



**Beachwood Planning and Zoning Commission Meeting
Thursday, August 27, 2026, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122p**

Amended Agenda

New Business

Agenda Items

1. Roll Call
2. Approval of Minutes of the July 30, 2026, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2026-26 Jim Freireich has requested preliminary and final approval of a lot split and consolidation of PPN 741-27-836C, 15 Hyde Park, and part of PPN 741-27-013, The Village Community Association, creating Parcel "15A".
6. Planning and Zoning Commission
2026-28 Jim Freireich has requested preliminary and final site plan approval for a screened porch addition at 15 Hyde Park, The Village.
7. Planning and Zoning Commission
2026-27 Tuvia Millstein has requested preliminary and final site plan approval for a screen wall fence at 3050 Science Park Drive, Cleveland Clinic.

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 7-28-26OWNER OF BUILDING: DEBORAH ROSS PHONE: 216-214-2681STREET ADDRESS: 15 HYDE PARKCITY/STATE/ZIP: Beachwood Ohio 44122APPLICANT: JIM FREINEICH PHONE: 216-347-1701COMPANY OR FIRM: EASTSIDE LANDSCAPING, INC.EMAIL: JIM@EASTSIDE-LANDSCAPING.COMSTREET ADDRESS: P.O. Box 21801CITY/STATE/ZIP: South Euclid Ohio 44121

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

JIM FREINEICH JIM@EASTSIDE-LANDSCAPING.COM

DESCRIPTION OF THE PROPERTY:

ADDRESS: 15 Hyde Park SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # _____ - _____ - _____ PRESENT USE: _____ PROPOSED USE: _____

PURPOSE OF APPLICATION: Lot Split AND Consolidation

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

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

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

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

Planning & Zoning Submission Requirements:

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

Planning & Zoning Submission Filing Fees & Deposits:

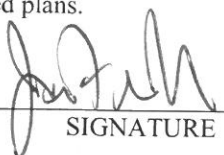
***IMPORTANT NOTE: The City of Beachwood will never request wire transfers via email. Any fees or approvals will only be communicated through official city channels.**

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.


SIGNATURE

Jim Faenrich
PRINTED NAME

7-28-26
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: _____

Summary By Tax Year 2025 Pay 2026

Click here to Pay Your Taxes Online to pay your tax bill for the current tax year

Assessed Values

Land Value	\$33,430
Building Value	\$165,760
Total Value	<u>\$199,190</u>

Taxable Market Values

Land Value	\$95,500
Building Value	\$473,600
Total Value	<u>\$569,100</u>

Flags

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

Year Charge Amounts

Gross Tax	\$12,121.71
Less 920 Reduction	\$6,586.12
Sub Total	\$5,535.59
Non-business Credit	\$415.68
Owner Occupancy Credit	\$0.00
Homestead Reduction	\$0.00
Payments	\$65.25
Net Taxes	<u>\$5,185.16</u>

Second Half Year Charge Amounts

Gross Tax	\$12,121.71
Less 920 Reduction	\$6,586.12
Sub Total	\$5,535.59
Non-business Credit	\$415.68
Owner Occupancy Credit	\$0.00
Homestead Reduction	\$0.00
Total Assessments	\$65.25
Half Year Net Taxes	<u>\$5,185.16</u>

Rates

Full Rate	121.71
920 Reduction Rate	.543333
Effective Rate	55.581001

Escrow

Escrow	N
Payment Amount	\$0.00

Summary	Charges \$10,370.32	Payments \$5,185.16	Balance Due \$5,185.16
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in 2026) Charge and Payment Detail

	Charge Type	Charges	Payments	Balance Due
	1st half tax	\$5,119.91	\$5,119.91	\$0.00
	1ST HALF BALANCE	\$5,119.91	\$5,119.91	\$0.00
	2nd half tax	\$5,119.91	\$0.00	\$5,119.91
	2ND HALF BALANCE	\$5,119.91	\$0.00	\$5,119.91
SEWER MAINTENANCE				
	1st half tax - 2025	\$65.25	\$65.25	\$0.00
	1ST HALF BALANCE	\$65.25	\$65.25	\$0.00
	2nd half tax - 2025	\$65.25	\$0.00	\$65.25
	2ND HALF BALANCE	\$65.25	\$0.00	\$65.25
Sewer Maintenance				
	1st half tax - 2025	\$0.00	\$0.00	\$0.00
	1ST HALF BALANCE	\$0.00	\$0.00	\$0.00

Charges	Payments	Balance Due
\$10,370.32	\$5,185.16	\$5,185.16



Hi Jim,

Just an FYI that the Village Board approved the 15 Hyde Park project at the board meeting last night with the stipulation that the survey be completed because of the lot split as well.

As you know, I did also reach out to the president of Village Management David Kostelnik (you were copied) to see if he could help expedite getting the required survey done with Polaris (or any other reputable surveyor) so hopefully there will soon be movement there.

Thank you and let us know if you have questions

Chris Maguire
Property Manager
The Village Community Association
216-831-3668
26000 Village Place, Beachwood, OH, 44122
managerthevillagehoa@gmail.com



**LEGAL DESCRIPTION
OF
LAND TO BE CONVEYED FROM THE VILLAGE COMMUNITY
ASSOCIATION TO DEBORAH L. ROSS, TRUSTEE**

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio and known as being part of Block A in a Subdivision of Parcel V-J2 and Other Lands of The Park Development of part of Original Warrensville Township Lot No. 20, as shown by the plat recorded in Volume 248, Page 37 of Cuyahoga County Map Records and being further bounded and described as follows:

Beginning on the southwesterly line of Village Lane (60 feet wide) (Private) at a northeasterly corner of the aforementioned Block A;

Thence South $62^{\circ} 21' 40''$ West along a northwesterly line of Block A, 34.00 feet to an angle point;

Thence North $70^{\circ} 42' 03''$ West along a northeasterly line of Block A, 6.76 feet;

