

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting
Thursday, June 25, 2026, 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 April 30, 2026, Planning and Zoning Commission Meeting
3. Approval of Minutes of the May 28, 2026, Planning and Zoning Commission Meeting
4. Council Report
5. Citizen's Remarks
6. Planning and Zoning Commission
2026-18 Mordechai Giffin has requested a 2' side lot line variance for exterior stairs, in accordance with BCO Section 1113.10(f), Projections into and uses of required yards, and variance for landscape allowance for trees next to public sidewalk, in accordance with BCO Section 1113.12, Landscaping, at 2640 Brentwood Road.
7. Planning and Zoning Commission
2026-19 Michael Khmelnitsky has requested preliminary and final approval for a lot split of PPN 741-29-027, 26421 North Woodland Road.
8. Planning and Zoning Commission
2026-20 Anthony Majc has requested preliminary and final site plan approval and variance for a new addition and cooler enclosure at 24619 Chagrin Blvd., Bark and Barrel.
9. Planning and Zoning Commission
2026-21 Stuart Mintz has requested a 195' front yard hardscape variance for a driveway expansion at 24115 Woodway Road, in accordance with BCO Section 1113.14, Driveways.

Tabled Items

1. Planning and Zoning Commission
2025-32 Allayne Stephans has requested approval of a revised lot split plat to divide the existing PPN 741-12-001 into three (3) parcels, for 24400 Cedar Road, The Hanger Club.

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 5/13/2026

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

STREET ADDRESS: 2616 Brentwood Rd

CITY/STATE/ZIP: Beachwood OH 44122

APPLICANT: Mordechai Giffin PHONE: 330-272-8713

COMPANY OR FIRM: NA

EMAIL: mordygiffin@yahoo.com

STREET ADDRESS: 2616 Brentwood Rd

CITY/STATE/ZIP: Beachwood OH 44122

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

Mordechai Giffin mordygiffin@yahoo.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2640 Brentwood Rd SUITE # _____

TENANT NAME: Under Construction

PERMANENT PARCEL # 741 .070 .65 PRESENT USE: constructio PROPOSED USE: living

PURPOSE OF APPLICATION: Variance for landscape allowance pertaining to trees next to sidewalk and allowance for stairs away from exit

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**):

Need to place garbage cans on south of house requiring a landing requiring more space

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. Hardship for stairs is a grading issue on the side yard, need steps to accomodat

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:

***IMPORTANT NOTE: The City of Beachwood will never request wire transfers via email. Any fees or approvals will only be communicated through official city channels.**

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.


Mordechai Giffin
5/13/26

 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 GIFFIN, MORDECHAI & ZAHAVA
Property Address 2640 Brentwood RD Beachwood, OH 44122
Tax Mailing Address GIFFIN, MORDECHAI 2640 BRENTWOOD RD BEACHWOOD, OH 44122
Description 18 FAIRMT GREEN 0149 ALL
Property Class SINGLE FAMILY DWELLING
Parcel Number 741-07-065
Taxset Beachwood
Tax Year 2025 Pay 2026

[PAY BY E-CHECK OR CREDIT/DEBIT CARD](#)

Summary By Tax Year 2025 Pay 2026

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

Taxable Assessed Values

Land Value	\$21,210
Building Value	\$86,630
Total Value	\$107,840

Taxable Market Values

Land Value	\$60,600
Building Value	\$247,500
Total Value	\$308,100

Flags

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

First Half Year Charge Amounts

Gross Tax	\$6,562.60
Less 920 Reduction	\$3,565.68
Sub Total	\$2,996.92
Non-business Credit	\$225.05
Owner Occupancy Credit	\$56.26
Homestead Reduction	\$0.00
Total Assessments	\$66.34
Half Year Net Taxes	\$2,781.95

Second Half Year Charge Amounts

Gross Tax	\$6,562.60
Less 920 Reduction	\$3,565.68
Sub Total	\$2,996.92
Non-business Credit	\$225.05
Owner Occupancy Credit	\$56.26
Homestead Reduction	\$0.00
Total Assessments	\$66.34
Half Year Net Taxes	\$2,781.95

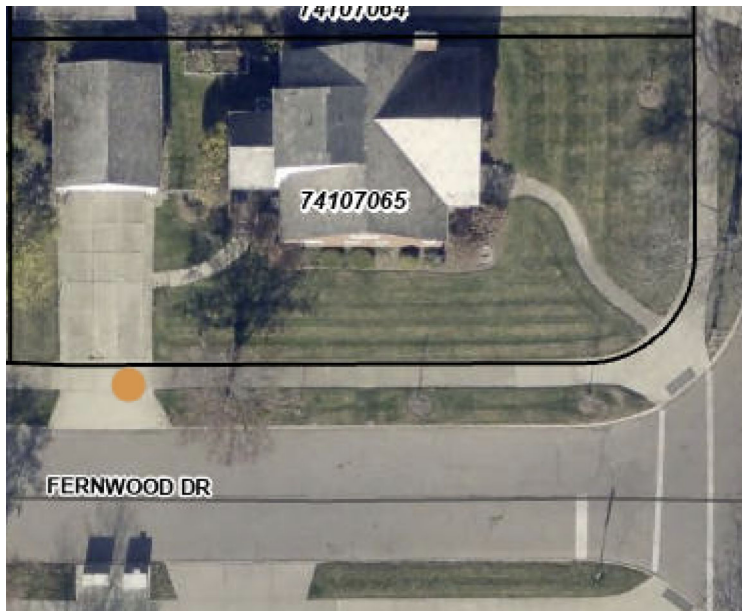
Rates

Full Rate	121.71
920 Reduction Rate	.543333
Effective Rate	55.581001

Escrow

Escrow	N
Payment Amount	\$0.00

Tax Balance Summary	Charges \$5,563.90	Payments \$2,718.95	Balance Due \$2,844.95
---------------------	------------------------------	-------------------------------	----------------------------------



Residential Calculations

Date: 05/21/2026

Address: 2640 Brentwood

Total square foot of Lot Area: 7500'

Projections into and uses of required yards: BCO 1113.10 (f)

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

Proposed: Walkway is right up to the side lot line.

Variance: 2.00'

Variance of 3.26' was granted to the side yard setback.

Setback is at 16.74'

1113.12 LANDSCAPING.

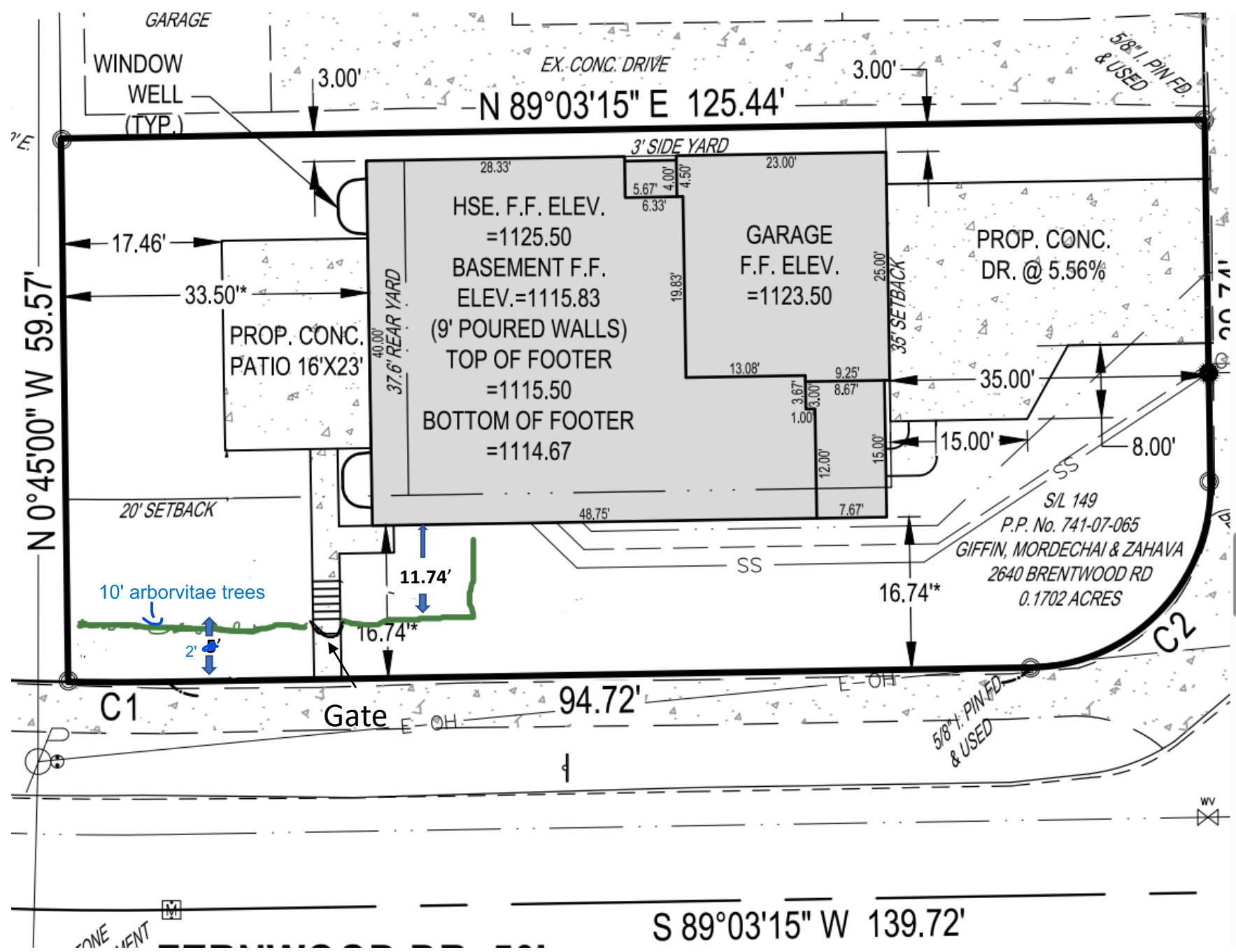
(a) Height Of Hedges and Shrubbery.

Shrubs, hedges or bushes adjacent to side yard lines in front of the building line and shrubs, hedges or bushes adjacent to and parallel with

the public sidewalk for a distance of fifteen feet (15') from any driveway shall be planted and maintained so as not to exceed a height of three feet (3').

All trees and shrubbery must be maintained to not exceed 3' feet in height within 15' feet of any driveway or public sidewalk.





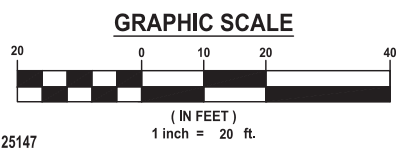
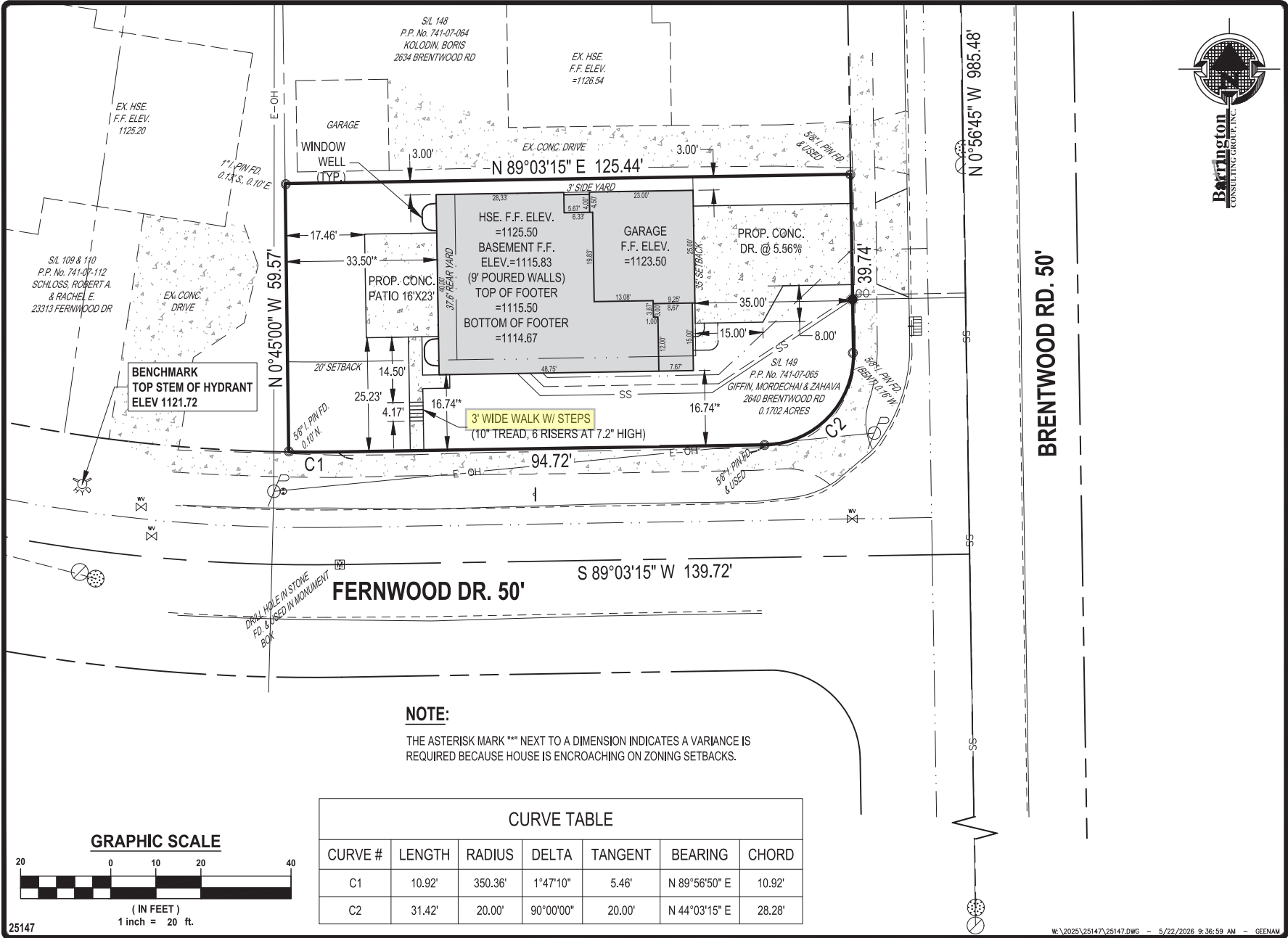
DATE	REVISIONS	BY
1/29/20	RE: REBILITY CONNECTIONS	WCO
6/7/20	RE: REFER TO PLUMBING PLAN AND WALK	SCM
5/22/26	RE: REFER TO FLOOR FINISHES	SCM

Barrington
CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060
PHONE 440.205.1260
www.BarringtonCGI.com



LAYOUT PLAN
2640 BRENTWOOD RD., BEACHWOOD, OHIO 44122
SIL 149 THE KANGESSER Co.'s FAIRMOUNT GREENS VOL. 102 PG. 10-43
BUILD CLE, LLC.

DRAWN: WSO
CHECKED: DWN
DATE: 12/2/25
SCALE: 1" = 20'
JOB NO.: 25147
SHEET



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	10.92'	350.36'	1°47'10"	5.46'	N 89°56'50" E	10.92'
C2	31.42'	20.00'	90°00'00"	20.00'	N 44°03'15" E	28.28'

25147

W:\2025\25147\25147.DWG - 5/22/2026 9:36:59 AM - GEENAM



Barrington CONSULTING GROUP, INC. Civil Engineers - Surveyors - Land Planners
9114 TYLER BLVD., MENTOR, OHIO 44060-440351260 WWW.BarringtonCGI.com

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner



DATE: June 16, 2026

RE: **P&Z 2026-18 Mordechai Giffin
2640 Brentwood
Sidewalk Hardscape Setback Variance
Landscaping Height Variance**

This request is for approval to install a sidewalk to the side street of a corner lot. Section 1113.10(f) requires that hard surfaces be setback a minimum of two (2) feet from any side lot line. The ordinance was clearly written for an internal lot situation where sidewalks extending to the street are permitted in the front yard, but have to stay at least 2 feet from the side lot line. The code section does not include an exception for a corner lot where the property owner desires to extend their walkway to the side street instead of the front. What the applicant is proposing to do is consistent with the spirit and intent of the Code, but technically violates the language as written. There is no question that this proposal meets the practical difficulty standard and should be provided relief. This is the first time this situation has arisen. If it comes up again, we may wish to consider a text amendment for corner lots.

The applicant is also seeking approval to install a line of Arborvitae trees 10 feet in height in a line 2 feet from the right-of-way of Fernwood Drive. Section 1113.12 limits the height of plant material along side streets to not more than 3 feet. It should be noted that the Code restricts side street fences to 6 feet in height and requires that they be setback 12 feet from the ROW. The proposed 10 feet tall Arborvitaes will certainly create the same visual limitations as a 6 feet fence. The vegetation is too close to the sidewalk and will eventually impede sidewalk plowing. This variance is not recommended. The vegetation should be either reduced to 3 feet in height as required by the Code or moved back to a location similar that required for fencing, neither of which will require a variance.

Because this is in the U-1 District, the Commission has final authority to grant or deny the variance.

P&Z 2026-18
Mordechai Giffin
2640 Brentwood
Sidewalk Hardscape Setback Variance
Landscaping Height Variance
June 16, 2026
Page 2

It is recommended that the Commission approve the variance for the hardscape setback 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 1113.10(f) with regard to the minimum setback of hardscape from a side lot line.
2. Granting a variance of 2 feet to Section 1113.10(f) to permit the sidewalk to extend to the right-of-way line.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: June 25, 2026

Report Date: June 12, 2026

To: Traci Gallagher
From: Joseph R. Ciuni P.E. P.S.
City Engineer

AGENDA ITEM - 6

P & Z 2026 -18

Mordechai Giffin has requested a 2" side lot line variance for exterior stairs, in accordance with BCO Section 1113.10(f), Projections into and uses required yards, and variance for landscape allowance for trees next to public sidewalk, in accordance with BCO Section 1113.12, Landscaping, at 2640 Brentwood Road.

