



**Beachwood Special Planning and Zoning Commission Meeting
Tuesday, July 1, 2025, 4:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Agenda

New Business

Agenda Items

1. Roll Call
2. Council Report
3. Citizen's Remarks
4. Planning and Zoning Commission
2025-25 Brian Intihar has requested preliminary and final site plan approval of an accessory structure to be located at 3875 South Green Road, The Goddard School.

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 6-16-25

OWNER OF BUILDING: NELLEKBW, LLC PHONE: 216 598 9054

STREET ADDRESS: 3875 South Green Road

CITY/STATE/ZIP: Beachwood , Ohio 44122

APPLICANT: NELLEKBW, LLC, C/O Brian Intihar PHONE: 440 796 7261

COMPANY OR FIRM: Epiq Construction, Inc.

EMAIL: bintihar@epiqinc.net

STREET ADDRESS: 1500 West 3rd Street Suite 310

CITY/STATE/ZIP: Cleveland, OH 44113

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

Brian Intihar, bintihar@epiqinc.net

Tina Turk, Beachwoodoh@goddardschools.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 3875 South Green Road SUITE #

TENANT NAME: Goddard School

PERMANENT PARCEL # 742 .39 .004 PRESENT USE: School PROPOSED USE: School

PURPOSE OF APPLICATION: Site Plan Approval of Accessory Structure

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

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

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.
Please explain reason for variance (**must indicate a hardship**):

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

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

Planning & Zoning Submission Filing Fees & Deposits:

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

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

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.



 SIGNATURE

Brian Intihar

 PRINTED NAME

6-16-25

 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: _____



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

NELLEKBW, LLC

Property Address

3875 SOUTH GREEN RD BEACHWOOD, OH 44122

Tax Mailing Address

NELLEKBW, LLC 7645 FREDLE DR CONCORD, OH 44077

Description

PARCEL 'A' AFN- 202003200383

Property Class

DAY CARE CENTERS

Parcel Number

742-39-004

Taxset

Beachwood/Warrensville

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	\$313,710
Building Value	\$400,230
Total Value	<u>\$713,940</u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$43,971.56
Less 920 Reduction	<u>\$12,283.72</u>
Sub Total	\$31,687.84
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$166.98</u>
Half Year Net Taxes	<u>\$31,854.82</u>

Market Values

Land Value	\$896,300
Building Value	<u>\$1,143,500</u>
Total Value	<u>\$2,039,800</u>

Rates

Full Rate	123.18
920 Reduction Rate	.279356
Effective Rate	88.768931

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

\$63,713.54

Payments

\$31,855.65

Balance Due

\$31,857.89

2024 (pay in 2025) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood/Warrensville				
	1st half tax	\$31,687.84	\$31,687.84	\$.00
	1ST HALF BALANCE	\$31,687.84	\$31,687.84	\$.00
	2nd half tax	\$31,691.74	\$.83	\$31,690.91
	2ND HALF BALANCE	\$31,691.74	\$.83	\$31,690.91
C100030C-SEWER MAINTENANCE				
	1st half tax - 2024	\$83.49	\$83.49	\$.00
	1ST HALF BALANCE	\$83.49	\$83.49	\$.00

	2nd half tax - 2024	\$83.49	\$.00	\$83.49
	2ND HALF BALANCE	\$83.49	\$.00	\$83.49
C100030S-Sewer Maintenance				
	1st half tax - 2024	\$83.49	\$83.49	\$.00
	1ST HALF BALANCE	\$83.49	\$83.49	\$.00
	2nd half tax - 2024	\$83.49	\$.00	\$83.49
	2ND HALF BALANCE	\$83.49	\$.00	\$83.49
	Charges	Payments	Balance Due	
Total Balance	\$63,713.54	\$31,855.65	\$31,857.89	

