



**Beachwood Planning and Zoning Commission Meeting
Thursday, August 28, 2025, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Amended Agenda

New Business

Agenda Items

1. Roll Call
2. Approval of Minutes of the July 31, 2025, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2025-32 Cody Crum has requested preliminary and final approval of a lot split plat and a lot frontage variance for PPN 741-12-001, The Hangar Club, located at 24400 Cedar Road.
6. Planning and Zoning Commission
2025-33 James Martin has requested a variance to BCO Section 1146.02(d)(9) to permit a solid vinyl fence to be located at 2664 Brentwood Road.
7. Planning and Zoning Commission
2025-34 Dmitry Belkin has requested a determination as a similar, harmonious, and compatible use in a U-8 District pursuant to BCO Section 1129.02(a), Buildings and Uses to Conform, to operate an indoor storage business at 23533 Mercantile Road.
8. Planning and Zoning Commission
2025-38 Brian Intihar has requested preliminary and final site plan approval for an addition at 3875 South Green Road, The Goddard School.

Tabled Items

1. 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.



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: _____

OWNER OF BUILDING: 24400 Cedar Road Associates, Inc PHONE: 216-861-3167

STREET ADDRESS: 24400 Cedar Road

CITY/STATE/ZIP: Beachwood, Ohio 44124

APPLICANT: Cody Crum PHONE: 440-884-3100

COMPANY OR FIRM: Neff and Associates

EMAIL: CCRUM@NEFF-ASSOC.COM

STREET ADDRESS: 6405 York Road

CITY/STATE/ZIP: Parma Heights, Ohio 44130

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

Cody Crum (CCRUM@NEFF-ASSOC.COM); Isabelle King (isabelle.b.king@gmail.com)

Chris Sponseller (Christopher.Sponseller@thompsonhine.com)

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24400 Cedar Road SUITE # _____

TENANT NAME: The Hangar Club

PERMANENT PARCEL # 741 12 001 PRESENT USE: U-1A-1 PROPOSED USE: U-1A-1

PURPOSE OF APPLICATION: To establish a separate parcel to convey of "The Hangar" building to the nonprofit foundation that will own the building and operate the club.

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

- Preiminary site plan approval
Final site plan approval
[X] Lot split
Lot consolidation
Conditional use permit
Rezoning
Zoning text amendment
Other
[X] 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):

Maintain the Hangar as a social club.

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. An Access Easement will provide perpetual access to Cedar Road.



CUYAHOGA COUNTY, *Ohio*

MyPlace

Search

City

Entire County



Search By

Owner

Parcel

Address

74112001 | 24400 CEDAR ROAD | 24400 CEDAR RD | BEACHWOOD | 44122



[View Map](#)

PROPERTY DATA

[General Information](#)

[Transfers](#)

[Values](#)

[Land](#)

[Building Information](#)

[Building Sketch](#)

[Other Improvements](#)

[Permits](#)

[Property Summary Report](#)

TAXES

[Tax By Year](#)

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LEGAL RECORDINGS

[Get a Document List](#)

ACTIVITY

[Informal Reviews](#)

[Board of Revisions Cases](#)

Primary Owner

24400 Cedar Road

Property Address

24400 Cedar RD Beachwood, OH 44122

Tax Mailing Address

HANGAR MANAGEMENT CO 3050 PROSPECT AVE SUITE 4100 CLEVELAND, OH 44115

Description

9 UNION NWC COMMUNITY DR NEXT W

Property Class

RACQUETBALL AND TENNIS CLUBS

Parcel Number

741-12-001

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	\$189,810
Building Value	\$164,010
Total Value	<u>\$353,820</u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$21,531.72
Less 920 Reduction	<u>\$8,509.54</u>
Sub Total	\$13,022.18
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$382.96</u>
Half Year Net Taxes	<u>\$13,405.14</u>

Market Values

Land Value	\$542,300
Building Value	<u>\$468,600</u>
Total Value	<u>\$1,010,900</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

\$26,811.78

Payments

\$13,407.05

Balance Due

\$13,404.73

2024 (pay in 2025) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$13,022.18	\$13,022.18	\$.00
	1ST HALF BALANCE	\$13,022.18	\$13,022.18	\$.00
	2nd half tax	\$13,023.70	\$1.91	\$13,021.79
	2ND HALF BALANCE	\$13,023.70	\$1.91	\$13,021.79
C100030C-SEWER MAINTENANCE				
	1st half tax - 2024	\$191.48	\$191.48	\$.00
	1ST HALF BALANCE	\$191.48	\$191.48	\$.00
	2nd half tax - 2024	\$191.47	\$.00	\$191.47
	2ND HALF BALANCE	\$191.47	\$.00	\$191.47
C100030S-Sewer Maintenance				
	1st half tax - 2024	\$191.48	\$191.48	\$.00
	1ST HALF BALANCE	\$191.48	\$191.48	\$.00
	2nd half tax - 2024	\$191.47	\$.00	\$191.47
	2ND HALF BALANCE	\$191.47	\$.00	\$191.47
		Charges	Payments	Balance Due

Total Balance

\$26,811.78 \$13,407.05 \$13,404.73

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Top

View Map

Updated :07/16/2025 03:42:34 AM

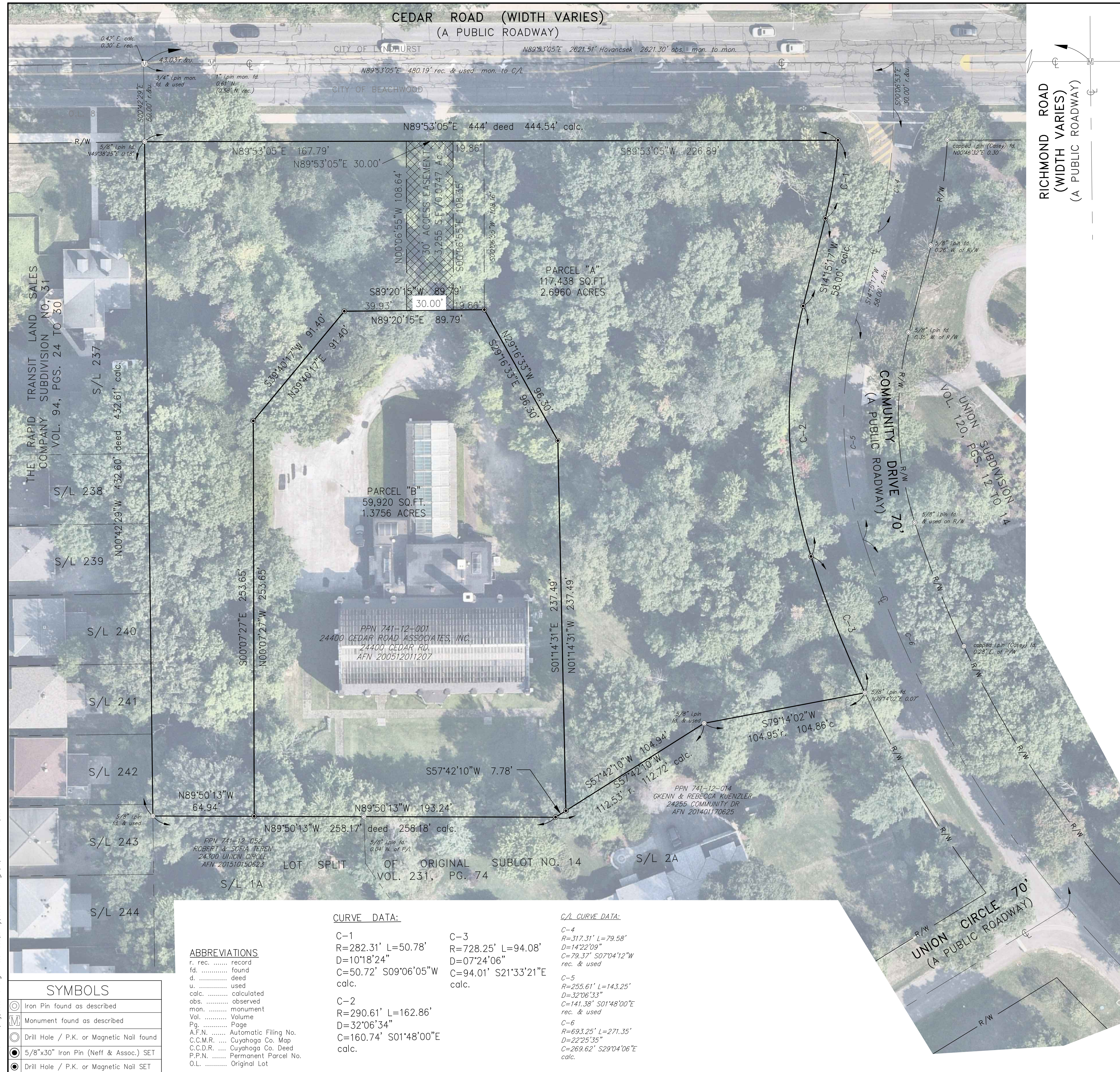
Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not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

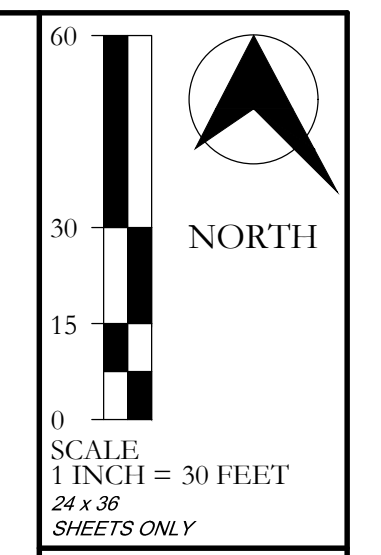
WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU



THE INTENT OF THIS PLAT IS TO SPLIT PERMANENT PARCEL NUMBER 741-12-001 TO CREATE NEW PARCELS "A" & "B"

Situated in the City of Beachwood, County of Cuyahoga, State of Ohio and known as being part of Original Warrensville Township Lot No. 9



OWNERS ACCEPTANCE

I, _____, Representative of 24400 CEDAR ROAD ASSOCIATES, INC. being the Owners of Cuyahoga County Parcel Number 233-26-067, being the lands shown hereon, do hereby accept this Lot Split Plat as shown.

By: _____ Representative _____ Printed Name _____

Title _____

NOTARY

County of _____
State of _____) SS

Before me, a Notary Public in and for said County and State, personally appeared the above named _____

Representative of 24400 CEDAR ROAD ASSOCIATES, INC. being the Owners of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 20____.

Notary Public _____ Commission expiration _____

APPROVALS:

APPROVED BY THE ENGINEER OF THE CITY OF BEACHWOOD, OHIO THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____ Signature _____

APPROVED BY THE CITY OF BEACHWOOD, OHIO PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CLERK OF COUNCIL _____ Signature _____

SURVEY REFERENCES:

- THE RAPID TRANSIT LAND SALES SUBDIVISION NO. 31 VOL. 94 PG. 24-30 C.C.M.R.
- UNION SUBDIVISION - VOL. 129 PG. 12 C.C.M.R.
- LOT SPLIT OF ORIGINAL SUBLT NO. 14 VOL. 231 PG. 74 C.C.M.R.
- PLAT OF DEDICATION CEDAR ROAD AND RICHMOND ROAD VOL. 332 PG. 80 C.C.M.R.
- PLAT OF PARTITION LEGACY VILLAGE LOT SPLIT PLAN NO. 5 VOL. 380 PG. 63 C.C.M.R.

SURVEY CERTIFICATION

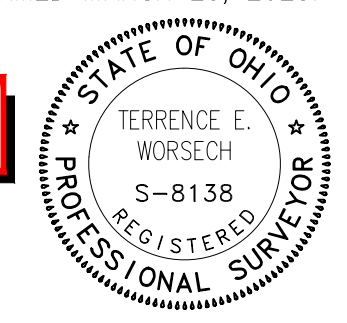
DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 (2011) OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401) AND IS USED TO DENOTE ANGLES ONLY.

THIS SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT. FIELD WORK PERFORMED MARCH 25, 2025.

PRELIMINARY

TERRENCE E. WORSCH
REGISTERED SURVEYOR NO. 8138-OHIO



07/02/2025
DATE

ABBREVIATIONS

- r. rec. record
- fd. found
- d. deed
- u. used
- calc. calculated
- obs. observed
- mon. monument
- Vol. Volume
- Pg. Page
- A.F.N. Automatic Filing No.
- C.C.M.R. Cuyahoga Co. Map
- C.C.D.R. Cuyahoga Co. Deed
- P.P.N. Permanent Parcel No.
- O.L. Original Lot

CURVE DATA:

- C-1
R=282.31' L=50.78'
D=10'18'24"
- C-2
R=290.61' L=162.86'
D=32'06'34"
- C-3
R=728.25' L=94.08'
D=07'24'06"
- C-4
R=317.31' L=79.58'
D=14'22'09"
- C-5
R=255.61' L=143.25'
D=32'06'33"
- C-6
R=693.25' L=271.35'
D=22'25'35"

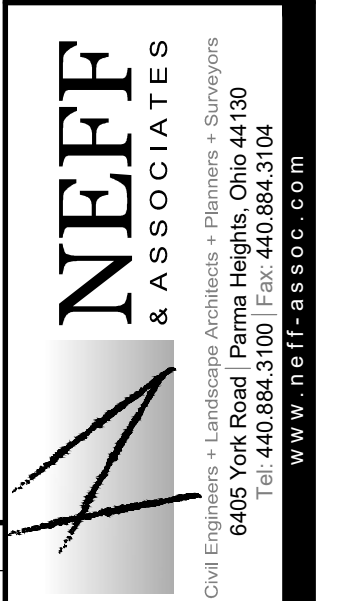
C/L CURVE DATA:

- C-1
R=728.25' L=94.08'
D=07'24'06"
- C-2
R=290.61' L=162.86'
D=32'06'34"
- C-3
R=94.01' S21'33'21"E
calc.
- C-4
R=317.31' L=79.58'
D=14'22'09"
- C-5
R=141.39' S01'48'00"E
rec. & used
- C-6
R=269.62' S29'04'06"E
calc.