We recommend approval of this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/08/2026
Re: P&Z #2026-18 2640 Brentwood Dr. (Variance)

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

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

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 5/28/2026

OWNER OF BUILDING: Build Cle PHONE: 216 640 1510

STREET ADDRESS: 26421 N. Woodland

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Michael Khmelnitsky PHONE: 216 640 1510

COMPANY OR FIRM: Homes On Demand

EMAIL: Mike.Khmel@BuildCLE.com

STREET ADDRESS: 6661 Cochran Rd. Unit C1

CITY/STATE/ZIP: Solon, OH 44139

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

Michael Khmelnitsky - Mike.Khmel@BuildCLE.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 26421 N. Woodland SUITE # _____

TENANT NAME: Build Cle

PERMANENT PARCEL # 741 -29 -027 PRESENT USE: _____ PROPOSED USE: _____

PURPOSE OF APPLICATION: Lot Split

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**):

Please see letter attached.

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:

***IMPORTANT NOTE: The City of Beachwood will never request wire transfers via email. Any fees or approvals will only be communicated through official city channels.**

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.

Michael Khmelnitsky Digitally signed by Michael Khmelnitsky
DN: cn=Michael Khmelnitsky, ou=Korres On Demand /
Build Cte, ou_email=MikeKhmel@gmail.com, c=US
Date: 2026.05.28 16:17:53 -0400

SIGNATURE

Michael Khmelnitsky

PRINTED NAME

5/28/2026

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: _____

Board of Zoning Appeals

RE: Lot Split / Variance Request – 26421 North Woodland Road, Beachwood, Ohio 44122

Dear Members of the Board,

I respectfully submit this request for a variance from the minimum frontage requirement in connection with a proposed lot split at 26421 North Woodland Road.

The existing parcel contains more than sufficient square footage and depth to accommodate two single-family homes while fully complying with all applicable setback, lot coverage, and zoning requirements. The only relief being requested relates to frontage width. Although the legal frontage measurement of the property is approximately 206 feet, the front property line runs diagonally along North Woodland Road, resulting in approximately 77 feet of usable width at the front setback line for each proposed lot. Due to this unique lot configuration, strict application of the frontage requirement creates an unnecessary hardship despite the substantial overall size of the parcel and its ability to support compliant residential development.

The proposed lots also substantially exceed the minimum required lot size of 18,000 square feet, containing approximately 26,021 square feet and 31,224 square feet respectively. Additionally, the surrounding neighborhood already contains numerous lots with frontage widths equal to or smaller than the proposed lots, demonstrating an established pattern of nonconforming frontage conditions along North Woodland Road.

The City of Beachwood is substantially built out, with very limited undeveloped land remaining. Allowing this lot split would provide an opportunity for an additional family to join and contribute to the community while maintaining the residential character and compatibility of the neighborhood.

As shown on the submitted plans, both proposed homes fit within all required setbacks without the need for additional variances.

For these reasons, I respectfully request approval of the requested frontage variance.

Thank you for your time and consideration.

Michael Khmelnitsky

Primary Owner VOIGT, JANET W., TRUSTEE
Property Address 26421 N Woodland Rd Beachwood,OH 44022
Tax Mailing Address JANET VOIGT 26421 N WOODLAND RD BEACHWOOD, 44122
Description 20 NEP 299.32FT NE OFRPD TRST #35 SUBD
Property Class SINGLE FAMILY DWELLING
Parcel Number 741-29-027
Taxset Beachwood
Tax Year 2025 Pay 2026

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Summary By Tax Year 2025 Pay 2026

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

Taxable Assessed Values

Land Value	\$52,570
Building Value	\$76,900
Total Value	\$129,470

Taxable Market Values

Land Value	\$150,200
Building Value	\$219,700
Total Value	\$369,900

Flags

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

First Half Year Charge Amounts

Gross Tax	\$7,878.90
Less 920 Reduction	\$4,280.86
Sub Total	\$3,598.04
Non-business Credit	\$270.19
Owner Occupancy Credit	\$67.55
Homestead Reduction	\$0.00
Total Assessments	\$154.65
Half Year Net Taxes	\$3,414.95

Second Half Year Charge Amounts

Gross Tax	\$7,878.90
Less 920 Reduction	\$4,280.86
Sub Total	\$3,598.04
Non-business Credit	\$270.19
Owner Occupancy Credit	\$67.55
Homestead Reduction	\$0.00
Total Assessments	\$154.65
Half Year Net Taxes	\$3,414.95

Rates

Full Rate	121.71
920 Reduction Rate	.543333
Effective Rate	55.581001

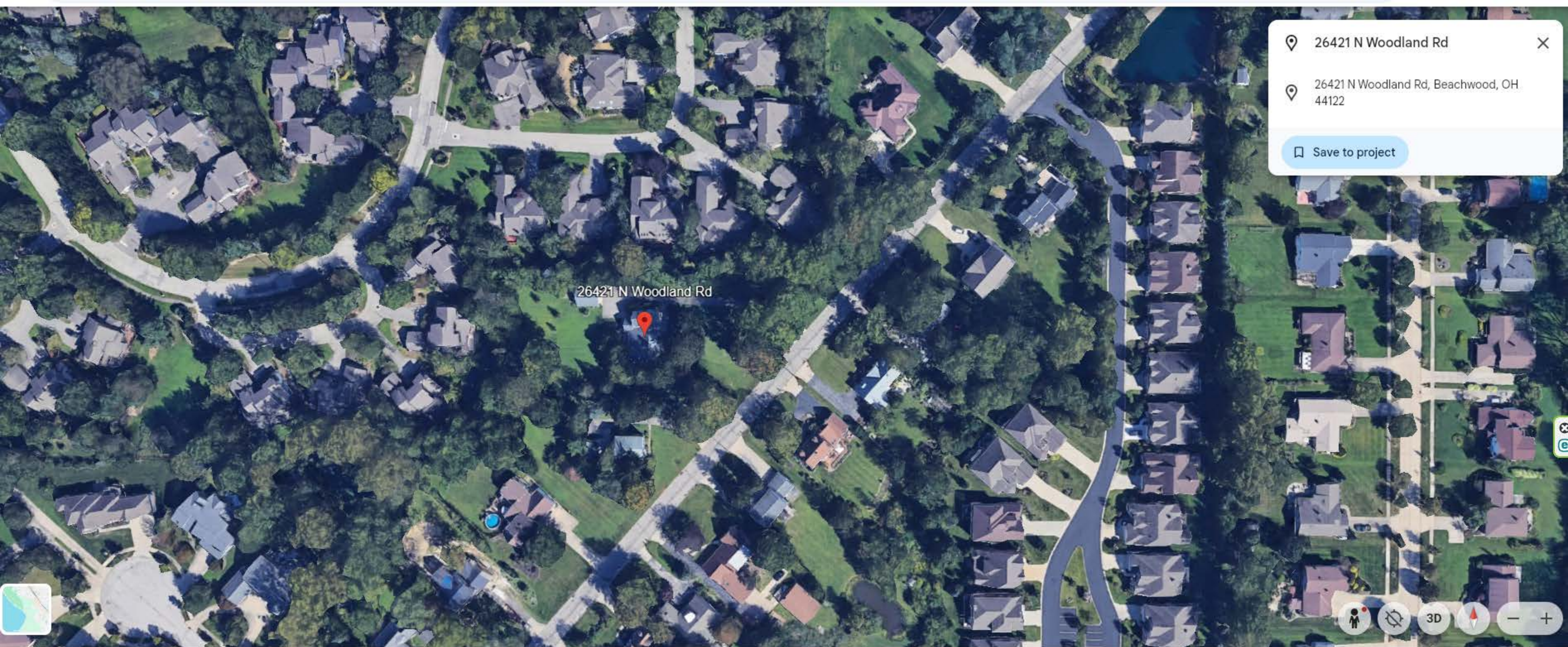
Escrow

Escrow	N
Payment Amount	\$0.00

Tax Balance Summary	Charges	Payments	Balance Due
	\$7,171.40	\$0.00	\$7,171.40

2025 (pay in 2026) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$3,260.30	\$0.00	\$3,260.30
	1st half penalty	\$326.03	\$0.00	\$326.03
	1ST HALF BALANCE	\$3,586.33	\$0.00	\$3,586.33
	2nd half tax	\$3,260.30	\$0.00	\$3,260.30
	2ND HALF BALANCE	\$3,260.30	\$0.00	\$3,260.30



📍 26421 N Woodland Rd ✕

📍 26421 N Woodland Rd, Beachwood, OH 44122

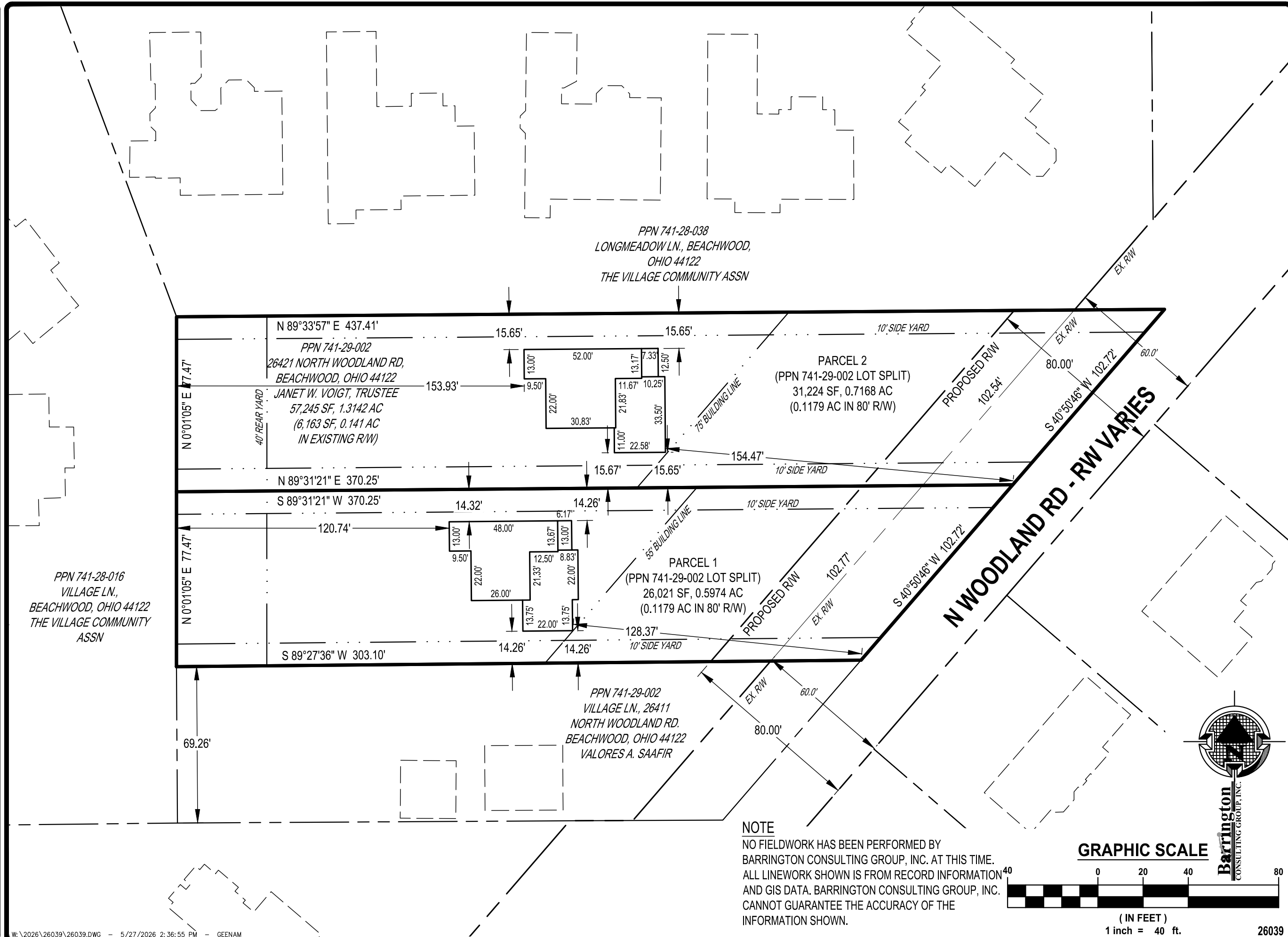
📌 Save to project

26421 N Woodland Rd

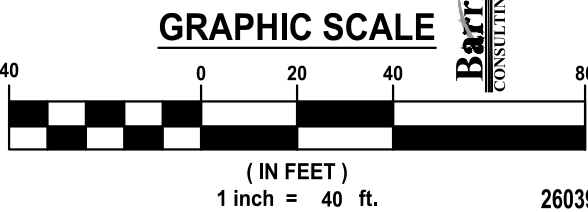








NOTE
 NO FIELDWORK HAS BEEN PERFORMED BY BARRINGTON CONSULTING GROUP, INC. AT THIS TIME. ALL LINework SHOWN IS FROM RECORD INFORMATION AND GIS DATA. BARRINGTON CONSULTING GROUP, INC. CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION SHOWN.



DATE	REVISIONS	BY

Barrington
 CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1260
 www.BarringtonCGI.com

LOT SPLIT & HOUSE FIT
 26421 N. WOODLAND ROAD
 BEACHWOOD, OHIO 44122
BUILD CLE, LLC

DRAWN	GCM
CHECKED	DWN
DATE	5/15/2026
SCALE	1" = 40'
JOB NO.	26039
SHEET	

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: June 14, 2026

RE: **P&Z 2026-19 Build CLE
Homes On Demand
26421 North Woodland
Lot Split Plat
Lot Width and Setback Variances**

This request is for approval of a lot split plat to subdivide an existing 1.2 acre parcel located on North Woodland into two (2) building lots. The two proposed lots would be 26,021 square feet and 31,224 square feet in area. Both of which are well in excess of the minimum Code requirement of 18,000 square feet. The side lot lines of the existing parcel are not perpendicular to the right-of-way line of North Woodland. As a result, each lot would have over 100 feet of frontage on the street, but would have a lot width of only 77.47 feet. North Woodland is characterized by numerous lots that are 80 feet in width and there are some existing lots on the street that are only 70 feet in width.

The practical difficulty arises from the severe angle of the side lot lines to the right-of-way line. This split makes good planning sense. The resulting lots would be conforming in area and would be consistent in lot width with the majority of lots in the immediate vicinity. While the existing parcel runs to the middle of the street, the plat, as requested by the Staff, shows a dedication of right-of-way to match the existing 80 feet right-of-way on most of North Woodland.

In addition to the two lot width variances, the Staff recommended and the proposed plat reflects, a front setback variance on Parcel 1 so that the house on that lot will be more in line with the house on Parcel 2 and the existing house on the parcel to the south. The Code requires a front setback equal to twenty percent (20%) of the average lot depth. On Parcel 1 that would mean a front setback of 67.4 feet. The plat reflects a setback of 55 feet which is variance of 12.4 feet. Again, the practical difficulty results from the angle of the side lot lines to the right-of-way line.

P&Z 2026-19
Build CLE
Homes On Demand
26421 North Woodland
Lot Split Plat
Lot Width and Setback Variances
June 14, 2026
Page 2

It is recommended that the Commission approve the lot split plat and associated variances 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 1113.04(a) with regard to the minimum required lot width and Code Section 1113.06 with regard to the minimum required front building setback.
2. Granting two (2) variances of 22.53 feet each to Section 1113.04(a) to permit lot width of Parcels 1 and 2 to be 77.47 feet in lieu of the Code required 100 feet.
3. Granting a variance of 12.4 feet to Code Section 1113.06 to permit the front building setback on Parcel 1 to be 55 feet in lieu of the Code required 67.4 feet.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMISSION MEETING

Meeting Date: June 25, 2026

Report Date: June 12, 2026

To: Traci Gallagher
From: Joseph R. Ciuni P.E. P.S.
City Engineer

AGENDA ITEM - 7

P & Z 2026 -19

Michael Khmelnitsky has requested preliminary and final approval for a lot split of PPN 741-29-027, 26421 North Woodland.

We recommend approval of this item based on the concept plan submitted.
However, the applicant must submit a proper Plat for Recording at the County.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/08/2026
Re: P&Z #2026-19 26421 North Woodland. (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

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 06-02-26

OWNER OF BUILDING: Brad Kowit PHONE: 216-514-1400 x102

STREET ADDRESS: 6009 Landerhaven Drive, Suite B

CITY/STATE/ZIP: Mayfield Hts, OH 44124

APPLICANT: Anthony Majc PHONE: (216)223-0184

COMPANY OR FIRM: Onyx Creative

EMAIL: jyoung@onyxcreative.com

STREET ADDRESS: 25001 Emery Rd. Suite 400

CITY/STATE/ZIP: Cleveland, OH 44128

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

Anthony Majc amajc@onyxcreative.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24619 Chagrin Blvd. Beachwood, OH 44122 SUITE # _____

TENANT NAME: Bark and Barrel

PERMANENT PARCEL # 742 160 22 PRESENT USE: A-2 PROPOSED USE: A-2

PURPOSE OF APPLICATION: Site plan approval and variance request for a new addition and cooler enclosure. The ex. building and trash enclosure is nonconforming to the rear yard

- 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.

setback requirement. It is requested that the addition may align with the existing building and the new cooler enclosure to sit back from the trash enclosure.

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

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

The addition and exterior cooler is required for the space to function as a dog daycare and restaurant. Without these elements there is insufficient space to operate.
Are there any special issues regarding this application that should be brought to the attention of _____
and Staff? If so, please explain. None

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:

***IMPORTANT NOTE: The City of Beachwood will never request wire transfers via email. Any fees or approvals will only be communicated through official city channels.**

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.