PAY BY E-CHECK OR CREDIT/DEBIT CARD

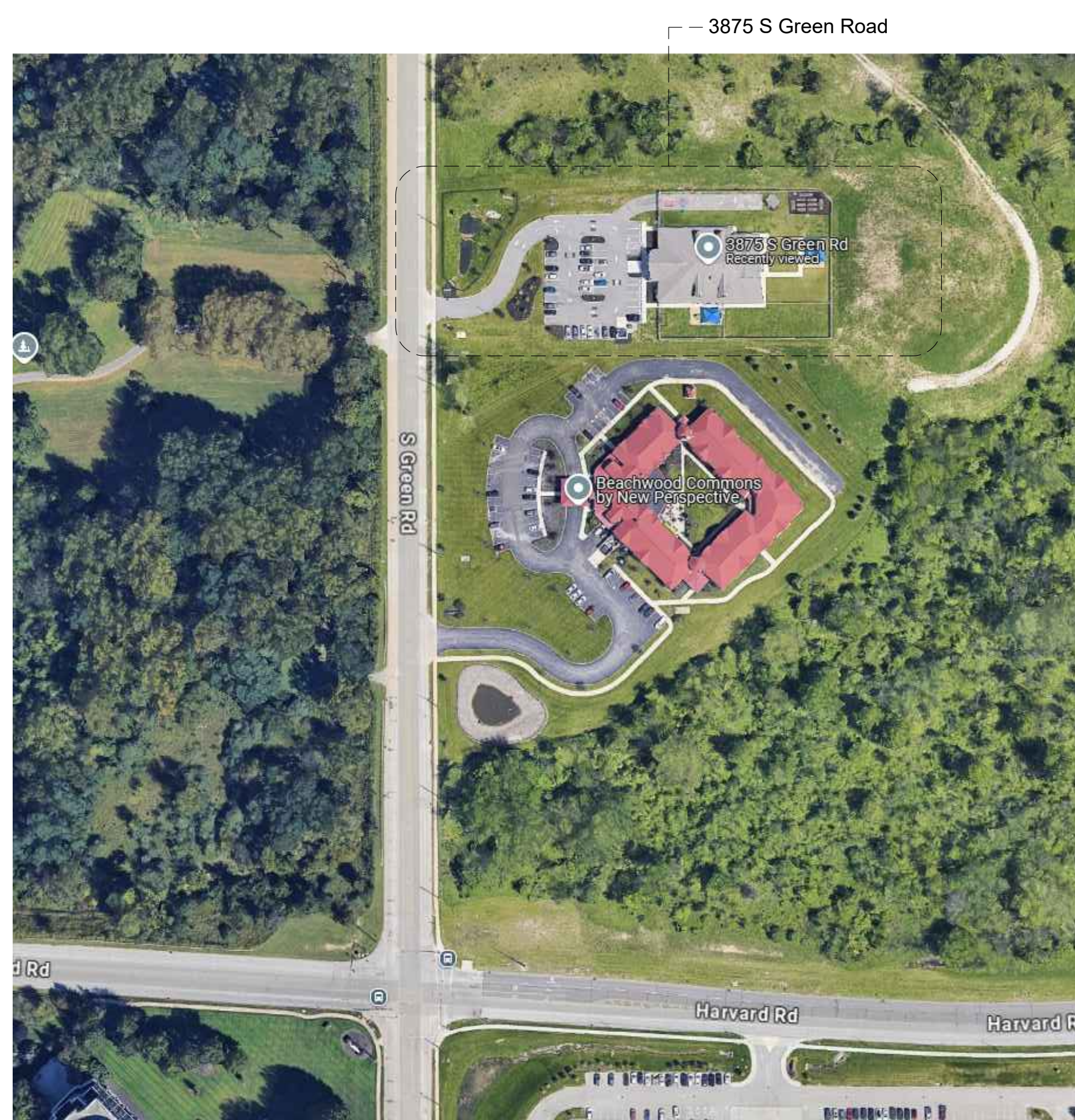
View Map

Updated :06/18/2025 03:37:14 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.

