

# CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting  
Thursday, July 31, 2025, 6:30 PM  
at Beachwood City Hall, Council Chambers,  
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

## **Agenda**

### **New Business**

#### **Agenda Items**

1. Roll Call
2. Approval of Minutes of the June 26, 2025, Planning and Zoning Commission Meeting
3. Approval of Minutes of the July 1, 2025, Special Planning and Zoning Commission Meeting
4. Council Report
5. Citizen's Remarks
6. Planning and Zoning Commission  
**2025-23** Debra Yasinow has requested a permit extension for the temporary sign located at 25701 Science Park Drive, Jewish Federation of Cleveland.
7. Planning and Zoning Commission  
**2025-24** Patricia Williamson has requested approval to operate an adult day center to be located at 24000 Mercantile Road, Suite 16.
8. Planning and Zoning Commission  
**2025-26** Dmitry Belkin has requested an appeal of the decision of the City of Beachwood Building Commissioner made in the enforcement of BCO Section 1111.02(k)(7) Classification of Uses, for the request for indoor storage usage at 23533 Mercantile Road.
9. Planning and Zoning Commission  
**2025-27** Joseph Calderwood has requested a 5' rear yard setback variance, in accordance with BCO Section 1113.03 Rear Yards, and a 7.30' side yard setback variance, in accordance with BCO Section 1111.05, Side Yards, for an addition at 23312 Fernwood Drive.
10. Planning and Zoning Commission  
**2025-28** Brandon and Jamie Rotsky has requested an 8' right-of-way variance for a fence at 24795 Shaker Blvd., in accordance with BCO Section 1146.02(b)(5) Fences Permitted in U-1 Use Districts.
11. Planning and Zoning Commission  
**2025-29** Mordechai Giffin has requested a 4.10' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, a 4' north side yard setback variance and a 3.40' south side yard setback variance, in accordance with BCO Section 1113.05 Side Yards, for new home construction at 2640 Brentwood Road.
12. Planning and Zoning Commission  
**2025-30** Jessica Drexler has requested a 17' right-of-way variance, in accordance with BCO Section 1146.02(b)(5), Fences Permitted in U-1 Use Districts, and to remove the 25% aggregate opening requirement, in accordance with BCO Section 1146.01(g), Nonconforming Fences and Section 1146.02(d)(9), Prohibited Fences, for a solid privacy fence to be located at 23404 Cedar Road.

## **New Business (Agenda Items)**

13. Planning and Zoning  
Commission  
**2025-31**

Jeremy Miller has requested a 21.40' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 682.69' total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, for a deck at 2355 Beachwood Blvd.

## PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 06.11.25

**OWNER OF BUILDING:** Jewish Federation of Cleveland PHONE: 216-593-2900

**STREET ADDRESS:** 25701 Science Park Drive

**CITY/STATE/ZIP:** Beachwood, OH 44122

**APPLICANT:** Debra S. Yasinow PHONE: 216-593-2890

**COMPANY OR FIRM:** Jewish Federation of Cleveland

**EMAIL:** dyasinow@jewishcleveland.org

**STREET ADDRESS:** 25701 Science Park Drive

**CITY/STATE/ZIP:** Beachwood, OH 44122

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

### DESCRIPTION OF THE PROPERTY:

**ADDRESS:** 25701 Science Park Drive, Beachwood, OH 44122

**TENANT NAME:** Jewish Federation of Cleveland

**PERMANENT PARCEL #** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ **PRESENT USE:** \_\_\_\_\_ **PROPOSED USE:** \_\_\_\_\_

**PURPOSE OF APPLICATION:** Renewal of Permit issued on Dec. 8, 2023. Request for a second extension.

### 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: Renewal of Permit issued on December 8, 2023. Request for extension.**
- 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):

**Tragically, 101 of the men, women, and children abducted by Hamas on October 7, 2023 are still being held hostage. We pledge to keep their memory alive until they are returned home to Israel.**

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.

\*\*\*\*\* (OVER) CONTINUED ON BACK\*\*\*\*\*

- 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.

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

Debra S. Yasinow  
PRINTED NAME

06.11.25  
DATE

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

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

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

DEPOSIT: RECEIPT # \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_ DATE PAID \_\_\_\_\_

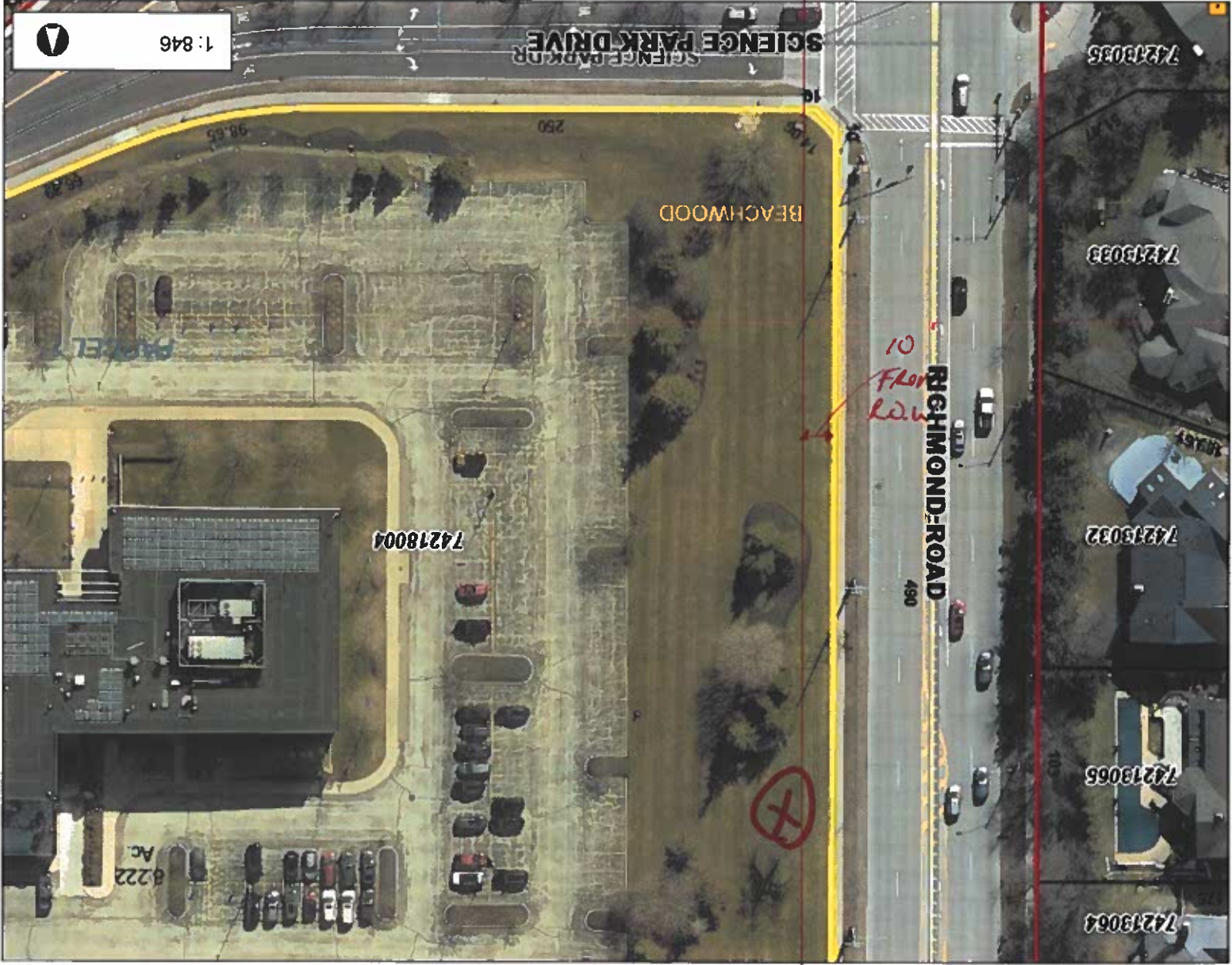
Preliminary Approval: \_\_\_\_\_  
Date

Final Approval: \_\_\_\_\_  
Date

Recommendation to Council:  YES  NO Meeting Date: \_\_\_\_\_



# Cuyahoga County GIS Viewer

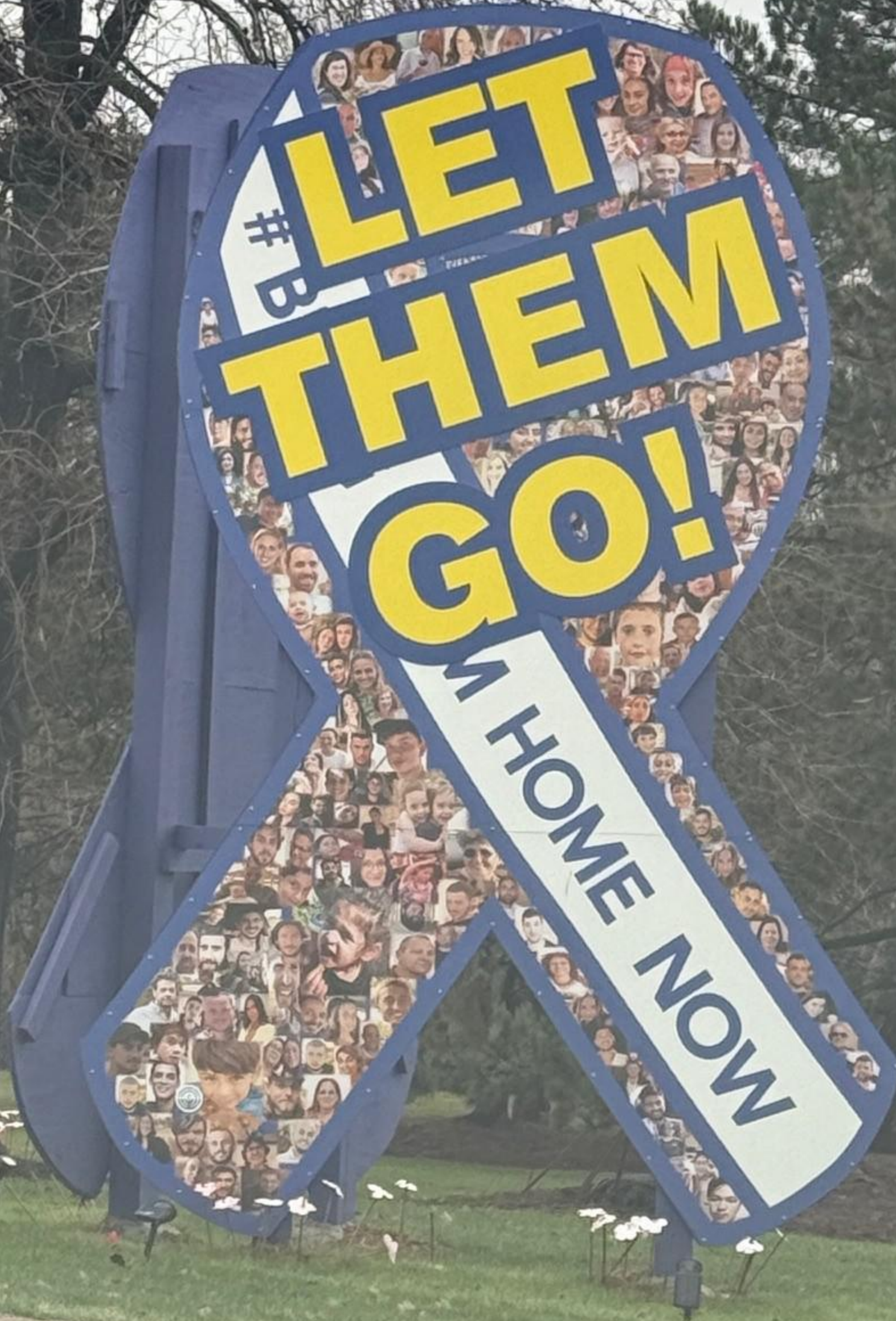


Projection: WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
141 70 0 141 Feet  
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County  
**Enterprise GIS**  
PUTTING CUYAHOGA COUNTY ON THE MAP

- Date Created: 11/15/2023
- Legend**
- Municipalities
  - Right Of Way
  - Platted Centerline
  - Parcel







**STILL  
CAPTIVE**

**THEM HOME NOW**



**MEMORANDUM**  
**CITY OF BEACHWOOD**  
**PLANNING AND ZONING COMMISSION MEETING**  
**Meeting Date: July 31, 2025**  
**Report Date: July 15, 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 2025-23** Debra Yasinow has requested a permit extension for the temporary sign located at 25701 Science Park Drive, Jewish Federation of Cleveland.

We have no comments on this item.



## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 07/14/2025  
Re: P&Z # 2025-23 25701 Science Park (Temporary sign)

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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: 6/13/25

OWNER OF BUILDING: Lee & Associates PHONE: 2163727960

STREET ADDRESS: 3601 Green Rd Suite #304

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Patricia Williamson PHONE: 2163262496

COMPANY OR FIRM: Keep N Company

EMAIL: pwilliamson596.pw@gmail.com

STREET ADDRESS: 6619 Kingswood Dr

CITY/STATE/ZIP: Beachwood Ohio 44124

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

Patricia Williamson

pwilliamson596.pw@gmail.com

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 24000 Mercantile SUITE # 16

TENANT NAME: Keep N Company

PERMANENT PARCEL # 742 .25 .019 PRESENT USE: vacant PROPOSED USE: licensed a

PURPOSE OF APPLICATION: Seeking approval for adult day center for seniors 65 older. 24000 n

**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**):

no variance requested. Seeking approval for Conditional Use Permit

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. not applicable

**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:**

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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.	<b>\$300.00</b>
(2)	All other Zoning Districts for site development plan review (new building/addition)	<b>\$5,000.00</b>
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	<b>\$1,500.00</b>
(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	<b>\$750.00</b>
(5)	Map Amendment	<b>\$2,500.00</b>

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

Patricia Williamson

PRINTED NAME

6/13/25

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

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City

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### PROPERTY DATA

- [General Information](#)
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- [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

24000 Mercantile Inc.

#### Property Address

24000 Mercantile RD Beachwood,OH 44122

#### Tax Mailing Address

MICHAEL WIEDER 24460 GREENWICH LN BEACHWOOD, OH 44122

#### Description

59 COMM PK DEV SP 970.24FT S OF KINSMAN 0015

#### Property Class

MULTI-TENANT WAREHOUSE (2 OR MORE UNITS)

#### Parcel Number

742-25-019

#### 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

<b>ACTIVITY</b>
Informal Reviews
Board of Revisions Cases

Assessed Values

Land Value	\$238,390
Building Value	<u>\$372,020</u>
Total Value	<u><u>\$610,410</u></u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$37,146.50
Less 920 Reduction	<u>\$14,680.65</u>
Sub Total	\$22,465.85
Non-business Credit	\$ .00
Owner Occupancy Credit	\$ .00
Homestead Reduction	\$ .00
Total Assessments	<u>\$281.28</u>
Half Year Net Taxes	<u><u>\$22,747.13</u></u>

Market Values

Land Value	\$681,100
Building Value	<u>\$1,062,900</u>
Total Value	<u><u>\$1,744,000</u></u>

Rates

Full Rate	121.71
920 Reduction Rate	.395209
Effective Rate	73.609058

Flags

Owner Occupancy Credit	N
Homestead Reduction	N

Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Escrow

Escrow	N
Payment Amount	\$ .00

Tax Balance Summary

Charges

**\$45,496.90**

Payments

**\$22,748.54**

Balance Due

**\$22,748.36**

**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$22,465.85	\$22,465.85	\$ .00
	1ST HALF BALANCE	\$22,465.85	\$22,465.85	\$ .00
	2nd half tax	\$22,468.49	\$1.41	\$22,467.08
	2ND HALF BALANCE	\$22,468.49	\$1.41	\$22,467.08
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2024	\$140.64	\$140.64	\$ .00
	1ST HALF BALANCE	\$140.64	\$140.64	\$ .00





# LETTER OF INTENT

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To: The City of Beachwood Planning and Zoning Commission

From: Keep N Company Adult Day Center

Date: June 16, 2025]

City of Beachwood Planning & Zoning Committee

This letter serves as a formal expression of our intent to operate an Adult Day Center in the City of Beachwood, Ohio, under the business name Keep N Company.

We propose to occupy the commercial space located at:

24000 Mercantile Road, Unit 16, Beachwood, OH 44122

Total Square Footage: Approximately 3,060 sq ft

Proposed Use:

Keep N Company will operate as an adult day center licensed by the Ohio Department of Aging, providing daytime care and supervision for up to 16-24 adults, ages 65 and older. Services will include personal care, structured activities, socialization, meals, and caregiver respite.

Current Use:

The unit is currently classified as commercial space and is vacant. We are not requesting a change in zoning designation but are submitting this application as part of the standard Planning and Zoning process for operating a health-related facility.

Nature of Request:

We respectfully seek approval from the City of Beachwood to proceed with the necessary licensing and operational planning, including any required zoning compliance review, to establish Keep N Company at the above location.

Reason for Variance (if applicable):

Should any zoning variance be required, it would be to allow for the appropriate use of the space as a licensed adult day care center, including parking accommodations and facility layout modifications for accessibility.

Hours of Operation and Staffing:

Keep N Company will operate Monday through Friday from 8:00 AM to 4:00 PM, and every other Saturday from 9:00 AM to 3:00 PM for respite care services.

Each day, the center will be staffed with:

- One Licensed Practical Nurse (LPN)
- One Registered Nurse (RN)
- One to Two Certified Nursing Assistants (CNAs). Additional support staff will be included to maintain a minimum staffing ratio per state and city guidelines.

Community Impact:

Keep N Company will serve the local aging population and their caregivers by offering a safe, enriching environment during daytime hours. The center will be staffed by experienced healthcare professionals and will create jobs and provide critical support to families in Beachwood and surrounding communities.

We appreciate your consideration and look forward to collaborating with city officials to bring this essential service to the area.

Sincerely,

Patricia Williamson

Founder & Director

Keep N Company Adult Day Center

24000 Mercantile Road, Unit 16

Beachwood, OH 44122

Phone: 216 326-2496

Email: [Pwilliamson596.pw@gmail.com](mailto:Pwilliamson596.pw@gmail.com)

# 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: July 14, 2025



RE: **P&Z 2025-24 Patricia Williamson  
Keep N Company  
24000 Mercantile Road  
Suite 16  
Adult Day Care Approval**

---

This request is for approval to operate an adult day care facility in the U-8 Industrial and Office Mixed-Use District. Section 1111.02(k)(20) permits adult day care facilities in the U-8 District subject to compliance with the standards set forth in Section 1155.03. The applicant proposes to occupy 3,060 square feet of the existing multi-tenant building. The facility would care for 16 -24 seniors and would operate from 8 AM to 4 PM weekdays and 9 AM to 3 PM on Saturdays. Staffing would include one Licensed Practical Nurse, one Registered Nurse and 1 -2 Certified Nursing Assistants. The facility and arrangements appear to meet the criteria set forth in Section 1155.03. Parking on the subject site is not an issue.

It is recommended that the Commission grant approval for Keep N Company to operate an adult day care facility of 3,060 square feet at 24000 Mercantile Road Suite 16 subject to compliance with Section 1155.03 as determined by the Building Commissioner.



**MEMORANDUM**  
**CITY OF BEACHWOOD**  
**PLANNING AND ZONING COMMISSION MEETING**  
**Meeting Date: July 31, 2025**  
**Report Date: July 15, 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 2025-24** Patricia Williamson has requested a conditional use permit for an adult day care center to be located at 24000 Mercantile Road, Suite 16.

We have no comments on this item.



## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 07/14/2025  
Re: P&Z # 2025-24 24000 Mercantile suite 16 (Conditional use)

---

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: 06/23/2025

OWNER OF BUILDING: 23533 Mercantile LLC PHONE: 216-255-6269

STREET ADDRESS: 4400 Renaissance Pkwy, Suite 1

CITY/STATE/ZIP: Warrensville Heights, Ohio 44128

APPLICANT: 23533 Mercantile LLC PHONE: 216-255-6269

COMPANY OR FIRM:

EMAIL: leasing@1stallinvestments.com

STREET ADDRESS: 4400 Renaissance Pkwy, Suite 1

CITY/STATE/ZIP: Warrensville Heights, Ohio 44128

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

Dmitry Belkin, Leon Sampat, Brian Green, Jeromy Simonovic

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23533 MERCANTILE RD BEACHWOOD, OH. 44122 SUITE #

TENANT NAME: 23533 Mercantile LLC c/o Dmitry Belkin

PERMANENT PARCEL # 742 .24 .023 PRESENT USE: U-8 PROPOSED USE: U-8

PURPOSE OF APPLICATION: Clarification that indoor storage is approved per

City Codified Ordinance section k(7)

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 Clarification of existing ordinance
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):

Storage is approved usage per the code

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. Existing code language permits storage but indoor storage usage was denied by commissioner.

\*\*\*\*\* 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.

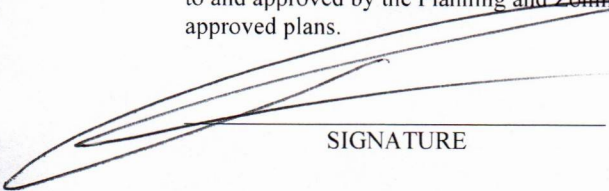
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A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<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: \_\_\_\_\_



# 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

23533 MERCANTILE LLC

#### Property Address

23533 MERCANTILE RD BEACHWOOD, OH 44122

#### Tax Mailing Address

23533 MERCANTIEL LLC 4400 RENAISSANCE PKWY SUITE 1 WARRENSVILLE HTS, OH 44128

#### Description

58 COMMPK DEV 0008 SWP

#### Property Class

OTHER RETAIL STRUCTURES

#### Parcel Number

742-24-023

#### 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

<b>ACTIVITY</b>
Informal Reviews
Board of Revisions Cases

Assessed Values

Land Value	\$483,630
Building Value	\$933,910
Total Value	<u>\$1,417,540</u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$86,264.40
Less 920 Reduction	<u>\$34,092.50</u>
Sub Total	\$52,171.90
Non-business Credit	\$ .00
Owner Occupancy Credit	\$ .00
Homestead Reduction	\$ .00
Total Assessments	<u>\$404.50</u>
Half Year Net Taxes	<u>\$52,576.40</u>

Market Values

Land Value	\$1,381,800
Building Value	<u>\$2,668,300</u>
Total Value	<u>\$4,050,100</u>

Rates

Full Rate	121.71
920 Reduction Rate	.395209
Effective Rate	73.609058

Flags

Owner Occupancy Credit	N
Homestead Reduction	N

Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Escrow

Escrow	N
Payment Amount	\$ .00

Tax Balance Summary

Charges

**\$105,158.90**

Payments

**\$52,576.40**

Balance Due

**\$52,582.50**

**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$52,171.90	\$52,171.90	\$ .00
	1ST HALF BALANCE	\$52,171.90	\$52,171.90	\$ .00
	2nd half tax	\$52,178.00	\$ .00	\$52,178.00
	2ND HALF BALANCE	\$52,178.00	\$ .00	\$52,178.00
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2024	\$202.25	\$202.25	\$ .00
	1ST HALF BALANCE	\$202.25	\$202.25	\$ .00

	2nd half tax - 2024	\$202.25	\$ .00	\$202.25
	2ND HALF BALANCE	\$202.25	\$ .00	\$202.25
<b>C100030S-Sewer Maintenance</b>				
	1st half tax - 2024	\$202.25	\$202.25	\$ .00
	1ST HALF BALANCE	\$202.25	\$202.25	\$ .00
	2nd half tax - 2024	\$202.25	\$ .00	\$202.25
	2ND HALF BALANCE	\$202.25	\$ .00	\$202.25
		Charges	Payments	Balance Due
Total Balance		<b>\$105,158.90</b>	<b>\$52,576.40</b>	<b>\$52,582.50</b>
<input type="button" value="PAY BY E-CHECK OR CREDIT/DEBIT CARD"/>				
<input type="button" value="View Map"/>				

Updated :06/24/2025 03:32:25 AM

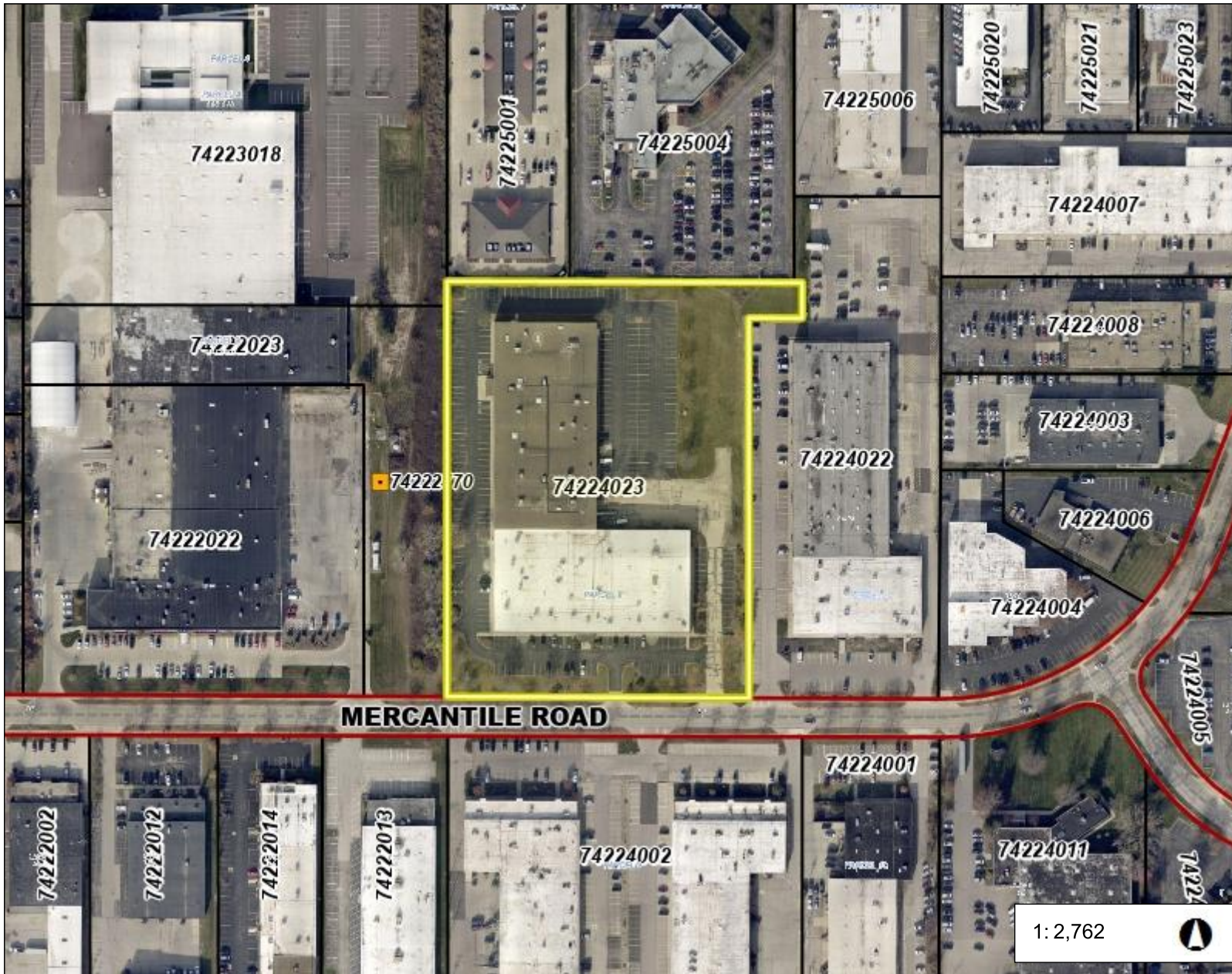
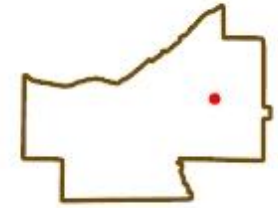
Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not 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