SYMBOLS

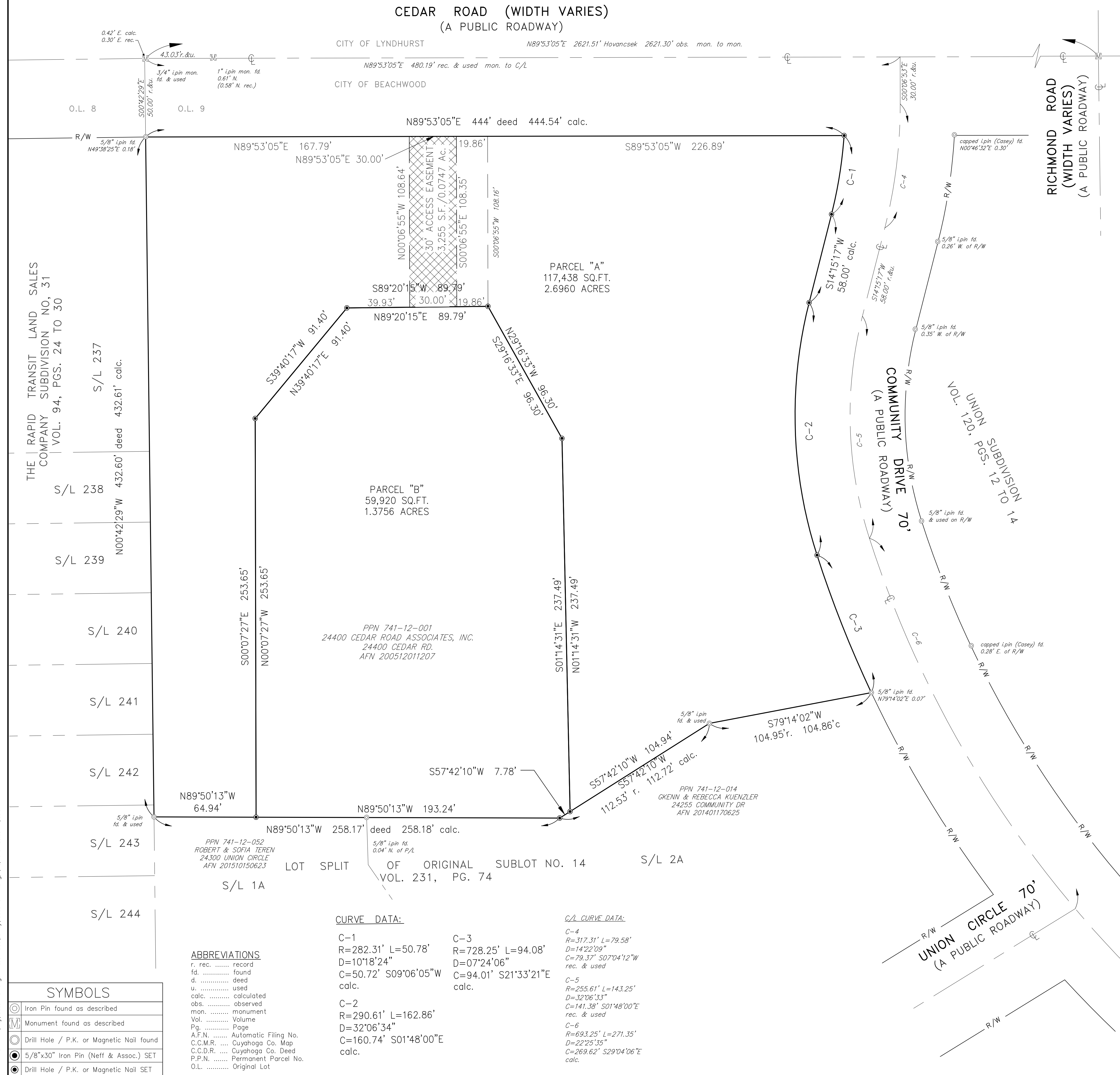
- Iron Pin found as described
- Monument found as described
- Drill Hole / P.K. or Magnetic Nail found
- 5/8"x30" Iron Pin (Neff & Assoc.) SET
- Drill Hole / P.K. or Magnetic Nail SET

THE HANGAR - 24400 CEDAR ROAD
LOT SPLIT PLAT
CITY OF BEACHWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO



SHEET NO.
1 OF 1

REV NO	DATE	DESCRIPTION
15066-E	07-02-25	Submit to Client
DWG NAME	DRAWN BY	CHKD BY
15066-E	CWC	TEW
	JOB NO	
	15066	



THE INTENT OF THIS PLAT IS TO SPLIT PERMANENT PARCEL NUMBER 741-12-001 TO CREATE NEW PARCELS "A" & "B"

Situated in the City of Beachwood, County of Cuyahoga, State of Ohio and known as being part of Original Warrensville Township Lot No. 9

OWNERS ACCEPTANCE

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By: _____ Representative _____ Printed Name _____

Title _____

NOTARY

County of _____
State of _____) SS

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In witness whereof, I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 20____.

Notary Public _____ Commission expiration _____

APPROVALS:

APPROVED BY THE ENGINEER OF THE CITY OF BEACHWOOD, OHIO THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____ Signature _____

APPROVED BY THE CITY OF BEACHWOOD, OHIO PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CLERK OF COUNCIL _____ Signature _____

SURVEY REFERENCES:

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SURVEY CERTIFICATION

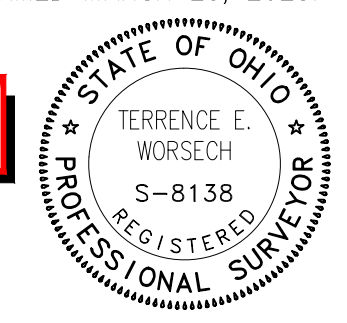
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PRELIMINARY

TERRENCE E. WORSECH
REGISTERED SURVEYOR NO. 8138-OHIO



07/02/2025
DATE

SYMBOLS

⊙	Iron Pin found as described
⊙	Monument found as described
⊙	Drill Hole / P.K. or Magnetic Nail found
⊙	5/8"x30" Iron Pin (Neff & Assoc.) SET
⊙	Drill Hole / P.K. or Magnetic Nail SET

ABBREVIATIONS

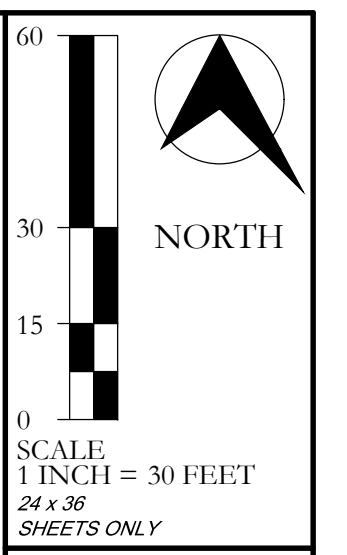
r. rec.	record
fd.	found
d.	deed
u.	used
calc.	calculated
obs.	observed
mon.	monument
Vol.	Volume
Pg.	Page
A.F.N.	Automatic Filing No.
C.C.M.R.	Cuyahoga Co. Map
C.C.D.R.	Cuyahoga Co. Deed
P.P.N.	Permanent Parcel No.
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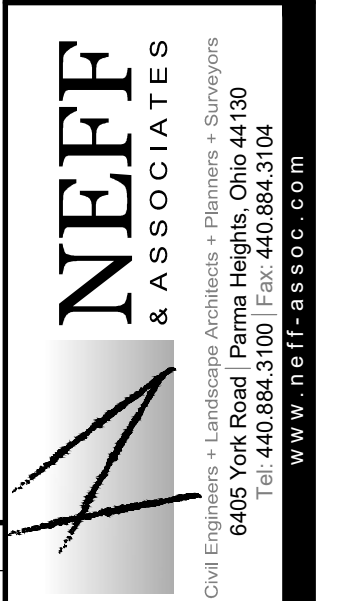
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C=50.72' S09°06'05"W
calc.
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calc.
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R=728.25' L=94.08'
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C/L CURVE DATA:

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R=317.31' L=79.58'
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C=79.37' S07°04'12"W
rec. & used
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R=255.61' L=143.25'
D=32°06'33"
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R=693.25' L=271.35'
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THE HANGAR - 24400 CEDAR ROAD
LOT SPLIT PLAT
CITY OF BEACHWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO



SHEET NO.
1 OF 1

REV NO	DATE	DESCRIPTION
15066-E	07-02-25	Submit to Client
DWG NAME	DRAWN BY	CHKD BY
15066-E	CWC	TEW
JOB NO	15066	

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: August 17, 2025

RE: **P&Z 2025-32** **Neff & Associates**
The Hanger Club
24400 Cedar Road
Lot Split Plat
Frontage Variance

This request is for approval of a lot split plat to divide existing PP No. 741-12-001 into two (2) parcels. The subject site is zoned U-1,A-1 Single-Family Residential District. If split, Parcel A would contain approximately 2.7 acres and would have extensive frontage on both Cedar Road and Community Drive. Parcel B would contain approximately 1.38 acres but would have no street frontage. Access to Parcel B would be solely from Cedar Road via an access easement 30 feet in width over Parcel A. Section 1101.29 requires that lots have frontage on a public street. In order to approve the proposed lot split plat, the Commission would have to grant a variance to permit the creation of a lot without street frontage. The perpetual access easement would need to be reviewed and approved by the Law Department.

The intent of the split is to place the existing Hanger Club facility on a separate parcel from the remainder of the site. The Hanger Club is an existing nonconforming use in the U-1 District. Based on the proposed configuration of the split, the Hanger Club building would comply with the minimum side yard setbacks for principal buildings in the U-1 District. Clearly, Parcel A could be further subdivided to create additional individual building lots.

One issue with this proposed split is what happens with Parcel B if/when the Hanger Club ceases operation. The site is zoned for single family dwellings.

Because a lot frontage variance must be approved by City Council, the Commission will need to act in the form of a recommendation to City Council. Should the Commission decide to recommend approval of the lot split and the variance, it should be subject to the following findings and stipulations:

P&Z 2025-32
Neff & Associate
The Hanger Club
24400 Cedar Road
Lot Split Plat
Frontage Variance
June 15, 2025
Page 2

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 1101.29 with regard to street frontage.
2. Granting a variance to Section 1101.29 to permit the applicant to subdivide PP No. 741-12-001 in accordance with the proposed lot split plat creating Parcel B with no street frontage but with an access easement.
3. Approval of the perpetual access easement by the Law Department.



July 15, 2025

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

Meeting Date: August 28, 2025

Report Date: August 11, 2025

2025120.01

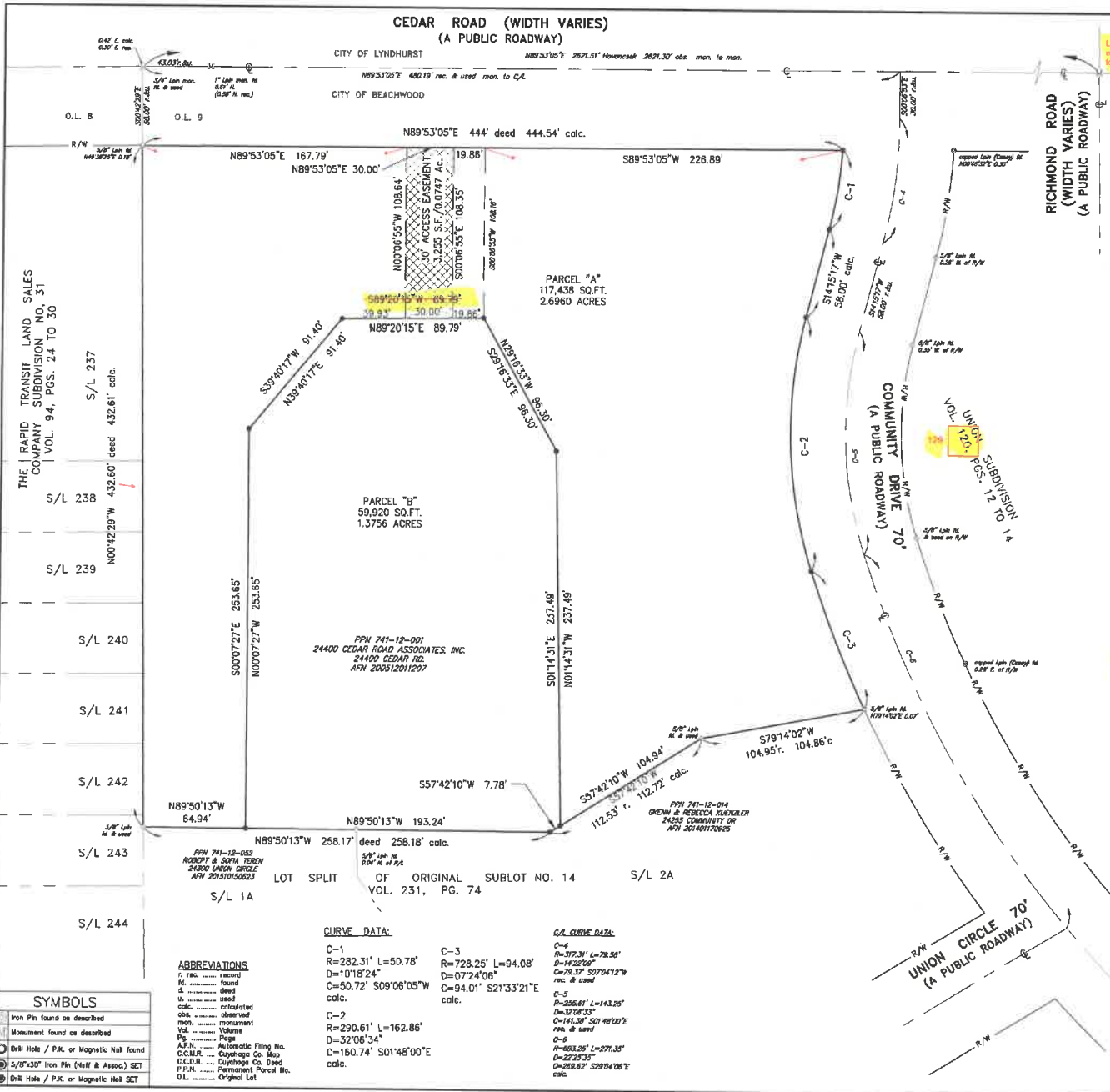
**To: Mr. Brian Roenigk
Building Commissioner**

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

AGENDA ITEM NO. 5

P & Z 2025-32 Cody Crum has requested preliminary and final approval of a lot split plat for PPN 741-12-001, the Hangar Club, located at 24400 Cedar Road.

We have minor comments on the Plat (see attached). The applicant must also submit Description and closure sheets for Parcels A and B.



THE INTENT OF THIS PLAT IS TO SPLIT PERMANENT PARCEL NUMBER 741-12-001 TO CREATE NEW PARCELS "A" & "B"

Situated in the City of Beachwood, County of Cuyahoga, State of Ohio and known as being part of Original Warrensville Township Lot No. 9

OWNERS ACCEPTANCE

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By: _____ Representative _____ Printed Name _____

Title _____

NOTARY

County of _____ State of _____ SS

Before me, a Notary Public in and for said County and State, personally appeared the above named _____ Representative of 24400 CEDAR ROAD ASSOCIATES, INC. being the Owners of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal on this _____ day of _____ 20____.

APPROVALS:

APPROVED BY THE ENGINEER OF THE CITY OF BEACHWOOD, OHIO THIS _____ DAY OF _____ 20____

CITY ENGINEER _____ Signature _____

APPROVED BY THE CITY OF BEACHWOOD, OHIO PLANNING COMMISSION THIS _____ DAY OF _____ 20____

CLERK OF COUNCIL _____ Signature _____

SURVEY REFERENCES:

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UNION SUBDIVISION - VOL. 128 PG. 12 C.C.M.R.

LOT SPLIT OF ORIGINAL SUBLT NO. 14 VOL. 231 PG. 74 C.C.M.R.

PLAT OF DEDICATION CEDAR ROAD AND RICHMOND ROAD VOL. 332 PG. 80 C.C.M.R.

PLAT OF PARTITION LEGACY VILLAGE LOT SPLIT PLAN NO. 5 VOL. 380 PG. 83 C.C.M.R.

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I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT. FIELD WORK PERFORMED MARCH 23, 2023.