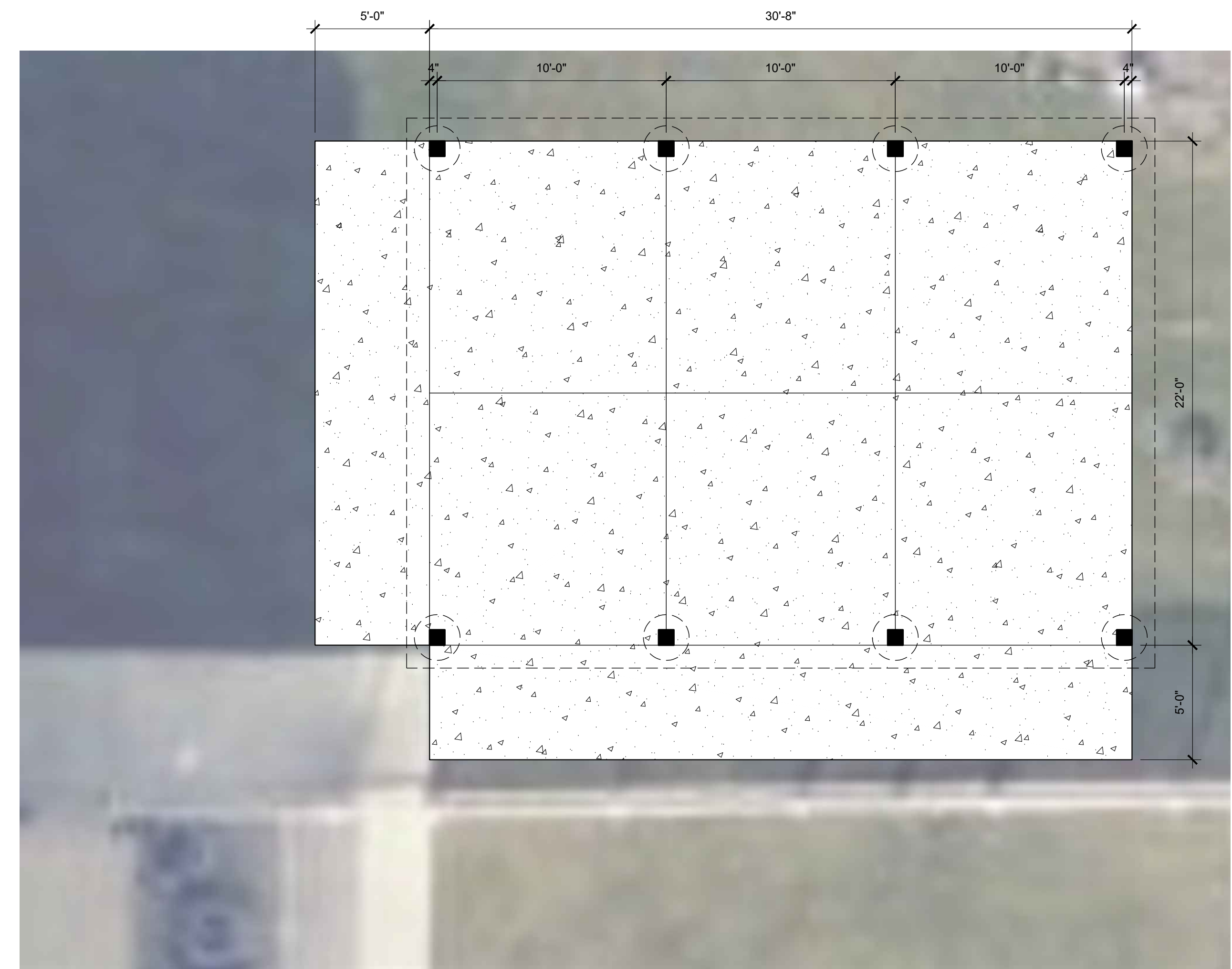
THANK YOU



01 LOCATION PLAN
Scale: N.T.S.

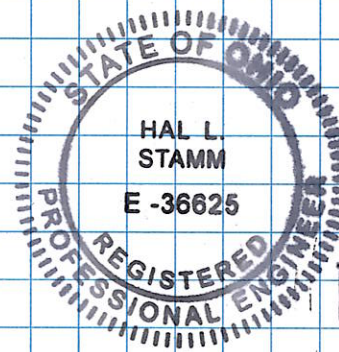