Thence South $19^{\circ} 17' 57''$ West, 34.56 feet to the **Principal Place of Beginning** of the premises herein described;

Thence **South $60^{\circ} 24' 36''$ East, 52.00 feet;**

Thence **South $29^{\circ} 35' 24''$ West, 26.00 feet;**

Thence **North $60^{\circ} 24' 36''$ West, 2.00 feet** to a southeasterly line of Sublot 15 in the aforementioned Subdivision of Parcel V-J2 and Other Lands of The Park Development;

Thence **North $29^{\circ} 35' 24''$ East** along a southeasterly line of Sublot 15, **0.43 feet** to a northeasterly corner thereof;

Thence **North $60^{\circ} 24' 36''$ West** along a northeasterly line of Sublot 15, **11.00 feet** to an internal corner thereof;

Thence **North $29^{\circ} 35' 24''$ East** along a southeasterly line of Sublot 15, **7.70 feet** to a northeasterly corner thereof;



Thence **North 60° 24' 36" West** along a northeasterly line of Sublot 15, **39.00 feet**;

Thence **North 29° 35' 24" East**, **17.87 feet** to the **Principal Place of Beginning**, containing **0.0237 acres (1,030 square feet)** as surveyed and described by Brian Siebenthal, P.S. No. 8740 of The Riverstone Company in July of 2026 and being subject to all legal highways, restrictions, reservations and easements.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company PS8740"

Basis of Bearings: Bearings shown hereon are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, US Feet.

Deed of Reference: Land conveyed to The Village Community Association by deed recorded June 3, 1993 in Volume 93-05574, Page 18 of Cuyahoga County Records.

July 28, 2026

Brian Siebenthal

P.S. No. 8740

Date

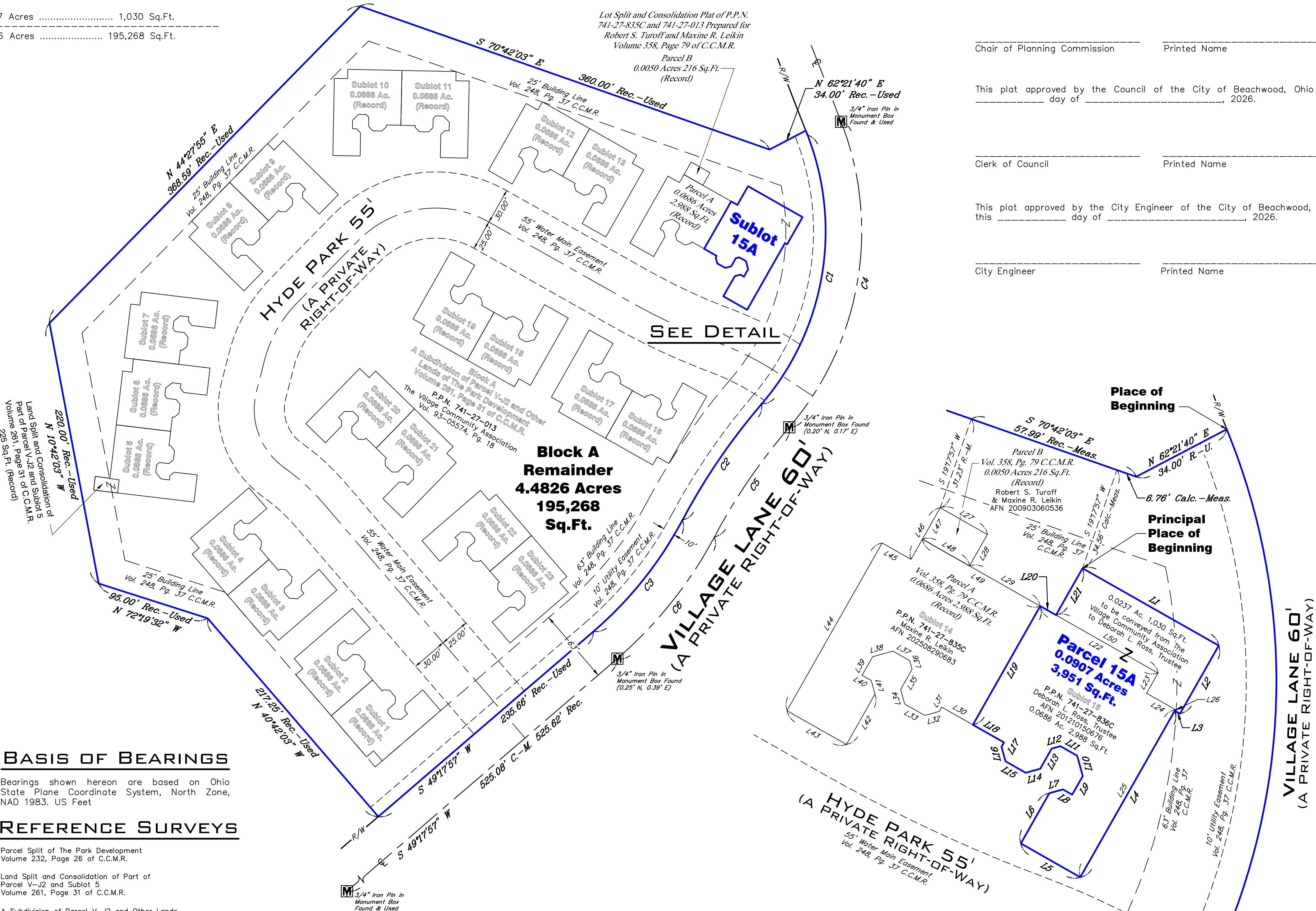


Block A Remainder Area

Table with 3 columns: Description, Acres, and Sq.Ft. Rows include Block A (Vol. 248, Pg. 27 C.C.M.R.), Split Area (Vol. 261, Pg. 31 C.C.M.R.), Parcel B (Vol. 358, Pg. 79 C.C.M.R.), and Block A Remainder.