# Cuyahoga County GIS Viewer



Date Created: 6/24/2025

### Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

460 0 230 460 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

# SIMONOVIC LAW LLC

**Sent Via electronic mail only**  
Beachwood Building Department  
25325 Fairmount Blvd #1,  
Cleveland, OH 44122  
Building@beachwoodohio.com  
Attn: Veronica Muth

June 23, 2025

Re: Appeal Letter for storage usage at 23533 Mercantile

Dear Planning and Zoning Commission:

The basis for appeal is the proposed self-storage usage for the property located at 23533 Mercantile Rd., Beachwood, Ohio 44122 (the "Property"). The Property is owned by, 23533 Mercantile, LLC (the "Owner"), who has invested substantial resources into its upkeep and modernization, including a new roof and making multiple repairs to the parking lot. Despite these investments, the Property has been primarily vacant for over ten years and remains challenging to lease.

In an effort to help attract additional revenue for the Property, the Owner invested resources for professional drawings and plan submissions for an indoor storage facility. Upon reviewing the ordinance and the zoning map for u-8, the language clearly states for the allowance of a storage usage. The pertinent language is copied below:

(k) Class U-8 Uses.  
(7) "Storage and distribution of finished or packaged goods subject to the provisions of Section 1129.07."  
[https://library.municode.com/oh/beachwood/codes/codified\\_ordinances?nodeId=PTELEVENPLZOCO\\_TIT\\_FIVEZODIUS\\_CH1111DIUSCLZOMA\\_1111.02CLUS](https://library.municode.com/oh/beachwood/codes/codified_ordinances?nodeId=PTELEVENPLZOCO_TIT_FIVEZODIUS_CH1111DIUSCLZOMA_1111.02CLUS)

Despite this clear language, Commissioner Roenigk has confirmed the owner's application for indoor storage is denied per City Codified Ordinance. In email correspondence the commissioner states "in a U-8 nor any other zoning district can a storage facility be constructed." However, the proposal should not be denied if the word "storage" is explicitly allowed by the ordinance. There is no conditional language or other ancillary requirements for storage use in this section (section 1129.07 pertains to flammable aspects, which are not applicable here). Furthermore, if the storage use is approved, the Owner will tailor leases that specifically prohibit any non-compliant uses and reserve the right to inspect each unit to ensure strict adherence with the code.

Ultimately, obtaining full occupancy for this Property largely depends on receiving approval to operate a storage facility. Thank you in advance.

Very truly yours,  
/s/Jeromy Simonovic, Esq.  
[Legal@digitalforensics.com](mailto:Legal@digitalforensics.com)  
4400 Renaissance Pkwy, Suite 1  
Warrensville Heights, 44128  
Phone: 216-255-6269

# 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: July 14, 2025



RE: **P&Z 2025-26**      **Simonovic Law, LLC**  
**23533 Mercantile, LLC**  
**23533 Mercantile Road**  
**Appeal of Administrative Decision**  
**Self-Storage Units**

---

This request is an appeal of an administrative decision pursuant to Section 1105.01(b) which provides that any decision made by the Building Commissioner in the enforcement of the Zoning Code may be appealed to the Planning and Zoning Commission. In this instance, the applicant's client requested approval to construct a self-storage or mini-storage facility in an existing building in the U-8 Industrial and Office Mixed-Use District. That application was denied by the Building Commissioner who determined that self-storage or mini-storage facilities are not listed as a permitted use in the U-8 District.

Section 1111.02(k)(7) authorizes as a permitted use "*Storage and distribution of finished or packaged goods*". Legal counsel for the property owner argues that the code section contains the word "storage" and that therefore any storage use is explicitly allowed. That reading of the Code language is clearly incorrect and fails to take into account that the word "storage" does not appear in isolation, but is part of a listing that includes qualifying or limiting criteria that further specifies that nature of permitted storage. Specifically, Section 1111.02(k)(7) allow for the storage **and distribution of finished or packaged goods**. A mini-storage for household items is clearly not "storage **and** distribution". Nor is it "finished and packaged goods."

The U-8 District is the City's manufacturing district and the home to manufacturing and assembly operations. Section 1111.02(k)(7) was intended to clarify that the "storage and distribution" of products manufactured or assembled is approved as an essential accessory and incidental operation to manufacturing and assembly.

P&Z 2025-26  
Simonovic Law, LLC  
23533 Mercantile, LLC  
23533 Mercantile Road  
Appeal of Administrative Decision  
Self-Storage Units  
July 14, 2025  
Page 2

The purpose and intent of the U-8 District is “*to create jobs and to enhance the tax base of the City. These regulations are intended to provide for the integration of basic industrial and manufacturing uses with office, service, and limited retail uses into a cohesive employment center.*” The storage of household items is not consistent with that purpose and intent and a self-storage or mini-storage operation does not create jobs or employment opportunities.

It is my professional opinion that the Building Commissioner correctly interpreted the Zoning Code provision and that mini-storage and/or self-storage facilities are not a permitted use in the U-8 Industrial and Office Mixed-Use District and that such facilities are incompatible with the very purpose and intent of the District.



**MEMORANDUM**  
**CITY OF BEACHWOOD**  

---

**PLANNING AND ZONING COMMISSION MEETING**  
**Meeting Date: July 31, 2025**  
**Report Date: July 15, 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 2025-26**      Dmitry Belkin has requested an appeal of the decision of the Building Commissioner made in the enforcement of BCO Section 1111.02(k)(7) Classification of Uses, for the request for indoor storage usage at 23533 Mercantile Road.

We have no comments on this item.



## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 07/14/2025  
Re: P&Z # 2025-26 23533 Mercantile (Appeal for indoor storage)

---

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: June 24, 2025

OWNER OF BUILDING: ESTER & SAMOUIL LIBERMAN PHONE: \_\_\_\_\_

STREET ADDRESS: 23312 FERNWOOD DRIVE

CITY/STATE/ZIP: BEACHWOOD, OHIO 44122

APPLICANT: JOSEPH CALDERWOOD PHONE: 440-429-5164

COMPANY OR FIRM: \_\_\_\_\_

EMAIL: JOECMCONSULT@SBCGLOBAL.NET

STREET ADDRESS: 6064 HYDE STREET

CITY/STATE/ZIP: MENTOR, OHIO 44060

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

JOSEPH CALDERWOOD, JOECMCONSULT@SBCGLOBAL.NET

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 23312 FERNWOOD DRIVE SUITE # \_\_\_\_\_

TENANT NAME: ESTER & SAMOUIL LIBERMAN

PERMANENT PARCEL # 741 07 114 PRESENT USE: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_

PURPOSE OF APPLICATION: REQUESTING 2 SETBACK VARIANCES: REAR SET BACK VARIANCE OF 5', SIDE SET BACK VARIANCE OF 6.75'.

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):

DUE TO EXISTING HOUSE IS NON-CONFORMING THE ADDITION IS EQUAL IN DIMENS

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 ADDITION IS NEEDED FOR FIRST FLOOR BEDROOMS. DU TO VERY LIMITED BLDG AREA, THE ADDITION FOOTPRINT IS NO LARGER THAN EXIS

\*\*\*\*\* 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 CALDERWOOD  
 \_\_\_\_\_  
 PRINTED NAME

6/24/2025  
 \_\_\_\_\_  
 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

Entire County



Search By

Owner

Parcel

Address

74107114 | BROWN, ESTHER & LIBERMAN, SAMOUIL | 23312 FERNWOOD DR | BEACHWOOD | 44



[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

BROWN, ESTHER & LIBERMAN, SAMOUIL

#### Property Address

23312 Fernwood DR Beachwood, OH 44122

#### Tax Mailing Address

BROWN, ESTHER 23312 FERNWOOD DR BEACHWOOD, OH 44122

**Description**

18 FAIRGREEN S/L 70EP150 WP 151 NWP 0071 ALL 74107115

**Property Class**

SINGLE FAMILY DWELLING

**Parcel Number**

741-07-114

**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	\$27,580
Building Value	<u>\$82,990</u>
Total Value	<u>\$110,570</u>
Homestead Value	\$28,000

Half Year Charge Amounts

Gross Tax	\$6,728.74
Less 920 Reduction	<u>\$3,653.00</u>
Sub Total	\$3,075.74
Non-business Credit	\$230.96
Owner Occupancy Credit	\$57.74
Homestead Reduction	\$247.02
Total Assessments	<u>\$64.50</u>
Half Year Net Taxes	<u>\$2,604.52</u>

Market Values

Land Value	\$78,800
Building Value	<u>\$237,100</u>
Total Value	<u>\$315,900</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

**\$5,209.04**

Payments

**\$2,604.84**

Balance Due

**\$2,604.20**

**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$2,540.02	\$2,540.02	\$ .00
	1ST HALF BALANCE	\$2,540.02	\$2,540.02	\$ .00
	2nd half tax	\$2,540.02	\$ .32	\$2,539.70
	2ND HALF BALANCE	\$2,540.02	\$ .32	\$2,539.70
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2024	\$32.25	\$32.25	\$ .00
	1ST HALF BALANCE	\$32.25	\$32.25	\$ .00
	2nd half tax - 2024	\$32.25	\$ .00	\$32.25
	2ND HALF BALANCE	\$32.25	\$ .00	\$32.25
<b>C100030S-Sewer Maintenance</b>				
	1st half tax - 2024	\$32.25	\$32.25	\$ .00
	1ST HALF BALANCE	\$32.25	\$32.25	\$ .00
	2nd half tax - 2024	\$32.25	\$ .00	\$32.25
	2ND HALF BALANCE	\$32.25	\$ .00	\$32.25
		Charges	Payments	Balance Due

Total Balance

**\$5,209.04 \$2,604.84 \$2,604.20**

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Top

View Map

Updated :06/26/2025 04:27:39 AM

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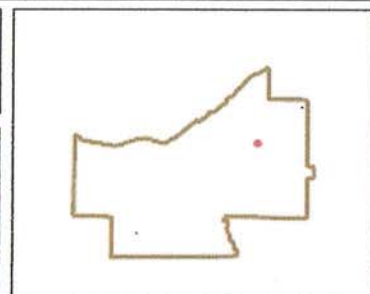
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THANK YOU