Anthony Majc
06-03-26

 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

Please be advised that the Fiscal Office identified a clerical error that was submitted to the State of Ohio. This error resulted in an incorrect tax rate calculation for Class II properties only (Commercial/ Industrial) for Tax Year 2024/Collection Year 2025. The Fiscal Office worked with the State of Ohio to correct the error. The correction will appear on tax bills due in February 2026 as an omitted tax.

THIS DOES NOT AFFECT RESIDENTIAL PROPERTY

For questions, please call 216-443-7420, Option 3 (Appraisal Department).

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](#)

ACTIVITY
Informal Reviews
Board of Revisions Cases

Primary Owner

FIRE STATION DRIVE LLC

Property Address

24619 CHAGRIN BLVD BEACHWOOD,OH 44122

Tax Mailing Address

KOWIT, BRAD 6009-B LANDERHAVEN DR MAYFIELD HTS, OH 44124

Description

49

Property Class

OTHER RETAIL STRUCTURES

Parcel Number

742-16-022

Taxset

Beachwood

Tax Year

2025 Pay 2026 ▼

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Summary By Tax Year 2025 Pay 2026

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

Taxable Assessed Values

Land Value	\$145,110
Building Value	\$163,660
Total Value	<u>\$308,770</u>

First Half Year Charge Amounts

Gross Tax	\$18,790.20
Less 920 Reduction	\$7,357.67
Sub Total	\$11,432.53
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$.00
Half Year Net Taxes	<u>\$11,432.53</u>

Taxable Market Values

Land Value	\$414,600
Building Value	\$467,600
Total Value	<u>\$882,200</u>

Second Half Year Charge Amounts

Gross Tax	\$18,790.20
Less 920 Reduction	<u>\$7,357.67</u>
Sub Total	\$11,432.53
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$.00</u>
Half Year Net Taxes	<u><u>\$11,432.53</u></u>

Flags

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

Rates

Full Rate	121.71
920 Reduction Rate	.391569
Effective Rate	74.052084

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges
\$22,865.06
 Payments
\$11,500.99
 Balance Due
\$11,364.07

2025 (pay in 2026) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$11,432.53	\$11,432.53	\$.00
	1ST HALF BALANCE	\$11,432.53	\$11,432.53	\$.00
	2nd half tax	\$11,432.53	\$68.46	\$11,364.07
	2ND HALF BALANCE	\$11,432.53	\$68.46	\$11,364.07
C100030C-SEWER MAINTENANCE				
	1st half tax - 2025	\$.00	\$.00	\$.00

1ST HALF BALANCE \$.00 \$.00 \$.00

Total Balance

Charges	Payments	Balance Due
\$22,865.06	\$11,500.99	\$11,364.07

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Top

View Map

Updated :06/02/2026 02:59:58 AM

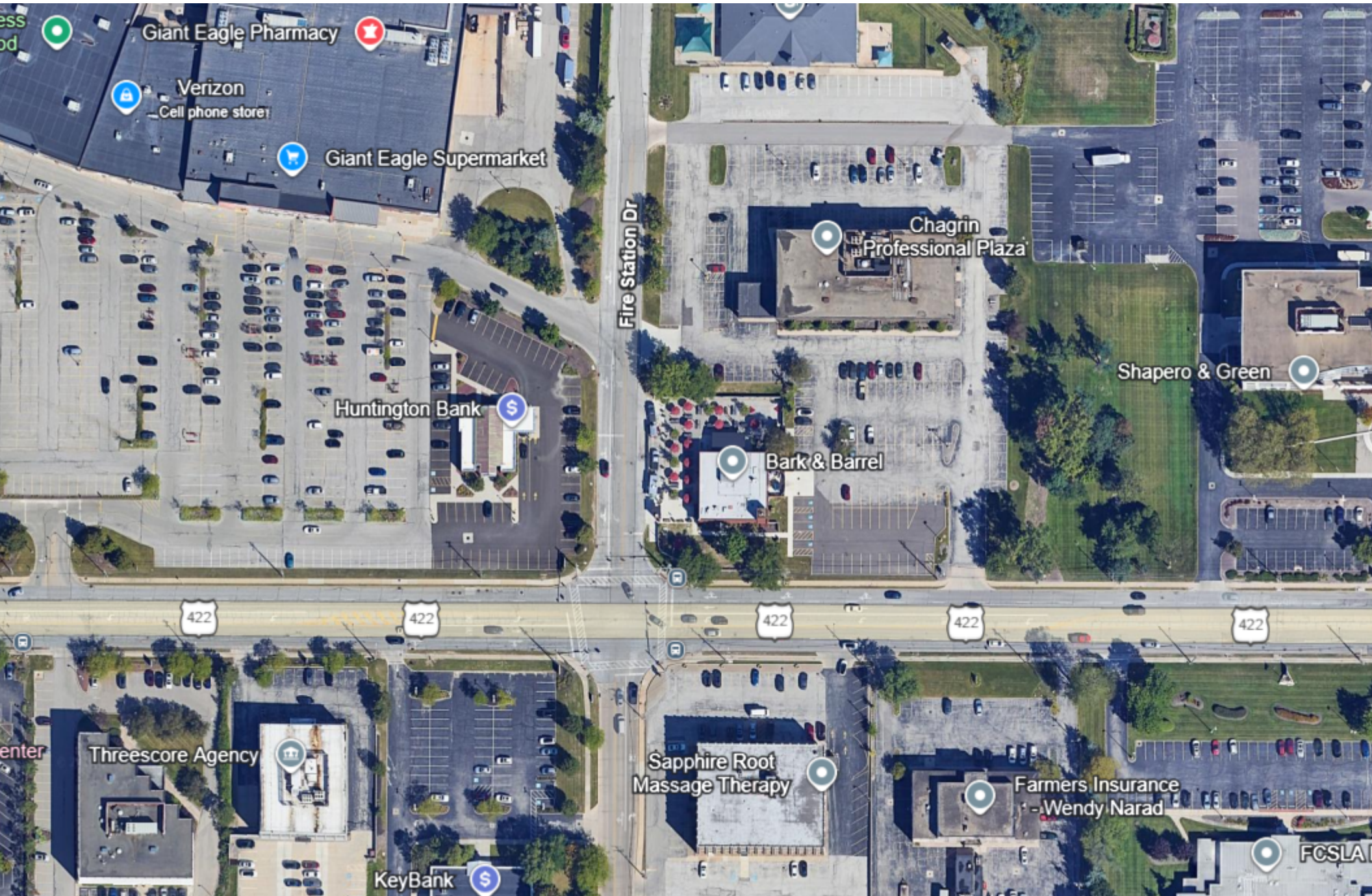
Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not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



From: [Evan Pascarella](#)
To: [Veronica Muth](#)
Subject: Bark & Barrel
Date: Monday, June 15, 2026 4:30:54 PM

Good Afternoon Veronica,

Grant Passell and I are continuing the process for Bark & Barrel and it is going well. We met with George Smerigan last Thursday with our architectural firm to finalize plans before they go to final approval. During this meeting, he mentioned that the city of Beachwood wanted to finalize the total number of dogs permitted at one time before final approval. I wanted to send over our proposed numbers as well as some background information to give some context:

Proposal - The facility contains approximately 1,686 square feet of indoor play area and 4,853 square feet of secured outdoor play area. The maximum occupancy of 45 dogs is based on approximately 37.46 square feet of indoor play area per dog, supplemented by continuous access to a secured outdoor exercise area nearly three times larger than the indoor space. Staffing levels will be maintained to provide active supervision and safe management of all play groups. When the outdoor turf area is open and available, we are proposing a maximum of 130 dogs in the facility at one time.

Iowa

Iowa specifically regulates dog daycares as a licensed use. The state approves facilities based

on:

- Available space
- Available staff
- Staff's ability to supervise dogs
- Maximum number of dogs requested by the operator

The state effectively requires the operator to demonstrate that staffing and facility size can support the requested occupancy. (law.cornell.edu)

Connecticut

Connecticut's commercial kennel regulations establish minimum floor areas based on dog size:

- Up to 25 lbs: 5 sq. ft. per dog
- 25–45 lbs: 9 sq. ft. per dog
- Over 45 lbs: 16 sq. ft. per dog

These are enclosure requirements rather than active play-yard requirements, but they provide a regulatory benchmark. (law.cornell.edu)

Colorado

Colorado's pet animal facility regulations contain detailed enclosure calculations and require additional space as the duration of stay increases. Multiple-dog enclosures must be sized based on the largest dog present, with additional space required for each additional dog. (law.cornell.edu)

Texas

Texas regulates licensed kennels and boarding facilities and requires:

- Written exercise plans
- Adequate trained personnel
- Documented employee training
- Sufficient staffing to provide required animal care and supervision

Texas does not appear to establish a simple "X dogs per employee" ratio, but it does require enough trained staff to provide proper care. (law.cornell.edu)

What I Found Most Interesting

Very few states actually establish a hard maximum number of dogs for a daycare play group.

Instead, most regulations use language such as:

- Adequate supervision
- Compatible groupings
- Sufficient staffing
- Sufficient floor area

- Ability to safely manage the approved number of dogs

In other words, the burden is usually placed on the operator to justify the occupancy rather than the state prescribing a fixed number. (law.cornell.edu)

Industry Standards

While not typically codified in law, many insurers, animal behavior consultants, and daycare operators use staffing targets in the range of:

- 1 staff : 10–15 dogs for active play groups
- 1 staff : 15–20 dogs for calmer, well-screened groups

The industry discussions I found repeatedly note that most states do not have mandatory staffing ratios. ([Animal Friends OS](#))

In regards to the industry standards, we agree with these numbers and plan on having 3-4 staff members during the day for daycare (45-50 dogs at one time). This is well within industry standards, especially because all dogs will go through a "behavior check" day before being permitted full use of daycare. Our staff will be trained by a renowned dog trainer in the Cleveland area.

With **1,686 SF of indoor play area** and **4,853 SF of outdoor play area**, we have calculated how many dogs would be able to come at one time, with safety being the number one priority.

I know this is a lot of information, but Grant and I wanted to provide as much information as possible to the council before the meeting.

Best,
Evan Pascarella



A STRIKING DESIGN

For a contemporary look, choose Trex horizontal fencing: Solitudes™ or the FDS-exclusive Horizons™. The parallel lines create an eye-catching perimeter. Enhance your space with style.



WHY CHOOSE TREX FENCING?

STYLE

- 3 rich natural colors that complement any landscape
- Neighbor-friendly board-on-board design looks the same on both sides
- Adaptable for slopes and heights up to 12 ft
- Customizable for various applications

STRENGTH

- Backed by Trex's 25-year Residential and 10-year Commercial warranties
- Won't rot or splinter
- Resists insect damage
- Withstands hurricane-force winds

SERENITY

- Completely private interlocking pickets
- Never needs painting or staining
- Composed of 95% recycled materials



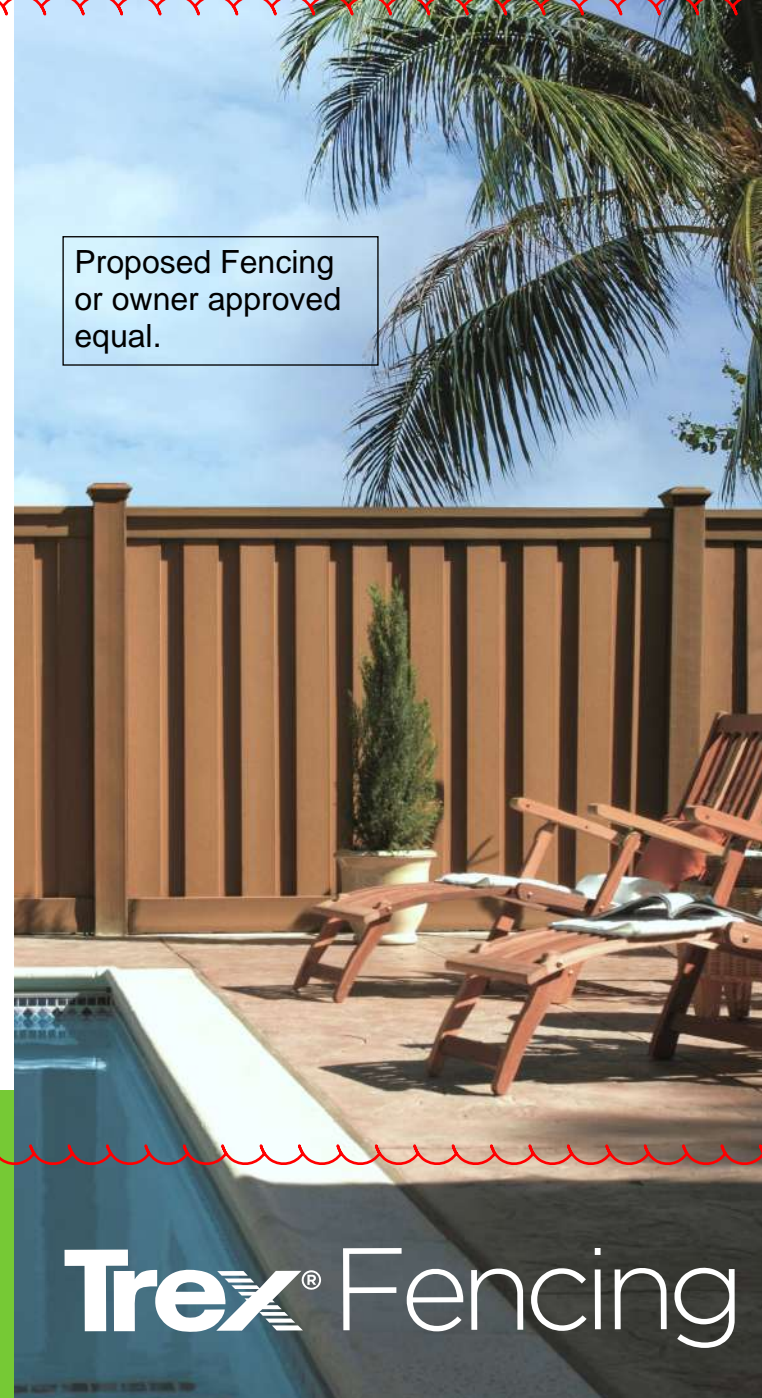
LASTING BEAUTY AND PRIVACY
FROM EVERY ANGLE



TrexFencingFDS.com • 877-700-8739

Trex®, the Trex® logo, Trex Seclusions®, and Trex Solitudes™ are either federally registered trademarks, trademarks or trade dress of Trex Company, Inc., Winchester, Virginia or its licensees. HORIZONS™ Horizontal Fence System (US Patent No. 97/918,15) and Shenandoah Rail Fence (patent pending) are trademarks of Fencing Supply Group. Copyright © 2025 Fencing Supply Group. All rights reserved.

032825



Proposed Fencing
or owner approved
equal.

Trex® Fencing

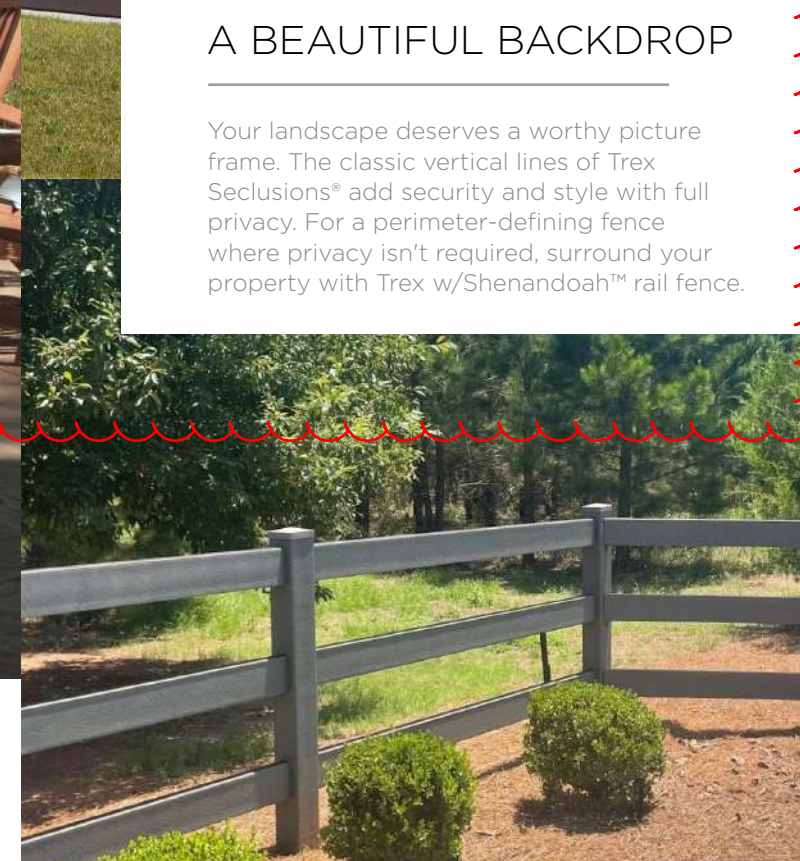
STYLE. STRENGTH.
SERENITY.

THIS IS YOUR NEXT FENCE.



A BEAUTIFUL BACKDROP

Your landscape deserves a worthy picture frame. The classic vertical lines of Trex Seclusions® add security and style with full privacy. For a perimeter-defining fence where privacy isn't required, surround your property with Trex w/Shenandoah™ rail fence.