LINE TABLE

Table with 3 columns: Line #, Length, and Bearing. Contains 50 lines of survey data for Block A Remainder and Sublots 1-23.



BASIS OF BEARINGS

Bearings shown hereon are based on Ohio State Plane Coordinate System, North Zone, NAD 1983. US Feet

REFERENCE SURVEYS

Parcel Split of The Park Development Volume 232, Page 26 of C.C.M.R.

Land Split and Consolidation of Part of Parcel V-J2 and Sublot 5 Volume 261, Page 31 of C.C.M.R.

A Subdivision of Parcel V-J2 and Other Lands of The Park Development Volume 261, Page 31 of C.C.M.R.

Lot Split and Consolidation Plat of P.P.N. 741-27-835C and 741-27-013 Prepared for Robert S. Turoff and Maxine R. Leikin Volume 358, Page 79 of C.C.M.R.

NOTES

- 1. See Volume 248, Page 37 of Cuyahoga County Records for dimensions of Sublots 1-23 and the 55' Water Main Easement (Hyde Park).
- 2. See Volume 261, Page 31 of Cuyahoga County Records for dimensions of split parcel adjacent to Sublot 5.

CURVE TABLE

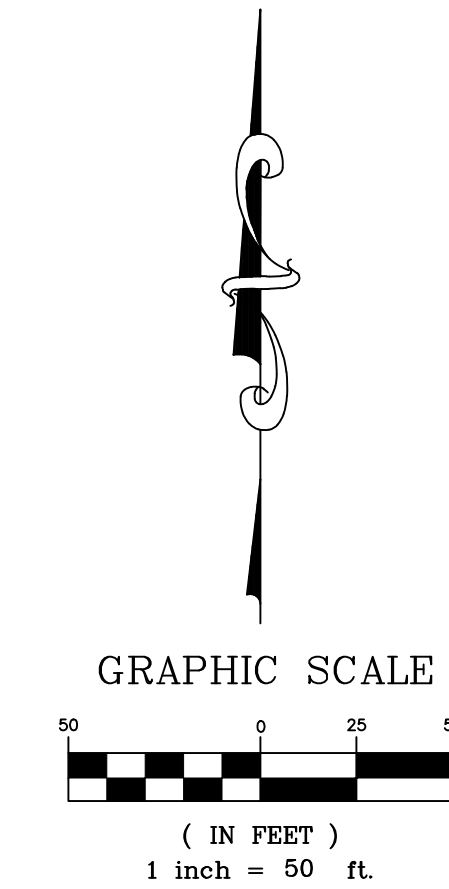
Table with 7 columns: Curve #, Length, Radius, Tan, Delta, Chord, and Bearing. Contains 6 curves of survey data.

LEGEND

- Monument Box Found
- Iron Pin Found
- Iron Pipe Found
- 5/8"x30" Iron Pin Set
- Spike Set on P/L
- Drill Hole Set / Found
- Mog Nail Set / Found
- Centerline
- Right of Way
- Existing common ownership
- Parcels to be consolidated by this plat

ABBREVIATIONS

- A: Adj.
- B.N.: Building Number
- Bldg.: Building
- C.C.M.R.: Cuyahoga County Map Records
- Calc./C.: Calculated
- CH: Chord
- Clr.: Clears
- D.H.: Drill Hole
- D.V.: Dead Volume
- Doc.: Document
- E.: East
- Encr.: Encroachment
- Ex.: Existing
- H.N.: House Number
- Inst.: Instrument
- Meas./M.: Measured
- N.: North
- N/A: Not Available
- O.D.O.T.: Ohio Department of Transportation
- O.L.: Original Lot
- O.R.: Official Record
- Obs.: Observed
- Ord.: Ordinance
- P.C.: Point of Curvature
- P.O.A.: Place of Beginning
- P.P.N.: Permanent Parcel Number
- P.P.O.B.: Principal Place of Beginning
- Pcl.: Parcel
- R/W: Right-of-Way
- Rec./R.: Record
- S.: South
- S/L: Sublot
- Sq.Ft.: Square Feet
- Sta.: Station
- Sty.: Story
- V/Vol.: Volume
- W.: West



CITY APPROVALS

This plat approved by the Planning Commission of the City of Beachwood, Ohio this _____ day of _____, 2026.

Chair of Planning Commission _____ Printed Name _____

This plat approved by the Council of the City of Beachwood, Ohio this _____ day of _____, 2026.

Clerk of Council _____ Printed Name _____

This plat approved by the City Engineer of the City of Beachwood, Ohio this _____ day of _____, 2026.

City Engineer _____ Printed Name _____

PLAT OF LOT SPLIT AND CONSOLIDATION OF 15 HYDE PARK P.P.N. 741-27-836C AND PART OF P.P.N. 741-27-013 CREATING PARCEL "15A" CITY OF BEACHWOOD, OHIO

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio and known as being all of Sublot No. 15 and part of Block A in a Subdivision of Parcel V-J2 and Other Lands of The Park Development of part of Original Warrensville Township Lot No. 20, as shown by the plat recorded in Volume 248, Page 37 of Cuyahoga County Map Records.

OWNERS ACCEPTANCE

I, the undersigned representative of The Village Community Association, owner of the land shown hereon, do hereby accept this Lot Split and Consolidation of the same.

THE VILLAGE COMMUNITY ASSOCIATION By: _____

Signature _____ Printed Name _____

Title _____

NOTARY PUBLIC

State of _____ County of _____

Before me a Notary Public in and for said County and State, personally appeared the above named representative of The Village Community Association who acknowledged that _____ he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____, this _____ day of _____, 2026.

Notary Public _____ My commission expires _____

OWNERS ACCEPTANCE

I, Deborah L. Ross, Trustee of the Deborah L. Ross Trust dated August 5, 2011, the undersigned owner of the land shown hereon, do hereby accept this Lot Split and Consolidation of the same.