# Cuyahoga County GIS Viewer



Date Created: 6/25/2025

**Legend**

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

23312 FERNWOOD DRIVE

70 0 35 70 Feet

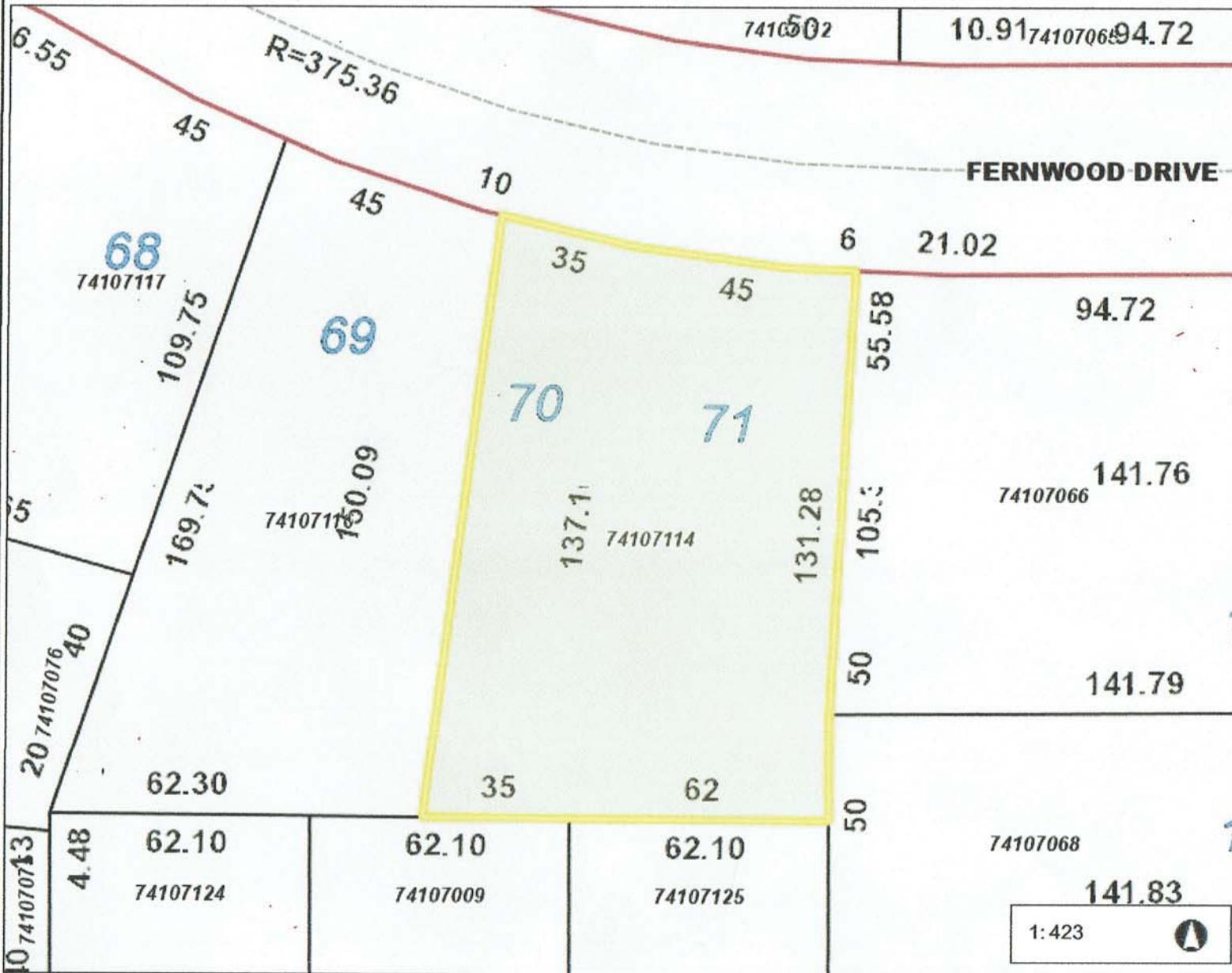
Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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# Cuyahoga County GIS Viewer

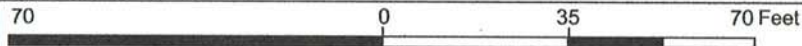


Date Created: 6/25/2025

### Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

23312 FERNWOOD DRIVE

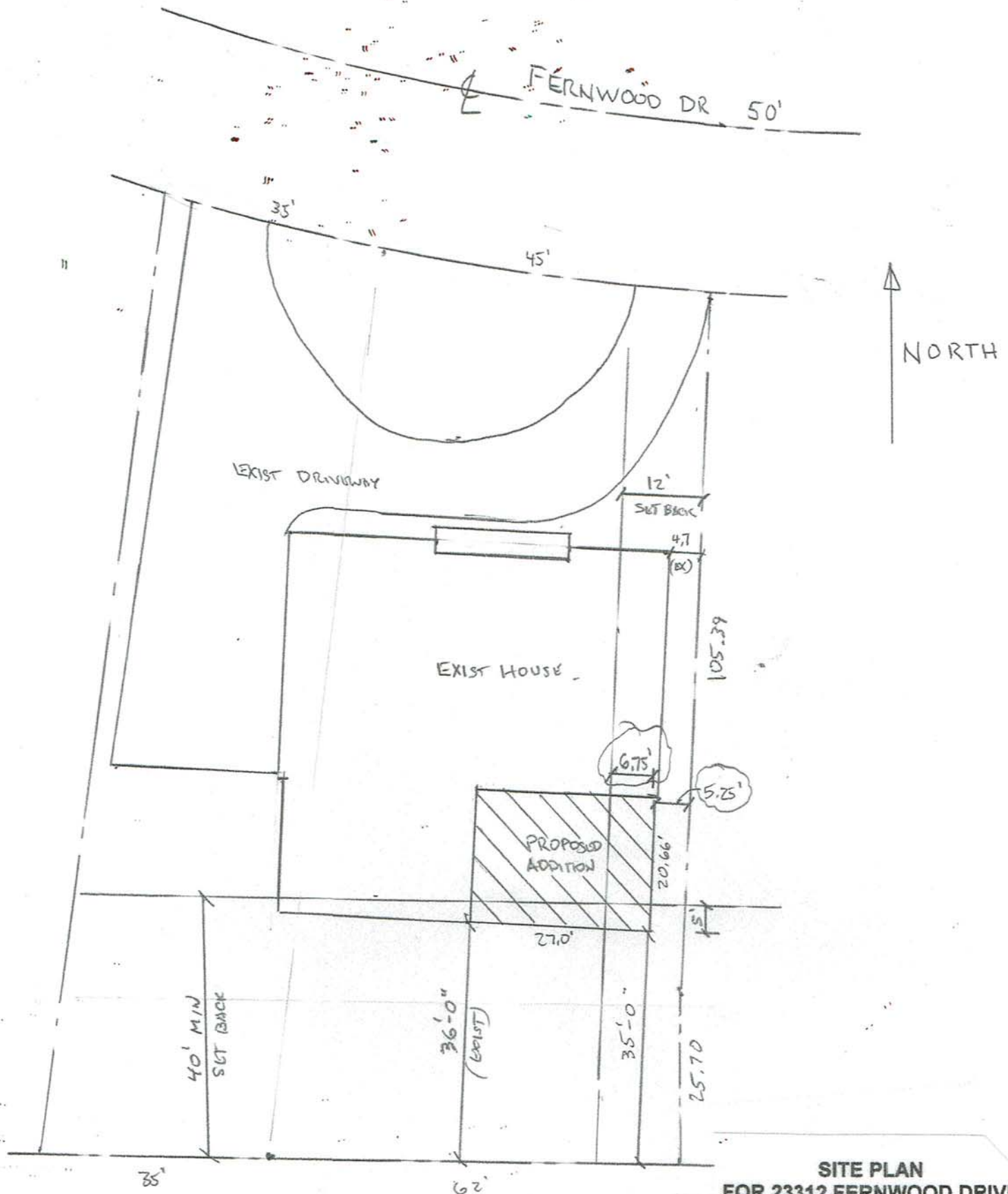


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Cuyahoga County  
**Enterprise GIS**  
PUTTING CUYAHOGA COUNTY ON THE MAP



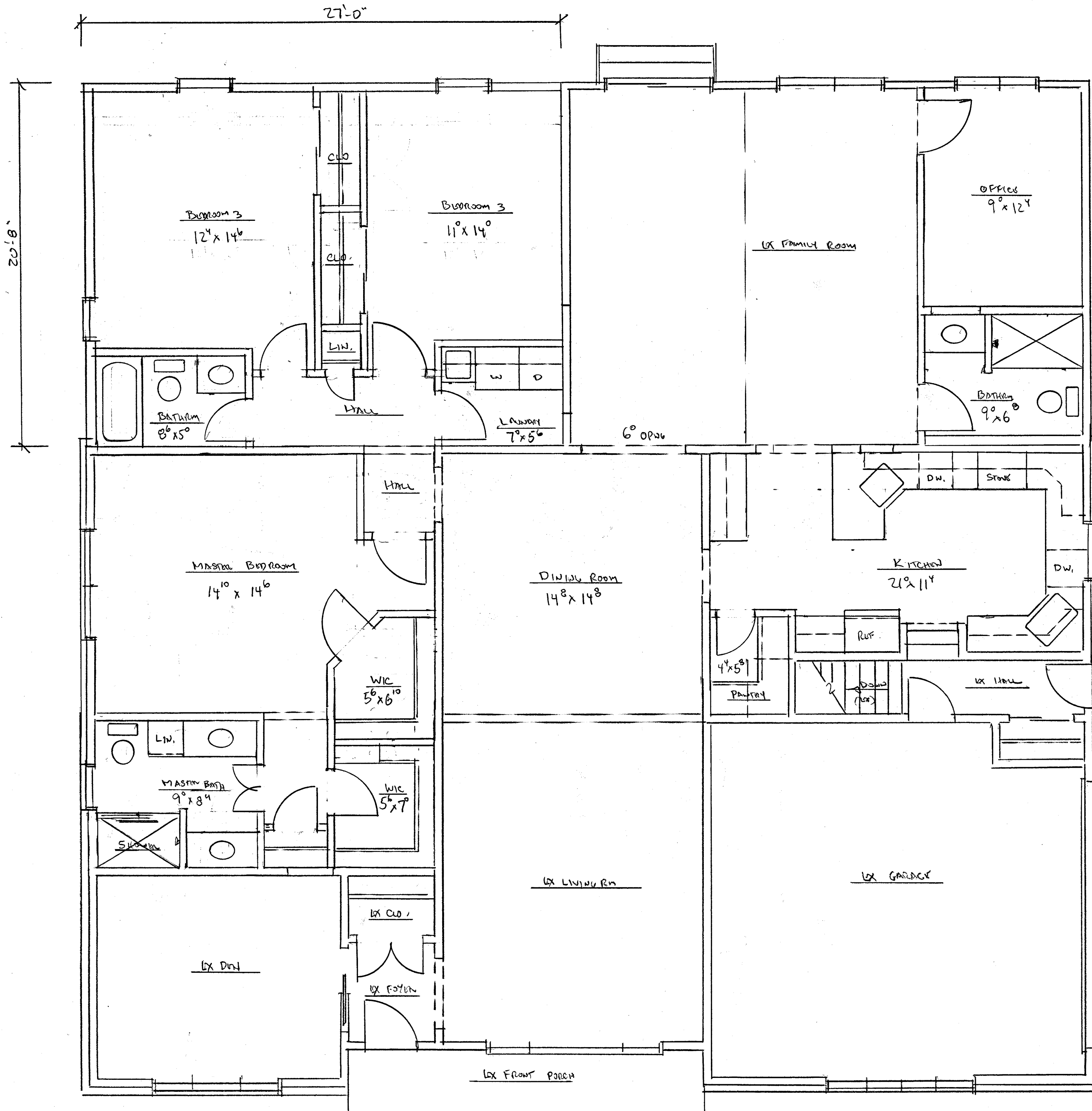
**SITE PLAN**  
**FOR 23312 FERNWOOD DRIVE**  
**BEACHWOOD, OHIO**  
**6/24/2025**  
**SCALE: 1" = 20'**



**EXISTING 1<sup>ST</sup> FLOOR PLAN:**  
SCALE: 1/4" = 1'-0"

**PROPOSED ADDITION / RENOVATION**  
FOR THE  
**LIBERMAN RESIDENCE**  
23312 FERNWOOD DRIVE  
BEACHWOOD, OHIO  
6/13/2025  
DESIGNED BY  
JOSEPH E. CALDERWOOD, DESIGNER  
440-429-5164

REVISED 5/14/25



**PROPOSED FIRST FLOOR PLAN:**  
 SCALE: 1/4" = 1'-0"  
 EXISTING FIRST FLOOR AREA: 2,205 SQ.FT.  
 NEW FIRST FLOOR AREA: 558 SQ.FT.  
 TOTAL FIRST FLOOR AREA: 2,763 SQ.FT.

**PROPOSED ADDITION / RENOVATION**  
 FOR THE  
**LIBERMAN RESIDENCE**  
 23312 FERNWOOD DRIVE  
 BEACHWOOD, OHIO  
 6/13/2025  
 DESIGNED BY  
 JOSEPH E. CALDERWOOD, DESIGNER  
 440-429-5164

## Residential Calculations

Date: 06/26/2025

Address: 23312 Fernwood Dr.

Lot Information: 89.00' x 137.00'

Total square foot of Lot Area: 12,193.00'

**Rear Yard:** 30% of Average depth. (Need not be more than 40' and not less than ½ height of the structure.

Required: 40.00'

Proposed: 35.00'

Variance: 5.00'

**Side Yards:** BCO 1113.05 Table

Required: 24.00' Combined; 12.00' Minimum

Proposed: 4.70'

Variance: 7.30'

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: July 14, 2025



RE: **P&Z 2025-27 Joseph Calderwood  
LibermaResidence  
23312 Fernwood Drive  
Side Setback Variance  
Rear Setback Variance**

This request is for approval to construct an addition on the rear of the existing dwelling. Section 1113.03 requires a rear yard setback of 40 feet. The applicant is seeking to place the addition 35 feet from the rear lot line, which would require a variance of 5 feet or about 12.5%. Based on the width of the subject lot, Section 1113.05 requires a minimum side yard setback of 12 feet. The applicant is seeking to located the addition 5.25 feet from the side lot line; however, the front corner of the existing dwelling is 4.7 feet from the side lot line. As a result, a variance of 4.7 feet is necessary make the minimum side setback legal.

Neither variance is substantial. In the case of the side yard variance, the front corner of the existing house is already closer to the side lot line than the proposed rear addition. In the case of the rear yard setback, the maximum variance of 5 feet only occurs at the southeast corner due to the angle between the rear of the house and the rear lot line.

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 5 feet to Section 1113.03 to permit a rear yard building setback of 35 feet in lieu of the Code required 40 feet.
3. Granting a variance of 7.3 feet to Section 1113.05 to permit a side yard building setback of 4.7 feet in lieu of the Code required 12 feet.



**MEMORANDUM**  
**CITY OF BEACHWOOD**  
**PLANNING AND ZONING COMMISSION MEETING**  
**Meeting Date: July 31, 2025**  
**Report Date: July 15, 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 2025-27** Joseph Calderwood has requested a 5' rear yard setback variance, in accordance with BCO Section 1113.03 Rear Yards, and a 7.3' side yard variance, in accordance with BCO Section 1111.05, Side Yards for an addition at 23312 Fernwood Drive.