SECLUSIONS

Vertical Interlocking design



Woodland Brown

SHENANDOAH

Durable and attractive ranch rail



Charcoal Black

COLORS

Saddle

Winchester Grey



Woodland Brown Charcoal Black



TREX PICKET SYSTEM

Trex interlocking pickets provide a distinct look and exceptional strength

INSTALLATION RESOURCES



Visit us online:
TrexFencingFDS.com

- How to order
- Find an installer
- Style samples

SOLITUDES

Horizontal fence with composite top and bottom rail



Winchester Grey

HORIZONS

Contemporary horizontal design with black metal frame



Saddle

BARK AND BARREL

RESTAURANT & DOG DAYCARE

24619 CHAGRIN BLVD
BEACHWOOD, OH 44122

ABBREVIATIONS LIST

ABOVE FINISHED FLOOR	AFF	HOOR	HR
APPROXIMATELY	APPROX	INTERIOR	INT
ARCHITECTURAL	ARCH	LANDLORD	LL
AT	@	MANUFACTURER	MFR
BOTTOM	BTM OR B/	MAXIMUM	MAX
CEILING	CLNG	MECHANICAL	MECH
CENTER TO CENTER	C/C	MINIMUM	MIN
CENTERLINE	CL	MISCELLANEOUS	MISC
DIAMETER	DIA	NOT APPLICABLE	NA
DIMENSION	DIM	NOT IN CONTRACT	NIC
DOWN	DN	NOT TO SCALE	NTS
DOWNSPOUT	DS	ON CENTER	OC
EACH	EA	PLUS OR MINUS	+/-
ELECTRIC	ELEC	REQUIRED	REQD
ELEVATION	ELEV	REVISION	REV
EQUAL	EQ	SECTION	SECT
EXISTING	EXIST	SIMILAR	SIM
EXTERIOR	EXT	SPECIFICATION	SPEC
FIXTURE	FIXT	SQUARE FEET	SF
GAUGE	GA	TOP OF	T/
GENERAL CONTRACTOR	GC	TYPICAL	TYP
GYP SUM BOARD	GYP BD	UNLESS NOTED OTHERWISE	UNO
HEATING/VENTILATING/AIR CONDITIONING	HVAC	WITH	W/
HOT WATER HEATER	WH	WITHOUT	W/O

PROJECT SUMMARY

THE PROJECT CONSISTS OF AN INTERIOR RESTAURANT TENANT FIT-OUT WITHIN AN EXISTING BUILDING AND A NEW 1,663 SF CONDITIONED ADDITION. RENOVATIONS TO THE EXISTING SITE WILL BE MADE FOR AN EXTERIOR OUTDOOR PLAY AREA AND DINING PATIO.

APPLICABLE CODES

VICINITY MAP



DRAWING INDEX

		REVISIONS			
		DATE			
CS-1.0	COVER SHEET				
AS-1.0	ARCHITECTURAL SITE PLAN				
AS-1.1	ENLARGED ARCHITECTURAL SITE PLAN				
A-1.1	FIRST FLOOR CONSTRUCTION PLAN				
A-1.2	SECOND FLOOR CONSTRUCTION PLAN				
A-4.1	EXISTING EXTERIOR ELEVATIONS				
A-4.2	EXISTING EXTERIOR ELEVATIONS				
A-4.3	PROPOSED EXTERIOR ELEVATIONS				
A-4.4	PROPOSED EXTERIOR ELEVATIONS				

PROFESSIONAL OF RECORD

ARCHITECT

MICHAEL CRISLIP
MICHAEL CRISLIP ARCHITECT
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
PH: 216-223-3200
E: dalexander@onyxcreative.com

CONTACTS

PROJECT MANAGER (ARCH)

CONTACT: ANTHONY MAJC
PH: 216-223-0165
E: amajc@onyxcreative.com

CONTACT: JENNA YOUNG
PH: 216-223-0168
E: jyoung@onyxcreative.com

GENERAL NOTES:

DOCUMENT OWNERSHIP:
ALL DRAWINGS AND SPECIFICATIONS PREPARED AS PART OF THIS COMMISSION ARE THE PROPERTY OF ONYX CREATIVE, AND WILL NOT BE TRANSFERRED OR USED ON ANY OTHER PROJECT WITHOUT WRITTEN AGREEMENT.

GENERAL REQUIREMENTS:
1. PACKAGE CONTAINING BOTH SPECIFICATIONS AND DRAWINGS.
2. APPLICABLE STATE CODES AND THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK.

INTENT OF CONTRACT DOCUMENTS:
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AND SUBCONTRACTOR.

WORKMANSHIP:
ALL WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND ACCEPTABLE BUILDING STANDARDS. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES. ALL WORK TO BE PERFORMED IN A "WORKMAN LIKE MANNER".

ON-SITE & EXISTING CONDITIONS VERIFICATION:
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO REVIEW THE PROJECT WITH THE OWNER AND TO BECOME FAMILIAR WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING THE WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COORDINATION OF THE WORK:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK AND METHODS OF CONSTRUCTION.

GUARANTEE:
CONTRACTOR SHALL GUARANTEE THAT ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF ALL WORK AND THAT ALL DEFECTS ARISING WITHIN THIS PERIOD OF TIME SHALL BE CORRECTED, REPAIRED OR REPLACED WITHIN 30 DAYS OF NOTIFICATION OF SUCH DEFECTS BY OWNER OR ARCHITECT.

MANUFACTURER'S PRODUCTS AND FABRICATIONS:
ALL MANUFACTURER'S AND FABRICATOR'S PRINTED WARNING FOR HANDLING OF THEIR PRODUCTS MUST BE STRICTLY OBSERVED. ALSO AS PER LOCAL CODES AND OTHER REQUIREMENTS.

ALL PRODUCTS AND MATERIALS MUST BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS OR THE SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS, NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

INTERPRETATION OF CONTRACT DOCUMENTS:
SHOULD DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS BE FOUND, OR INQUIRIES RELATIVE TO THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS ARISE, THEY SHALL BE SUBMITTED TO THE ARCHITECT AND WILL BE ANSWERED BY ADDENDA. SUCH INSTRUCTIONS AND OTHER ADDENDA ISSUED PRIOR TO DATE OF THE SIGNING OF THE AGREEMENT WILL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND BE BINDING TO THE CONTRACTOR AND SUBCONTRACTOR.

LIABILITY INSURANCE:
THE CONTRACTOR SHALL CARRY FOR THIS PROJECT CONTRACTORS PUBLIC LIABILITY INSURANCE (INCLUDING PRODUCT AND COMPLETED OPERATIONS) IN THE AMOUNT OF NOT LESS THAN \$1,000,000.00 PER OCCURRENCE OF BODILY INJURY AND THE SAME AMOUNT FOR PROPERTY DAMAGE.

CONSTRUCTION DEBRIS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DIRT AND DEBRIS FROM THE EXCAVATION, DEMOLITION AND CONSTRUCTION AS REQUIRED.

MISCELLANEOUS NOTES:
THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, 'X' BRACING, AND EXTERIOR LOAD BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED DESIGN STRENGTH. THE CONTRACTOR IS SOLELY RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.

ALL ANGLED WALLS ON THE FLOOR PLANS ARE AT A 45 DEGREE ANGLE, UNLESS NOTED OTHERWISE.

NOTE: ADJUST OVERHANGS TO PROVIDE CLEARANCE FOR WINDOWS TO OPEN. IF REQUIRED, ADJUST OVERHANGS TO MAINTAIN CONSTANT LEVEL WHEN THE PLANS CALL FOR (2) DIFFERENT PITCHES AT A HIP.

FINISHED SQUARE FOOTAGES ARE MEASURED TO THE OUTSIDE OF ALL WALLS. THEY INCLUDE INTERIOR FIREPLACES AND EVERY LOCATION IN WHICH THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.

NOT INCLUDED IN SQUARE FOOTAGES: WINDOW BOXES WHERE THE FLOOR JOISTS DO NOT PROJECT FROM THE FOUNDATION; 2-STORY ENTRIES, GARAGE, DECKS, PORCHES, UNFINISHED STORAGE AREAS, UNFINISHED BASEMENTS OR ANY OTHER UNFINISHED AREAS.

OWNERS PERSONAL PROPERTY:
THE OWNER SHALL BE RESPONSIBLE FOR REMOVING PERSONAL PROPERTY AS REQUIRED BY THE CONTRACTOR TO PROVIDE CLEAR AND EASY ACCESS TO ALL AREAS UNDER CONSTRUCTION.

PROPERTY PROTECTION:
PRECAUTIONS SHALL BE TAKEN TO PROTECT THE GROUNDS, PLANTINGS, DRIVE, ETC. FROM ANY DAMAGE. DAMAGE INCURRED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST PROOF BARRIERS AT AREAS WHICH ARE UNDER CONSTRUCTION.

CONSTRUCTION MATERIALS:
ALL MATERIALS SHALL BE STORED ON THE SITE AS DIRECTED BY THE OWNER.

DEMOLITION NOTES:
CONTRACTOR TO REPORT ALL UNDOCUMENTED CONDITIONS OR EXISTING CONDITIONS UNCOVERED THAT VARY FROM THOSE SHOWN WITHIN THESE DOCUMENTS IN FIELD TO THE ARCHITECT.

EXISTING FLOOR SYSTEMS TO REMAIN MUST BE INSPECTED FOR STRUCTURAL DAMAGE AND DETERIORATION. REPLACE OR REPAIR ALL OR PORTIONS NECESSARY TO MEET THE REQUIREMENTS OF THE NEW CONSTRUCTION AND IN ACCORDANCE TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND ACCEPTABLE BUILDING STANDARDS.

WHERE EXISTING STRUCTURE IS TO BE REMOVED, REMAINING STRUCTURE SHALL BE ADEQUATELY SUPPORTED USING TEMPORARY BRACING, UNDERPINNING, OR OTHER SHORING, AS NECESSARY, PRIOR TO THE BEGINNING OF DEMOLITION. TEMPORARY SUPPORT TO REMAIN IN PLACE AND UNDISTURBED UNTIL FINAL CONSTRUCTION OR PERMANENT STRUCTURE IS COMPLETED.

DISMANTLE ALL STRUCTURES, FLOORS, FLOORING, WALLS, WINDOWS, DOORS, CABINETS, SHELVING, ETC. AS SHOWN OR REQUIRED. SALVAGE OF MATERIALS TO BE DICTATED BY OWNER. REMOVE, TERMINATE OR RELOCATE ALL EXISTING ELECTRICAL, PLUMBING, HVAC, IT, IRRIGATION SYSTEMS, OR OTHER DEVICES AS REQUIRED FOR DEMOLITION OR NEW CONSTRUCTION. ALL WASTE AND DEBRIS FROM DEMOLITION WORK SHALL PROMPTLY BE REMOVED FROM SITE.

DISMANTLE ALL STRUCTURES, FLOORS, FLOORING, WALLS, WINDOWS, DOORS, CABINETS, SHELVING, ETC. AS SHOWN OR REQUIRED. SALVAGE OF MATERIALS TO BE DICTATED BY OWNER. REMOVE, TERMINATE OR RELOCATE ALL EXISTING ELECTRICAL, PLUMBING, HVAC, IT, IRRIGATION SYSTEMS, OR OTHER DEVICES AS REQUIRED FOR DEMOLITION OR NEW CONSTRUCTION. ALL WASTE AND DEBRIS FROM DEMOLITION WORK SHALL PROMPTLY BE REMOVED FROM SITE.

CONTRACTOR SHALL UTILIZE ALL MEANS NECESSARY DURING DEMOLITION AND NEW CONSTRUCTION TO INSURE THAT ALL NEW CONSTRUCTION AND EXISTING FINISHED SPACES ARE THOROUGHLY PROTECTED FROM WATER, THERMAL AND WIND DAMAGE, AND SHALL REMEDY, AT THE CONTRACTOR'S EXPENSE, ANY SUCH DAMAGE THAT MAY OCCUR.

DEMOLITION NOTES CONTINUED:
STRUCTURE SHALL BE PROTECTED, AS NECESSARY, WITH TEMPORARY ENCLOSURES FOR WEATHER RELATED PROTECTION AND SECURITY PURPOSES. CONSTRUCTION MATERIALS STORED OUTSIDE SHALL BE COVERED AND PROTECTED WITH WATERPROOF TARP AND ADEQUATELY SECURED FROM NATURAL AND INDUCED MOVEMENT. WOOD AND SIMILAR MATERIALS SHALL NOT BE STORED IN CONTACT WITH THE GROUND.

BARRIERS, BARRICADES, SIGNS, WARNING LIGHTS OR OTHER SAFETY DEVICES SHALL BE PROVIDED TO INSURE SAFETY TO THE OWNER, WORKERS AND THE GENERAL PUBLIC FROM HAZARDOUS CONDITIONS WHICH MAY ARISE AS A RESULT OF THE WORK. TO MINIMIZE INTRUSION OF DUST AND OTHER DEBRIS, CONSTRUCTION AREAS SHALL BE SEALED-OFF FROM INTERIOR SPACES WITH PLASTIC ENCLOSURES WITH ZIPPED DOORWAYS, OR SIMILAR DUST, DEBRIS, AIRBORNE PAINTS, DISTURBING OR TOXIC FUMES OR OTHERS, ARE TO BE ISOLATED FROM EXISTING FINISH SPACES, AS WELL AS FROM THE GENERAL PUBLIC. DAMAGES RESULTING FROM THE PREVIOUSLY MENTIONED TO BE REMEDIED BY THE CONTRACTOR.

WHERE DEMOLITION, CONSTRUCTION, OR RELATED ACTIVITIES ARE TO OCCUR IN AREAS WITH EXISTING WINDOWS, DOORS, CARPET, HARDWOOD, VINYL, OR CERAMIC FLOOR FINISH, ADEQUATE PROTECTIVE COVERINGS SHALL BE TEMPORARILY INSTALLED BY THE CONTRACTOR, TO PROTECT FINISHES FROM DAMAGE. HVAC LOUVERS AND DIFFUSERS SHALL BE COVERED WITH TEMPORARY FILTERS DURING THE DEMOLITION AND CONSTRUCTION PHASE.

CONTRACTOR SHALL PROVIDE A PORTABLE TOILET FOR USE BY ALL PERSONNEL, LOCATED WHERE DIRECTED BY OWNER, WHICH SHALL BE CLEANED AND SERVICES ON A REGULAR BASIS. CONTRACTOR RESPONSIBLE FOR ALL PERMITS AND ZONING ORDINANCES AFFILIATED WITH PORTABLE TOILETS, WHERE APPLICABLE.

ROOF PENETRATIONS TO BE BY LANDLORD'S APPROVED ROOFER AT TENANT EXPENSE. TENANT G.C. TO COORDINATE.

CONCRETE SAW CUTTING MUST BE DONE WITH A WET SAW TO MINIMIZE DUST. CUTTING MUST BE COMPLETED AFTER 8AM AND PRIOR TO ADJACENT TENANT'S OPENING FOR BUSINESS. TYPICAL THROUGHOUT.

POST CONSTRUCTION NOTES:
AT THE COMPLETION OF THE PROJECT AND DURING THE PROJECT AS NECESSARY, CONTRACTOR SHALL THOROUGHLY CLEAN ALL WORK, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- REMOVAL OF MORTAR SPLATTERS OR STAINS FROM ALL INTERIOR AND EXTERIOR FINISHES
- REMOVAL OR ANY SPLATTERS OR STAINS FROM EXTERIOR SIDING, ROOFING, OR OTHER EXTERIOR MATERIALS
- REMOVAL OF ALL STAINS FROM ALL EXPOSED CONCRETE WORK
- REMOVAL OF STAINS AND CLEANING OF ALL INTERIOR FINISHES (COUNTERTOPS, PLUMBING FIXTURES, FLOORING, ETC.)
- THOROUGH CLEANING OF FAUCET SCREENS AND PLUMBING TRAPS
- VACUUMING OF ALL FLOORS, FOLLOWED BY WET MOPPING OF ALL HARD SURFACE FLOORS
- DUSTING OF ALL WALLS, CEILINGS, TRIMS, DOORS, WINDOWS, CABINETS, ETC., INCLUDING THE INTERIOR SURFACES OF ALL CABINETS
- REMOVAL OF ALL WINDOW AND DOOR STICKERS, INCLUDING GLUE RESIDUE, PAINT OR STAIN OVERLAPPING ON GLASS AND OTHER GLASS SPATTERS
- POLISHING OF ALL WINDOWS, MIRRORS OR SURFACES WITH REFLECTIVE OR TRANSPARENT QUALITIES.
- ADDITIONALLY, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, INCLUDING VACUUMING, OF ALL CONSTRUCTION, OR OTHER DEBRIS, FROM JOIST, RAFTER, STUD, OR OTHER CAVITIES, PRIOR TO GYPSUM BOARD, INSULATION, FINISH FLOORING OR SURFACING.