Deborah L. Ross, Trustee _____

NOTARY PUBLIC

State of _____ County of _____

Before me a Notary Public in and for said County and State, personally appeared the above named Deborah L. Ross, Trustee of the Deborah L. Ross Trust dated August 5, 2011 who acknowledged that she did sign the foregoing instrument and that it was her own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____, this _____ day of _____, 2026.

Notary Public _____ My commission expires _____

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Brian Siebenthal July 28, 2026 P.S. No. 8740 Date

FIELD DATE

July 10, 2026



DRAWN BY

REM

APPROVED

BS PS No. 8740



LAND SURVEYING - ENGINEERING - DESIGN 3800 LAKESIDE AVENUE - SUITE 100 CLEVELAND - OHIO - 44114 PHONE: (216) 491-2000 FAX: (216) 491-9640 WWW.RIVERSTONESURVEY.COM

2026-203, PAGE 1 OF 1

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 11, 2026

RE: **P&Z 2026-26 Riverstone**
Deborah L. Ross, Trustee
The Village Community Association
15 Hyde Park
Lot Split and Consolidation Plat



This request is for approval of a lot split and consolidation plat to transfer 1,030 square feet from The Village Community Association to Sublot 15 to create Sublot 15A. The transfer is necessary for the construction of a screened porch addition to the existing dwelling. Both the lot owner and the Association have requested the approval. The Commission has routinely approved such transfers to permit additions to dwellings.

Approval of the lot split and consolidation plat is recommended subject to the comments of the City Engineer.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: August 27, 2026

Report Date: August 11, 2026

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

AGENDA ITEM - 5

P&Z 2026 -26

Jim Freireich has requested preliminary and final approval of a lot split and consolidation plat of PPN 741-27-836C, 15 Hyde Park, and part of PPN 741-27-013, The Village Community Association, Creating Parcel "15A".

We have reviewed the Lot Split and Consolidation Plat and find that it meets all City and County Standards. We recommend approval.

One minor correction on the Plat: Please take off the signature block for City Council approval. Planning Commission and the City Engineer are all that is needed.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 08/10/2026
Re: P&Z #2026-26 15 Hyde Park (Lot Split & consolidation)

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

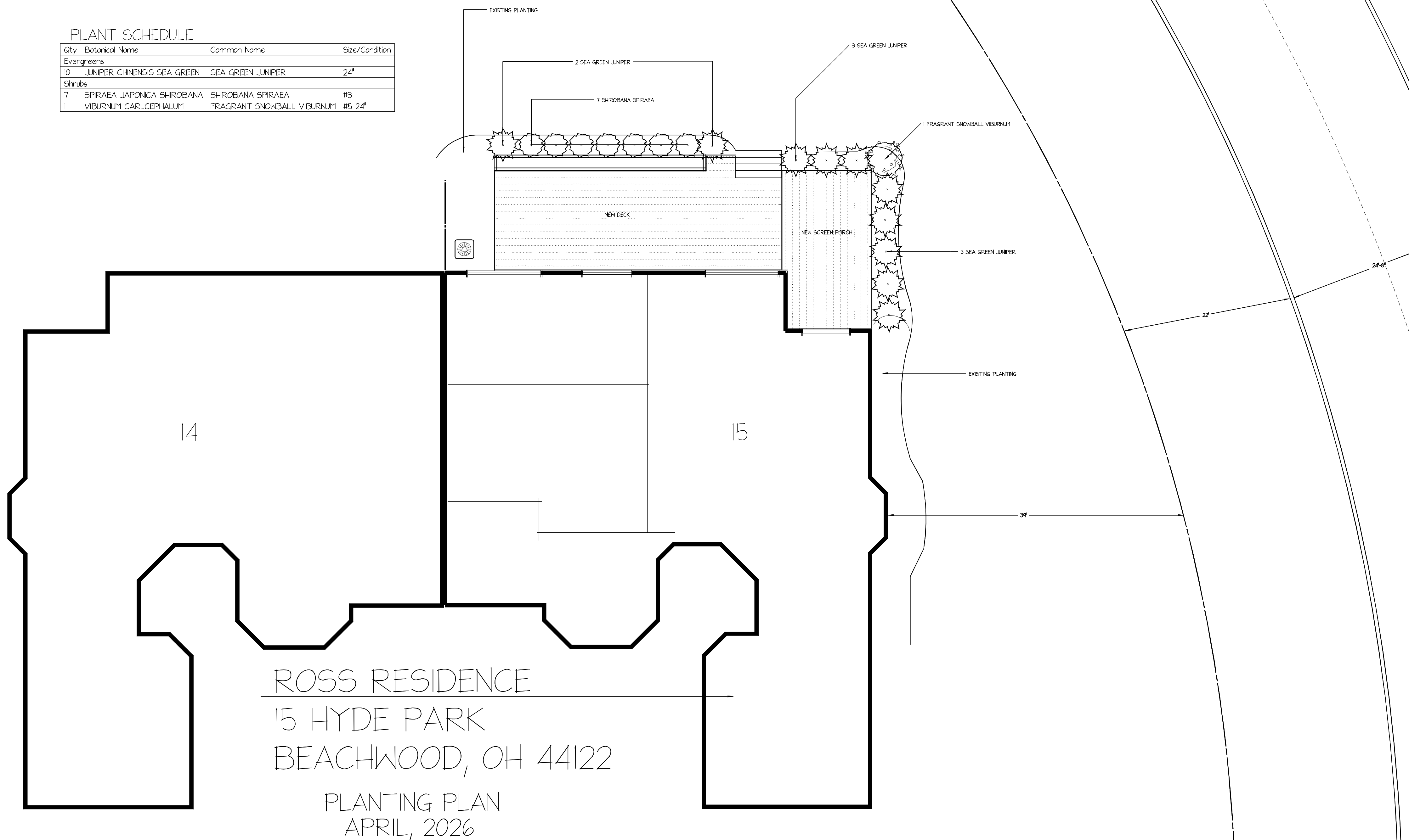
1. The Fire Department has no questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANT SCHEDULE