PRELIMINARY

TERENCE E. WORSCH REGISTERED SURVEYOR NO. 6136-010

STATE OF OHIO PROFESSIONAL SURVEYOR

DATE 07/02/2023

SYMBOLS

- Iron Pin found as described
- Monument found as described
- Drill Hole / P.K. or Magnetic Nail found
- 5/8"x30" Iron Pin (Neff & Assoc.) SET
- Drill Hole / P.K. or Magnetic Nail SET

ABBREVIATIONS

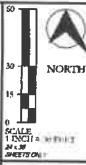
- r. r. record
- mc. monument
- d. deed
- used
- calc.
- collocated
- obs. observed
- mon. monument
- vol. volume
- pg. page
- A.S. Automatic Filing No.
- C.C.M.R. Cuyahoga Co. Map
- C.C.D.R. Cuyahoga Co. Deed
- P.P.N. Permanent Parcel No.
- O.L. Original Lot

CURVE DATA:

C-1	R=282.31' L=50.78'	C-3	R=728.25' L=94.08'
D=10'18"24"	D=07'24"06"	D=94.01'	S21°33'21"E
C=50.72' S09°06'05"W	calc.		
C-2	R=290.61' L=162.86'		
D=32°06'54"	D=160.74' S01°48'00"E		
calc.	calc.		

C.A. CURVE DATA:

C-4	R=372.31' L=78.56'
D=14°22'28"	D=78.37' S07°04'12"W
calc.	calc.
C-5	R=255.61' L=143.25'
D=32°06'54"	D=141.38' S07°46'00"E
calc.	calc.
C-6	R=653.25' L=271.35'
D=22°23'33"	D=265.62' S29°04'08"E
calc.	calc.



THE HANGAR - 24400 CEDAR ROAD LOT SPLIT PLAT CITY OF BEACHWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF ASSOCIATES

10000 W. 12th St., Suite 100, Beachwood, OH 44125

SHEET NO. 1 OF 1

Need Description and closure sheets for Parcel A and Parcel B

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 08/11/2025
Re: P&Z # 2025-32 24400 Cedar Rd. (Lot Split)

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: 8-4-2025

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

STREET ADDRESS: 2664 Brentwood Rd.

CITY/STATE/ZIP: Beachwood , Ohio 44122

APPLICANT: James Martin PHONE: 440-862-4549

COMPANY OR FIRM: James Martin Contractor Services, LLC

EMAIL: jim@jmartincs.com

STREET ADDRESS: 3649 Lane Rd. Ext. , Ste. # 301

CITY/STATE/ZIP: Perry, Ohio 44081

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

James Martin jim@jmartincs.com

Katriela Isaacson katriela@me.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2664 Brentwood Rd. SUITE # NA

TENANT NAME: Dr. Jonathon & Katriela Isaacson

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

PURPOSE OF APPLICATION: asking for a variance to eliminate the 3/4" gap in the fence planks for the safety and well being of owners special needs son

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**):

to eliminate the 3/4" gap in the fence planks for the safety of owners special needs son

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. to eliminate the 3/4" gap in the fence planks for the safety and well being of the owners special needs son

***** 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:

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

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



 SIGNATURE

James Martin

 PRINTED NAME

8-4-2025

 DATE

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

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

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

Preliminary Approval: _____ Date _____
 Final Approval: _____ Date _____

Recommendation to Council: YES NO Meeting Date: _____



CUYAHOGA COUNTY, *Ohio*

MyPlace

Search

City

Search By Owner Parcel Address

[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](#)

Primary Owner

CHEZ PACIFIC HOUSE LLC

Property Address

2664 Brentwood RD Beachwood, OH 44122

Tax Mailing Address

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

Description

18 FAIRGREEN &S/L152 ALL 0153 ALL 74107069

Property Class

SINGLE FAMILY DWELLING

Parcel Number

741-07-068

Taxset

Beachwood

Tax Year

2024 Pay 2025

[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

ACTIVITY
Informal Reviews
Board of Revisions Cases

Assessed Values

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

Half Year Charge Amounts

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

Market Values

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

Rates

Full Rate	121.71
920 Reduction Rate	.542895
Effective Rate	55.63427

Flags

Owner Occupancy Credit	N
Homestead Reduction	N

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

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$13,789.64

Payments

\$10,338.18

Balance Due

\$3,451.46

2024 (pay in 2025) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	Prior year tax - 2023	\$5,821.92	\$5,821.92	\$.00
	Prior year penalty - 2023	\$902.41	\$902.41	\$.00
	DELQ BALANCE	\$6,724.33	\$6,724.33	\$.00
	1st half tax	\$3,376.84	\$3,376.84	\$.00
	1ST HALF BALANCE	\$3,376.84	\$3,376.84	\$.00
	2nd half tax	\$3,376.84	\$.38	\$3,376.46
	2ND HALF BALANCE	\$3,376.84	\$.38	\$3,376.46

C100030C-SEWER MAINTENANCE

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

C100030S-Sewer Maintenance

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

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

PAY BY E-CHECK OR CREDIT/DEBIT CARD

View Map

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

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.



Cuyahoga County GIS Viewer



Date Created: 5/29/2025

Legend

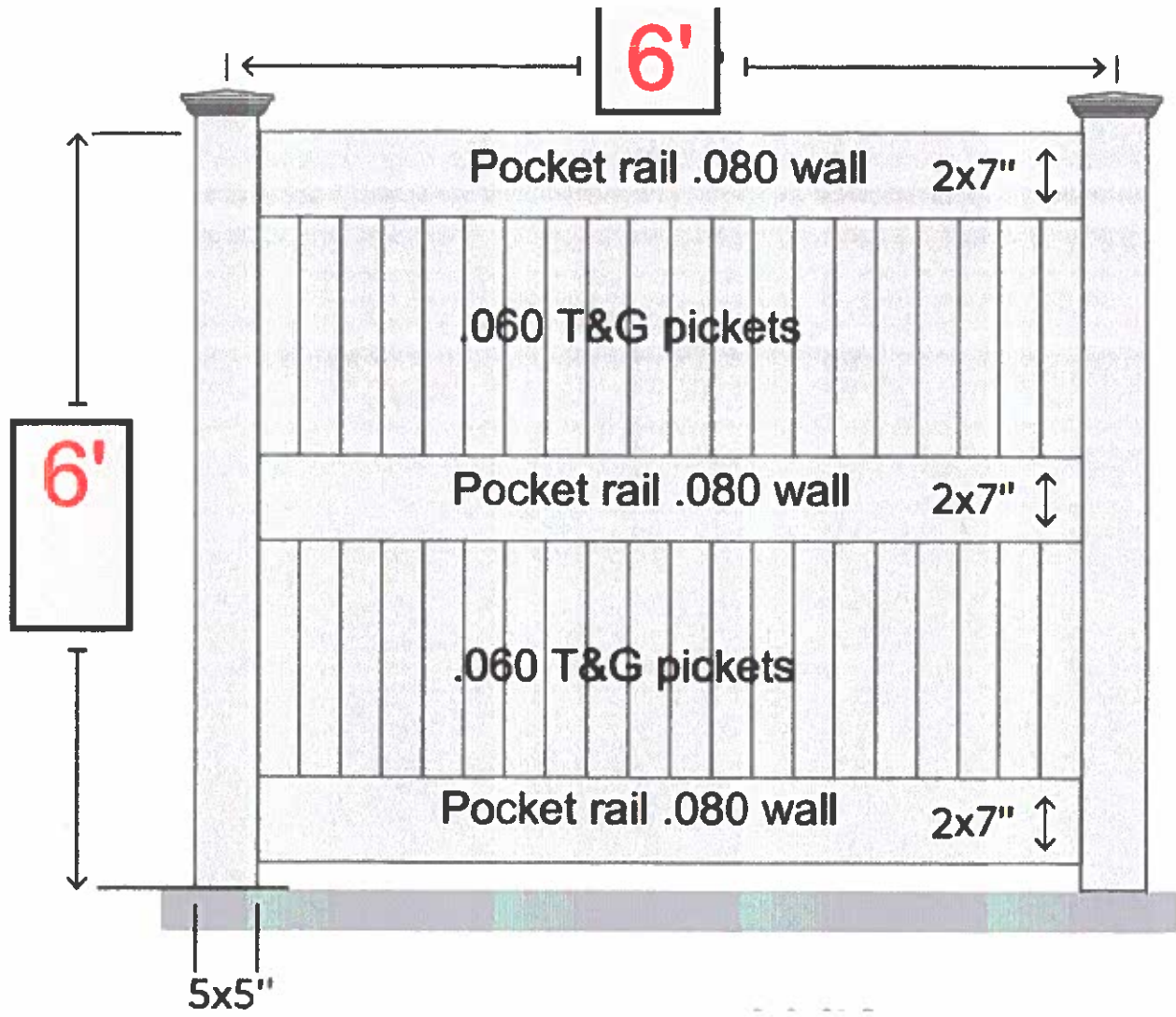
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road

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



From: rudy hostetler <gvilleviny1@yahoo.com>
Sent: Tuesday, August 5, 2025 10:45 AM
To: Daniel Weaver <daniel.weaver@mthopefence.com>
Subject:

daniel it probly shud be 6ft x 6ft thats what was installed

<image001.png>

From: [Devynn Martin](#)
To: [Building](#)
Date: Friday, August 8, 2025 10:59:41 AM
Attachments: [image0.png](#)

***City of Beachwood Notice *** This e-mail is from an external source. Think before you click links or open attachments.

This is Devynn Martin with James Martin Contractor Service, LLC here is a photo of the fence that is up.



Sent from my iPhone

Residential Fence Calculations

Date: 08/11/2025

Address: 2664 Brentwood

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: Solid style privacy fence.

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: August 17, 2025

RE: **P&Z 2025-33 James Martin Contractor Services, LLC
Chez Pacific House
2664 Brentwood Road
Fence Variance**

This request is for approval to install a solid vinyl fence six (6) feet in height around the entire rear yard. Currently Section 1146.02(d)(9) prohibits the installation of solid or privacy fences in single family residential districts. The Commission has recommended an amendment to that code section to permit solid privacy fences in rear yards. That amendment has not yet been adopted by City Council. The applicant would comply with the proposed code language

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

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1146.02(d)(9) with regard to prohibited fencing.
2. Granting a variance to Section 1146.02(d)(9) to permit the applicant to install a solid vinyl fence six (6) feet in height in accordance with the submitted plan.



**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: August 28, 2025

Report Date: August 11, 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 2025-33 James Martin has requested a variance to BCO Section 1146.02 (d)(9) to permit a solid vinyl fence to be located at 2664 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: 08/11/2025
Re: P&Z # 2025-33 2664 Brentwood Dr. (Fence)

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 Submission Requirements:

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

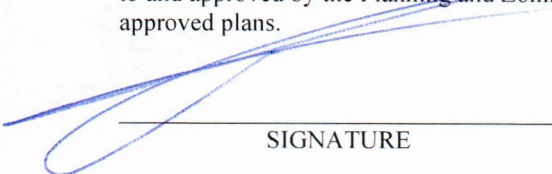
Planning & Zoning Submission Filing Fees & Deposits:

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

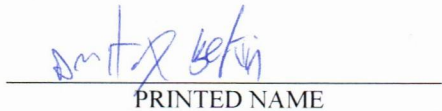
A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

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

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



 SIGNATURE



 PRINTED NAME



 DATE

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

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

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

Preliminary Approval: _____ Date Final Approval: _____ Date

Recommendation to Council: YES NO Meeting Date: _____

Primary Owner
Property Address
Tax Mailing Address
Description
Property Class
Parcel Number
Taxset
Tax Year

23533 MERCANTILE LLC
 23533 MERCANTILE RD BEACHWOOD, OH 44122
 23533 MERCANTIEL LLC 4400 RENAISSANCE PKWY SUITE 1 WARRENSVILLE HTS, OH 44128
 58 COMMPK DEV 0008 SWP
 OTHER RETAIL STRUCTURES
 742-24-023
 Beachwood
 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	\$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	\$34,092.50
Sub Total	\$52,171.90
Non-business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead Reduction	\$0.00
Total Assessments	\$404.50
Half Year Net Taxes	<u>\$52,576.40</u>

Market Values

Land Value	\$1,381,800
Building Value	\$2,668,300
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

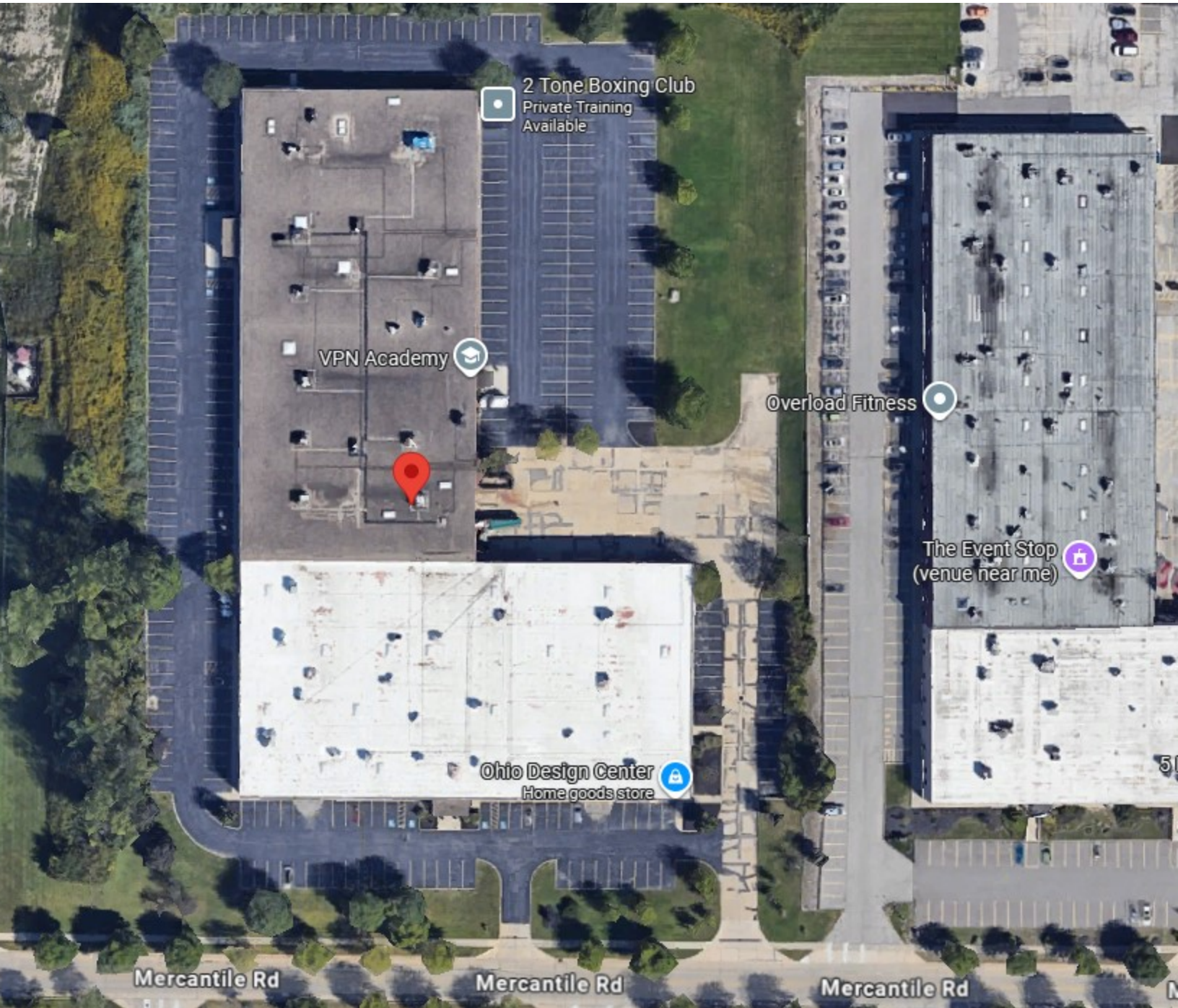
Escrow	N
Payment Amount	\$0.00

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
Beachwood	1st half tax	\$52,171.90	\$52,171.90	\$0.00
	1ST HALF BALANCE	\$52,171.90	\$52,171.90	\$0.00
	2nd half tax	\$52,178.00	\$0.00	\$52,178.00
	2ND HALF BALANCE	\$52,178.00	\$0.00	\$52,178.00
C100030C-SEWER MAINTENANCE	1st half tax - 2024	\$202.25	\$202.25	\$0.00



COHEN COMMERCIAL GROUP

6151 Wilson Mills Road, Suite 100

Highland Heights, Ohio 44143

Phone: (216) 223-5060

info@CohenCommercialGroup.com

July 30, 2025

Beachwood Planning and Zoning Commission
25325 Fairmount Blvd
Beachwood, Ohio 44122

RE: My experience listing 23533 Mercantile Rd., Beachwood Ohio 44122

To whom it may concern,

It is my pleasure to share my experience marketing the property located at 23533 Mercantile Road, Beachwood, Ohio 44122. By way of background, I am a licensed commercial real estate broker with over 20 years of experience specializing in retail and other commercial properties throughout Ohio. My brokerage employs a comprehensive marketing strategy, utilizing platforms such as CoStar and LoopNet along with the traditional approach to phone calls and signage to generate interest and visibility for our listings.

