, it is anticipated that young professionals will be the target market for these dwelling units. For that target market, the most desired configuration is currently a one-bedroom unit.

The applicant is seeking to configure 120 of the proposed 144 dwelling units as either studio or one-bedroom units. That would equate to 83% of the total number of apartments. I am frankly not sure that the Code requirement still serves a valid regulatory function and do not think that granting the variance will have any adverse impacts. The necessity to construct two- and three-bedroom apartments in a market that is not demanding them does not advance the City or accomplish a legitimate governmental purpose.

Because this is a variance to the U-3C District, the Commission will need to act in the form of a recommendation to City Council. It is recommended that the Commission recommend approval subject to the following:

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

P&Z 2025-22
Beachwood Office, LLC
23250 Chagrin Boulevard
Required Unit Mix Variance
June 15, 2025
Page 2

- 1118.04(e) with regard to required dwelling unit mix.
2. Granting a variance to Section 1118.04(e) to permit a total of 120 of the 144 apartments to be studio and/or one-bedroom units.



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MEMORANDUM
CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING

Meeting Date: June 26, 2025

Report Date: June 12, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 9

P & Z 2025-22 James B. Heller has requested a combined unit variance, in accordance with BCO Section 1118.04 (e), Minimum Dwelling Unit Area, at 23250 Chagrin Blvd.

1. The Engineering Dept. has no comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/11/2025
Re: P&Z # 2025-22 23250 Chagrin 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

**CITY OF BEACHWOOD
INTERNAL MEMORANDUM**

TO: Mayor Justin Berns; Building Commissioner Brian Roenigk

FROM: Ben Lombardi, Communications Manager

DATE: April 17, 2025

RE: Proposed Amendment to Codified Ordinance Section 1107.01 – Amendment Procedure

Attached for your review and approval is the revised draft of Section 1107.01 – *Amendment Procedure*. This update reflects the changes listed below and is intended for inclusion on the May 5th City Council Agenda for first reading.

Summary of Key Changes:

1. Public Notice Methodology Update

The requirement for publication in a newspaper of general circulation has been replaced with a 30-day advertising period via the City’s official website and social media platforms. This change modernizes our communication strategy and aligns with Ohio state law and current public engagement practices

2. Adjoining Property Owner Notification

A new provision requires written notice to adjoining property owners, as newly defined, to be sent via a nationally recognized delivery service at least 10 days prior to the scheduled public hearing. This ensures timely and direct communication with impacted stakeholders.

3. Definition of “Adjoining Property”

A new definition has been incorporated to clarify that “Adjoining Property” includes those across the street from the subject property but excludes properties across Interstate 271. This provides needed clarity and consistency in notification practices.

These revisions are designed to enhance efficiency in governance for both the Planning and Zoning Committee and the Building Department, while also reducing city costs. Notably, the removal of the newspaper publication requirement will eliminate an approximate \$900 cost per each public hearing notice, yielding significant annual savings. Please review the attached draft and provide any final comments or approval at your earliest convenience.

###

Enc. Ordinance No. 2025- 1107.01 Public Hearing Procedures for Zoning Changes

Thank you,

Ben Lombardi, Communications Manager

INTRODUCED BY:

ORDINANCE NO. 2025-18

AN ORDINANCE AMENDING THE CITY OF BEACHWOOD PLANNING AND ZONING CODE BY AMENDING CODIFIED ORDINANCE SECTION 1107.01 TITLED "AMENDMENT PROCEDURES"

WHEREAS, the City administration has requested amendments to the City of Beachwood Planning and Zoning Code Section 1107.01;

WHEREAS, City Council desires to refer the requested amendments to the Planning and Zoning Commission for study, report, and recommendation in accordance with Beachwood Codified Ordinance Section 1107.01.

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

Section 1: The Council of the City of Beachwood, having received a request to amend the City's Planning and Zoning Code, the details of which are attached hereto and incorporated herein as **Exhibit "A"** hereby places the proposed amendments on first reading and refers the matter to the Planning and Zoning Commission for its review, report, and recommendation. Upon receipt of the Planning and Zoning Commission's report and recommendation, Council shall schedule a Public Hearing to be held at Beachwood City Hall, Council Chambers. The proposed amendments shall be read by Council on three separate occasions.

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

Section 3: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

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

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

Clerk

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

Mayor

EXHIBIT "A"

1107.01 Amendment procedure.

Council may amend the zoning regulations and rezone property within the City on its own motion, or at the request of a property owner or owner's agent, with the following procedure.

Every proposed amendment shall be submitted to the Council first for its initial consideration. Proposed amendments, prior to adoption, shall be referred to the Commission for a report and recommendation. Upon receipt of the report and recommendation of the Commission, the Council shall conduct a public hearing. **Public notice of the hearing shall be published on the City's official website and on the City's official social media pages and electronic changeable copy sign for a period of not less than thirty (30) days prior to the date of the hearing. which shall have been advertised in a newspaper of general circulation within the City for a period of not less than thirty (30) days.**

In addition, in the situation of a proposed amendment to the Zone Map designation of a zoning district to be applied to a parcel or parcels, written notice of the public hearing shall be delivered to all Adjoining Property owners, as defined herein, by a nationally recognized delivery service or by hand-delivery, with delivery made no less than ten (10) days prior to the public hearing date.

The Council may refer a proposed amendment to a committee of Council for further study at any time prior to adoption.

The Council may declare a moratorium for a period not to exceed one hundred twenty (120) days if it finds and determines the necessity of preventing applications for site development plan approval to the Commission, or applications for building permits to the Building Commissioner, during a period when amendments to the Code are being reviewed by the Council and legislation is pending to amend the Code, in order to prevent the vesting of property owners' rights during the limited period of time when such legislation is being considered.

For the purposes of this section, "Adjoining Property" means any parcel of land that shares a common property line with the subject parcel or parcels of a Zone Map amendment, including parcels located within the width of the subject property of the front property line across a public or private street, alley, or right-of-way from the subject property, except for parcels located across Interstate 271 from the subject parcel or parcels.



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MEMORANDUM
CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING

Meeting Date: June 26, 2025

Report Date: June 12, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 10

P & Z 2025-18 Amending the City of Beachwood Planning and Zoning Code by amending Codified Ordinance Section 1107.01 titled "Amendment Procedures" (Ordinance 2025-18, referred from Council 2/5/25).

1. The Engineering Dept. recommends approval of this item.