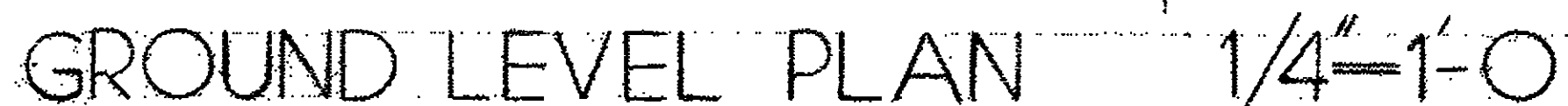
Qty	Botanical Name	Common Name	Size/Condition
Evergreens			
10	JUNIPER CHINENSIS SEA GREEN	SEA GREEN JUNIPER	24"
Shrubs			
7	SPIRAEA JAPONICA SHIROBANA	SHIROBANA SPIRAEA	#3
1	VIBURNUM CARLCEPHALUM	FRAGRANT SNOWBALL VIBURNUM	#5 24"



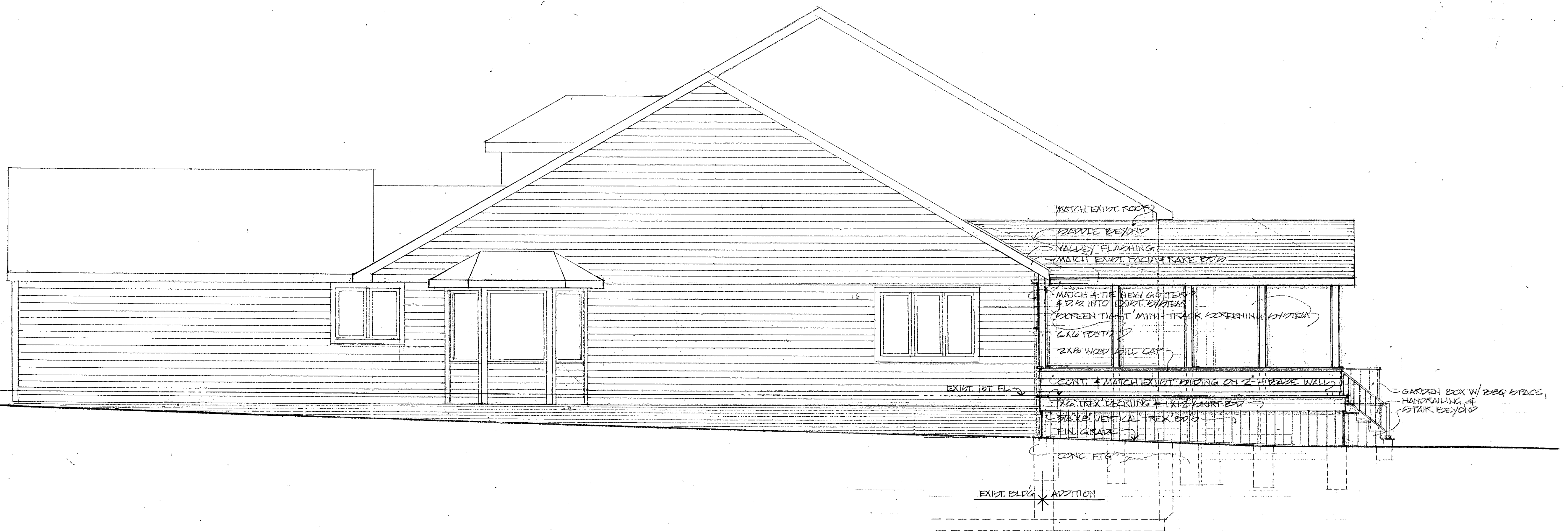
DATE: 29 MAR 26 REVISED 02 APR 26
SCREENED PORCH & DECK W/ GARDEN JBOX
ADDITIONS ~~(NOT)~~ (FOR CONSTRUCTION)
ROSS CONDOMINIUM
15 HYDE PARK / BEACHWOOD, OHIO 44122