02 SITE PLAN
Scale: 1/32"=1'-0"

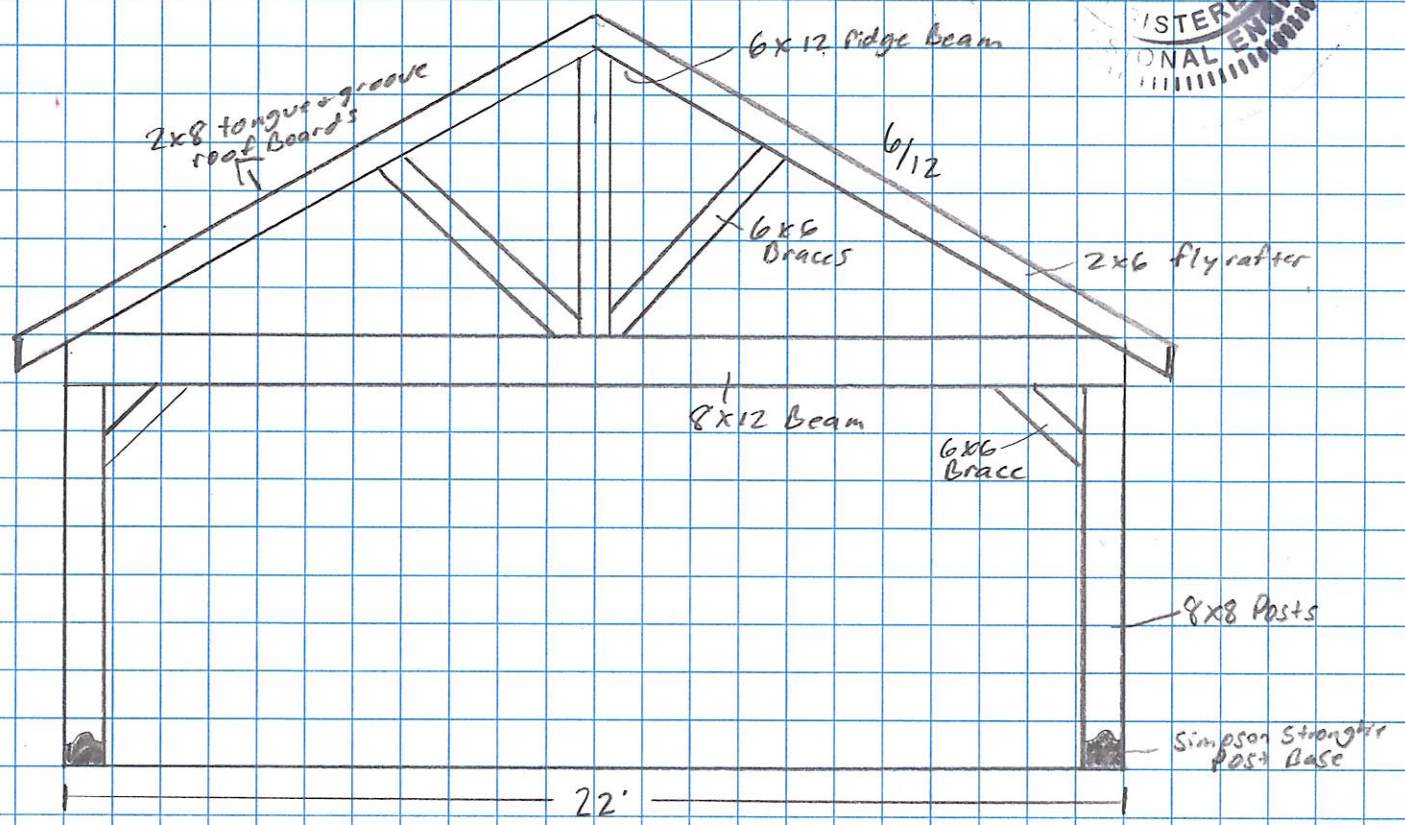


03 CONSTRUCTION PLAN