We have no comments on this item.



Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 07/14/2025  
Re: P&Z # 2025-27 23312 Fernwood (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: June 23, 2025

OWNER OF BUILDING: Brandon and Jamie Rotsky PHONE: 954-240-1515

STREET ADDRESS: 24795 Shaker Blvd.

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Brandon and Jamie Rotsky PHONE: 954-240-1515

COMPANY OR FIRM: \_\_\_\_\_

EMAIL: jamielholmes1@gmail.com

STREET ADDRESS: 24795 Shaker Blvd.

CITY/STATE/ZIP: Beachwood, OH 44122

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

Jamie Rotsky jamielholmes1@gmail.com

Brandon Rotsky brandonrotsky@gmail.com

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 24795 Shaker Blvd., Beachwood, OH 44122 SUITE # \_\_\_\_\_

TENANT NAME: Jamie and Brandon Rotsky

PERMANENT PARCEL # 741 .21 .021 PRESENT USE: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_

PURPOSE OF APPLICATION: Applying for a variance for fence in our backyard to be 12' from the right of way.

**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 live on a corner and would like to fence as soon as possible for our dog.

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.	<b>\$300.00</b>
(2)	All other Zoning Districts for site development plan review (new building/addition)	<b>\$5,000.00</b>
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder’s Office	<b>\$1,500.00</b>
(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	<b>\$750.00</b>
(5)	Map Amendment	<b>\$2,500.00</b>

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.

\_\_\_\_\_ **Jamie Rotsky** \_\_\_\_\_ **June 17, 2025**  
 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: \_\_\_\_\_

 An official website of the Cuyahoga County government. Here's how you know



# CUYAHOGA COUNTY, *Ohio*

## MyPlace

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Owner

Parcel

Address

74121021 | ROTSKY, BRANDON SCOTT & JAMIE LEIGH | 24795 SHAKER BLVD | BEACHV X

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### PROPERTY DATA

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[Informal Reviews](#)

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#### Primary Owner

ROTSKY, BRANDON SCOTT & JAMIE LEIGH

#### Property Address

24795 Shaker BLVD Beachwood,OH 44122

**Tax Mailing Address**

ROTSKY, BRANDON SCOTT 24795 SHAKER BLVD BEACHWOOD, OH 44122

**Description**

29 SHAKERCREST 0003 ALL

**Property Class**

SINGLE FAMILY DWELLING


**Parcel Number**

741-21-021

**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	\$37,240
Building Value	\$127,260
Total Value	\$164,500
Homestead Value	\$28,000

**Half Year Charge Amounts**

Gross Tax	\$10,010.65
Less 920 Reduction	\$5,434.73
Sub Total	\$4,575.92
Non-business Credit	\$343.61
Owner Occupancy Credit	\$85.90
Homestead Reduction	\$247.02
Total Assessments	\$71.76
Half Year Net Taxes	\$3,971.15

**Market Values**

Land Value	\$106,400
Building Value	\$363,600
Total Value	\$470,000

**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

**\$7,942.28**

Payments

**\$7,942.28**

Balance Due

**\$ .00**

**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$3,899.39	\$3,899.39	\$ .00
	1ST HALF BALANCE	\$3,899.39	\$3,899.39	\$ .00
	2nd half tax	\$3,899.39	\$3,899.39	\$ .00
	2ND HALF BALANCE	\$3,899.39	\$3,899.39	\$ .00
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2024	\$35.88	\$35.88	\$ .00
	1ST HALF BALANCE	\$35.88	\$35.88	\$ .00
	2nd half tax - 2024	\$35.87	\$35.87	\$ .00
	2ND HALF BALANCE	\$35.87	\$35.87	\$ .00
<b>C100030S-Sewer Maintenance</b>				
	1st half tax - 2024	\$35.88	\$35.88	\$ .00
	1ST HALF BALANCE	\$35.88	\$35.88	\$ .00
	2nd half tax - 2024	\$35.87	\$35.87	\$ .00
	2ND HALF BALANCE	\$35.87	\$35.87	\$ .00

	Charges	Payments	Balance Due
Total Balance	\$7,942.28	\$7,942.28	\$ .00

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

Updated :06/17/2025 03:45:57 AM

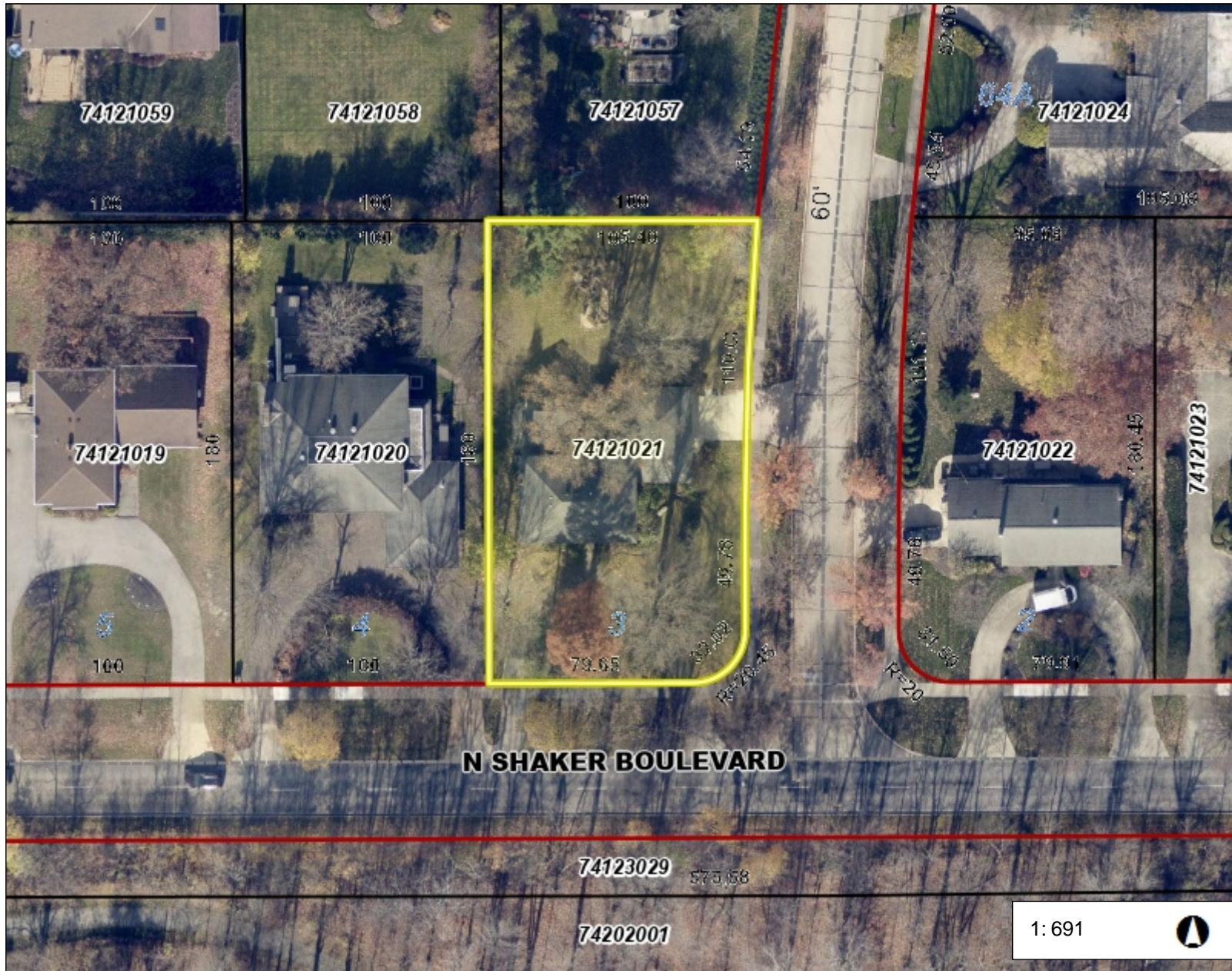
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THANK YOU



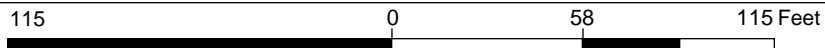
# Cuyahoga County GIS Viewer



Date Created: 6/26/2025

### Legend

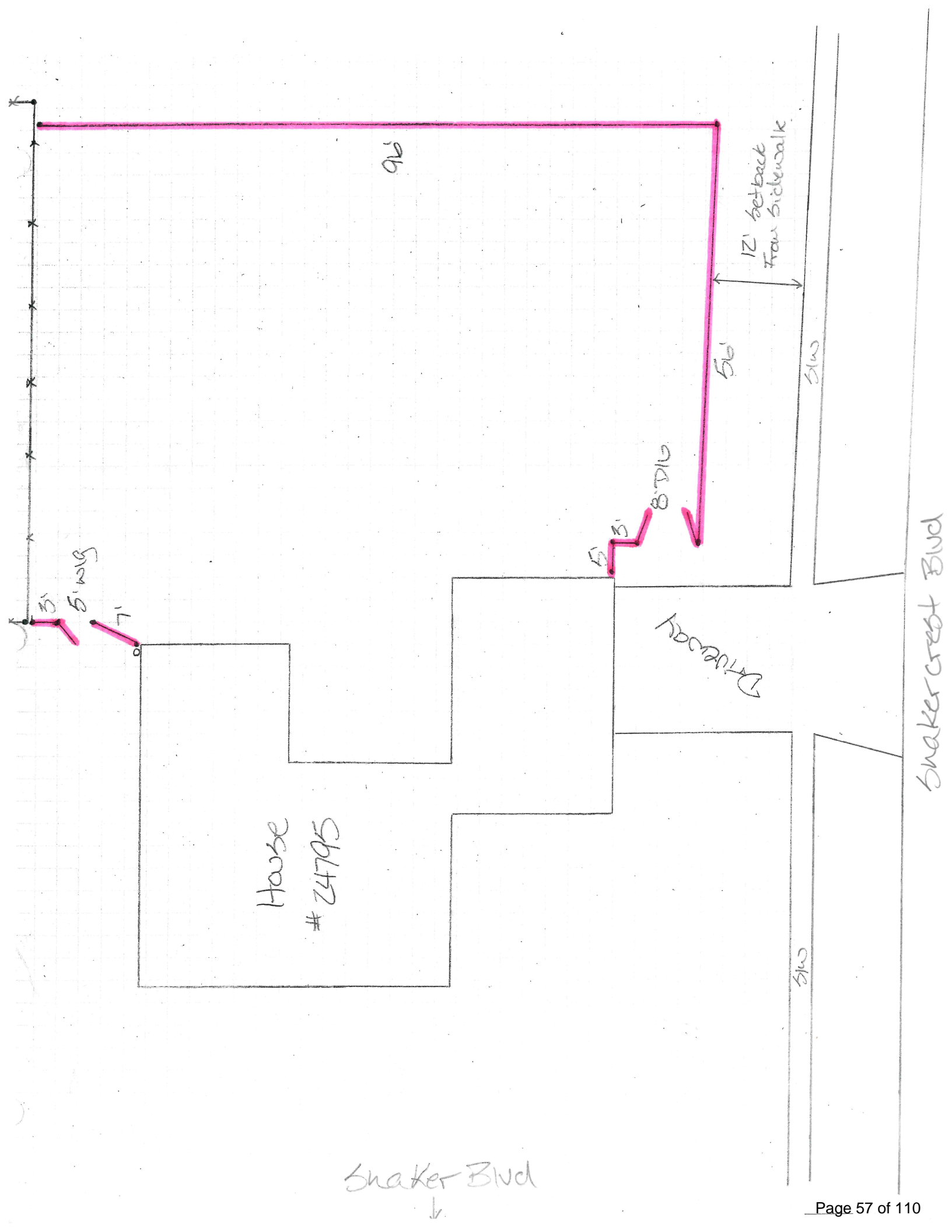
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



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



Shaker Blvd



Shakercrest Blvd



# PROPOSAL



◆ Buyer:

◆ Job Location:

Jamie Rotsky

Same

24795 Shaker Blvd

Beachwood, Ohio 4412

Phone (954) 240-1515

Email:

Jamielholmes1@gmail.com

Cell / Work

9020 Osborne Dr.  
Mentor OH 44060  
(440) 951-9009  
www.henryfence.com

**A 3% Fee will be added to any Final Payment paid with a CREDIT CARD**

DATE	JOB #	SALES REP	TERMS
5/29/2025		Chad	<b>35% Down - Balance Due Upon Completion</b>

QTY	DESCRIPTION	TOTAL
	<b>FURNISH &amp; INSTALL:</b>	
177 FT	4' high All Black Vinyl Coated Chain Link System - Residential - 1-3/8" .065 top rail, 1-5/8" .065 line posts, 2-1/2" .065 terminals, 2" x 9 gauge mesh, tension wire attached at bottom	
1	4' high x 5' wide All Black Vinyl Coated Chain Link Walk Gate - 1-3/8" .065 welded gate frame, 2-1/2" PC20 hinge post, standard male/female hinges, fork latch	
1	4' high x 8' wide All Black Vinyl Coated Chain Link Double Gate - 1-3/8" .065 welded gate frames, 2-1/2" PC20 hinge posts, standard male/female hinges, fork latch, residential drop rod assembly	<b>\$6,812.00</b>
Notes	Permit included	