My firm began marketing the building in April, 2021 until October, 2023. During this time, several long-standing tenants began vacating the premises. While there was some initial interest, it became apparent that the property posed significant challenges for future prospective tenants. Originally designed as a mall showroom concept, the tenants, selling fabric and furniture no longer aligned with the current market demands. The rise of e-commerce and shrinking of categories have rendered this design and layout less desirable.

Despite investing considerable time and resources into marketing efforts, the building was extremely difficult to lease. As a result, we were left with large pockets of vacancies.

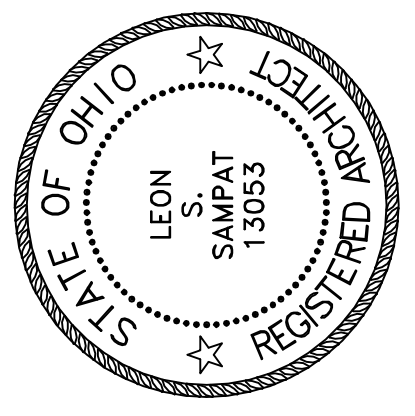
Should you have any further questions regarding my experience marketing the property, feel free to call.

Sincerely,


Craig Cohen

REV.	DATE

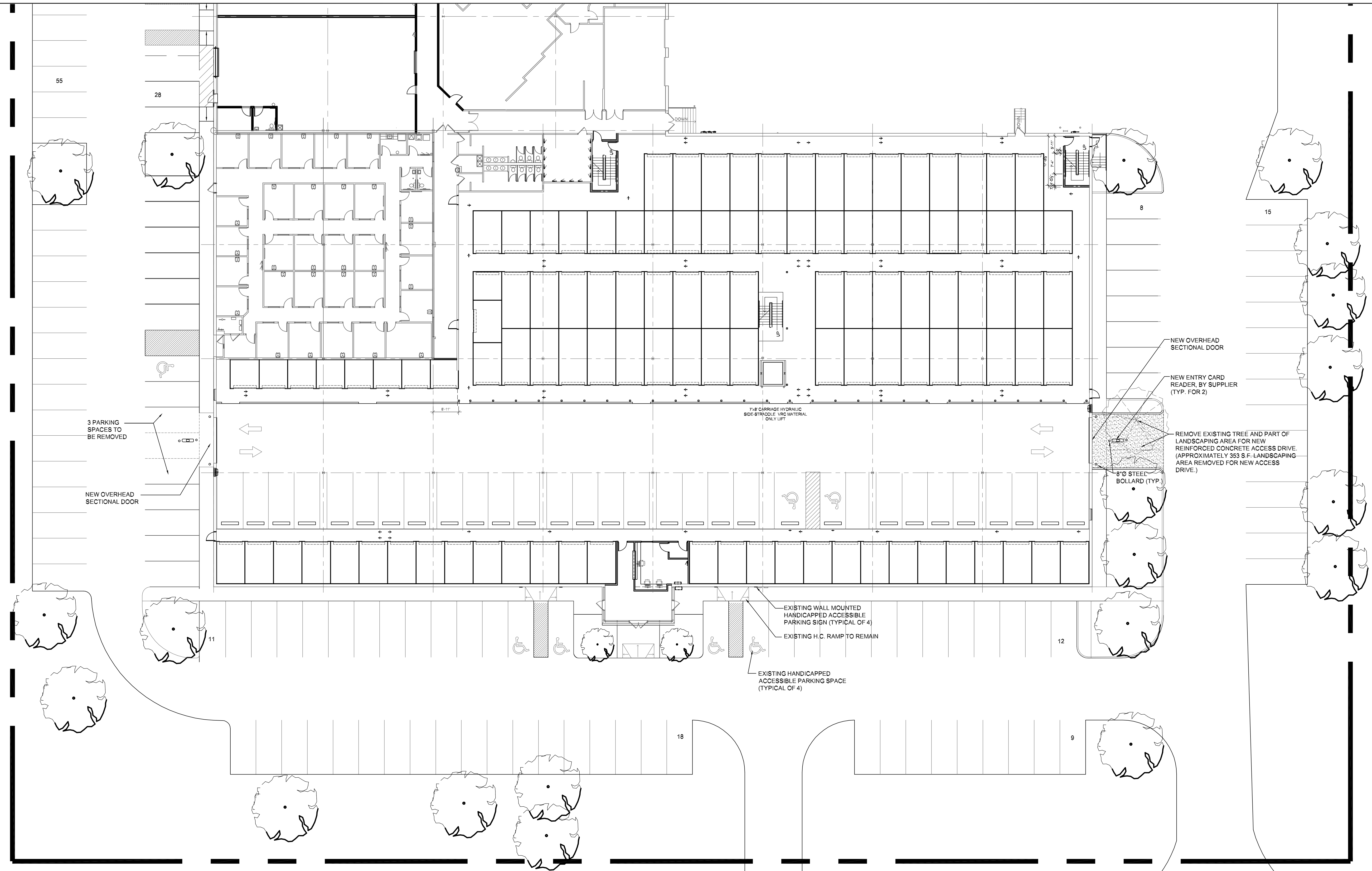
LS ARCHITECTS
 22082 LORAIN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 440-403-9854 FAX 440-76-8897



LEON S. SAMPAT
 LICENSE # 13053
 EXPIRATION DATE 12/31/2025

ALTERATION AND NEW TENANT SPACE FOR:
INDOOR STORAGE FACILITY
 23533 MERCANTILE RD.
 BEACHWOOD, OH 44122

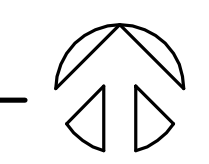
JOB NO: 25-046
 DATE: 04-17-2025
 ISSUE: -
 SHEET:
SD1.1

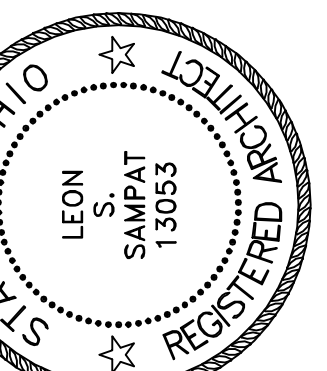


PLOT NO: 742-24-023
 ZONING : U8
 EXISTING BUILDING AREA: 102,012 SQ.FT

PARKING:
 EXISTING PARKING: 251 SPACES
 PROPOSED PARKING: 248 SPACES

SITE PLAN
 SCALE: 1/16" = 1'-0"



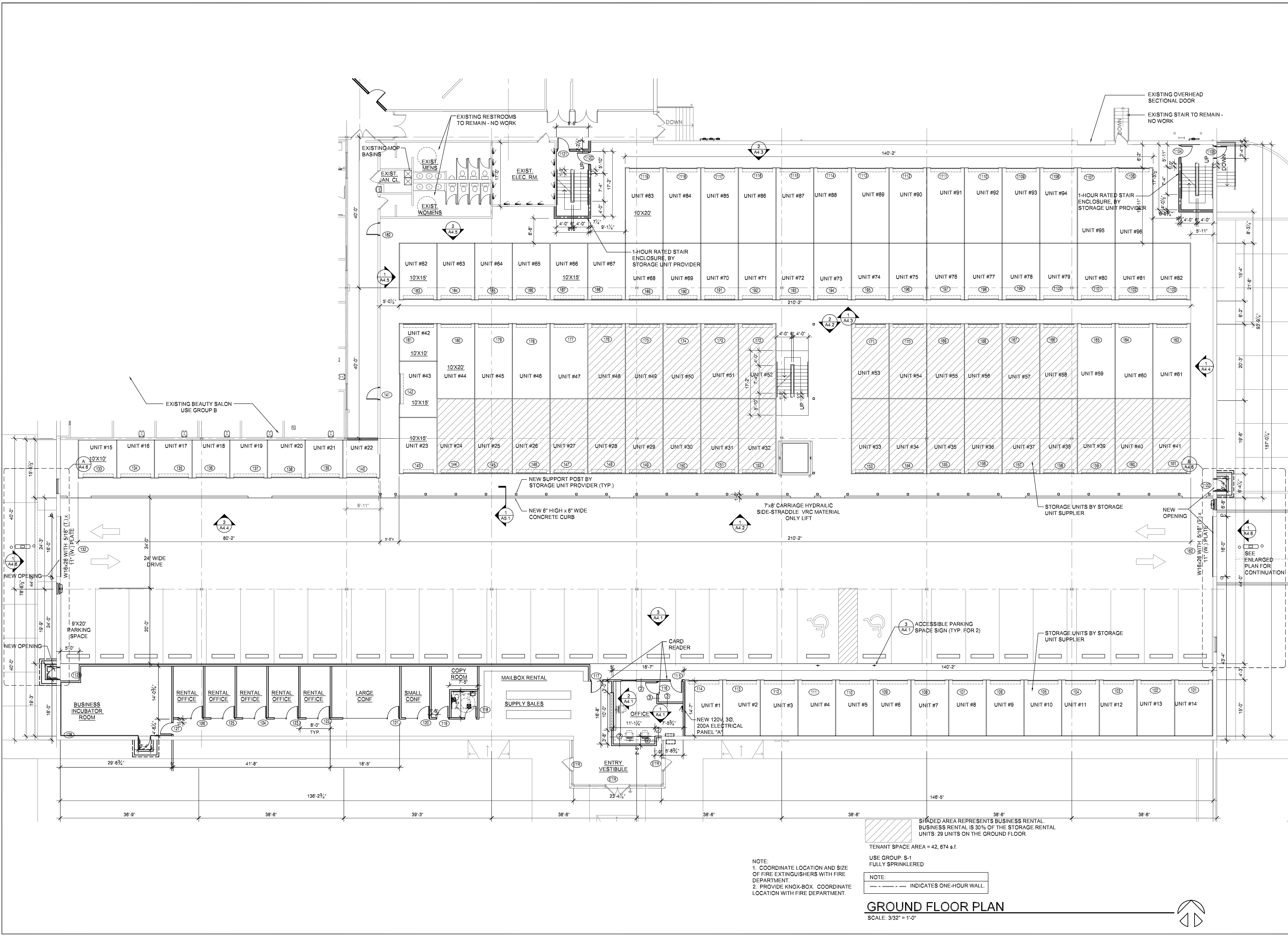


LEON S. SAMPAT
 LICENSE # 13053
 EXPIRATION DATE 12/31/2025

ALTERATION AND NEW TENANT SPACE FOR:
BUSINESS BEACHWOOD STORAGE
 23533 MERCANTILE RD.
 BEACHWOOD, OH 44122

JOB NO: 25-046
 DATE: 08-04-2025
 ISSUE:
 SHEET:

A1.1



NOTE:
 1. COORDINATE LOCATION AND SIZE OF FIRE EXTINGUISHERS WITH FIRE DEPARTMENT.
 2. PROVIDE KNOX-BOX. COORDINATE LOCATION WITH FIRE DEPARTMENT.

SHADED AREA REPRESENTS BUSINESS RENTAL. BUSINESS RENTAL IS 30% OF THE STORAGE RENTAL UNITS. 29 UNITS ON THE GROUND FLOOR.

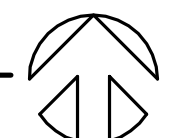
TENANT SPACE AREA = 42,674 s.f.

USE GROUP: S-1
 FULLY SPRINKLERED

NOTE:
 - - - - - INDICATES ONE-HOUR WALL.

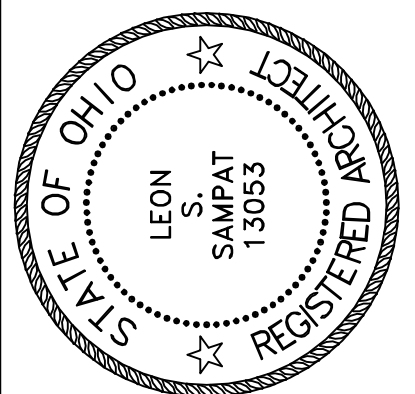
GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"



REV.	DATE

LS ARCHITECTS
 22082 LORAN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 26-403-9954 FAX 440-76-8897