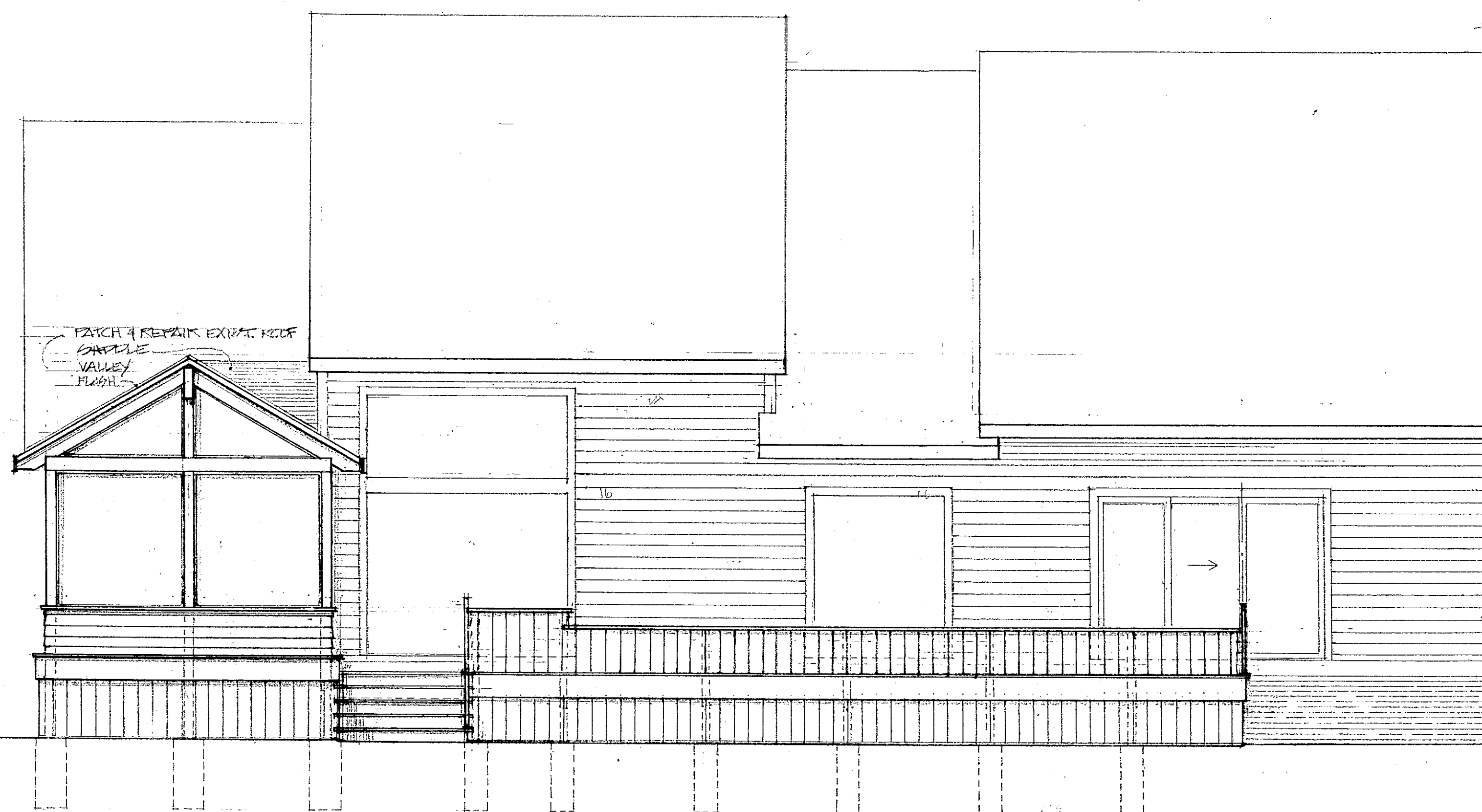
PREPARED BY & PROPERTY OF:
DONALD J. TARANTINO
A DESIGN BUILD COMPANY
1802 RADNOR ROAD
CLEVELAND HTS., OHIO 44118
(O) 216.371.1810 (F) 216.371.0343
(E) D.TARANTINO@SBCGLOBAL.N



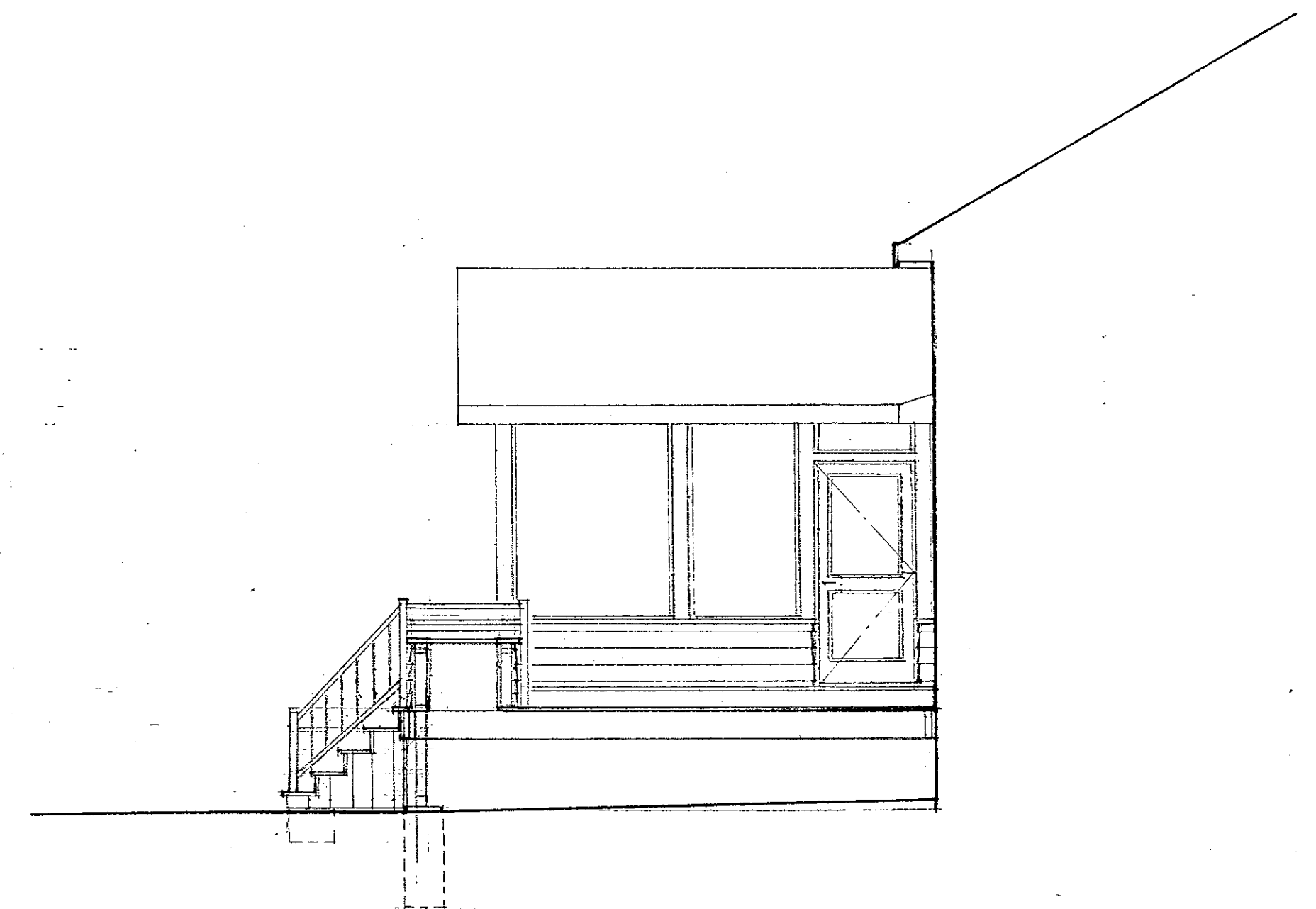
DATE REVISED 02 APR 2016
25 APR 2016
 GREEN PORCH, DECK W/
 GARDEN BOX ADDITIONS
 CROSS RESIDENCE
 5 HYDE PARK
 HEACHWOOD, OHIO 44122
 (C) 216.347.1701 (CONTRACTOR)
 (E) JIM@EASTSIDE-LANDSCAPING.COM