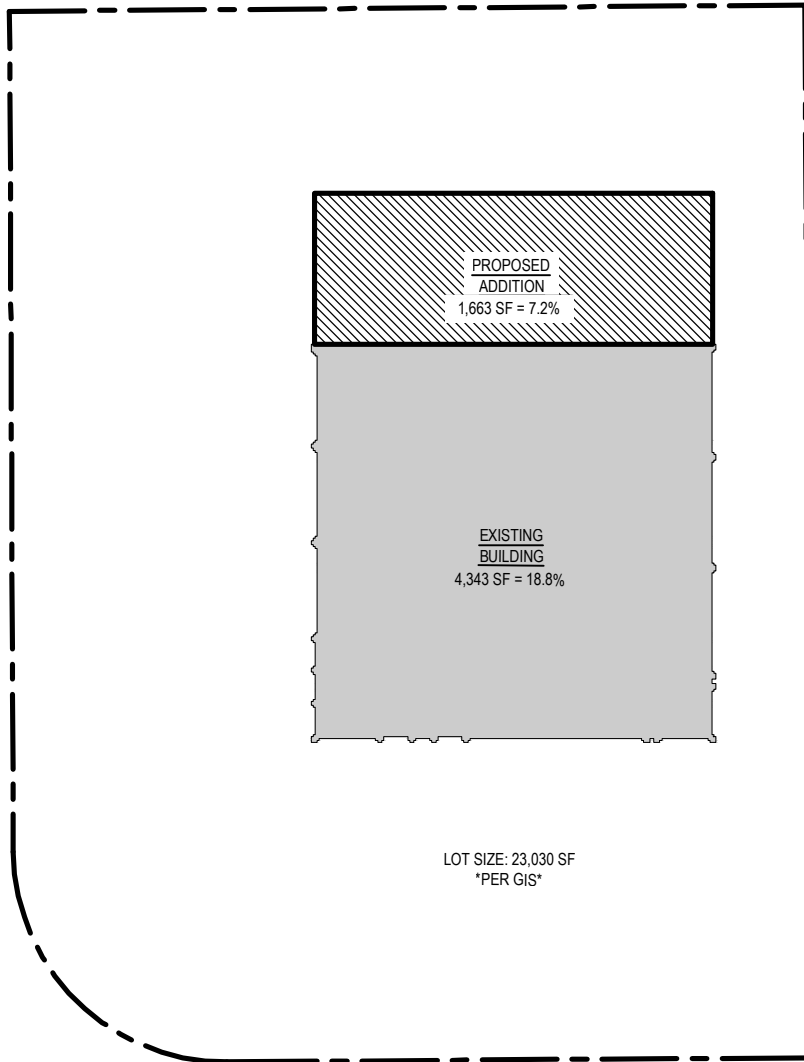
CODE SUMMARY

GENERAL EXISTING BUILDING CODE INFORMATION

USE GROUP:	STORAGE 'A-2'
BUILDING CONSTRUCTION CLASSIFICATION:	II-B
BUILDING AREA:	EXISTING FIRST FLOOR +4,262 SF FIRST FLOOR ADDITION 1,663 SF RENOVATED SECOND FLOOR 1,427 SF TOTAL SF 7,352 SF
ALLOWABLE AREA: (TABLE 506.2)	9,000 SF
# OF STORIES ABOVE GRADE:	2

APPLICANT: _____

P&Z:	ZONING DATA		DATE:
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U5	Existing to remain	
MINIMUM LOT AREA	25%	Lot Size per GIS = 23,030 sf Existing building +/- 4,343 sf = 18.8% Addition 1,663 = 7.2% Total proposed lot coverage +/- 26% Note: Parking provided within 200'	
MINIMUM LOT FRONTAGE	100'	Existing to remain	
MINIMUM FRONT YARD BUILDING SETBACK	50'	Existing to remain	
MINIMUM SIDE YARD BUILDING SETBACK	20'	Existing to remain	
MINIMUM REAR YARD BUILDING SETBACK	30'	-Align addition with existing building. +/- 15'-4" (varies) -Cooler enclosure set back from trash enclosure +/- 7'-2" (varies)	
MAXIMUM BUILDING HEIGHT	40'	Existing to remain	
MINIMUM LANDSCAPED AREA	25%	Lot Size per GIS = 23,030 sf Landscaped area including turf: 10,363 45%	
MINIMUM PARKING SETBACKS	Front = Side = Existing to remain Rear =	Front = Side = Existing to remain Rear =	
MINIMUM DRIVE AISLE	Existing to remain	Existing to remain	
MINIMUM PARKING STALL	Existing to remain	Existing to remain	
MINIMUM OFF-STREET PARKING	Existing to remain	Existing to remain	
SITE DEVELOPMENT PLANS			



LOT COVERAGE DIAGRAM
1/32" = 1'-0"

onyx | creative

25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

BARK AND BARREL

24619 CHAGRIN BLVD.
BEACHWOOD, OH 44122

Date: 06-12-25

Proj. No. 25.0339

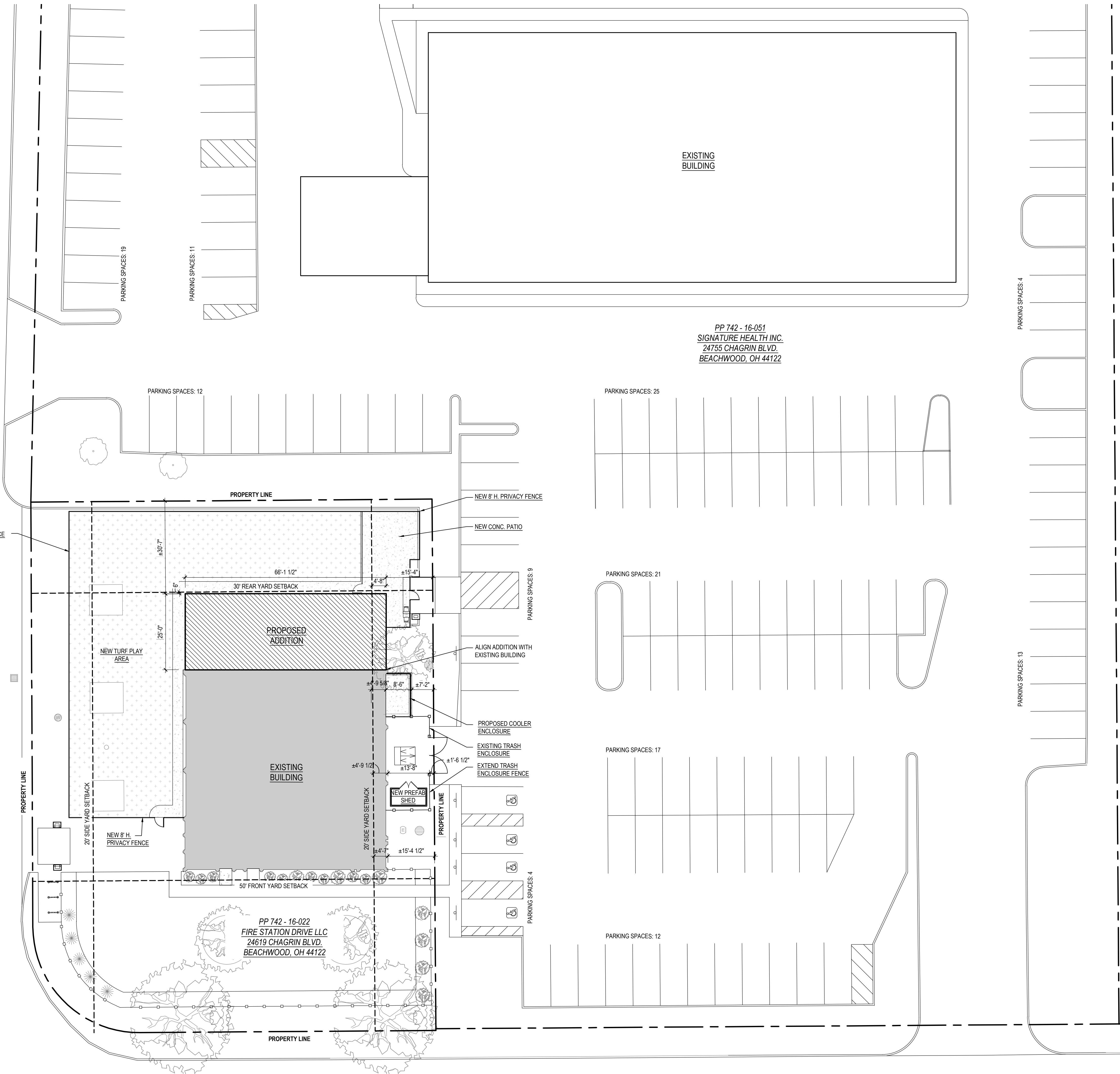
Drawn By: JAY

SK-1

CIVIL ENGINEER TO VERIFY ALL EXISTING CONDITIONS.

PP 742 - 16-049
BMA BEACHWOOD LLC
24175-24615 CHAGRIN BLVD.
BEACHWOOD, OH 44122

FIRE STATION DR.



PP 742 - 16-051
SIGNATURE HEALTH INC.
24755 CHAGRIN BLVD.
BEACHWOOD, OH 44122

PP 742 - 16-020
SS WEST LLC
20 CHAGRIN BLVD.
BEACHWOOD, OH 44122

PP 742 - 16-022
FIRE STATION DRIVE LLC
24619 CHAGRIN BLVD.
BEACHWOOD, OH 44122

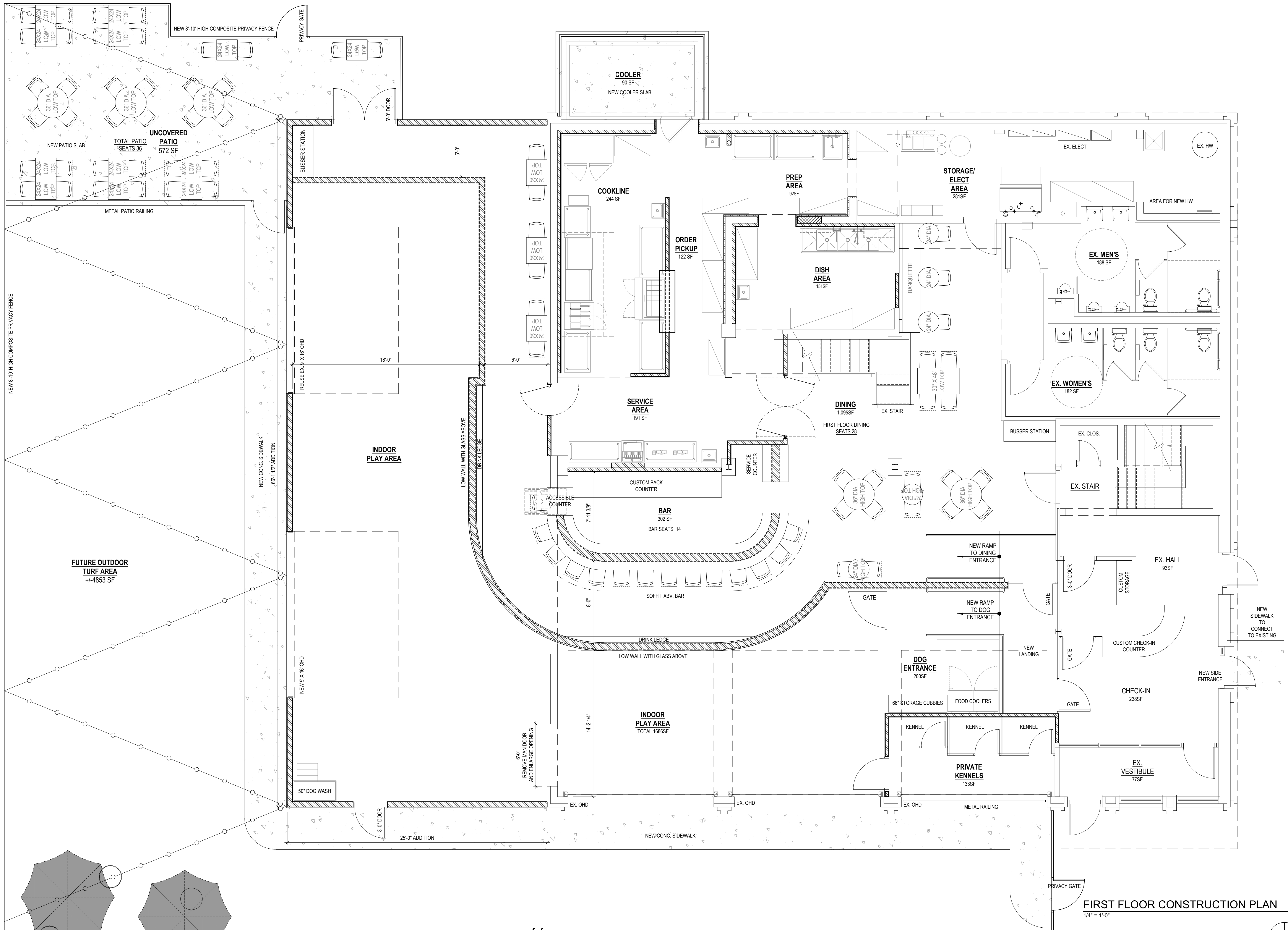
ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
06-03-26

Design and construction documents as instruments of services are given in confidence and remain the property of Onyx Creative. The use of the design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

Project No.:	25.0039
Drawn By:	JAY
Date	Issue
05-26-26	Iss. for ABR
06-03-26	Iss. for P&Z
06-12-26	P&Z Rev.

AS-1.0



PRELIMINARY
NOT FOR CONSTRUCTION
06-03-26

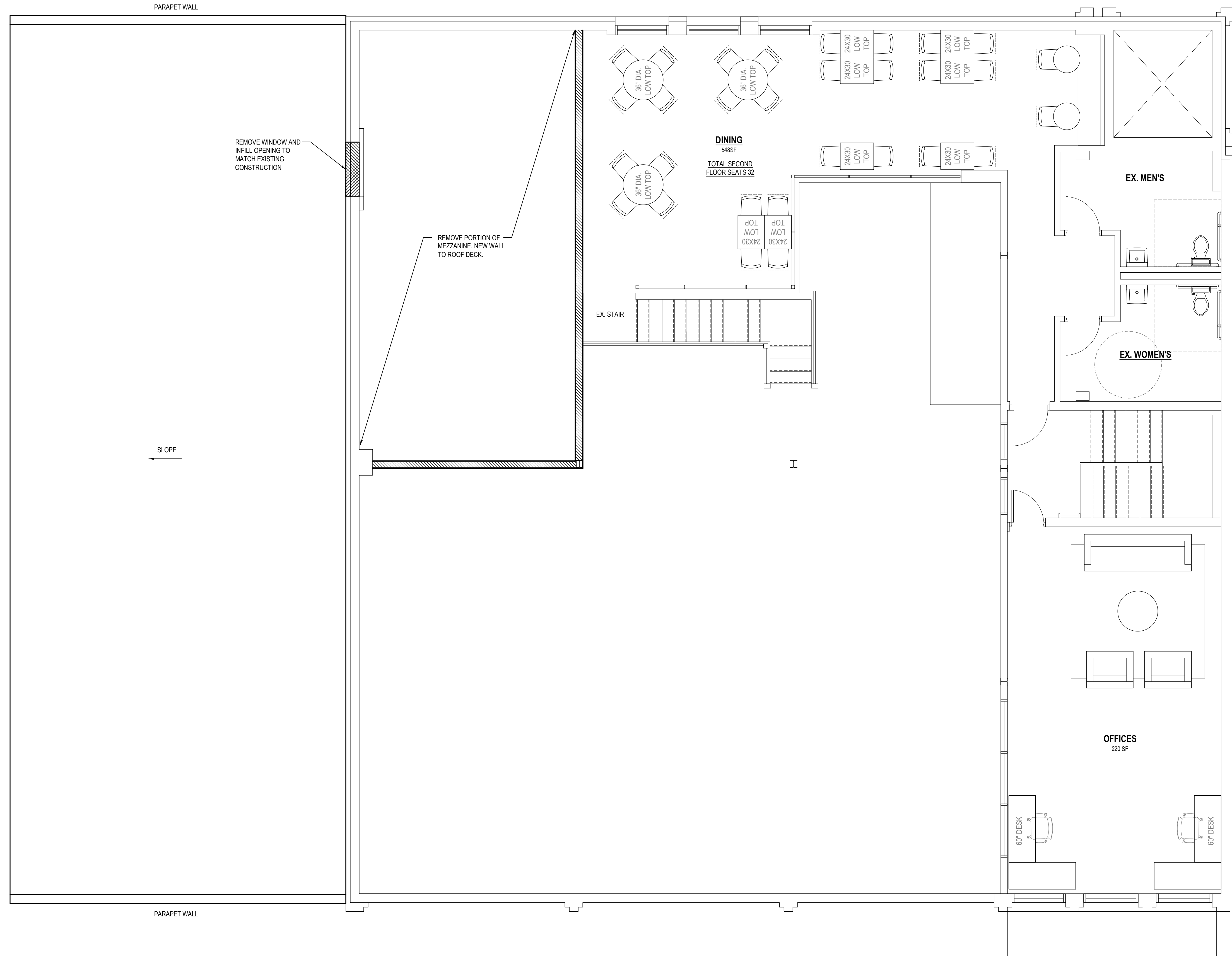
Design and construction documents are instruments of service given in confidence and remain the property of Onyx Creative. The use of the design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx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

BARK AND BARREL
24619 CHAGRIN BLVD
BEACHWOOD, OH 44122

Project No.: 25.0039
Drawn By: JAY
Date Issued: 05-26-26
Iss. for ABR
06-03-26 Iss. for P&Z

FIRST FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

A-1.1



BARK AND BARREL

24619 CHAGRIN BLVD
 BEACHWOOD, OH 44122

Project No.: 25.0039

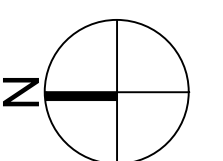
Drawn By: JAY

Date Issue

05-26-26 Iss. for ABR

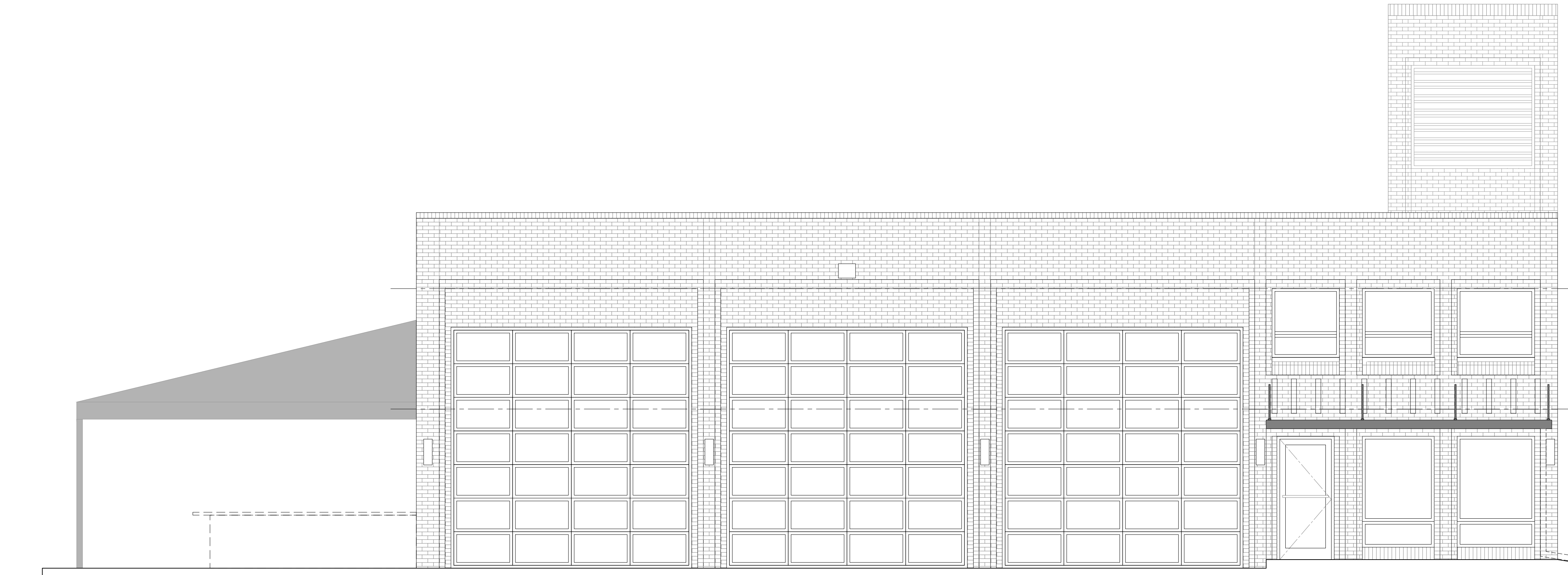
06-03-26 Iss. for P&Z

SECOND FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"