Henry Fence warrants installation and workmanship for two after installation. This applies only to the original consumer purchaser. Upon Buyer's acceptance, this proposal is subject to approval by Henry Fence Credit & Engineering Departments. If said departments do not approve this proposal, Henry Fence shall return any deposits paid by buyer to buyer. Thereafter, this proposal shall become null and void. Buyer agrees to defend, hold harmless, and indemnify Henry Fence from and against all claims, liabilities, and expenses for trespass and other damage for loss including, but not limited to utilities, sewers, and other obstructions private or public. Buyer assumes all liability for any damage done to underground obstructions for which she/he failed to inform Henry Fence of, in writing, prior to commencement of work. **BUYER is responsible for locating, staking, clearing fence lines and assumes full responsibility for the location of the property line upon which materials are to be installed and agrees to hold Henry Fence harmless from all claims arising from questions of survey of said property or location of fence line. The fence line may or may not be the legal boundary. All permit fees are the responsibility of the Buyer. All fees incurred by Henry Fence for the location of private utility lines is the responsibility of the Buyer and will be added to the final invoice. All material is guaranteed to be as specified. Any deviation from above specifications involving extra costs will be executed only upon written orders, and will become an additional charge to quoted price. The price herein named does not contemplate underground obstructions, rocks, swampy conditions, etc. If any unforeseen obstruction or condition necessitates larger posts, deeper foundations, relocation of originally planned fence line, and/or additional labor, additional costs will be charged to Buyer. Excess dirt resulting from fence post holes can be cleared from fence line but is not removed from owner's yard. This proposal may be withdrawn by us if not accepted within 30 days. Buyer agrees that in the event of default in the payment of any amount due, Henry Fence may hold buyer liable for the costs of collection which may include a collection agency, legal fees, court costs, etc. WE ARE NOT RESPONSIBLE FOR SPRINKLER SYSTEMS AND ANY PERSONAL UNDERGROUND LINES NOT MARKED BY HOMEOWNER.**

**Total Price \$ 6,812.00    Deposit \$ 2,384.00    Start: \$ 0.00    Balance \$ 4,428.00**

**Buyer's Acceptance:** This proposal is hereby accepted with terms as outlined above.

*Jamie Rotsky*

Signature

Date

Authorized Signature/Henry Fence

**Service charge of 1.5% per month will be assessed on all unpaid accounts after 30 days.**

**Buyer's Right To Cancel**

You may cancel this agreement or purchase by mailing a written notice to the seller postmarked no later than midnight of the third business day after the date this agreement was signed. The notice must be mailed to Henry Fence.

**Lock**

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: July 16, 2025

RE: **P&Z 2025-28** **Brandon and Jamie Rotsky**  
**24795 Shaker Boulevard**  
**Fence Setback Variance**

This request is for approval to place a black vinyl coated chain link fence four (4) feet in height twelve (12) feet from the right-of-way line of the side street on a corner lot. The subject site is zoned U-1 Single Family District and is located on the corner of Shaker Boulevard and Shaker Crest. Code Section 1146.02(b)(5) requires a minimum side street setback for fences of twenty (20) feet. The applicant would require a variance of 8 feet.

The Commission has recently made a recommendation to City Council to reduce the fence setback on corner lots from 20 feet to 12 feet, this request would be in alignment with that recommended code amendment. There is no reason to require the applicant to wait until the proposed code amendments are adopted since the Commission clearly believes that a setback of 12 feet is reasonable.

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 1146.02(b)(5) with regard to fence setbacks on corner lots.
2. Granting a variance of 8 feet to Section 1146.02(b)(5) to permit a fence to be located 12 feet from the side street right-of-way in lieu of the Code required 20 feet.



**MEMORANDUM**  
**CITY OF BEACHWOOD**  
**PLANNING AND ZONING COMMISSION MEETING**  
**Meeting Date: July 31, 2025**  
**Report Date: July 15, 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 2025-28**      **Brandon and Jamie Rotsky have requested an 8' right-of-way variance for a fence at 24795 Shaker Blvd., in accordance with BCO Section 1146.02(b)(5) Fences permitted in U-1 Use Districts.**

We have no comments on this item.



Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 07/14/2025  
Re: P&Z # 2025-28 24795 Shaker 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: 06/27/2025

OWNER OF BUILDING: Mordechai Giffin PHONE: 330-272-8713

STREET ADDRESS: 14370 Washington Blvd

CITY/STATE/ZIP: University Heights OH 44118

APPLICANT: Mordechai Giffin PHONE: 330-272-8713

COMPANY OR FIRM: N/A

EMAIL: mordygiffin@yahoo.com

STREET ADDRESS: 14370 Washington Blvd

CITY/STATE/ZIP: University Heights OH 44118

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

Mikhail Sudnitsyn lmsgroupcle2023@gmail.com

Mordechai Giffin mordygiffin@yahoo.com

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 2640 Brentwood rd Beachwood OH 44122 SUITE #

TENANT NAME:

PERMANENT PARCEL # 741 .070 .65 PRESENT USE: vacant PROPOSED USE: primary res

PURPOSE OF APPLICATION: variance for side and rear yard setbacks

**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**):

Family of 6 needs larger home with kosher kitchen that fits lifestyle

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.	<b>\$300.00</b>
(2)	All other Zoning Districts for site development plan review (new building/addition)	<b>\$5,000.00</b>
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder’s Office	<b>\$1,500.00</b>
(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	<b>\$750.00</b>
(5)	Map Amendment	<b>\$2,500.00</b>

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.


Mordechai Giffin
06/27/2025  
 \_\_\_\_\_  
 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: \_\_\_\_\_



# CUYAHOGA COUNTY, *Ohio*

## MyPlace

Search

City

Entire County



Search By

Owner

Parcel

Address

74107065 | GRIFFIN, MORDECHAI & ZAHAVA | 2640 BRENTWOOD RD | BEACHWOOD | 44122



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#### Primary Owner

GRIFFIN, MORDECHAI & ZAHAVA

#### Property Address

2640 Brentwood RD Beachwood, OH 44122

#### Tax Mailing Address

**Description**

18 FAIRMT GREEN 0149 ALL

**Property Class**

SINGLE FAMILY DWELLING

**Parcel Number**

741-07-065

**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	\$21,210
Building Value	\$86,630
Total Value	<u>\$107,840</u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$6,562.60
Less 920 Reduction	\$3,562.80
Sub Total	\$2,999.80
Non-business Credit	\$225.26
Owner Occupancy Credit	\$56.31
Homestead Reduction	\$0.00
Total Assessments	<u>\$66.34</u>
Half Year Net Taxes	<u>\$2,784.57</u>

Market Values

Land Value	\$60,600
Building Value	<u>\$247,500</u>
Total Value	<u>\$308,100</u>

Rates

Full Rate	121.71
920 Reduction Rate	.542895
Effective Rate	55.63427

Flags

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

Escrow

Escrow	N
Payment Amount	\$ .00

Tax Balance Summary

Charges

**\$5,851.36**

Payments

**\$5,851.36**

Balance Due

**\$ .00**

**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$2,718.23	\$2,718.23	\$ .00
	1st half penalty	\$271.82	\$271.82	\$ .00
	1ST HALF BALANCE	\$2,990.05	\$2,990.05	\$ .00
	2nd half tax	\$2,718.23	\$2,718.23	\$ .00
	2ND HALF BALANCE	\$2,718.23	\$2,718.23	\$ .00
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2024	\$33.17	\$33.17	\$ .00
	1st half penalty - 2024	\$3.32	\$3.32	\$ .00
	1ST HALF BALANCE	\$36.49	\$36.49	\$ .00
	2nd half tax - 2024	\$33.17	\$33.17	\$ .00
	2ND HALF BALANCE	\$33.17	\$33.17	\$ .00
<b>C100030S-Sewer Maintenance</b>				
	Prior year tax - 2023	\$3.32	\$3.32	\$ .00
	Prior year penalty - 2023	\$ .33	\$ .33	\$ .00
	December interest - 2024	\$ .11	\$ .11	\$ .00
	DELQ BALANCE	\$3.76	\$3.76	\$ .00
	1st half tax - 2024	\$33.17	\$33.17	\$ .00
	1st half penalty - 2024	\$3.32	\$3.32	\$ .00

1ST HALF BALANCE	\$36.49	\$36.49	\$ .00
2nd half tax - 2024	\$33.17	\$33.17	\$ .00
2ND HALF BALANCE	\$33.17	\$33.17	\$ .00

Total Balance

Charges	Payments	Balance Due
<b>\$5,851.36</b>	<b>\$5,851.36</b>	<b>\$ .00</b>

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

Updated :06/27/2025 03:42:04 AM

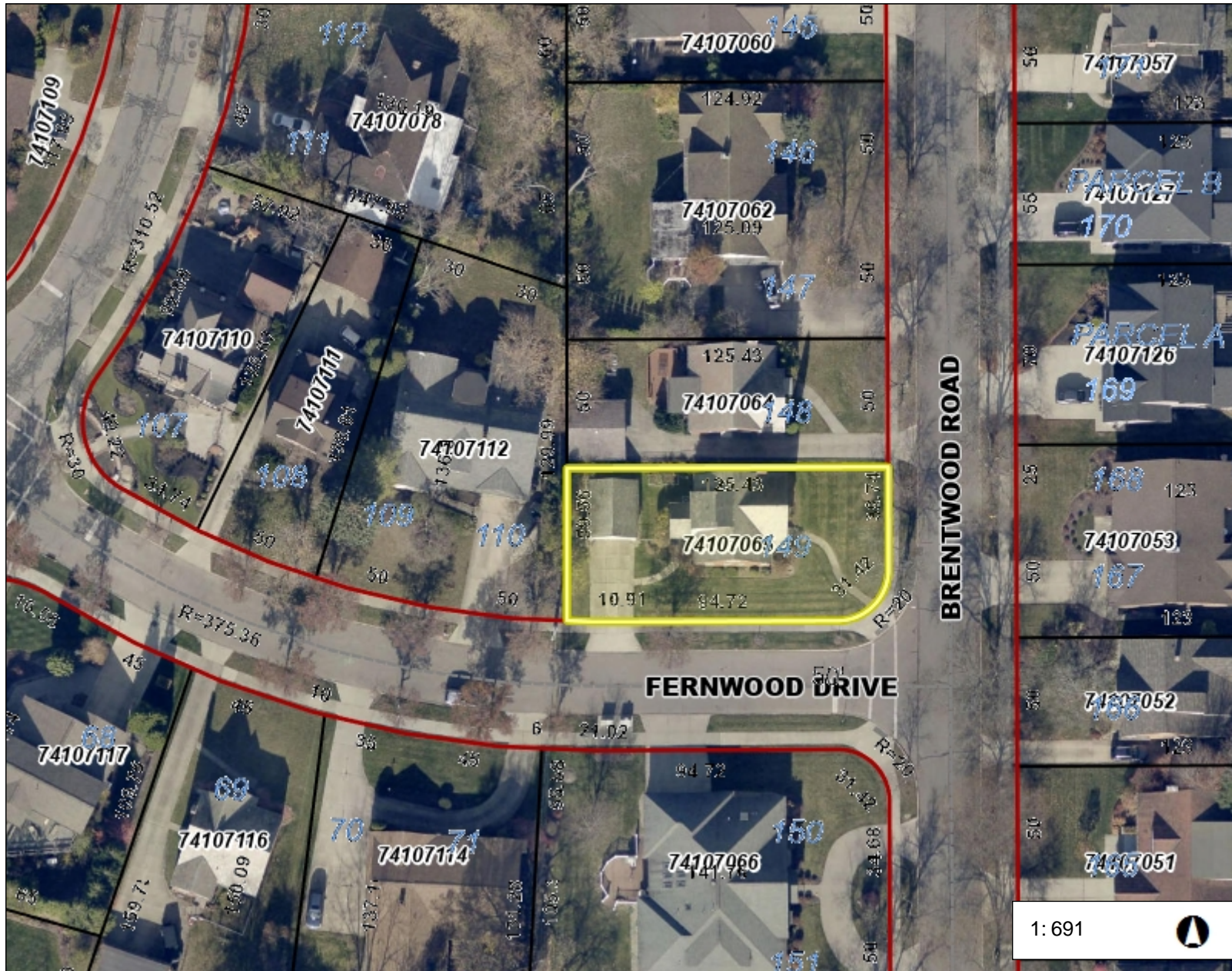
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THANK YOU



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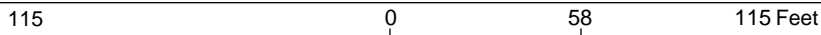