Scale: 1/4"=1'-0"

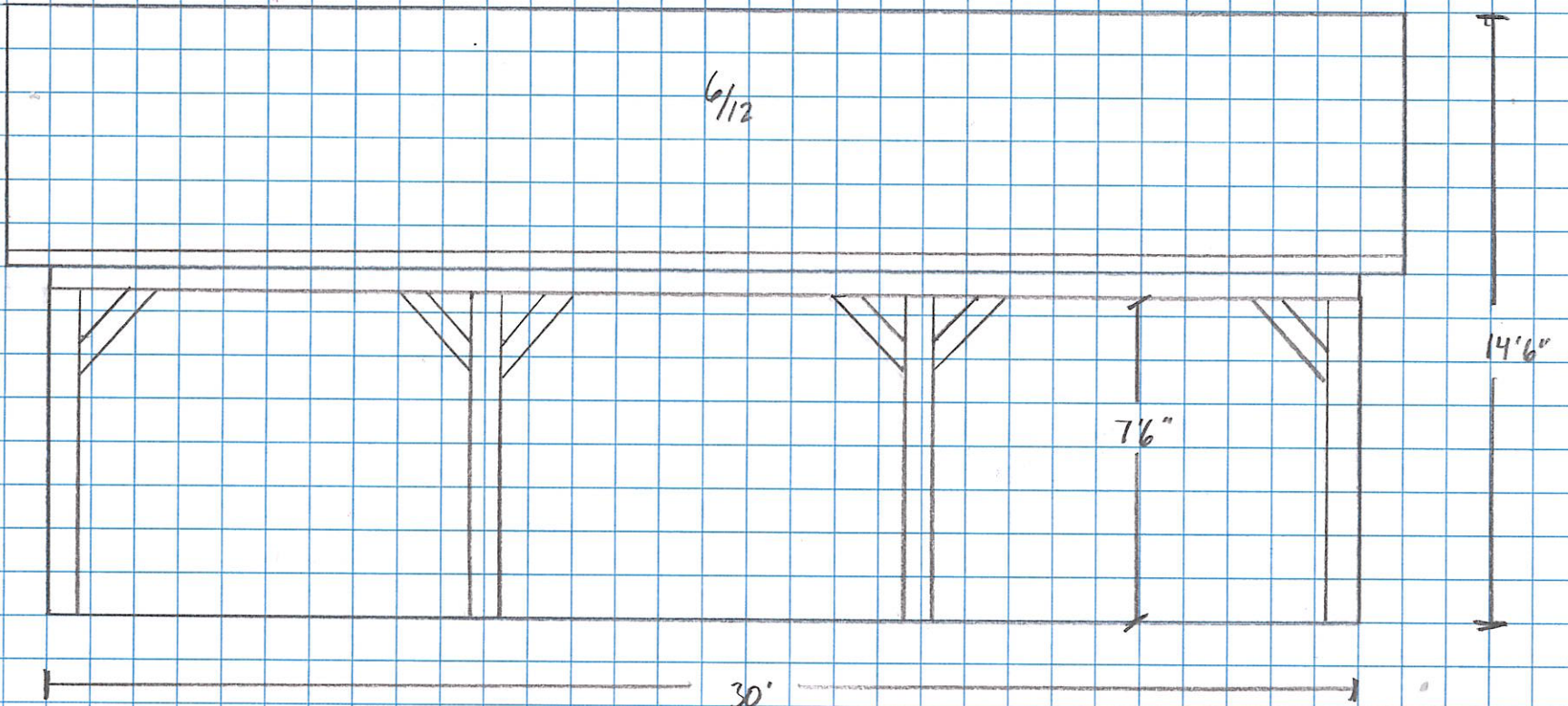
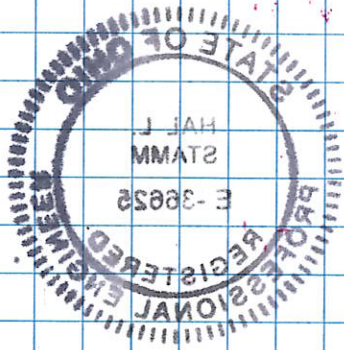
HAL STAMM
5-1-25