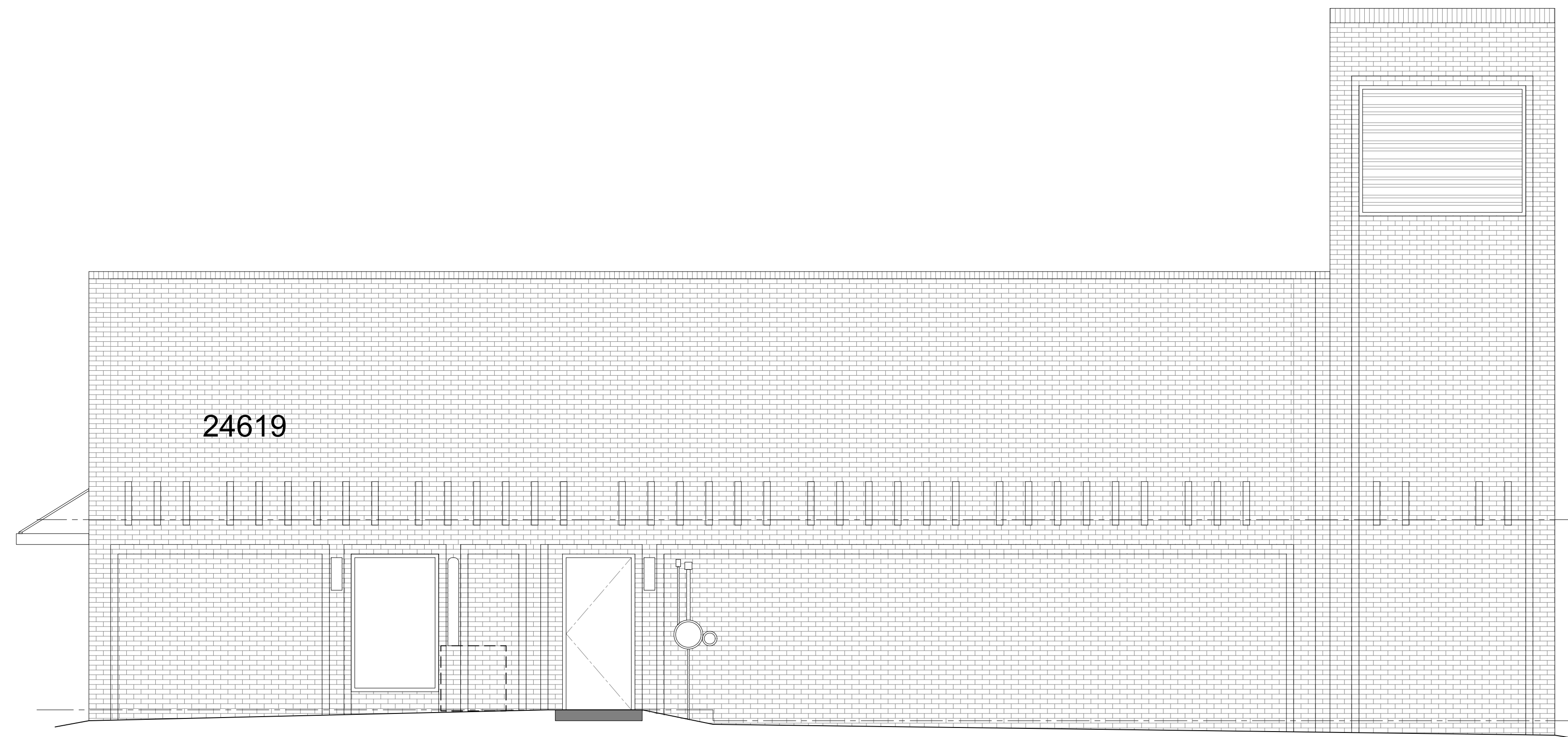
A-1.2

SECOND FLOOR
 CONSTRUCTION
 PLAN



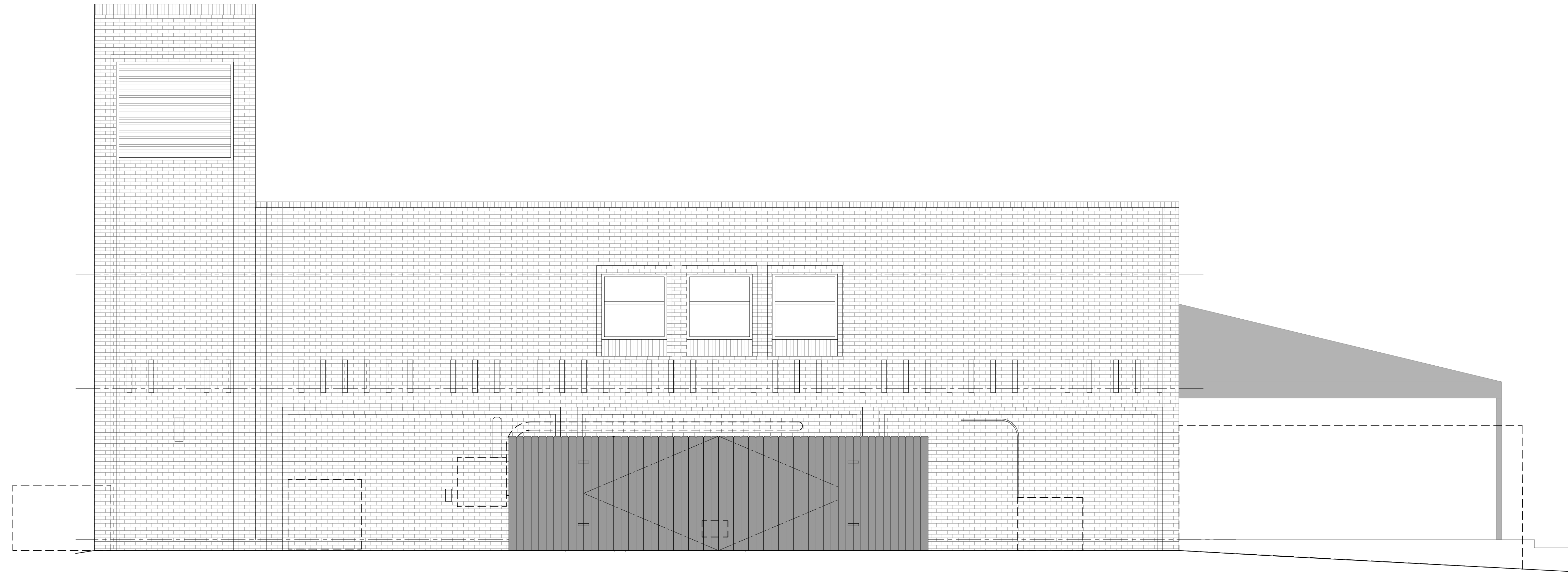
EXISTING FRONT ELEVATION

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

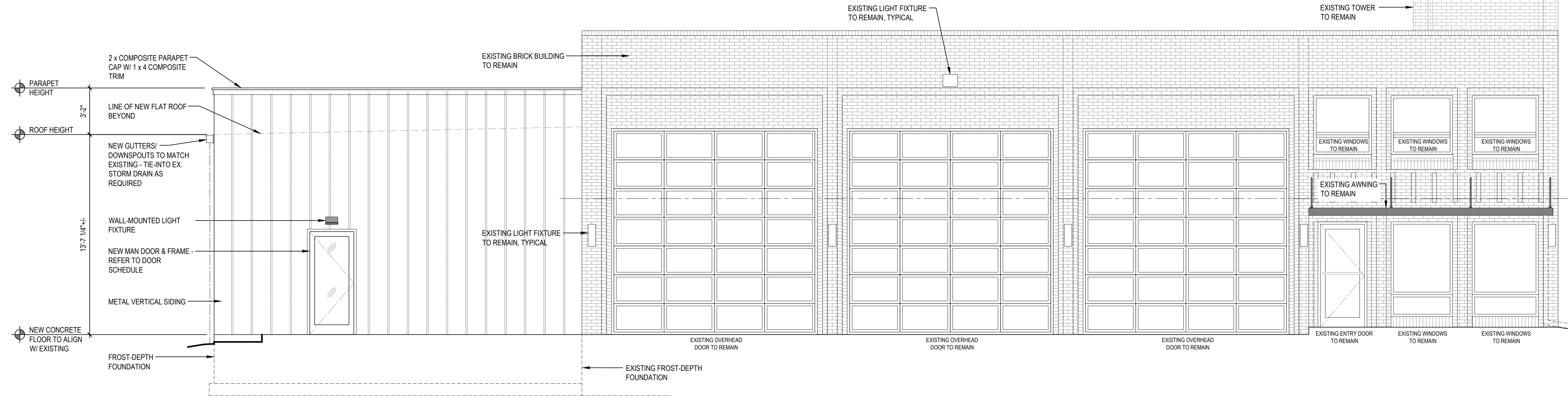
1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

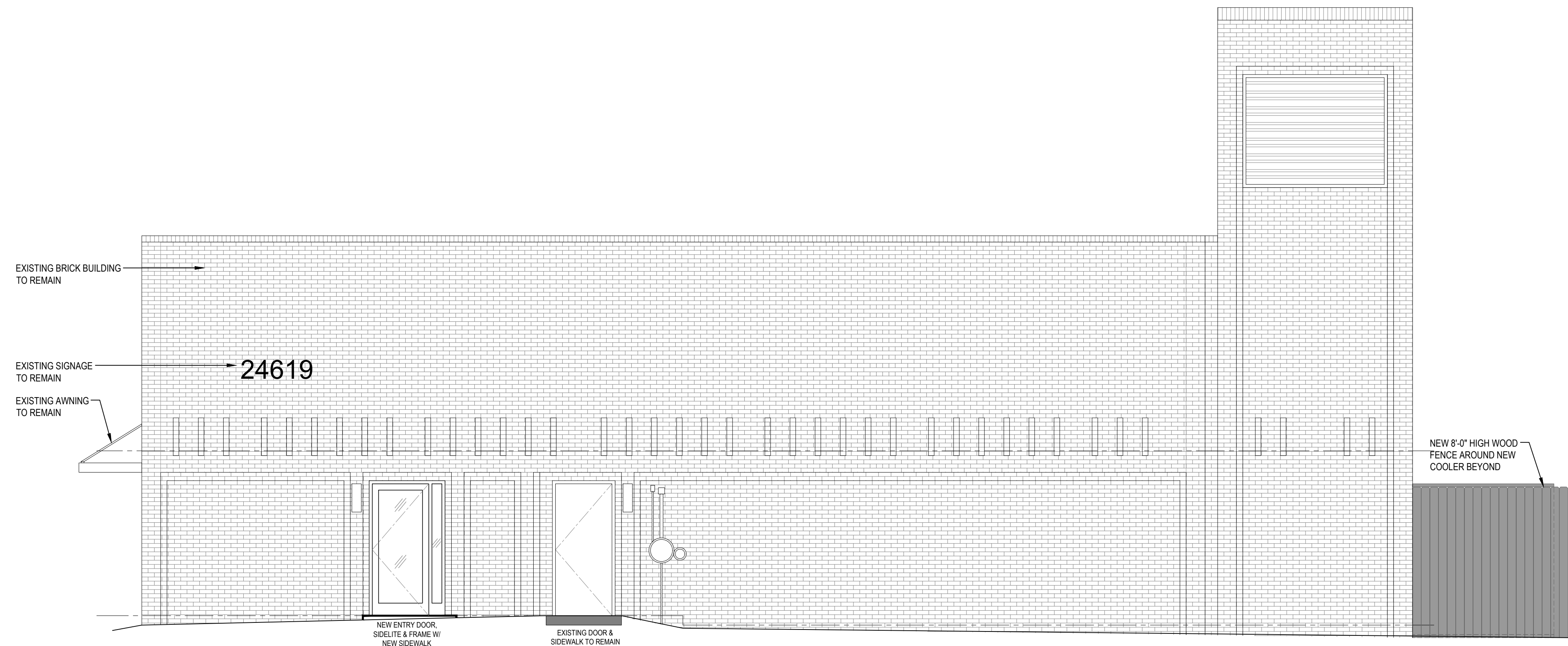
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE				
	MANUFACTURER	STYLE	COLOR	NOTES
NEW OVERHEAD DOOR	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	
NEW MAN DOORS @ NEW ADDITION	MATCH EXISTING	MATCH EXISTING	CLEAR ANODIZED/MATCH OVERHEAD DOORS	
NEW MAN DOOR @ CHECK-IN	MATCH EXISTING	MATCH EXISTING	BRONZE/MATCH EXISTING WINDOWS & DOORS	
METAL SIDING	ATAS	MULTI-PURPOSE PANELS - MPN	BRONZE/MATCH EXISTING WINDOWS & DOORS	OR OWNER APPROVED EQUAL SPECIFICATION
PRIVACY FENCING	TREX	SECLUSIONS COMPOSITE FENCING	BRONZE/MATCH EXISTING WINDOWS & DOORS	GATE AND ACCESSORIES TO MATCH *OR OWNER APPROVED EQUAL SPECIFICATION
PATIO RAILING	TBD	METAL	BRONZE/MATCH EXISTING WINDOWS & DOORS	
EXISTING & NEW WOOD FENCING	MATCH EXISTING	MATCH EXISTING	STAIN TBD	WOOD FENCING AT COOLER ENCLOSURE IS TO MATCH EXISTING



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"