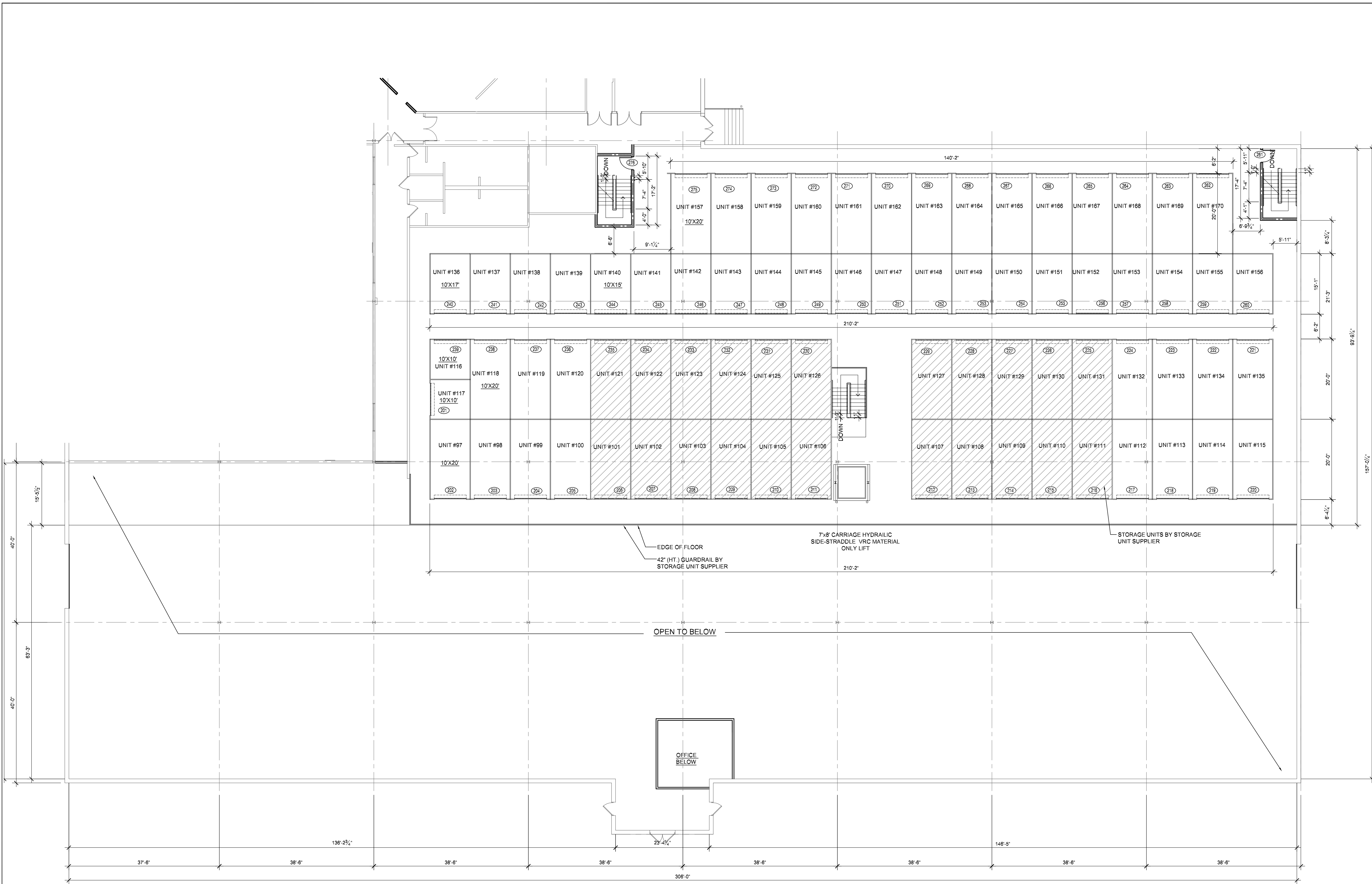


LEON S. SAMPAT
 LICENSE # 13053
 EXPIRATION DATE 12/31/2025

ALTERATION AND NEW TENANT SPACE FOR:
BUSINESS BEACHWOOD STORAGE
 23533 MERCANTILE RD.
 BEACHWOOD, OH 44122

JOB NO: 25-046
 DATE: 08-04-2025
 ISSUE: -
 SHEET:

A1.2



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: August 18, 2025



RE: **P&Z 2025-34 Simonovic Law, LLC
23533 Mercantile, LLC
23533 Mercantile Road
Determination of Similar Use
Self-Storage Units**

This request is for a determination that a proposed use is “similar, harmonious, and compatible” in the U-8 Industrial and Office Mixed-Use District. Section 1129.02(a) permits the Planning and Zoning Commission and City Council to allow a use not specifically listed in the District provided that they determine that the proposed use conforms to the stated purpose and intent of the District and is similar to the uses that are specifically authorized in the District.

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 uses permitted by right in the U-8 District include:

- Professional, administrative, executive, and sales offices
- Professional medical offices
- Licensed health care facilities
- Research and development laboratories and testing facilities
- Wholesale and retail businesses and showrooms
- Retail sales associated with wholesale businesses and showrooms, interior decorating, and design services, or with articles or goods created, manufactured, or assembled on the premises
- Storage and distribution of finished or packaged goods subject to the provisions of Section 1129.07

P&Z 2025-26
Simonovic Law, LLC
23533 Mercantile, LLC
23533 Mercantile Road
Determination of Similar Use
Self-Storage Units
August 18, 2025
Page 2

- Light manufacturing, fabrication, and assembly operations
- Business services
- Personal services
- Printing; publishing; engraving
- Photographic studios, sales, and processing
- Copy, blueprinting and reproduction services
- Interior decorating and design services and facilities
- Postal facilities and package delivery services
- Public utility facilities
- Municipal facilities
- Financial institutions
- Child day care centers pursuant to Section 1155.02
- Adult day care centers pursuant to Section 1155.03
- Dance studios
- Recording and broadcast studios
- Art studios and galleries
- Athletic facilities, fitness centers, and health spas eight thousand (8,000) square feet or less

Should the Commission determine that the proposed use is similar, harmonious, and compatible, it may *“attach such conditions, stipulations, or requirements to the approval of such similar uses as deemed necessary to ensure their compatibility, mitigate potential impacts, and otherwise carry out the spirit and intent of this Code.”*

The closest uses would appear to be the listed service uses, but it is difficult to match the proposed use with the purpose and intent of the district. The applicant has suggested that a percentage of the storage units could be limited to business rental only. Whether or not that suggestion makes the use more compatible in the District, the difficulty with such a restriction is administration and enforcement.

A similar use determination requires the concurrence of City Council so the Commission would have to act in the form of a recommendation to City Council.



**MEMORANDUM
CITY OF BEACHWOOD**

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: August 28, 2025

Report Date: August 11, 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 2025-34 Dmitry Belkin has requested a Conditional Use Permit to operate an indoor storage business 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: 08/11/2025
Re: P&Z # 2025-34 23533 Mercantile (Conditional Use Permit)

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: 8-25-2025

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

STREET ADDRESS: 3875 South Green Road

CITY/STATE/ZIP: Beachwood , Ohio 44122

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

COMPANY OR FIRM: Epiq Construction Services, Inc.

EMAIL: bintihar@epiqinc.net

STREET ADDRESS: 1500 West 3rd Street Suite 310

CITY/STATE/ZIP: Cleveland, OH 44113

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

Brian Intihar, bintihar@epiqinc.net

Tina Turk, Beachwoodoh@goddardschools.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 3875 South Green Road SUITE #

TENANT NAME: Goddard School

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

PURPOSE OF APPLICATION: Preliminary and Final Site Plan Approval for 2,400 sf building addition at Goddard School of Beachwood

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**):

n/a

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

Planning & Zoning Submission Requirements:

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

Planning & Zoning Submission Filing Fees & Deposits:

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

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

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

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



 SIGNATURE

Brian Intihar

 PRINTED NAME

8-25-2025

 DATE

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

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

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

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: YES NO Meeting Date: _____

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



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PROPERTY DATA

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[Values](#)

[Land](#)

[Building Information](#)

[Building Sketch](#)

[Other Improvements](#)

[Permits](#)

[Property Summary Report](#)

Primary Owner NELLEKBW, LLC
Property Address 3875 SOUTH GREEN RD BEACHWOOD, OH 44122
Tax Mailing Address NELLEKBW, LLC 7645 FREDLE DR CONCORD, OH 44077
Description PARCEL 'A' AFN- 202003200383
Property Class DAY CARE CENTERS
Parcel Number 742-39-004
Taxset Beachwood/Warrensville
Tax Year

Summary By Tax Year 2024 Pay 2025

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

TAXES

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Assessed Values	Market Values	Flags
Land Value \$313,710	\$896,300	Owner N
Building Value \$400,290	Building Value \$1,143,500	Occupancy Credit
Total Value \$713,940	Total Value \$2,039,800	Homestead Reduction N
Homestead Value		Foreclosure Cert. Pending N
Half Year Charge Amounts	Rates	Cert. Sold N
Gross Tax \$43,975	Full Rate 123.18	Payment Plan N
Less 920 Reduction \$12,289	Reduction	
Sub Total \$31,686	Rate	
Non-business	Effective Rate 88.77439	Escrow N

Credit		Payment	\$.00
Owner	\$.00	Amount	
Occupancy			
Credit			
Homestead	\$.00		
Reduction			
Total	\$166.98		
Assessments	<u> </u>		
Half Year Net	\$31,854.82		
Taxes	<u><u> </u></u>		

	Charges	Payments	Balance Due
Tax Balance	\$63,713.54	\$63,713.54	\$.00
Summary			

2024 (pay in 2025) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood/Warrensville				
	1st half tax	\$31,687.84	\$31,687.84	\$.00
	1ST HALF BALANCE	\$31,687.84	\$31,687.84	\$.00
	2nd half tax	\$31,691.74	\$31,691.74	\$.00
	2ND HALF BALANCE	\$31,691.74	\$31,691.74	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2024	\$83.49	\$83.49	\$.00
	1ST HALF BALANCE	\$83.49	\$83.49	\$.00
	2nd half tax - 2024	\$83.49	\$83.49	\$.00
	2ND HALF BALANCE	\$83.49	\$83.49	\$.00
C100030S-Sewer Maintenance				

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

[View Map](#)

Updated :08/22/2025 03:44:02 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



The Goddard School
of Beachwood

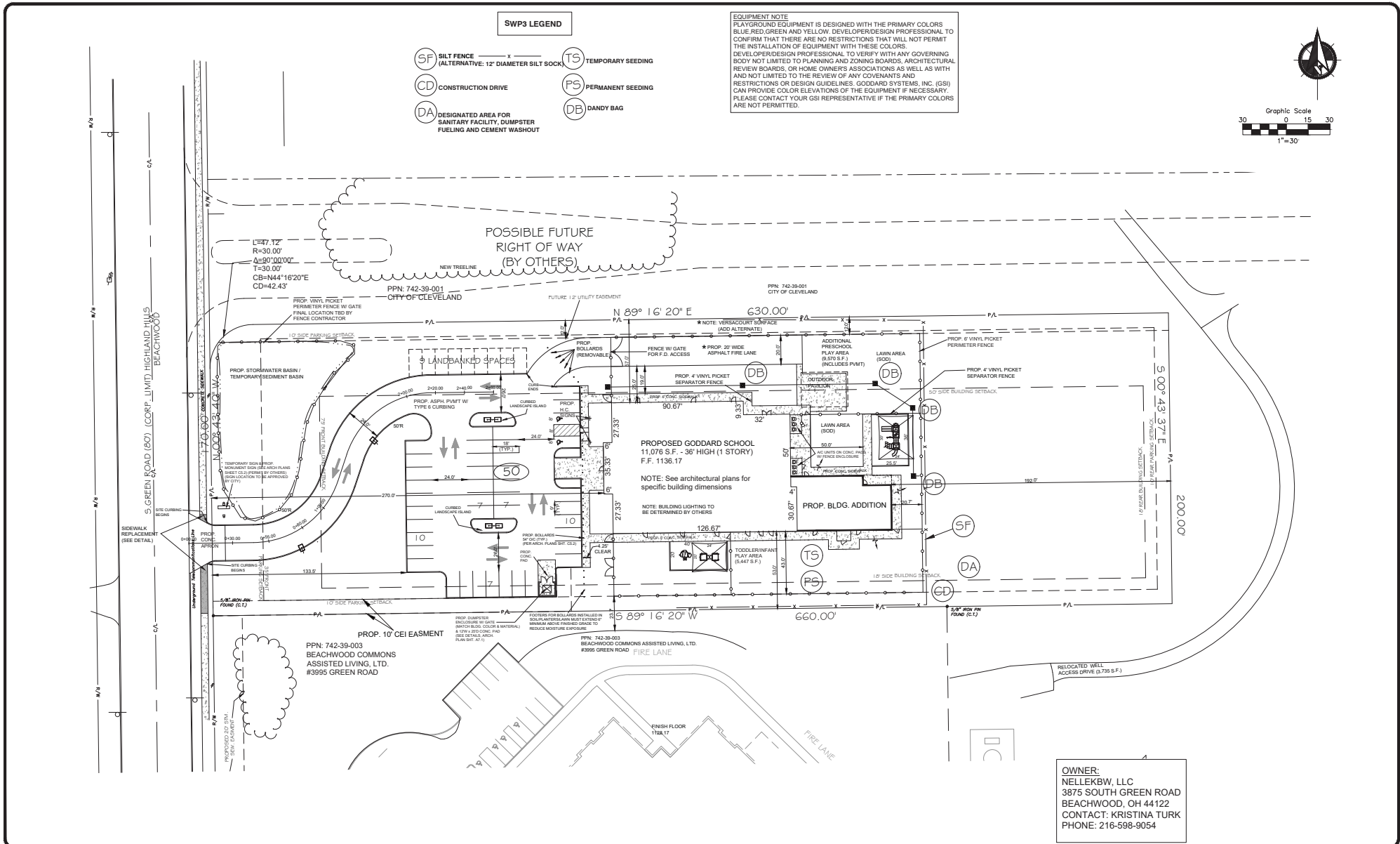
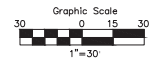
APPLICANT: NELLEKBW, LLC

P&Z:	ZONING DATA		DATE: 8/25/25
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U-10	U-10	
MINIMUM LOT AREA	3 Acres	3,0259 ac.	
MINIMUM LOT FRONTAGE	-	200'	
MINIMUM FRONT YARD BUILDING SETBACK	75'	270'	
MINIMUM SIDE YARD BUILDING SETBACK	NORTH 50' SOUTH 18'	53'	
MINIMUM REAR YARD BUILDING SETBACK	18'	192'	
MAXIMUM BUILDING HEIGHT	150'	36'	
MINIMUM LANDSCAPED AREA	20%	20%	
MINIMUM PARKING SETBACKS	Front = 35' Side = 10' Rear = 10'	Front = 133.5' Side = 10' Rear = 405.5'	
MINIMUM DRIVE AISLE	24'	24'	
MINIMUM PARKING STALL	9' x 18'	9' x 18'	
MINIMUM OFF-STREET PARKING	41	50	
SITE DEVELOPMENT PLANS	✓	✓	

SWP3 LEGEND

- SF SILT FENCE (ALTERNATIVE: 12" DIAMETER SILT SOCK)
- CD CONSTRUCTION DRIVE
- DA DESIGNATED AREA FOR SANITARY FACILITY, DUMPSTER FUELING AND CEMENT WASHOUT
- TS TEMPORARY SEEDING
- PS PERMANENT SEEDING
- DB DANDY BAG

EQUIPMENT NOTE
 PLAYGROUND EQUIPMENT IS DESIGNED WITH THE PRIMARY COLORS BLUE, RED, GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT THE INSTALLATION OF EQUIPMENT WITH THESE COLORS. DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL REVIEW BOARDS, OR HOME OWNERS ASSOCIATIONS AS WELL AS WITH AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND RESTRICTIONS OR DESIGN GUIDELINES, GODDARD SYSTEMS, INC. (GSI) CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY. PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS ARE NOT PERMITTED.



OWNER:
 NELLEKBW, LLC
 3875 SOUTH GREEN ROAD
 BEACHWOOD, OH 44122
 CONTACT: KRISTINA TURK
 PHONE: 216-598-9054

REV. No.	DATE	BY	CHKD.

LAND DESIGN consultants
 ENGINEERS · PLANNERS · SURVEYORS
 9025 Osborne Drive Mentor, Ohio 44060
 TEL: (440) 255-8463 (440) 951-LAND

THE GODDARD SCHOOL
 3875 S. GREEN ROAD
 City of Beachwood-Cuyahoga County-Ohio

SITE & SWP3 PLAN

SHEET / OF	1 / 4
CONTRACT No.	NELLE1-1901

INTRODUCTION

THIS STORM WATER POLLUTION PREVENTION PLAN (SWP3) FOR GODDARD SCHOOL ON GREEN ROAD IN BEACHWOOD, CUYAHOGA COUNTY, OHIO, AND IS INTENDED TO SATISFY THE REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) UNDER PERMIT GENERAL PERMIT NO. CH4000000 FOR CONSTRUCTION ACTIVITY UNDER THE PHASE II PORTION OF THE FEDERAL CLEAN WATER ACT AND CUYAHOGA COUNTY EROSION AND SEDIMENT CONTROL ORDINANCES.