Date Created: 6/27/2025

### Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1: 691

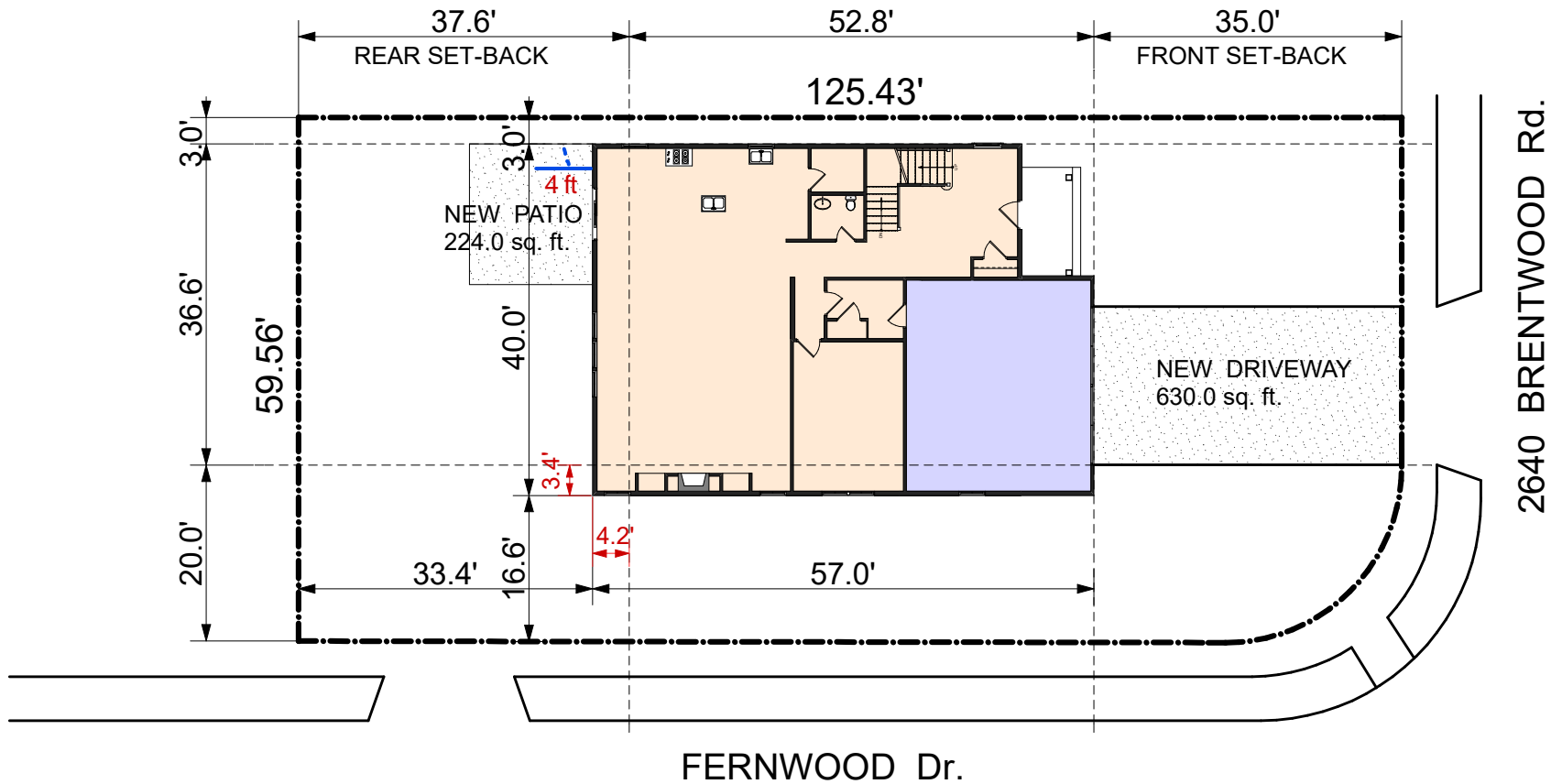


Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**APPLICANT:** Mordechai Giffin

<b>P&amp;Z: 2025-29</b>	<b>ZONING DATA</b>		<b>DATE:</b>
<b>ZONING STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
ZONING DISTRICT	u1a-2		
MINIMUM LOT AREA			
MINIMUM LOT FRONTAGE			
MINIMUM FRONT YARD BUILDING SETBACK			
MINIMUM SIDE YARD BUILDING SETBACK	27 ft	19.6	7.4
MINIMUM REAR YARD BUILDING SETBACK	37.5	33.3	4.2
MAXIMUM BUILDING HEIGHT			
MINIMUM LANDSCAPED AREA			
MINIMUM PARKING SETBACKS	Front = Side = Rear =	Front = Side = Rear =	
MINIMUM DRIVE AISLE			
MINIMUM PARKING STALL			
MINIMUM OFF-STREET PARKING			
SITE DEVELOPMENT PLANS			



PROPOSED HOUSE  
1-ST FLR. 1,540.0 sq. ft.



PROPOSED GARAGE  
540.0 sq. ft.

## SCHEMATIC SITE PLAN

SCALE: 1"=20'-0"



## Residential Calculations

Date: 07/01/2025

Address: 2640 Brentwood

Lot Information: 60.00' x 125.00'

Total square foot of Lot Area: 7500.00'

**Rear Yard:** 30% of Average depth. (Need not be more than 40' and not less than ½ height of the structure.

Required: 37.50'

Proposed: 33.40'

Variance: 4.10'

**Front Yard:** Distance of building line back from the right of way shall be 20% of the depth or 35' whichever is greater.

Along the side line of a corner lot, the distance of the building line back from the street right of way line shall be 20% of the average width of such lot, or 20' whichever is greater.

Required: 35.00'

Proposed: 35.00'

Variance: 0

**Side Yards:** BCO 1113.05 Table

Required: 15.00' Combined; 7.00' Minimum

Fernwood Side: 20.00'

Proposed: 3.0' North side. 16.6' Fernwood side.

Variance: 4.00' North side. 3.40' Fernwood side.

**Minimum and Maximum Floor Areas: BCO 1113.06**

For compliance purposes. 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. All required yards shall be deducted from the lot area to determine the buildable area.

Maximum: 4725.00'

Proposed: 4500.00'

Variance: 0

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: July 16, 2025

RE: **P&Z 2025-29** **Mordechai Giffin**  
**2640 Brentwood Drive**  
**Side Setback Variances**  
**Rear Setback Variance**

This request is for approval to construct an new dwelling that requires side and rear setback variances. The subject property is zoned U-1 Single Family Residential District and is located on the corner of Brentwood Drive and Fernwood Drive. Section 1113.03 requires a rear yard setback for the subject site of 37.5 feet. The applicant is seeking to place the new dwelling 33.4 feet from the rear lot line, which would require a variance of 4.1 feet or about 10%. 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 locate the dwelling 3 feet from the northern side lot line which would require a variance of 4 feet. Finally, Section 1113.04(b) requires a side yard setback from the side street of a corner lot of 20 feet. The applicant is proposing a side street setback of 16.6 feet which would require a variance of 3.4 feet.

None of the requested variances are substantial and it appears that the applicant is attempting to comply with the spirit of the code on a relatively small lot that is further impacted by being a corner lot.;

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 Sections 1113.05 and 1113.04(b)with regard to minimum side yard setbacks.
2. Granting a variance of 4.1 feet to Section 1113.03 to permit a rear yard building setback of 33.4 feet in lieu of the Code required 37.5 feet.
3. Granting a variance of 4 feet to Section 1113.05 to permit a side yard building setback of 3 feet in lieu of the Code required 7 feet.

P&Z 2025-29  
Mordechai Giffin  
2640 Brentwood Drive  
Side Setback Variances  
Rear Setback Variance  
July 16, 2025  
Page 2

4. Granting a variance of 3.4 feet to Section 1113.04(b) to permit a building setback on a side street of 16.6 feet in lieu of the Code required 20 feet.



**MEMORANDUM**  
**CITY OF BEACHWOOD**  
**PLANNING AND ZONING COMMISSION MEETING**

**Meeting Date: July 31, 2025**

**Report Date: July 15, 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 2025-29** Mordechai Giffin has requested a 4.10' rear yard setback variance, in accordance with BCO Section 1113.03 Rear Yards, and a 4' north side yard setback variance and a 3.4 south side yard variance, in accordance with BCO Section 1113.05 Side Yards, for a new home construction at 2640 Brentwood Road.

We have no comments on this item.



## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 07/14/2025  
Re: P&Z # 2025-29 2640 Brentwood (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: 6/27/25

OWNER OF BUILDING: Eric & Jessica Drexler PHONE: 347-902-8025

STREET ADDRESS: 23404 Cedar Rd

CITY/STATE/ZIP: Beachwod OH 44122

APPLICANT: Jessica Drexler PHONE: 347-902-8025

COMPANY OR FIRM: n/a

EMAIL: familydrexler00@gmail.com

STREET ADDRESS: 23404 cedar rd

CITY/STATE/ZIP: beachwood, oh 44122

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

Jessica Drexler familydrexler00@gmail.com

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 23404 cedar rd, beachwood oh 44122 SUITE #

TENANT NAME: N/A

PERMANENT PARCEL #  -  -  PRESENT USE:  PROPOSED USE:

**PURPOSE OF APPLICATION:** Fence install - privacy fence & yard along the road

**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 fence
- 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**):

corner house - Yard along cedarview drive so typical setback is very far in & privacy

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.	<b>\$300.00</b>
(2)	All other Zoning Districts for site development plan review (new building/addition)	<b>\$5,000.00</b>
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	<b>\$1,500.00</b>
(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	<b>\$750.00</b>
(5)	Map Amendment	<b>\$2,500.00</b>

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

Eric Drexler  
PRINTED NAME

6/27/25  
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

DREXLER, ERIC & AROOSE, JESSICA ORA

#### Property Address

23404 Cedar RD Beachwood, OH 44122

#### Tax Mailing Address

DREXLER, ERIC 23404 CEDAR RD BEACHWOOD, OH 44122

#### Description

7 RTRLDS31 0105 ALL

#### Property Class

SINGLE FAMILY DWELLING

#### Parcel Number

741-02-001

#### 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

<b>ACTIVITY</b>
Informal Reviews
Board of Revisions Cases

Assessed Values

Land Value	\$27,090
Building Value	<u>\$67,410</u>
Total Value	<u><u>\$94,500</u></u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$5,750.80
Less 920 Reduction	<u>\$3,122.08</u>
Sub Total	\$2,628.72
Non-business Credit	\$197.39
Owner Occupancy Credit	\$49.35
Homestead Reduction	\$.00
Total Assessments	<u>\$52.22</u>
Half Year Net Taxes	<u><u>\$2,434.20</u></u>

Market Values

Land Value	\$77,400
Building Value	<u>\$192,600</u>
Total Value	<u><u>\$270,000</u></u>

Rates

Full Rate	121.71
920 Reduction Rate	.542895
Effective Rate	55.63427

Flags

Owner Occupancy Credit	Y
Homestead Reduction	N

Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Escrow

Escrow	N
Payment Amount	\$ .00

Tax Balance Summary

Charges

**\$4,868.40**

Payments

**\$2,434.20**

Balance Due

**\$2,434.20**

**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$2,381.98	\$2,381.98	\$ .00
	1ST HALF BALANCE	\$2,381.98	\$2,381.98	\$ .00
	2nd half tax	\$2,381.98	\$ .00	\$2,381.98
	2ND HALF BALANCE	\$2,381.98	\$ .00	\$2,381.98
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2024	\$26.11	\$26.11	\$ .00
	1ST HALF BALANCE	\$26.11	\$26.11	\$ .00
	2nd half tax - 2024	\$26.11	\$ .00	\$26.11
	2ND HALF BALANCE	\$26.11	\$ .00	\$26.11

**C100030S-Sewer Maintenance**

1st half tax - 2024	\$26.11	\$26.11	\$ .00
1ST HALF BALANCE	\$26.11	\$26.11	\$ .00
2nd half tax - 2024	\$26.11	\$ .00	\$26.11
2ND HALF BALANCE	\$26.11	\$ .00	\$26.11

	Charges	Payments	Balance Due
Total Balance	<b>\$4,868.40</b>	<b>\$2,434.20</b>	<b>\$2,434.20</b>

PAY BY E-CHECK OR CREDIT/DEBIT CARD

View Map

Updated :06/30/2025 01:15:10 PM

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 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



We are proposing a vinyl privacy fence install. It will be 6' tall.

Gate here

Gate here

3' offset from sidewalk

Boxing out the tree

# Image Gallery



Cedar rd neighbor





Cedarview Dr

Front - cedar road

Cedarview neighbor





Backyard

Cedarview Dr



Cedarview

Neighbor

Backyard

Cedarview Dr



Cedarview Dr

Backyard

## Residential Fence Calculations

Date: 06/30/2025

Address: 23404 Cedar

**Required:** BCO 1146.02 (b) (5) Ornamental fences in the street side yard of corner lots, but not greater than six (6) feet in height or closer than twenty (20) feet from the right-of-way line.

**Proposed:** 3.00' from ROW

**Variance:** 17.00'

**Required:** BCO 1146.02 (d)(9) & 1146.01 (g) 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), 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.

**Proposed:** Privacy Fence with no openings.

**Variance:** 25% Opening Removed

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: July 16, 2025

RE: **P&Z 2025-30**      **Jessica Drexler**  
**23404 Cedar Road**  
**Fence Setback Variance**  
**Solid Fence Variance**



This request is for approval to place a solid white vinyl fence six (6) feet in height 3 feet from the right-of-way line of the side street on a corner lot. The subject site is zoned U-1 Single Family District and is located on the corner of Cedar Road and Cedarview Drive. Code Section 1146.02(b)(5) requires a minimum side street setback for fences of twenty (20) feet. The applicant would require a setback variance of 17 feet or 85% of the current Code requirement. In addition, Section 1146.02(d)(9) currently prohibits solid fences.

The Commission has recently made recommendations to City Council to eliminate the prohibition against solid or privacy fences and to reduce the setback on corner lots from 20 feet to 12 feet. Granting the variance for the solid privacy fence, would be consistent with the Commission’s recommendation to City Council regarding such fences.