- 8x8 Posts
- 8x12 Beams
- 6x12 ridge
- 6x8 rafters
- 6x6 Braces
- 2x8 tongue & groove roof boards
- Felt
- 40yr metal roof



Front & Back elevation



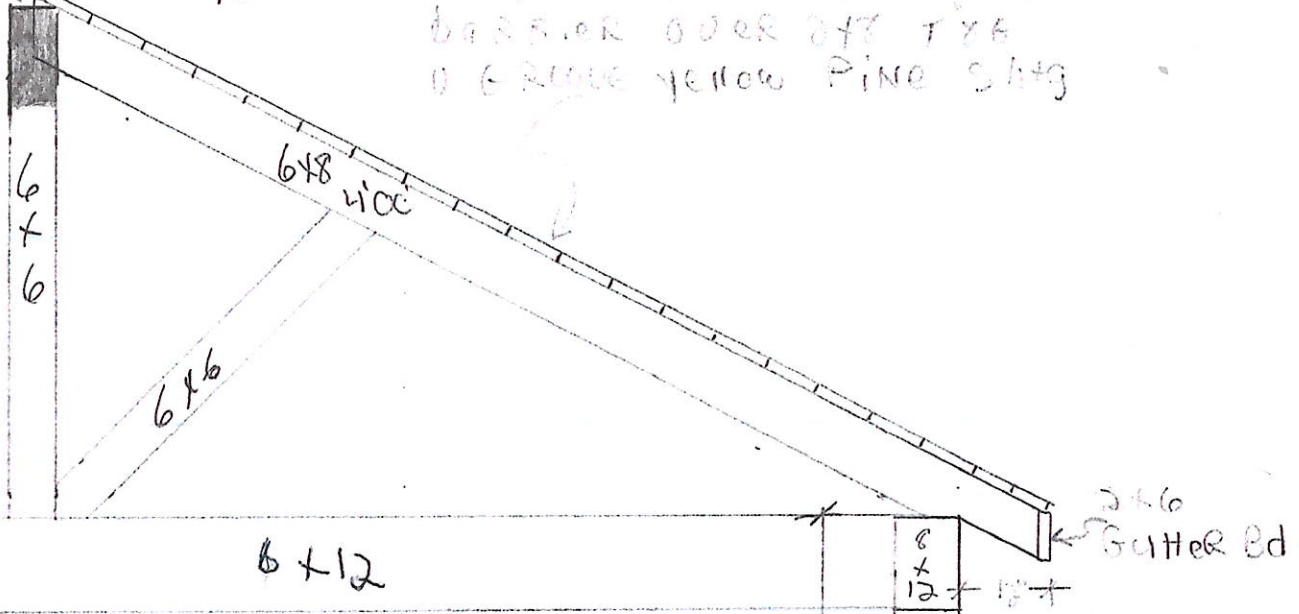
6/12
14'6"
7'6"
30'
right & left side elevation

APPROVED
 Date: 12/05/2023
Thomas J. Long
 Ashtabula County
 Residential Plans
 Examiner
 Approved plans are not
 valid if not accompanied
 by Certificate of
 Plan Approval

8x12 ridge beam

12/76

40 YR Metal over Vapor
 barrier over 2x8 T&B
 0 E ROOF yellow Pine Shng



12/76

TYPICAL CROSS
 SECTION 1/2" = 1'