OWNER/PARTY RESPONSIBLE FOR AMENDMENTS:
NELLEKW, LLC
C/O KRISTINA TURK
870 S. GREEN ROAD
BEACHWOOD, OH 44122
216-598-5504

ENGINEER:
LDC, INC. 684 LAND DESIGN CONSULTANTS
9025 OSBORNE DRIVE
MENTOR, OH 44060
RICH CANTANZARI - PROJECT ENGINEER
440-255-8463

PROJECT DESCRIPTION

CURRENTLY, THE SITE CONSISTS OF A VACANT WOODED LOT WITH FRONTAGE ON GREEN ROAD. THE SIZE OF THE PARCEL IS 3.03 ACRES WITH 2.9 ACRES EXPECTED TO BE DISTURBED DURING CONSTRUCTION. NO WETLANDS WILL BE FILLED. THE SOILS CONSIST OF W8B, W8B(W) AND H8B. BETTMAN HYDROLOGIC GROUP TYPE C SOILS. THE HYDROLOGIC GROUP TYPE C SOILS MAKEUP APPROXIMATELY 100% OF THE SITE. FOR THE PURPOSES OF DRAINAGE CALCULATIONS THE PRE-CONSTRUCTION RUNOFF COEFFICIENT OF CN=74 AND THE POST-CONSTRUCTION RUNOFF COEFFICIENT OF CN=86. THE CONSTRUCTION WILL CREATE 1.11 ACRES OF HARD SURFACE (78% IMPERVIOUS) CREATED FOR TOTAL BUILD-OUT OF SITE.

CONSTRUCTION SEQUENCE FOR SEDIMENT EROSION CONTROL PRACTICES

- 1. SELECT AND MARK OFF AREAS OF TREES, SHRUBS AND VEGETATION TO BE REMOVED
- 2. INSTALL TEMPORARY INLET PROTECTION ON EXISTING CATCH BASINS DESIGNATED ON PLANS
- 3. INSTALL CONSTRUCTION DRIVE FOR DURATION OF THE PROJECT
- 4. PERFORM CLEARING AND GRUBBING WITHIN DESIGNATED LIMITS OF DISTURBANCE
- 5. INSTALL AND IMPLEMENT SEDIMENT CONTROLS WITHIN 7 DAYS OF GRUBBING ACTIVITIES
- 6. INSTALL SILT FENCE AS DESIGNATED ON PLAN
- 7. CONSTRUCT STORMWATER MANAGEMENT BASIN AND STORM SEWER APPURTENANCES
- 8. INSTALL DROP INLET PROTECTION TO NEW STORM STRUCTURES
- 9. ROUGH GRADE SITE FOR BUILDING PAD AND PAVEMENT AREAS AND STABILIZE NON BUILDING AND PAVEMENT AREAS WITH TEMPORARY SEEDING AND MULCHING
- 10. INSTALL PROPOSED UTILITIES, BUILDING AND PAVEMENT
- 11. LUMP COMPLETION OF THE UTILITY AND PAVEMENT INSTALLATION, FINE GRADE, AND RESURFAD TOPSOIL
- 12. STABILIZE ALL DISTURBED AREA WITH PERMANENT SEED AND MULCHING IMMEDIATELY UPON REACHING FINAL GRADE
- 13. RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL 70% COVERAGE IS ACHIEVED
- 14. ALL EROSION MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED. ALL AREAS OF VEGETATIVE SURFACE STABILIZATION, WHETHER TEMPORARY OR PERMANENT, SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL WHEN THE UNIFORM RATE OF COVERAGE (70% IS OBTAINED)
- 15. CONVERT TEMPORARY SEDIMENT BASIN INTO STORMWATER MANAGEMENT BASIN
- 16. ONCE SITE IS DEEMED STABLE THE SITE MAY BE CLEANED UP REMOVING SILT FENCE, TEMPORARY SEDIMENT BASINS AND INLET PROTECTION, THEN SEED WITH PERMANENT SEEDING.

STORM WATER MANAGEMENT DURING CONSTRUCTION

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED DURING THE CONSTRUCTION STAGE OF THE PROJECT. IN SOME MINOR AREAS OF CONCERN, EROSION CONTROL PRACTICES SUCH AS SILT FENCE, INLET PROTECTION AND DANDY BAGS ALONG WITH TEMPORARY SEEDING WILL BE USED TO STABILIZE SOIL AND PREVENT EROSION.

STORM WATER MANAGEMENT POST-CONSTRUCTION

STORMWATER BASIN WILL BE UTILIZED FOR THIS PROJECT TO MEET THE CITY REQUIREMENTS FOR INCREASED POST-CONSTRUCTION RUNOFF INCREASE. THE STORMWATER BASIN SHALL ALSO PROVIDE WATER QUALITY TREATMENT OF THE RUNOFF. THE BASIN OUTLETS INTO A STORM SYSTEM WHICH ULTIMATELY OUTLETS INTO XXXXXXXX. INLET COVERS WITH "DUMP NO WASTE" (PROUL LOGO) WILL BE UTILIZED AS A NON-STRUCTURAL BMP FOR ALL NEW STRUCTURES (SEE APPENDIX XXXXX FOR WATER QUALITY CALCULATIONS)

POST-CONSTRUCTION INSPECTION AND MAINTENANCE

A DETAILED INSPECTION AND MAINTENANCE SCHEDULE FOR ALL POST CONSTRUCTION BMP STRUCTURES CAN BE FOUND IN APPENDIX XXXXXXX. INSPECTION REPORTS FOR THE STORM WATER BASIN SHALL BE SUBMITTED BY THE OWNER OR ITS REPRESENTATIVE TO THE CITY OF BEACHWOOD ENGINEER, SERVICE DIRECTOR AND ASSISTANT SERVICE DIRECTOR BY JUNE 1ST EVERY YEAR.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENTATION CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES WILL BE USED TO MANAGE EROSION AND SEDIMENTATION CONTROLS. BUILT UP SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT HAS REACHED ONE-THIRD OF THE HEIGHT OF THE FENCE.

THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE THAT THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. TEMPORARY AND PERMANENT SEEDING AND PLANTINGS WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.

REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. INSPECTIONS ARE TO BE PERFORMED UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED. PERMANENT RECORDS OF MAINTENANCE AND INSPECTION MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE A MINIMUM OF AT LEAST ONCE EVERY SEVEN (7) DAYS AND IMMEDIATELY AFTER STORM EVENTS OF ONE-HALF (0.5) INCHES OF RAIN IN A TWENTY-FOUR (24) HOUR PERIOD. THE INSPECTION REPORT SHALL CONTAIN THE FOLLOWING MINIMUM INFORMATION: NAME OF INSPECTOR, MAJOR OBSERVANCES, DATE OF INSPECTION AND THE CORRECTIVE MEASURES TAKEN.

A WAIVER REQUEST MAY BE SUBMITTED TO OEPA FOR A REDUCTION TO MONTHLY INSPECTIONS IF THE SITE WILL REMAIN DORMANT FOR A LONG PERIOD OF TIME AFTER STABILIZATION.

A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE FORM IS TO BE COMPLETED BY THE PERSON DOING THE INSPECTION. A COPY OF A SAMPLE INSPECTION FORM IS ATTACHED IN APPENDIX XXXXXX.

THE CONTRACTORS PROJECT SUPERINTENDENT WILL SELECT INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. (ONLY QUALIFIED INSPECTION PERSONNEL MAY PERFORM INSPECTIONS)

INSPECTION RECORDS SHALL BE KEPT FOR 3 YEARS AFTER THE TERMINATION OF CONSTRUCTION ACTIVITIES.

NON-SEDIMENT POLLUTION CONTROL:

- 1. CONSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS WHO MAY USE OR HANDLE HAZARDOUS OR TOXIC MATERIALS, SHALL BE MADE AWARE OF THE FOLLOWING GENERAL GUIDELINES FOR DISPOSAL AND HANDLING OF HAZARDOUS AND OTHER CONSTRUCTION WASTE:
 - PREVENT SPILLS
 - USE PRODUCTS UP
 - FOLLOW LABEL DIRECTIONS FOR DISPOSAL
 - REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
 - RECYCLE WASTES WHENEVER POSSIBLE
 - DONT POUR INTO WATERWAYS, STORM DRAINS OR ONTO THE GROUND
 - DONT POUR DOWN THE SINK, FLOOR DRAIN OR SEPTIC TANKS
 - DONT BURY CHEMICALS OR CONTAINERS
 - DONT BURN CHEMICALS OR CONTAINERS
 - DONT MIX CHEMICALS TOGETHER
- 2. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS TO BE USED ON-SITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.
- 3. NO WASTE MATERIALS SHALL BE BURIED ON-SITE. SITE PERSONNEL, INCLUDING SUBCONTRACTORS SHALL BE NOTIFIED THAT NO CONSTRUCTION RELATED MATERIALS ARE TO BE BURIED ON SITE
- 4. MIXING, PUMPING, TRANSFERRING OR OTHERWISE HANDLING CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH OR STORM DRAIN.
- 5. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC. SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES OR STORM DRAINS. IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS
- 6. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A BUMP OR PIT SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER
- 7. IF HAZARDOUS SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTI-FREEZE, ETC. ARE SPILLED, LEAKED, OR RELEASED ONTO THE SOIL, THE SOIL SHALL BE OUG UP AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL. SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAND/DIRT OR KITTY LITTER AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CHEMIST CURING COMPOUNDS REQUIRE SPECIAL HANDLING. CONTACT OHIO EPA (1-800-282-9378).
- 8. SPILLS OF 25 GALLONS OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE DISCOVERY OF THE RELEASE.
- 9. SPILL PREVENTION CONTROL CONTAINMENT/RESERVOIRS (SPCM) ARE NECESSARY IF SITE IS TO HAVE ONE ABOVE GROUND STORAGE TANK OF 660 GALLONS OR MORE

SWP3 PLAN

SWPP PLAN NOTES

- 1. MINIMIZE TRACKING OF SEDIMENTS BY VEHICLES BY UTILIZING THE CONSTRUCTION ENTRANCE AS THE ENTRANCE TO VEHICLES. MAINTAIN THIS ENTRANCE WITH STONE AS NEEDED TO PREVENT DIRT AND MUD FROM TRACKING ONTO THE ROADWAY. REGULAR WEAVING OF THE ROADWAY MAY BE NECESSARY TO ENSURE ROADWAY DOES NOT BUILD UP WITH SEDIMENTS.
- 2. ALL CONSTRUCTION AND DEMOLITION DEBRIS (CADD) WASTE WILL BE DISPOSED OF IN A OHIO EPA APPROVED CADD LANDFILL.
- 3. ALL NON-SEDIMENT POND SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT PONDS SHALL BE REPAIRED OR CLEANED OUT WITHIN 10 DAYS OF INSPECTIONS.
- 4. BMP'S NOT MEETING INTENDED FUNCTION OR MISSING BMP'S, SHALL BE REPLACED WITH NEW BMP WITHIN 10 DAYS OF INSPECTION.
- 5. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS AND MAY BE REQUIRED AT THE DISCRETION OF THE CITY OF BEACHWOOD ENGINEER OR ITS REPRESENTATIVES.
- 6. SEDIMENT/STORMWATER PONDS AND EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. UPON COMPLETION OF CONSTRUCTION OF PONDS, SEEDING AND MULCHING SHALL IMMEDIATELY FOLLOW TO AID IN THE STABILIZATION AND MINIMIZE EROSION AND SEDIMENT TRANSPORT OF THE SOIL BEFORE WATER LEAVES THE POND. ALL EROSION AND SEDIMENT CONTROLS SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RESTABILIZED.
- 7. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF. (THIS INCLUDES WASHING OUT OF CEMENT TRUCKS), DESIGNATED WASH PIT AREAS ARE SHOWN ON THE PLANS AND ARE PRESET FOR THIS PURPOSE AWAY FROM AREAS OF STORM WATER RUNOFF.
- 8. SITE STABILIZATION EITHER PERMANENT OR TEMPORARY MUST FOLLOW THE REQUIREMENTS AS APPLICABLE ON THE FOLLOWING TABLES.

PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREA WITHIN 50 FEET OF WATERCOURSE AND AT FINAL GRADE.	WITHIN 2 DAYS OF REACHING FINAL GRADE.
ANY AREA AT FINAL GRADE.	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREA WITHIN 50 FEET OF A WATERCOURSE AND NOT AT FINAL GRADE.	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE, IF THAT AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS.
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREA INCLUDING SOIL STOCKPILES, THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A WATERCOURSE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA.
DISTURBED AREAS THAT WILL BE IDLE OVER THE WINTER.	PRIOR TO NOVEMBER 1.

TEMPORARY SEEDING & MULCHING (SEED MIX NO. 1)
TEMPORARY SEEDING SHALL BE APPLIED WITHIN SEVEN (7) DAYS ON ALL BARE AREAS THAT WILL NOT BE DISTURBED FOR 21 DAYS.
-PERENNIAL RYE GRASS-2 LBS./1000 S.F.
-COMMERCIAL FERTILIZER SHALL BE (12-12-12) AND CONFORMS TO ORLD-10 LBS./1000 S.F.
-MULCH STRAW-2 TONS/ACRE. ALL TEMPORARY SEEDING ITEMS & PROCEDURES SHALL CONFORM TO ORLD UNLESS OTHERWISE DIRECTED BY THE CITY OF BEACHWOOD.

PERMANENT SEEDING AND MULCHING (SEED MIX NO. 2)
SEEDING CONTROL SHALL BE COMPLETED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ORLD OR AS DIRECTED BY THE CSWD.
THE FOLLOWING MIXTURES SHALL BE USED FOR SEEDING IN ACCORDANCE WITH ORLD:
-KENTUCKY BLUEGRASS-40% 3 LBS./1000 S.F.
-GREENING RED FESCUE-40%
-PERENNIAL Ryegrass-20%
-FERTILIZER-10 LBS./1000 S.F. (12-12-12)
-MULCH STRAW-2 TONS/ACRE
RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTORS COST.

NOTE: WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATE STABILIZATION TECHNIQUES MUST BE EMPLOYED. THESE TECHNIQUES MAY INCLUDE MULCHING, EROSION MATTING, OR PLACEMENT OF STONE.

STORMWATER POLLUTION PREVENTION NOTES:

- 1. ALL PROPOSED SLOPES 3:1 OR GREATER SHALL RECEIVE JUTE OR EXCELLOGR MATTING PER ORLD.
- 2. OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-MOVING ACTIVITIES.
- 3. ALL SEEDING AND MULCHING SHALL BE COMPLETED PER ORLD UNLESS OTHERWISE DIRECTED BY THE CITY OF BEACHWOOD.
- 4. MINIMIZE OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES BY MAKING USE OF DESIGNATED CONSTRUCTION ENTRANCES AND REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING.
- 5. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
- 6. DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF 14 DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING WITHIN 7 DAYS OF EARTH-MOVING.
- 7. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST CONFORM TO THE SPECIFICATIONS OF RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION (ORLD).
- 8. CONTRACTOR MUST INSTALL PERIMETER SEDIMENT BARRIERS AND SEDIMENT TRAPS PRIOR TO INITIAL EARTH DISTURBANCE (TOP SOIL REMOVAL, GRUBBING, ETC.) BARRIER LOCATIONS MAY REQUIRE MODIFICATION AFTER ON-SITE EVALUATION BY DISTRICT STAFF, WHICH WILL BE DOCUMENTED IN INSPECTION REPORTS TO THE COUNTY.
- 9. SOIL STOCKPILES RESULTING FROM EXCAVATION REQUIRE EITHER A SEDIMENT BARRIER AROUND THE BASE OF THE PILE OR OTHER BARRIERS ON SITE (SECTION 3.04C) MUST CONTAIN RUNOFF.
- 10. THE CONTRACTOR MUST USE A STABILIZED CONSTRUCTION ENTRANCE AND MUST LIMIT SEDIMENT TRACKING INTO PUBLIC STREETS.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTAINING ALL SILT ON-SITE. DAMAGE DUE TO OFF-SITE/DOWNSTREAM SILTATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 12. EROSION CONTROL BLANKETS WITH MATTING WILL BE USED ON ALL DITCHES AND ALL OTHER SLOPES GREATER THAN 6%.
- 13. NO SEDIMENT LADEN DISCHARGES ARE PERMITTED TO SURFACE WATER. PUMPING OF TRENCHES OR GROUND WATER CONTAINING SEDIMENT MUST PASS THROUGH A SEDIMENT FILTER OR SEDIMENT SETTLING POND.
- 14. IF UNFORESEEN EROSION IS ENCOUNTERED DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES SHALL BE PROVIDED, AS DIRECTED BY THE ENGINEER, AT THE CONTRACTORS EXPENSE.