06-03-26

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

Project No.: 25.0039

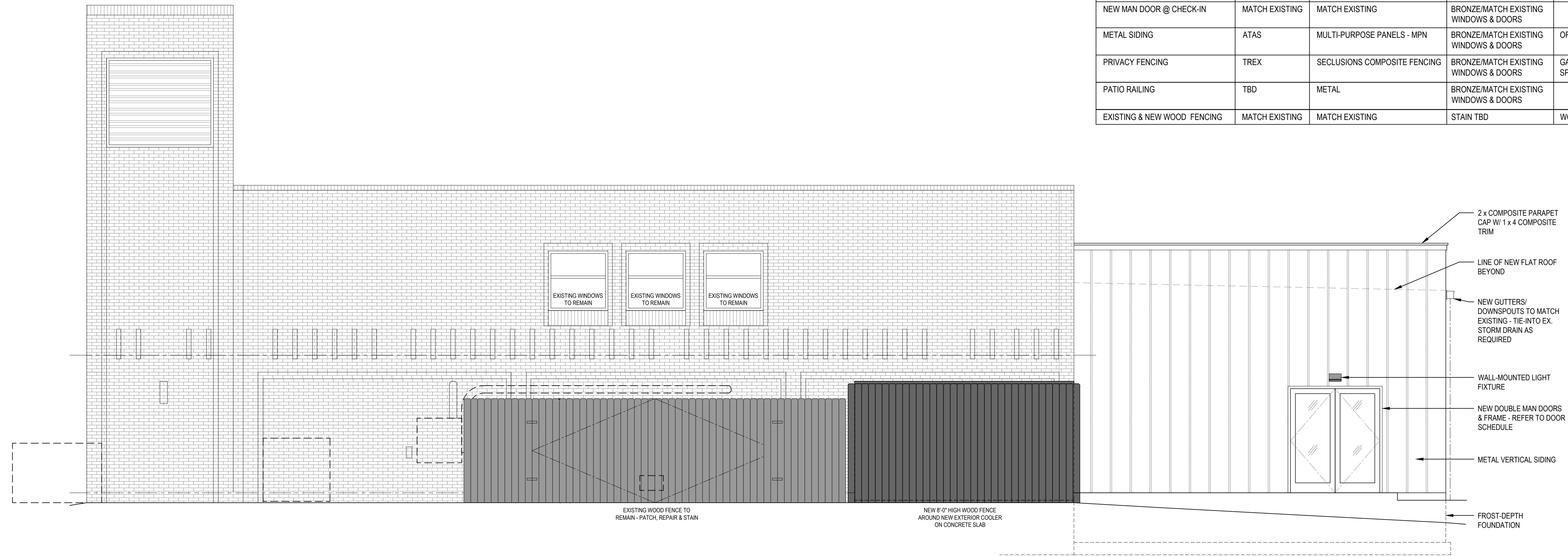
Drawn By: jim

Date Issue

05-26-26 Iss. for ABR

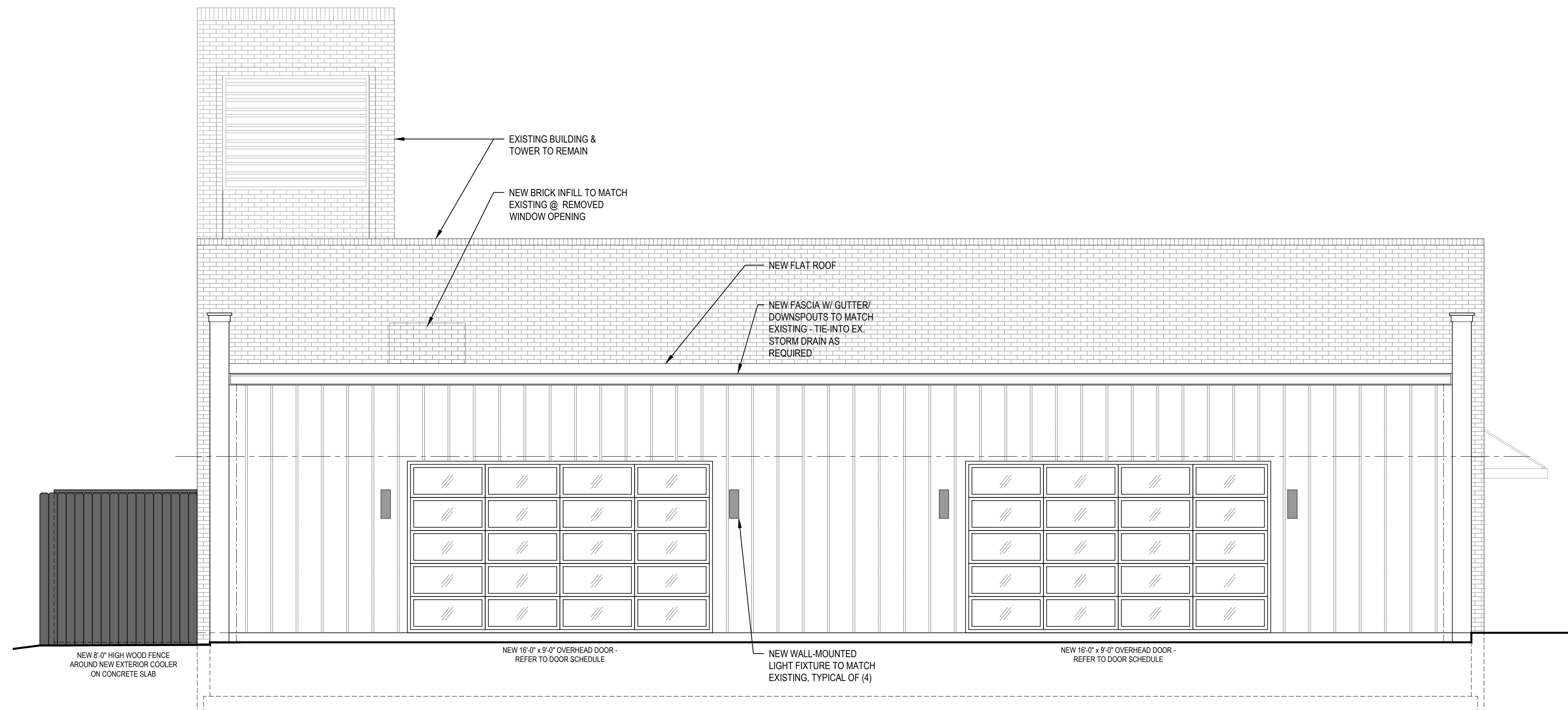
06-03-26 Iss. for P&Z

EXTERIOR FINISH SCHEDULE				
	MANUFACTURER	STYLE	COLOR	NOTES
NEW OVERHEAD DOOR	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	
NEW MAN DOORS @ NEW ADDITION	MATCH EXISTING	MATCH EXISTING	CLEAR ANODIZED/MATCH OVERHEAD DOORS	
NEW MAN DOOR @ CHECK-IN	MATCH EXISTING	MATCH EXISTING	BRONZE/MATCH EXISTING WINDOWS & DOORS	
METAL SIDING	ATAS	MULTI-PURPOSE PANELS - MPN	BRONZE/MATCH EXISTING WINDOWS & DOORS	OR OWNER APPROVED EQUAL SPECIFICATION
PRIVACY FENCING	TREX	SECLUSIONS COMPOSITE FENCING	BRONZE/MATCH EXISTING WINDOWS & DOORS	GATE AND ACCESSORIES TO MATCH *OR OWNER APPROVED EQUAL SPECIFICATION
PATIO RAILING	TBD	METAL	BRONZE/MATCH EXISTING WINDOWS & DOORS	
EXISTING & NEW WOOD FENCING	MATCH EXISTING	MATCH EXISTING	STAIN TBD	WOOD FENCING AT COOLER ENCLOSURE IS TO MATCH EXISTING



PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"

Tactical Planning, LLC

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner



DATE: June 14, 2026

RE: **P&Z 2026-20 Onyx Creative
Grant Passell & Evan Pascorella
Brad Kowit Real Estate
24619 Chagrin Boulevard
Final Site Plan**

This request is for final site development plan approval for a combination dog day care facility and restaurant on the former fire station and truck park site. The subject site is in the U-4A Integrated Business District. The final site plan provides for 32 restaurant seats on the second floor, 28 seats on the first floor, and 14 seats at the bar for a total seating capacity of 74. That is compliant with the previously approved Conditional Use Permit for this use.

The proposed site plan indicates a proposed one-story building addition of 1,663 square feet to create sufficient kitchen space for the operation of the restaurant. The addition would be located on the north or rear of the existing building. The proposed addition would take the total building ground coverage to 6,006 square feet or approximately 26.1% which complies with the Code maximum of 30%. The proposed addition would comply with the rear yard setback, but would require a side yard setback variance of 9.67 feet in order to match the current 15.33 side yard setback of the existing building.

The proposed plan also includes a cooler addition to be placed on the side of the building and a prefabricated shed for the storage of outdoor equipment. The cooler would extend an additional 8.5 feet into the side yard setback which would require an additional variance of 17.9 feet to permit the cooler to be 7.1 feet from the side lot line. The shed would be located within the existing dumpster enclosure which is located in the side yard. The prefabricated shed will be treated similar to the dumpsters and is permissible within the fenced enclosure. The side yard abuts a parking lot that serves the subject site and is shared with the adjacent office uses. Therefore, the impacts of the side yard setback variances are minimal.

P&Z 2026-20
Onyx Creative
Grant Passell & Evan Pascorella
Brad Kowit Real Estate
24619 Chagrin Boulevard
Final Site Plan
June 14, 2026
Page 2

The site plan indicates a solid privacy fence 8 feet in height which is intended to contain the dogs and reduce sound.

Since this is in the U-4A District, the variances will need to be confirmed by City Council. It is recommended that the Commission recommend to Council approval of the final site development plan approval and the associated variances subject to the following findings and determinations:

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 1121.03(b)(2) with regard to the minimum required side yard building setback.
2. Granting a variance of 9.67 feet each to Section 1121.03(b)(2) to permit the building addition to be 15.33 feet from the side lot line in lieu of the Code required 25 feet.
3. Granting a variance of 17.9 feet to Code Section 1121.03(b)(2) to permit the cooler addition to be 7.1 feet from the side lot line in lieu of the Code required 25 feet.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: June 25, 2026

Report Date: June 12, 2026

To: Traci Gallagher
From: Joseph R. Ciuni P.E. P.S.
City Engineer

AGENDA ITEM - 8

P & Z 2026 -20

Anthony Majc has requested preliminary and final site plan approval and a variance for a new addition and cooler enclosure at 24619 Chagrin Blvd., Bark and Barrel.

We recommend approval. However, we will need Engineered, Civil Drawings prior to recommending a permit be issued.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/08/2026
Re: P&Z #2026-20 24619 Chagrin Blvd (Final Site Plan Approval)

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 4, 2026

OWNER OF BUILDING: Stuart Mintz PHONE: 216 401 0540

STREET ADDRESS: 24115 Woodway, Road

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Stuart Mintz PHONE: 216 401 0540

COMPANY OR FIRM: _____

EMAIL: reblaw36@gmail.com

STREET ADDRESS: 24115 Woodway Road

CITY/STATE/ZIP: Beachwood, Ohio 44122

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

Stuart Mintz reblaw36@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24115 Woodway Road, Beachwood, Ohio 44122 SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # 741 06 094 PRESENT USE: residential PROPOSED USE: residential

PURPOSE OF APPLICATION: Request for a hardscape variance to permit a modest residential driveway expansion for safe and practical side by side vehicle parking and access

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
- Rezoning text amendment
- Other _____
- Request for a variance.

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

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

* See Exhibit 1 attached

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. *See Exhibit 2 attached

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

* Exhibit 1 – Reason for variance

The existing driveway is unusually restrictive for modern residential use and does not adequately accommodate two standard passenger vehicles side-by-side in a safe and functional manner. As a result, vehicles must frequently maneuver excessively, overlap usable access space, or require repeated repositioning including parking directly on the lawn.

The proposed driveway expansion is modest in scope and intended solely to improve safe vehicle access, maneuverability, and ordinary residential functionality while minimizing additional impact to the property. The request is not intended to create excessive paving or expanded parking beyond ordinary residential needs.

The proposed improvement will:

- improve safe vehicle maneuvering,
- reduce unnecessary backing movements,
- permit safer side-by-side vehicle positioning,
- improve access during inclement weather conditions,
- and provide more practical residential use consistent with modern vehicle dimensions.

The proposed expansion will remain residential in character and compatible with surrounding properties and neighborhood appearance.

Applicant respectfully submits that the requested variance represents a reasonable accommodation of practical residential needs and that approval would not adversely affect neighboring properties or the public welfare.

repeate

*Exhibit 2 - Special issues regarding this application

Yes. Due to the limited width of the existing driveway, vehicles must frequently maneuver excessively or partially utilize lawn areas for ordinary residential parking. The requested modest expansion is intended solely to improve safe and practical vehicle access and residential functionality.

repeate

repeate

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



CUYAHOGA COUNTY, *Ohio*

MyPlace

Please be advised that the Fiscal Office identified a clerical error that was submitted to the State of Ohio. This error resulted in an incorrect tax rate calculation for Class II properties only (Commercial/ Industrial) for Tax Year 2024/Collection Year 2025. The Fiscal Office worked with the State of Ohio to correct the error. The correction will appear on tax bills due in February 2026 as an omitted tax.

THIS DOES NOT AFFECT RESIDENTIAL PROPERTY

For questions, please call 216-443-7420, Option 3 (Appraisal Department).

Search

City ▼

Search By Owner Parcel Address

Q

[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

MINTZ, STUART

Property Address

24115 WOODWAY RD BEACHWOOD, OH 44122

Tax Mailing Address

MINTZ, STUART 24115 WOODWAY RD BEACHWOOD, OH 44122

Description

8 RTLD CO RESUB 537A ALL

Property Class

SINGLE FAMILY DWELLING

Parcel Number

741-06-094

Taxset

Beachwood

Tax Year

2025 Pay 2026 ▼

PAY BY E-CHECK OR CREDIT/DEBIT CARD

Summary By Tax Year 2025 Pay 2026

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

Taxable Assessed Values

Land Value	\$20,790
Building Value	\$87,710
Total Value	<u>\$108,500</u>

First Half Year Charge Amounts

Gross Tax	\$6,602.77
Less 920 Reduction	<u>\$3,587.50</u>
Sub Total	\$3,015.27
Non-business Credit	\$226.43
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$45.00</u>
Half Year Net Taxes	<u>\$2,833.84</u>

Taxable Market Values

Land Value	\$59,400
Building Value	<u>\$250,600</u>
Total Value	<u>\$310,000</u>

Second Half Year Charge Amounts

Gross Tax	\$6,602.77
Less 920 Reduction	<u>\$3,587.50</u>
Sub Total	\$3,015.27
Non-business Credit	\$226.43
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$45.00</u>
Half Year Net Taxes	<u><u>\$2,833.84</u></u>

Flags

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

Rates

Full Rate	121.71
920 Reduction Rate	.543333
Effective Rate	55.581001

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$5,946.56

Payments

\$2,833.84

Balance Due

\$3,112.72

2025 (pay in 2026) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$2,788.84	\$2,788.84	\$.00
	1st half penalty	\$278.88	\$.00	\$278.88
	1ST HALF BALANCE	\$3,067.72	\$2,788.84	\$278.88
	2nd half tax	\$2,788.84	\$.00	\$2,788.84
	2ND HALF BALANCE	\$2,788.84	\$.00	\$2,788.84

C100030C-SEWER MAINTENANCE

	1st half tax - 2025	\$45.00	\$45.00	\$.00	
	1ST HALF BALANCE	\$45.00	\$45.00	\$.00	
	2nd half tax - 2025	\$45.00	\$.00	\$45.00	
	2ND HALF BALANCE	\$45.00	\$.00	\$45.00	
C100030S-Sewer Maintenance					
	1st half tax - 2025	\$.00	\$.00	\$.00	
	1ST HALF BALANCE	\$.00	\$.00	\$.00	
			Charges	Payments	Balance Due
Total Balance			\$5,946.56	\$2,833.84	\$3,112.72

[PAY BY E-CHECK OR CREDIT/DEBIT CARD](#)

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

Updated :06/04/2026 02:59:15 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.

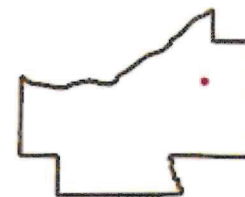
Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.

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 DATA. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU



Cuyahoga County GIS Viewer



Date Created: 6/3/2026

Legend

- Municipalities
- Point Parcels
- Right Of Way
- Platted Centerlines
- Parcels

35 0 18 35 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

Hardscape Calculations

Date: 06/23/2026

Address: 24115 Woodway Rd.

Lot Information: 60.00 x 120.00'

BCO 1113.12(C)- Landscaping

Total Allowable: Not less than 30% of entire lot shall consist of Growing Landscape: 5040.00'

Total (Sq Ft) Existing Developed Area: Structure: 1998.00' Paved Areas: 1181.00'

Proposed (Sq Ft) New Hardscape: 232.00'

Remaining (Sq Ft) Allowed: 1629.00'

BCO 1113.14- Driveways

Front Yard: Excluding the tree lawn, not more than thirty percent (30%) of the required front yard area may be improved with hard scape.

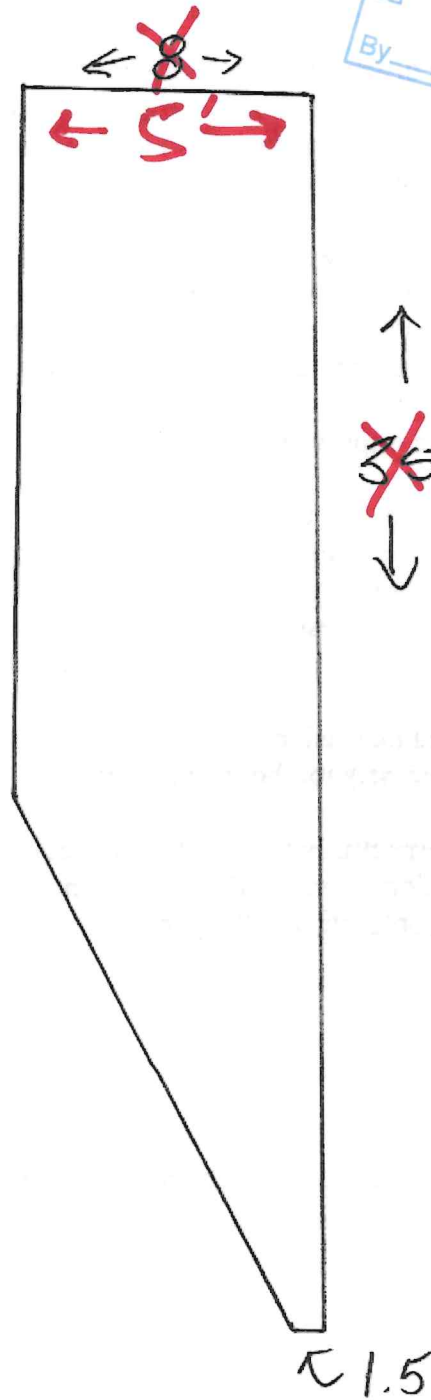
Total Allowable = 619.00'

Existing Front Hardscape: 614.00'

Proposed (Sq Ft) New Hardscape: 200.00'