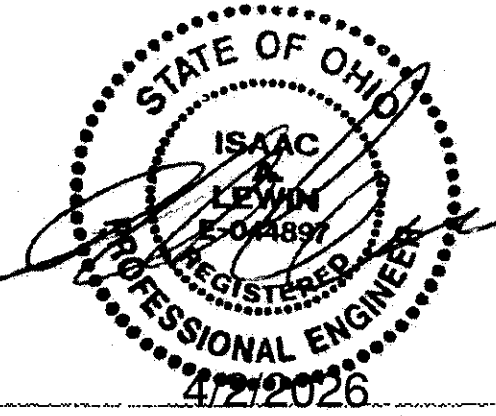
SOUTHEAST ELEVATION 1/4"=1'-0"



NORTHEAST ELEVATION 1/4"=1'-0"

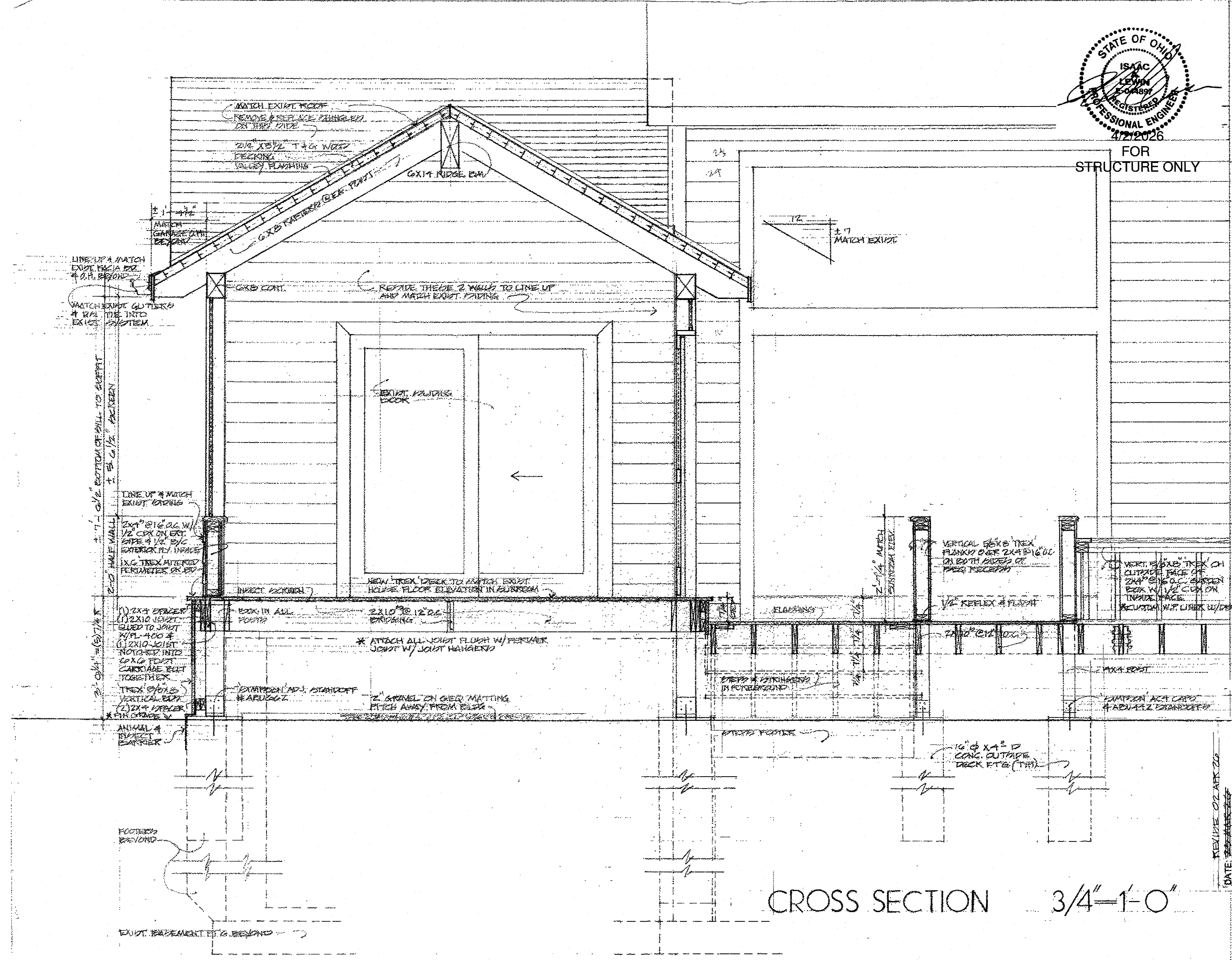


SOUTHWEST ELEVATION



FOR
STRUCTURE ONLY

PREPARED BY & PROPERTY OF:
DONALD J. TARANTINO
A DESIGN BUILD COMPANY
1802 RADNOR ROAD
CLEVELAND HTS., OHIO 44118
(C) 216.371.1810 (F) 216.371.0343
(E) D.TARANTINO@SBCGLOBAL.NET