The side street setback variance request is substantially greater than the reduction recommended by the Commission. In fact, even if the new proposed standard were in effect, the amount of the variance would be 9 feet or 75% of the requirement. I am concerned that the amount of that variance is excessive and I do not see a circumstance on the subject site that would distinguish it from any other corner lot. I would therefore recommend that the Commission permit the solid vinyl fence to be placed at 12 feet in lieu of the required 20 feet.

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

P&Z 2025-30  
Jessica Drexler  
23404 Cedar Road  
Fence Setback Variance  
Solid Fence Variance  
July 16, 2025  
Page 2

- 1146.02(b)(5) with regard to fence setbacks on corner lots and Section 1146.02(d)(9) with regard to prohibition of solid privacy fences.
2. Granting a variance of 8 feet to Section 1146.02(b)(5) to permit a fence to be located 12 feet from the side street right-of-way in lieu of the Code required 20 feet.
  3. Granting a variance to Section 1146.02(d)(9) to permit the applicant to install a 6 feet high solid vinyl fence.



**MEMORANDUM  
CITY OF BEACHWOOD**

**PLANNING AND ZONING COMMISSION MEETING**

**Meeting Date: July 31, 2025**

**Report Date: July 15, 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 2025-30      Jessica Drexler has requested a 17' right-of-way variance, in accordance with BCO Section 1146.02(b)(5), Fences Permitted in U-1 Use Districts, and to remove the 25% aggregate opening requirement, in accordance with BCO Section 1146.(g), Nonconforming Fences and Section 1146.02(d)(9), Prohibited Fences, for a solid privacy fence to be locate at 23404 Cedar Road.**

We have no comments on this item.



## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 07/14/2025  
Re: P&Z # 2025-30 23404 Cedar (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

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: 7-1-25

OWNER OF BUILDING: <sup>william</sup> Bill Wieder PHONE: 216 789 8067

STREET ADDRESS: 2355 Beachwood Blvd

CITY/STATE/ZIP: Beachwood OH 44122

APPLICANT: Jeremy Miller PHONE: 330 312 8106

COMPANY OR FIRM: Pro choice Exteriors LLC

EMAIL: Millerjere3@gmail.com

STREET ADDRESS: 207 S Butler ST 1

CITY/STATE/ZIP: Baltic OH 43804

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

Jeremy Miller Millerjere3@gmail.com  
330 312 8106

DESCRIPTION OF THE PROPERTY:

ADDRESS: william wieder 2355 Beachwood Blvd. Beachwood OH 44122  
SUITE # \_\_\_\_\_

TENANT NAME: william wieder

PERMANENT PARCEL # 741-11-049 PRESENT USE: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_

PURPOSE OF APPLICATION: deck build

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):

deck 18'x16 3 high  
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.


Jeremy Miller
7-1-25  
 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: \_\_\_\_\_



# CUYAHOGA COUNTY, *Ohio*

## MyPlace

Search

City

Entire County



Search By

Owner

Parcel

Address

74111049 | WIEDER, WILLIAM T. & BARBARA L. | 2355 BEACHWOOD BLVD | BEACHWOOD | 4412



[View Map](#)

### PROPERTY DATA

[General Information](#)

[Transfers](#)

[Values](#)

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[Building Information](#)

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[Other Improvements](#)

[Permits](#)

[Property Summary Report](#)

### TAXES

[Tax By Year](#)

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### LEGAL RECORDINGS

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### ACTIVITY

[Informal Reviews](#)

[Board of Revisions Cases](#)

#### Primary Owner

WIEDER, WILLIAM T. & BARBARA L.

#### Property Address

2355 Beachwood BLVD Beachwood, OH 44122

#### Tax Mailing Address

WIEDER, WILLIAM T. 2355 BEACHWOOD BLVD BEACHWOOD, OH 44122

**Description**

8 GREENLAWN#2 RESUB 0003 ALL

**Property Class**

SINGLE FAMILY DWELLING

**Parcel Number**

741-11-049

**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	\$32,340
Building Value	\$151,480
Total Value	\$183,820
Homestead Value	\$28,000

### Half Year Charge Amounts

Gross Tax	\$11,186.37
Less 920 Reduction	\$6,073.02
Sub Total	\$5,113.35
Non-business Credit	\$383.97
Owner Occupancy Credit	\$95.99
Homestead Reduction	\$247.02
Total Assessments	\$52.60
Half Year Net Taxes	\$4,438.97

### Market Values

Land Value	\$92,400
Building Value	\$432,800
Total Value	\$525,200

### 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

**\$8,877.92**

Payments

**\$4,439.23**

Balance Due

**\$4,438.69**

**2024 (pay in 2025) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$4,386.37	\$4,386.37	\$0.00
	1ST HALF BALANCE	\$4,386.37	\$4,386.37	\$0.00
	2nd half tax	\$4,386.37	\$.26	\$4,386.11
	2ND HALF BALANCE	\$4,386.37	\$.26	\$4,386.11
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2024	\$26.30	\$26.30	\$0.00
	1ST HALF BALANCE	\$26.30	\$26.30	\$0.00
	2nd half tax - 2024	\$26.29	\$0.00	\$26.29
	2ND HALF BALANCE	\$26.29	\$0.00	\$26.29
<b>C100030S-Sewer Maintenance</b>				
	1st half tax - 2024	\$26.30	\$26.30	\$0.00
	1ST HALF BALANCE	\$26.30	\$26.30	\$0.00
	2nd half tax - 2024	\$26.29	\$0.00	\$26.29
	2ND HALF BALANCE	\$26.29	\$0.00	\$26.29
		Charges	Payments	Balance Due

Total Balance

**\$8,877.92 \$4,439.23 \$4,438.69**

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Top

View Map

Updated :07/02/2025 03:37:02 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.**

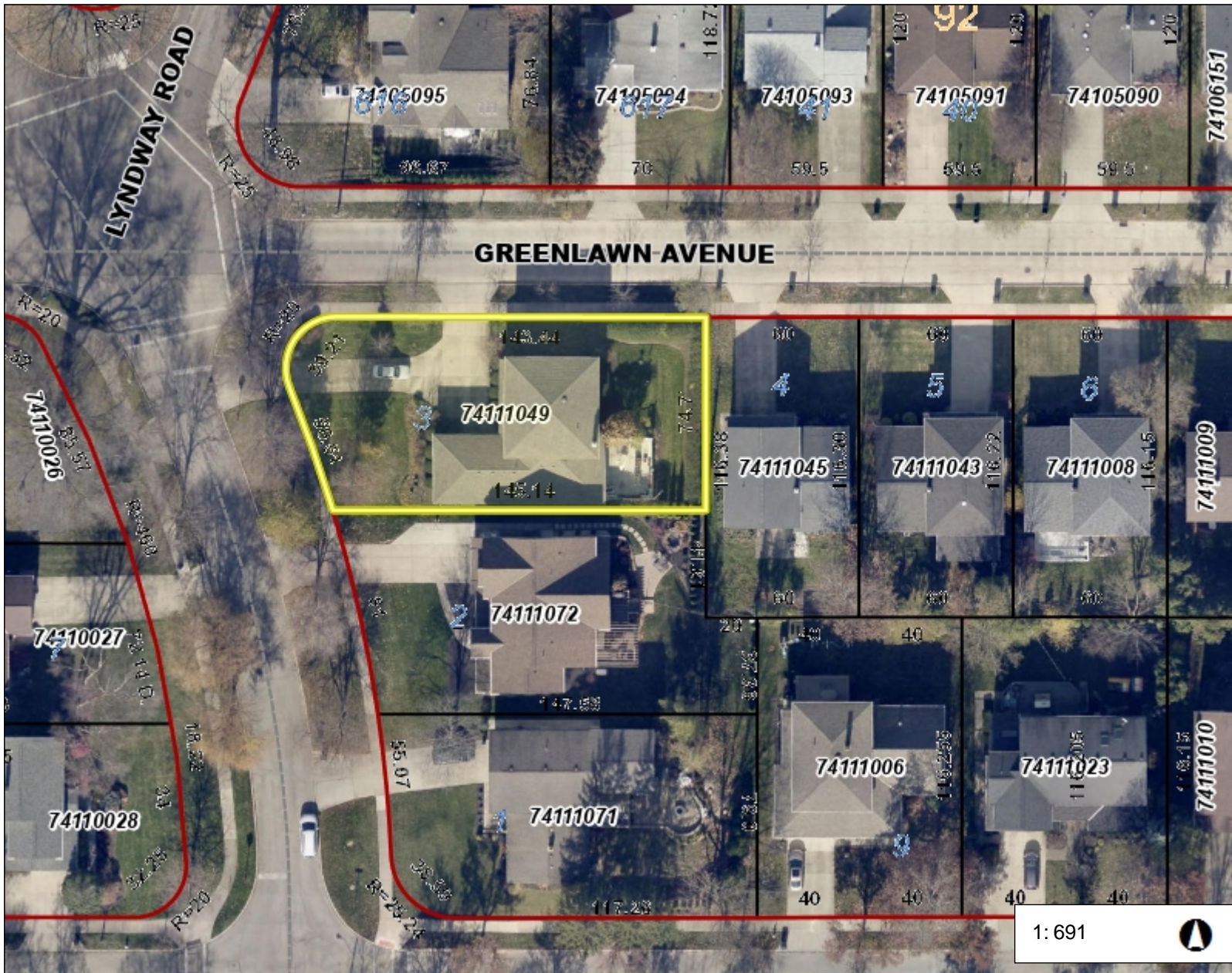
**Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

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



# Cuyahoga County GIS Viewer



Date Created: 7/2/2025

### Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1: 691



115 0 58 115 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

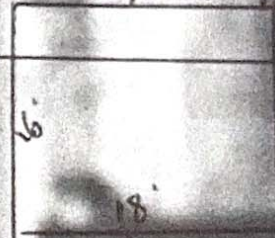
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

30'  
20'  
**WIEDER,  
WILLIAM  
T. &  
BARBARA  
L.**

60'

40'



10'

6'

16'

18'

10'

**GUTMAN,  
DAVID &  
SARINA B.**



## Variance

Date: 7/2/2025

Property Address: 2355 Beachwood Blvd.

Total Lot Area: 11,775.00'

Average Depth: 157.00'

Average Width: 75.00'

Existing Footprint:

Total (sq. ft) of Existing Hardscape: 2160.94

**Total Lot Allowed Hardscape 15% Maximum BCO 1146.03(c): 1766.25'**

Existing Hardscape: 2160.94'

Proposed Hardscape: 2448.94' (Adding additional 288.00' for a new deck)

**Variance Requested: 682.69'**

**Front Yard Allowed Hardscape 40% Maximum BCO 1146.04:**

Front Yard Area: 1049.54

Existing Hardscape: 843.96

Proposed Hardscape: (Front Yard): 0

**Rear Yards: BCO 1113.03**

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 (½) of the height of the building. 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 twenty percent (20%) of the average depth of the lot.

Proposed: Deck to be placed 10.00' off of rear setback.

**Variance Requested: 21.40'**

**157.00' x 20% = 31.40'**

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: July 16, 2025

RE: **P&Z 2025-31 Pro Choice Exteriors, LLC  
Weider Residence  
2355 Beachwood Boulevard  
Hardscape Variance  
Rear Setback Variance**

This request is for approval to construct a deck on the rear of the existing dwelling in the U-1 Single Family Residential District. The applicant proposes to construct a new deck 16 ft. X 18 ft. The subject site already exceeds the maximum permitted hardscape. The Code permits the applicant to have 1,766.25 square feet of hardscape. The applicant already has 2,160.94 square feet of hardscape. The proposed deck would add an additional 288 square feet of hardscape which would take the total hardscape to 2448.94 square feet. Although the proposed increase is 288 square feet, the amount of the required variance is 682.69 square feet.

In addition, Section 1113.03 requires a rear yard setback for the proposed deck of 31.4 feet. The applicant is proposing to place the deck 10 feet off of the rear lot line. That would require a variance of 21.4 feet or 68% of the requirement.

I am concerned that the variances are substantial and while the location of the existing house somewhat controls the rear setback for the deck, it appears that the size of the deck could be reduced to lessen the amount of both variances.

Should the Commission disagree, it 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 1146.03(c) with regard to maximum permitted hardscape and Section 1113.03 with regard to minimum rear setback for decks.
2. Granting a variance of 682.69 square feet to Section 1146.02(c) to permit a total hardscape area of 2,448.94 square feet in lieu of the Code permitted

P&Z 2025-31  
Pro Choice Exteriors, LLC  
Weider Residence  
2355 Beachwood Boulevard  
Hardscape Variance  
Rear Setback Variance  
July 16, 2025  
Page 2

- maximum of 1766.25 square feet.
3. Granting a variance of 21.4 feet to Section 1113.03 to permit a deck to be 10 feet off the rear lot line in lieu of the Code required 31.4 feet.

**MEMORANDUM  
CITY OF BEACHWOOD**

**PLANNING AND ZONING COMMISSION MEETING**

**Meeting Date: July 31, 2025**

**Report Date: July 15, 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 2025-31**      **Jeremy Miller has requested a 21.40 rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 682.69 sq. ft. total hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots, for a deck at 2355 Beachwood Blvd.**

This home currently exceeds the hardscape allowance of 15%. The deck adds an additional 288 sq. ft. to current condition. The requested variance is for the current condition plus the deck or for 682.69 sq. ft. The addition of the deck does not contribute excessive storm water runoff to the sewer system, therefore we recommend approval.

## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 07/14/2025  
Re: P&Z # 2025-31 2355 Beachwood Blvd (Variance)

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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