Remaining (Sq Ft) Allowed: **195.00' Over the allowed amount.**

REVISED

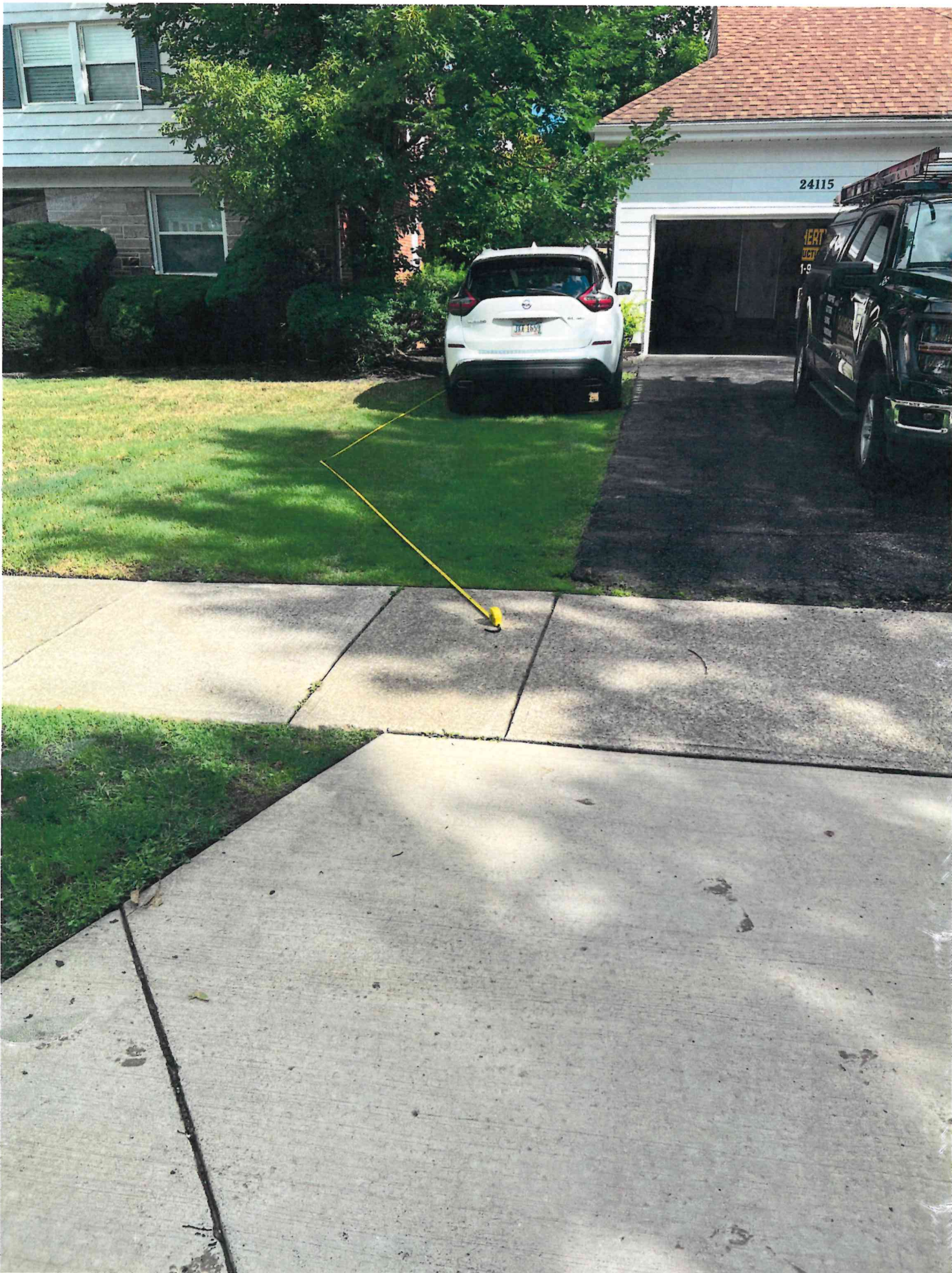


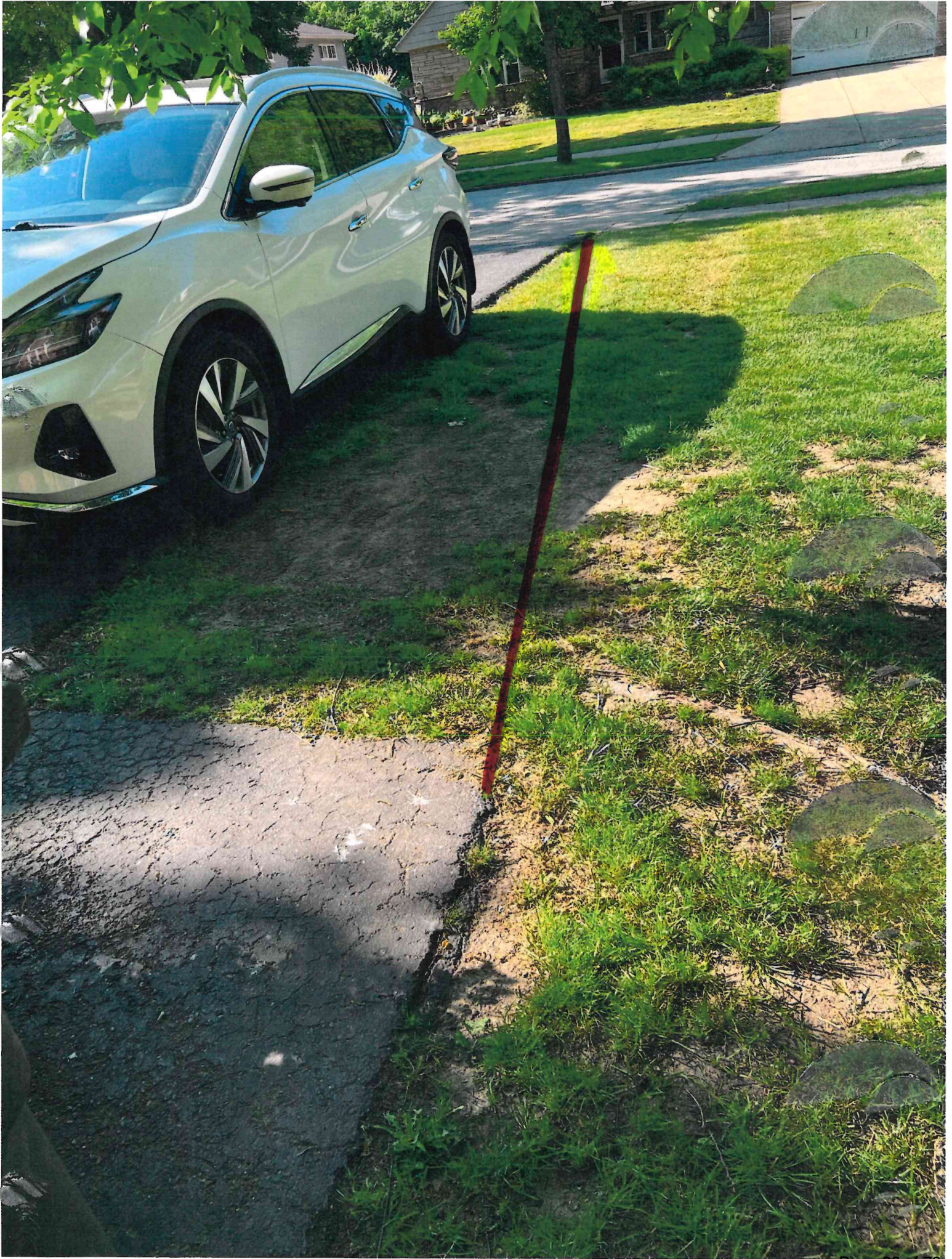
dPage 67 of 2

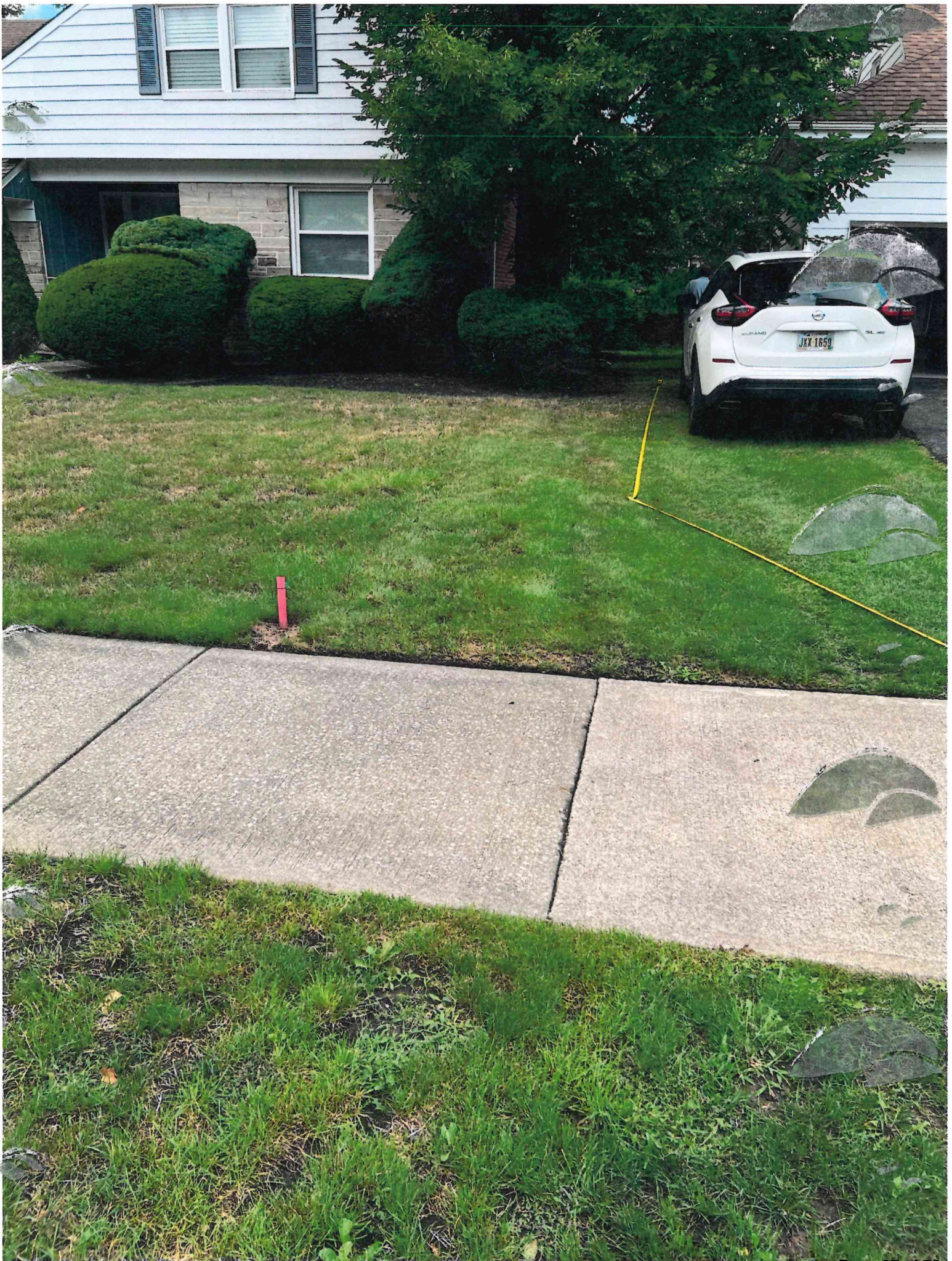
dPage 67 of 2

dPage 67 of 2

dPage 57 of 72









I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN HEREON, WITH DISTANCES GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Ronald L. Ferris 8-11-25
 Ronald L. Ferris OHIO REGISTERED SURVEYOR # 6970 DATE

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THIS SURVEY

THIS PLAT REPRESENTS A RETRACEMENT IN THE FIELD OF THE LAND RECORDED WITH FILE # 202107130234 OF THE CUYAHOGA COUNTY RECORD OF DEEDS.

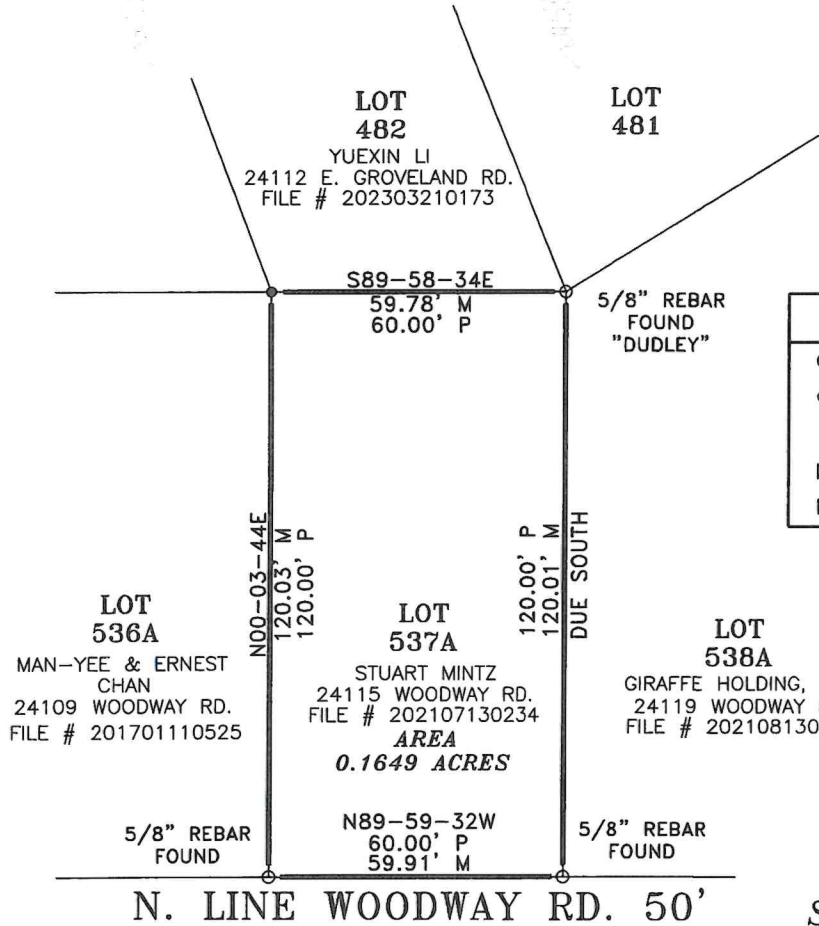
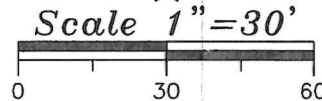
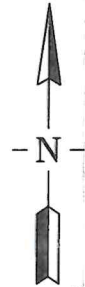
LEGEND	
○	IRON PIN FOUND
●	5/8" REBAR SET
	UNLESS NOTED
M	MEASURED DIST.
P	PLAT DIST.

RETRACEMENT SURVEY PLAT FOR STUART MINTZ

SITUATED IN THE CITY OF BEACHWOOD COUNTY OF CUYAHOGA STATE OF OHIO AND KNOWN AS BEING ALL OF LOT 537A RE-SUB. OF PART OF RAPID TRANSIT LAND CO'S. SUB. #13 P.B. 146, PG. 37

THE BASIS OF THE BEARINGS SHOWN ON THIS PLAT IS DUE SOUTH, THE BEARING GIVEN FOR THE EAST LINE OF LOT 537A IN P.B. 146, PG. 37.

RECORDS USED
 DEED FILE # 202107130234
 P.B. 146, PG. 37



CLIENT

Leah Meyer
24115 Woodway
Beachwood, OH 44122

PHONE

216-408-9138



24971 Rockwell Dr.- Suite 1 - Euclid, OH 44117
440-449-0872

ESTIMATE

DATE	ESTIMATE #
9/19/2025	4790



DESCRIPTION	QUANTITY	RATE	TOTAL
<p>*** DRIVEWAY WITH WIDENING *** Excavate up to 4 inches of asphalt , 4 inches of concrete under asphalt, and 8 inches of dirt where widening, haul debris off site. Add, grade, and compact for a total of 4 inches of #304 stone for a sub base. Install 4 inch styrafoam expansion joint material against existing concrete and foundations. Pour 4 inches of 6.5 sack mix with air entrainment at 4,500 PSI with a superplasticizer additive. Reinforce with #3 fiberglass rebar at 30 inches on center. Broom finish and saw or tool cut the control joints. Apply a cure, penetrating sealer, and a surface sealer. Widen for a parking spot at 8x20 with a4ft taper back to driveway at 17.5 ft wide near apron. Includes replacing the walk to the front steps and 11x3 walk going to backyard.</p>	965	13.49611	13,023.75
<p>*** WALK *** replace the rest of the walk going to concrete steps in the back .26x3</p>	78	14.00	1,092.00

All of the above work includes labor, material, permits, bonds, taxes, and a job cleanup. We appreciate your business. Any questions, please don't hesitate to call.

Authorized Signature/Date

TOTAL \$14,115.75

By signing above, you agree to the above pricing, specifications, and conditions are satisfactory and accepted. CemCo Construction Corp is hereby authorized to do the work. The undersigned represents that they are the owners of the above-mentioned premises and that the legal title therefore stands of record in their name. Payments shall be made within 10 days. A service charge of 10% per month, , will be added to the delinquent accounts. Additional processing fees of 3.5% will be added to payments with credit cards. Estimate price is valid for 30 days unless the following applies. Escalation Clause. In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of CemCo Construction, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents.

All work to be completed in a workmanlike manner according to standard practices. Some dimensions are approximate and are used for estimating purposes only. CemCo Const. is not responsible for any salt or chemical damage, chipping, spalling, scaling, discoloration, surface imperfections, iron deposits, lignite, or cracking of concrete. We are not responsible for any vandalism, acts of God, or damage to our work after our personnel leaves the job site. Color of concrete is not guaranteed, whether plain or colored concrete. Excavation is under normal soil conditions. Upon removal of existing pavement if pavement is thicker than what is being specified for replacement or if subbase or subgrade is not stable for compaction and needs to be excavated any alterations or deviations from specifications involving extra costs will be executed upon written order and will become an extra charge over and above this estimate. Not responsible for any damage to unmarked underground private utility lines.

PHONE

440-449-0872

E-MAIL

estimates@cem-co.com

WEBSITE

www.cem-co.com



American Concrete Institute®
Advancing concrete knowledge

Tactical Planning, LLC

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: June 15, 2026

RE: **P&Z 2026-21** **Stuart Mintz**
24115 Woodway Road
Hardscape Variance



This request is for approval of a front yard hardscape variance. The applicant is seeking to construct a parking pad to the side of the existing double-wide driveway. Section 1113.14 limits hardscape in front yards to not more than 30% of the front yard area. In this instance, the allowable hardscape is 619 square feet. The applicant currently has 614 square feet of hardscape in the front yard. He is requesting to install an additional 232 square feet which would bring the total front yard hardscape to 846 square feet. That would require a variance of 227 square feet or approximately 27%.

There does not appear to be any unique property characteristic that would justify the variance. The fact that the applicant has several vehicles is not the basis for a practical difficulty. Based on aerial photography, there appears to be only one house on Woodway Road that has a side parking pad like the one being requested; however, that house has a single width driveway and a one-car garage so no hardscape variance was required.

Without a finding of practical difficulty, the variance cannot be granted.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: June 25, 2026

Report Date: June 12, 2026

To: Traci Gallagher
From: Joseph R. Ciuni P.E. P.S.
City Engineer

AGENDA ITEM - 9

P & Z 2026 -21

Stuart Minz has requested a 155' front yard hardscape variance for a driveway expansion at 24115 Woodway Road, in accordance with BCO section 1113.14, Driveways.

For a variance to be approved, there must be a proven hardship. We do not see a hardship here. The driveway is already a double drive, and it is sufficient for the double garage.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/08/2026
Re: P&Z #2026-21 24115 Woodway (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