JOB SITE COPY

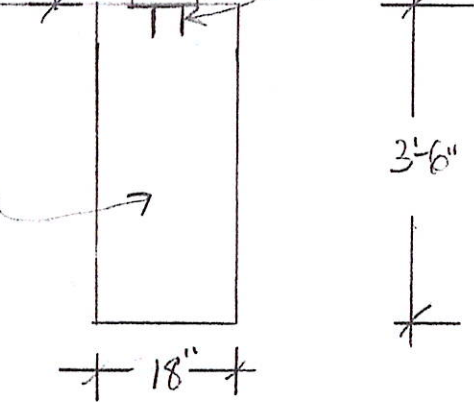
8x8 Galv
 SIMPSON
 POST BASE

4-1/8" x 4"
 TAPCONS

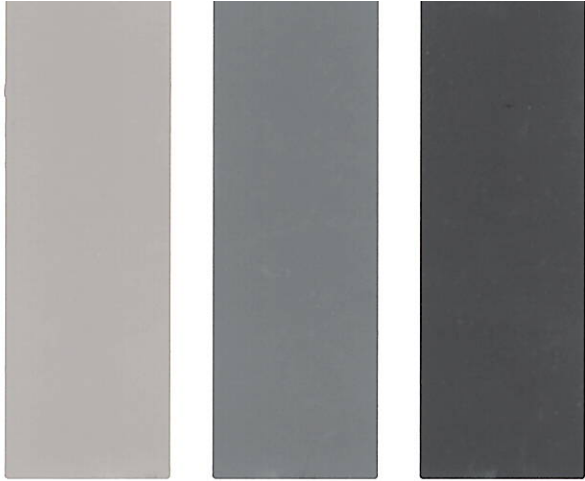
1/4" = 1'



18" Sonatube



Page	Scale	Date
2 of 2	1/4" x 1"	11-8-23



Brite White ■
1106

Ash Gray*
1201

Slate
1236

Charcoal
1212

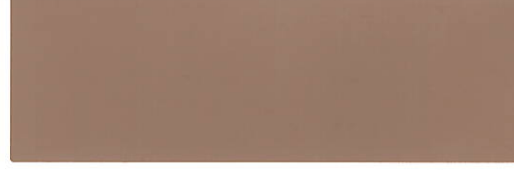
Beige*
1302



Light Stone
1325



Tan*
1341



Clay*
1313



Brown ■*
1708



Bronze
1707



Ocean Blue*
1628



Heron Blue*
1621



Patina Green*
1529



Ivy ■
1523



Everlast Roofing, Inc.
OUR NAME SAYS IT ALL

SYNERGY[®]

Color Guide

The Synergy[®] Paint System has a high performing resin formulation, the strongest SMP system in the industry. It has proved, over time, to bring you:

- Improved chalk resistance
- Improved fade resistance
- Improved gloss retention
- Excellent color durability
- Good resistance to atmospheric staining and dirt residue

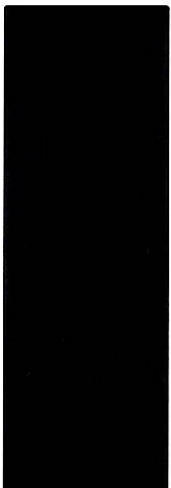
Colors marked with a square (■) are Economy Series colors.

Colors marked with an asterisk (*) are subject to extended lead times for 26 gauge material.

DISCLAIMER: This color chart is to be used as a guide only. These colors are a close approximation, but due to various factors, they may not be exact. For specific color-matching, samples are available by request.

Metal roof

Black
1803



Burgundy*
1410



Red ■
1430



Crimson Red*
1415



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 30, 2025

RE: **P&Z 2025-25 NELLEKBW, LLC**
Goddard School
3875 South Green Road
Preliminary and Final Site Plan Approval



This request is for both preliminary and final site development plan approval for the addition of an accessory pavilion. The subject site is in the U-10 Planned Mixed-Use Development District. The applicant proposes to construct and open pavilion. The proposed structure would be 30.67 feet X 22 feet. The pavilion would have a metal roof and would be 14.5 feet in height.

The proposed accessory structure will comply with all of the setback requirements in the U-10 District. Since no variances are required, the Commission has final authority to approve the site development plan. It is recommended that the Commission grant both preliminary and final site development plan approval subject to any comments of the City Engineer.



**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: July 1, 2025

Report Date: June 27, 2025

2025120.01

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

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

AGENDA ITEM NO. 4

P & Z 2025 -25 Brian Intihar has requested preliminary and final site plan approval of an accessory structure to be located at 3875 South Green Road, The Goddard School.

We have reviewed the application and hereby recommend preliminary and final approval.



Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/30/2025
Re: P&Z # 2025-25 3875 South Green Rd. (Pavillion)

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