CONTRACTORS ACKNOWLEDGEMENT

THE UNDERSIGNED CONTRACTORS HEREBY ACKNOWLEDGE THAT THEY HAVE REVIEWED AND UNDERSTAND THE CONDITIONS AND THE RESPONSIBILITIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWP3) AS STATED IN THE SWP3. THE UNDERSIGNED CONTRACTORS ALSO UNDERSTAND THAT A SEPARATE NO SHALL BE SUBMITTED TO OHIO EPA TO OBTAIN A STORMWATER PERMIT FOR ANY OFFSITE BOWFLOW AND SPILL AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE PERMIT AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWP3) FOR THESE OFFSITE AREAS.

ALL CONTRACTORS AND SUBCONTRACTORS MUST FILE A "CO-FERMITTEE NOTICE OF INTENT" FOR COVERAGE UNDER OHIO EPA STORM WATER CONSTRUCTION GENERAL PERMIT.

CONTRACTOR / SUBCONTRACTOR PRINT NAME COMPANY

CONTRACTOR / SUBCONTRACTOR PRINT NAME COMPANY

NOTES:

- A) ALL TRUCKS USED ON CITY OF BEACHWOOD ROADS FOR STREET CLEANING MUST BE OF THE VACUUM VARIETY. TRUCKS THAT CAUSE DUST TO BE STIRRED UP, SUCH AS OPEN FACE BROOM TRUCKS, SHALL NOT BE PERMITTED.
- B) IN AREAS OF PAVEMENT SAWING, ALL SAWCUTTING SLURRY MUST BE CLEANED UP AS SOON AS THE CUTTING IS COMPLETED. THE CONTRACTOR SHALL PROVIDE A STREET SWEEPER BEFORE THE SAWCUTTING OPERATION.
- C) TRUCK WASH - ALL VEHICLES LEAVING THE SITE SHALL BE CLEANED OF MUD AND WASTE BEFORE LEAVING THE SITE. CITY ROAD MUST BE KEPT CLEAN DURING CONSTRUCTION ACTIVITIES.

CONTRACTOR/OPERATOR, TBA

NAME _____
ADDRESS _____
PHONE _____

REV. No.	DATE	BY	CHKD.

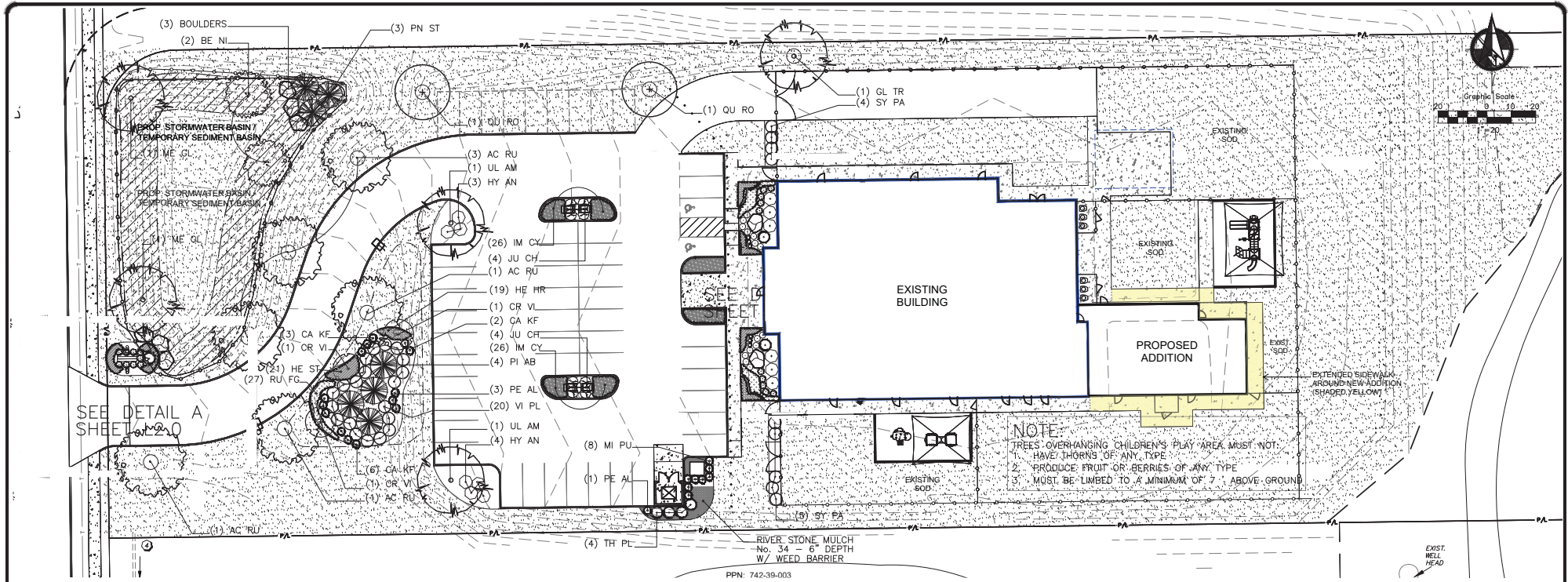
LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND

THE GODDARD SCHOOL
3875 S. GREEN ROAD
City of Beachwood-Cuyahoga County-Ohio

DATE: 8-22-25
SCALE: HOR.
VERT.
FILENAME: BASE
COMPUTER: 5
TAB NAME: SWP3

SWP3 NOTES

SHEET 2 OF 4
CONTRACT NO. _____
NELLE1-1901



EXISTING PLANT LIST

QTY	SYM	BOTANIC NAME	COMMON NAME	SIZE
CANOPY TREES				
5	AC RU	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2.5" CAL. B&B
1	GL TR	GLEDITSIA TRICANTHOS INERMIS 'SKY'	SKYLINE HONEYLOCUST	2.5" CAL. B&B
2	ME GL	METASEQUOIA GLYPTOSTROBODES	DAWN REDWOOD	2.5" CAL. B&B
2	QU RO	QUERCUS ROBUR FASTIGIATA	COLUMNAR ENGLISH OAK	2.5" CAL. B&B
2	UL AM	ULMUS AMERICANA 'FRONTIER'	FRONTIER ELM	2.5" CAL. B&B
ORNAMENTAL TREES				
0	AM GR	AMELANCHIER GRANDIFLORA 'R.H.'	ROBIN HILL SERVICEBERRY	2" CAL. B&B
2	BE NI	BETULA NIGRA 'HERITAGE' (CULLY)	HERITAGE RIVER BIRCH	10-12" HT. M.S. B&B
0	CO KO	CORNUS KOUSA 'MILKY WAY'	MILKY WAY CHINESE DOGWOOD	6"-8" HT. M.S. B&B
3	CR VI	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL. B&B
0	SY RE	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CAL. B&B
EVERGREEN TREES				
3	CH NO	CHAMAECYPARIS NOOTKATENSIS	WEeping Nootka CYPRESS	4' HT. B&B
4	PI AB	PICEA ABIES	NORWAY SPRUCE	6' HT. B&B
3	PN ST	PINUS STROBUS	EASTERN WHITE PINE	6"-8" HT. B&B
5	TH PL	THUJA PLICATA 'GREEN GIANT'	WESTERN ARBORVITAE	5' HT. B&B

QTY	SYM	BOTANIC NAME	COMMON NAME	SIZE
LG. DECIDUOUS & EVERGREEN SHRUBS				
0	CO AL	CORNUS ALBA SIBIRICA 'BLOODGOOD'	BLOODGOOD SIBERIAN DOGWOOD	36" HT. B&B
6	OL AL	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	36" HT. B&B
0	EU AL	EUONYMUS ALATUS 'COMPACTA'	COMPACT BURNINGBUSH	36" HT. B&B
7	HY AN	HYDRANGEA ARBOR. 'ANNABELLE'	ANNABELLE HYDRANGEA	36" HT. B&B
8	JU CH	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN CHINESE JUNIPER	24" HT. B&B/No.3 CONT.
4	SY PA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36" HT. B&B
26	VI PL	VIBURNUM PLICATUM TOMENTOSUM 'M'	MARIESI DOUBLEFILE VIBURNUM	36" HT. B&B
SM. DECIDUOUS & EVERGREEN SHRUBS				
9	BU SE	BUXUS SEMPERVIRENS 'GREEN GEM'	GREEN GEM BOXWOOD	18" HT. B&B/No.3 CONT.
10	CE PR	CEPHALOTAXUS HARRINGTONIA 'PRO.'	PROSTRATE PLUM YEW	18" HT. B&B/No.3 CONT.
6	FO GA	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY FOTHERGILLA (DWARF)	18" HT. B&B/No.3 CONT.
0	JU SA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	18" HT. B&B/No.3 CONT.
8	SP GF	SPIREA JAPONICA 'D. P. GOLD'	DOUBLE PLAY GOLD SPIREA	18" HT. B&B/No.3 CONT.
PERENNIALS				
11	CA KF	CALAMAGROSTIS ACUTIFLORA 'K.F.'	KARL FOERSTER REED GRASS	3 GAL. CONT.
21	HE ST	HEMEROCALLIS X. 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL. CONT.
19	HE HR	HEMEROCALLIS X. 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL. CONT.
52	IM CY	IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOODGRASS	1 GAL. CONT.
6	MA ST	MATTEUCCIA TRUTHIOPTERIS	OSTRICH FERN	3 GAL. CONT.
8	MI PU	MISCANTHUS PURPURESCENS	PURPLE MAIDENGRASS	3 GAL. CONT.
4	PE AL	PENNISSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAINGRASS	1 GAL. CONT.
27	RU FG	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACKKEYED SUSANS	1 GAL. CONT.

- DETENTION BASIN OHIO PRAIRIE DETENTION BASIN SLOPE MIX SEE GODDARD SCHOOL SPECIFICATIONS
- LAWN TURF OLIGER 4-3-3 MIX SEE GODDARD SCHOOL SPECIFICATIONS
- ARTIFICIAL TURF - PLAY AREA ONLY SEE GODDARD SCHOOL SPECIFICATIONS

APPENDIX 'C' HARMFUL PLANT LIST

Harmful Plant List From The Children's Hospital of Pittsburgh. Plants in this list shall not be used anywhere on this project, either inside the play area fencing, outside the fencing, or anywhere within the site boundaries.

If such plant species are existing on site prior to construction, all such material shall be removed.

REV. No.	DATE	BY	CHKD.
1	8/25/25	cdg	cdg

LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS · PLANNERS · SURVEYORS
 9025 Osborne Drive Mentor, Ohio 44060
 TEL: (440) 255-8463 (440) 951-LAND

THE GODDARD SCHOOL
 3875 S. GREEN ROAD - PPN 742-39-001
 City of Beachwood-Cuyahoga County-Ohio

DATE	8/25/25
SCALE	HOR. 1"=20'
VERT.	
FILENAME	BASE
COMPUTER	S
TAB NAME	GRADE

CONCEPT LANDSCAPE MASTER PLAN

SHEET OF	4 / 4
CONTRACT No.	NELLE1-1901



MICHAEL PANT - LICENSE NO. 10770
EXPIRATION DATE: 12/31/2025

GODDARD SCHOOL

GREEN ROAD, BEACHWOOD, OH
BUILDING ADDITION

GODDARD SCHOOL
3975 S. GREEN ROAD
BEACHWOOD, OHIO 44120

A.B.B. SUBMISSION 08.13.2025

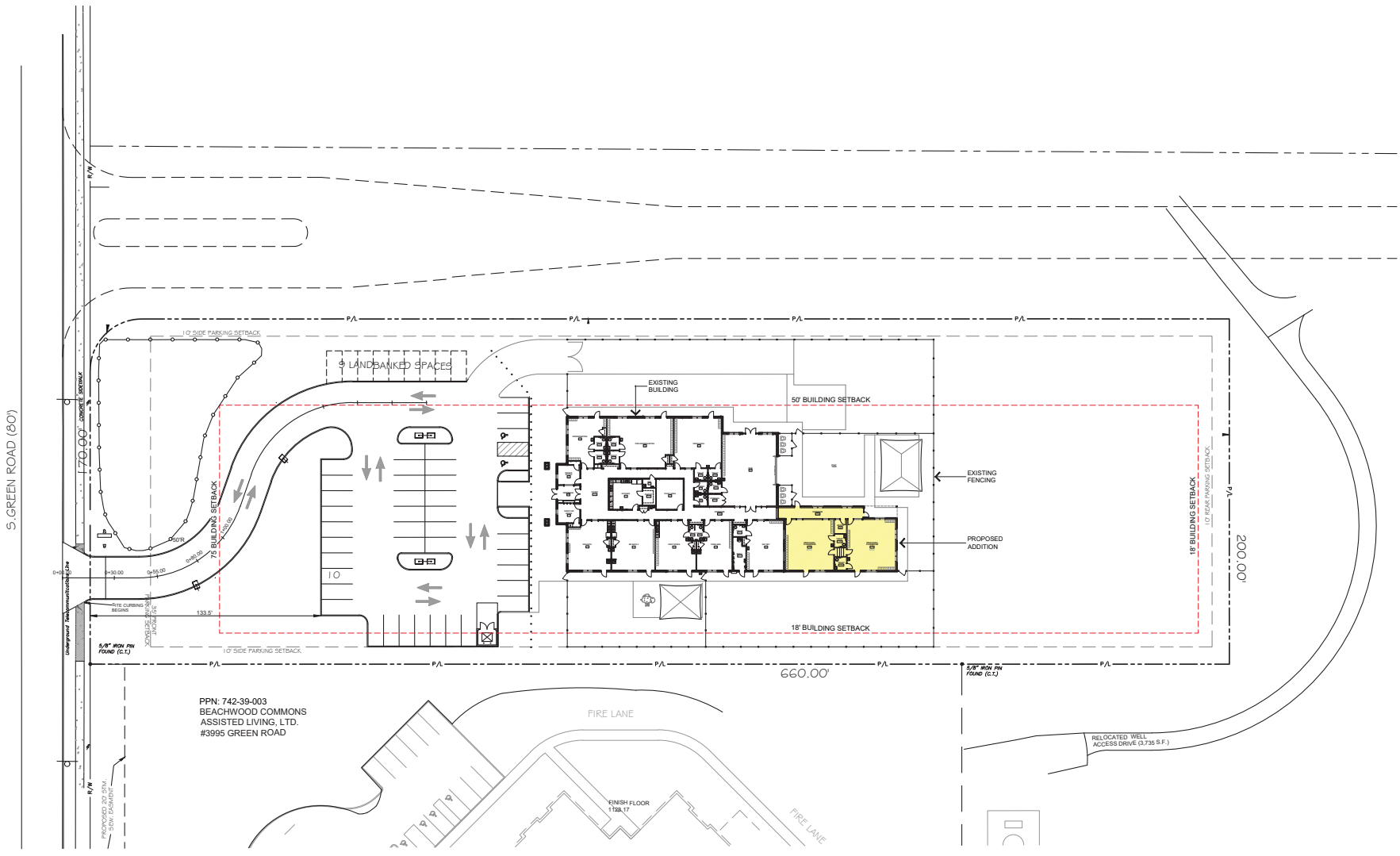
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GROVE HILL DESIGN
2529

EXISTING FLOOR PLAN

a1.0



PPN: 742-39-003
BEACHWOOD COMMONS
ASSISTED LIVING, LTD.
#3995 GREEN ROAD

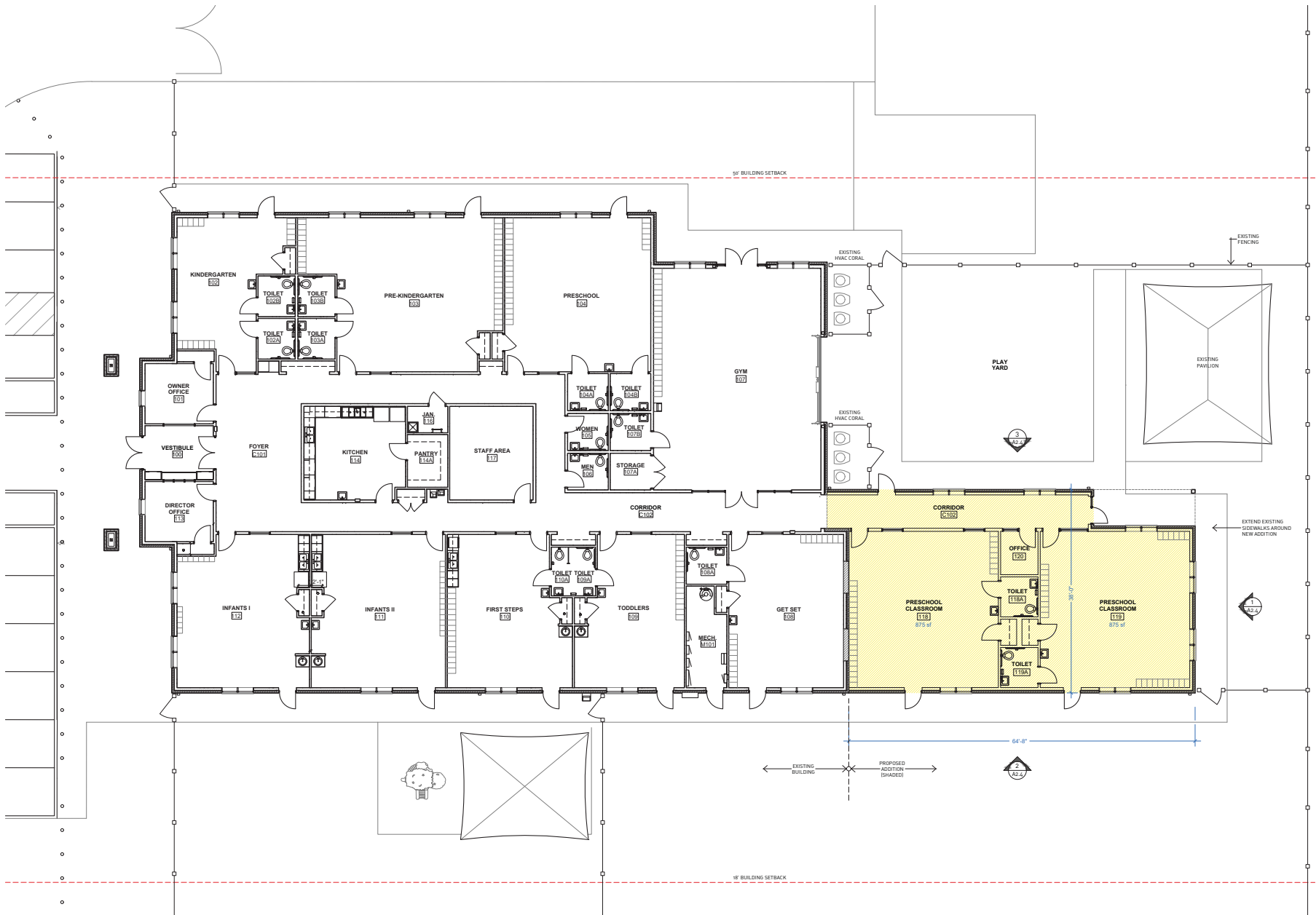
1 **SITE PLAN**

81.0 NO SCALE NORTH

GENERAL NOTE
THIS SITE PLAN IS FOR REFERENCE ONLY.
IT IS SCANNED FROM THE "LAND DESIGN"
CIVIL SITE PLAN PREPARED IN 2019



MICHAEL FANT - LICENSE NO. 10770
EXPIRATION DATE: 12/31/2015



GODDARD SCHOOL

GREEN ROAD, BEACHWOOD, OH
BUILDING ADDITION

GODDARD SCHOOL
3975 S. GREEN ROAD
BEACHWOOD, OHIO 44100

A.B.B. SUBMISSION 08.13.2015

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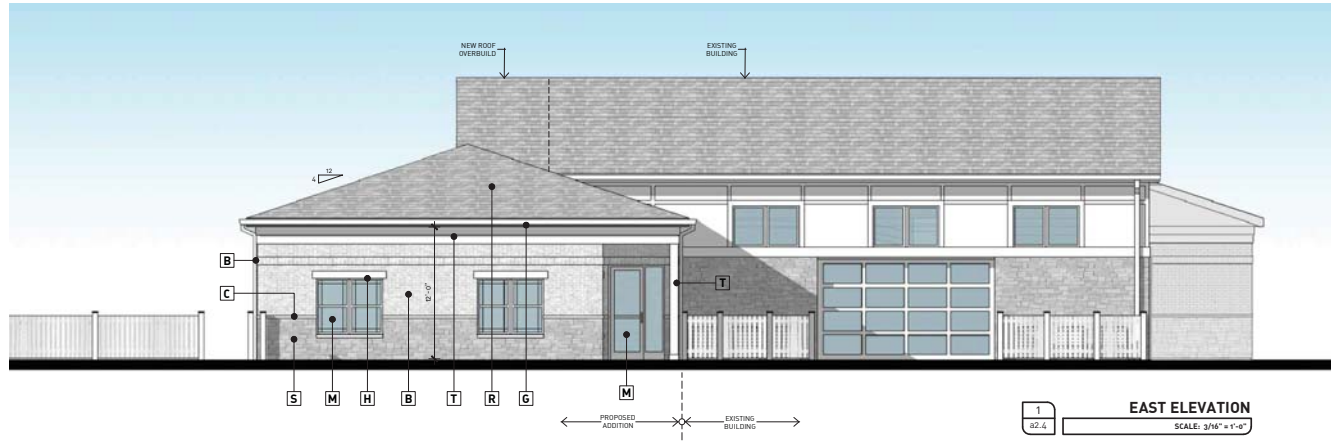
BUILDING FLOOR PLAN

a2.1

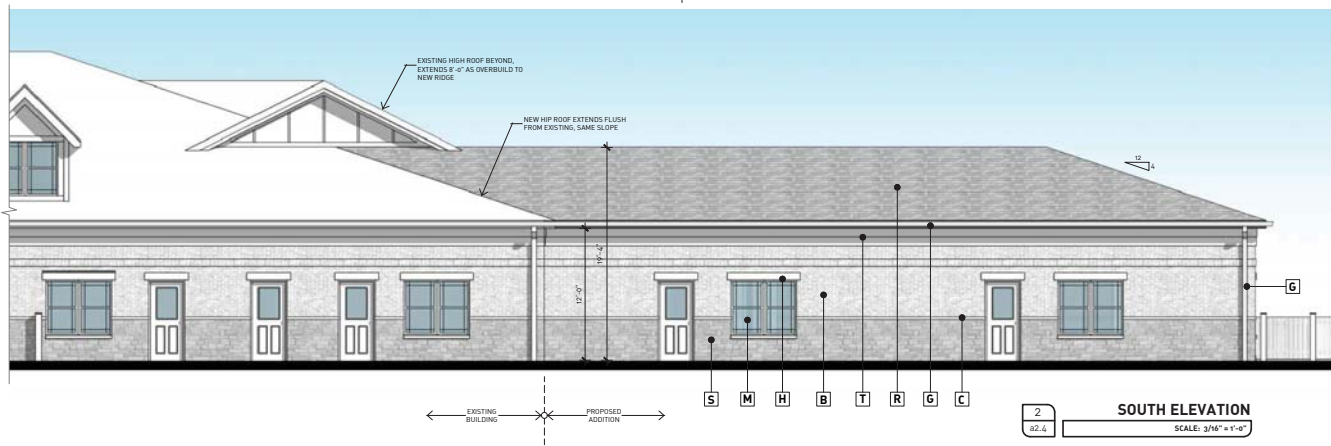
1 BUILDING FLOOR PLAN
a2.1 SCALE: 1/8" = 1'-0"
NORTH



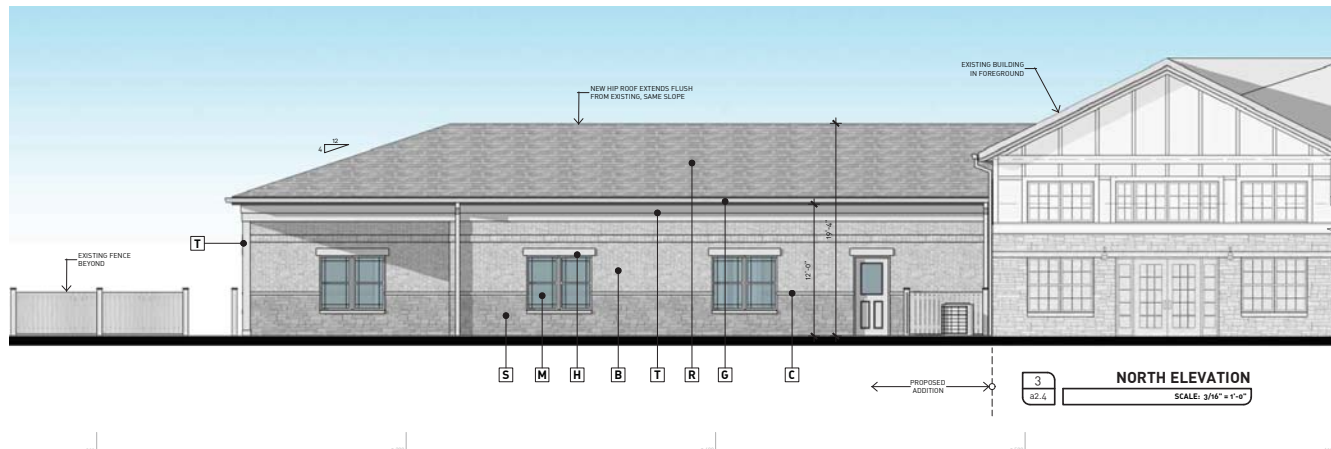
MICHAEL FANT - LICENSE NO. 10770
EXPIRATION DATE: 12-31-2025



1
a2.4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2
a2.4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3
a2.4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

	R ARCHITECTURAL ASPHALT SHINGLES GAF - "TIMBERLINE HD - WEATHERED WOOD"
	G GUTTER, FASCIA BOARD, AND DOWNSPOUT COLOR: "DARK BRONZE"
	T 1x FIBER CEMENT TRIM, PAINTED SHERWIN WILLIAMS - "NOMADIC DESERT 6107"
	B BRICK SOLDIER COURSE GLEN-GHERY "BOULDER GREY" #R-83
	H CAST STONE LINTEL HEADER ARRISCRAFT - "WHITE" - ROCKED FINISH
	B BRICK VENEER GLEN-GHERY "BOULDER GREY" #R-83
	M DOOR & WINDOW FRAME / MULLIONS COLOR: "DARK BRONZE"
	C CAST STONE WATER TABLE ARRISCRAFT - "WHITE" - SMOOTH FINISH
	S MANUFACTURED STONE VENEER ARRISCRAFT - "URBAN LEDGESTONE"

GENERAL NOTE:
ALL EXTERIOR MATERIALS AT NEW ADDITION ARE TO MATCH EXISTING MATERIALS.
SPECS ARE PROVIDED IN THE ABOVE LEGEND.

GODDARD SCHOOL
GREEN ROAD, BEACHWOOD, OH
BUILDING ADDITION

GODDARD SCHOOL
3875 S. GREEN ROAD
BEACHWOOD, OHIO 44122

A.B.B. SUBMISSION 08.13.2025

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EXTERIOR ELEVATIONS

a2.4

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: August 22, 2025



RE: **P&Z 2025-38 NELLEKBW, LLC
Goddard School
3875 South Green Road
Preliminary and Final Site Plan Approval**

This request is for both preliminary and final site development plan approval for the addition of two (2) classrooms to the existing school. The subject site is in the U-10 Planned Mixed-Use Development District. The applicant proposes to extend the existing building 64.67 feet toward the rear of the site. The addition is approximately 2,400 square feet and would include the two classrooms and an access corridor. There are no setback issues with the proposed addition. The original approval required 43 parking spaces. The current proposal will require 49 parking spaces. The applicant's original plan provided 41 improved parking spaces and landbanked an additional 9 spaces. Should the additional classrooms impact parking, the applicant would need to install the landbanked spaces as directed by the Building Commissioner.

It is recommended that the Commission grant both preliminary and final site development plan approval subject to:

1. Approval of the final site improvements by the City Engineer, and
2. Installation of the landbanked parking spaces if determined necessary by the Building Commissioner.

MEMORANDUM

To: Mr. Brian Roenigk
Building Commissioner

From: Joesph R. Ciuni, P.E., P.S.
Consulting City Engineer

Date: August 25, 2025

Reference: Goddard Building Addition
3875 South Green Road
P&Z 2025-38

We have reviewed the site improvement plans for the above-referenced project submitted on August 25, 2025 and we offer the following comments:

1. Please re-evaluate the detention basin capacity due to the increase in impervious area.
2. Provide the limits of disturbance.
3. Provide a FF elevation for the addition.
4. Provide a grading plan for the addition.
5. Please show how roof drainage is addressed.
6. There is an existing 6" fire line shown in the original plans (7' off the back of building) that would be located under the addition. Will this line be relocated? Show all existing and proposed utilities on the plan.
7. There are two existing catch basins on the south side of the building (CB7 and CB8 per the original plans) that are not shown. This is concerning in regard to SWPPP protections, especially if the construction access with be along the south side of the building. Please also show the construction access route on the plans.
8. Silt fence locations are upstream of the work area. Provide silt fence in locations that are downstream of the work area and most likely to capture construction sediment runoff.

We hereby recommend engineering approval of the plans continent upon resolution of these remaining items.

JRC/jag
Cc: File 2025120.00

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 08/26/2025
Re: P&Z # 2025-38 3875 S. Green Rd. (Addition)

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