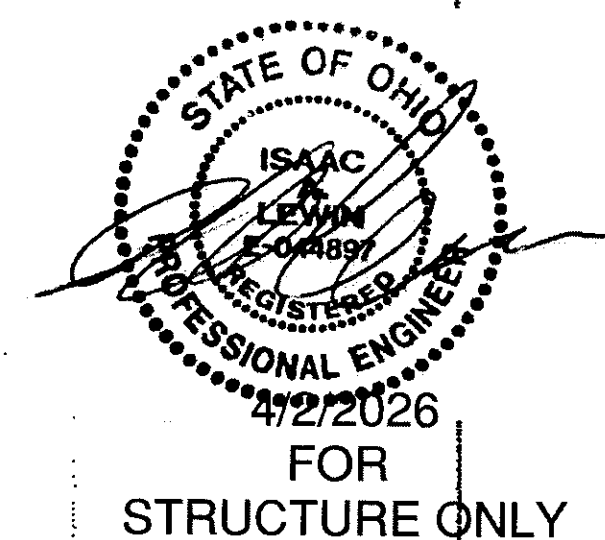


CROSS SECTION 3/4"=1'-0"

REVISE 02/2020
DATE: 02/20/20
SCREEN PORCH, DECK W/
GARDEN BOX ADDITION
ROSS RESIDENCE
16 HYDE PARK
BEACHWOOD, OHIO 44122
(C) 216.347.1701 (CONTRACTOR)
(E) JIM@EASTSIDE-LANDSCAPING.COM

03

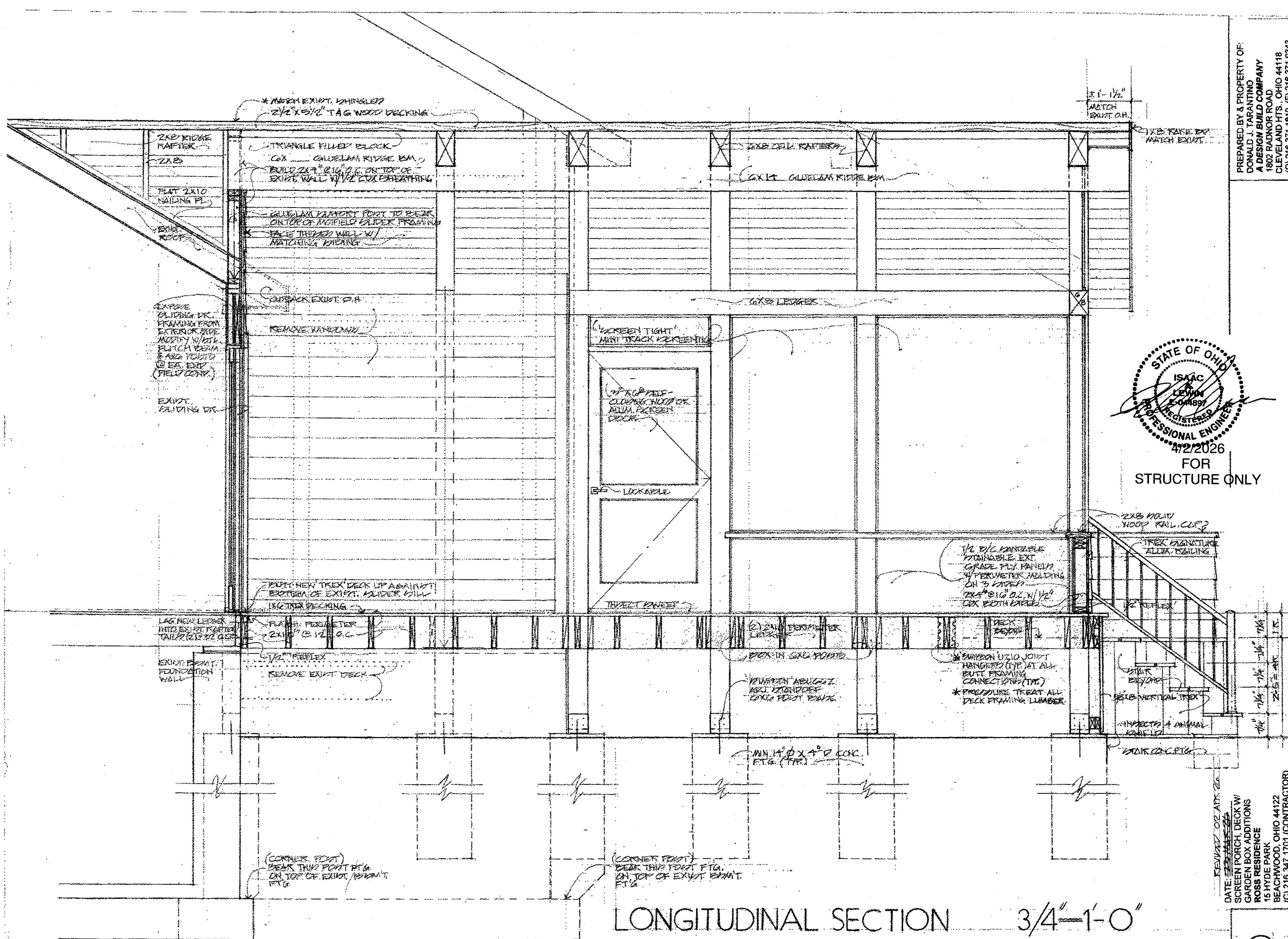
PREPARED BY & PROPERTY OF:
DONALD J. TARANTINO
A DESIGN BUILD COMPANY
1802 RADNOR ROAD
CLEVELAND HTS., OHIO 44118
(O) 216.371.1810 (F) 216.371.0343
(E) D.TARANTINO@SBCGLOBAL.NET

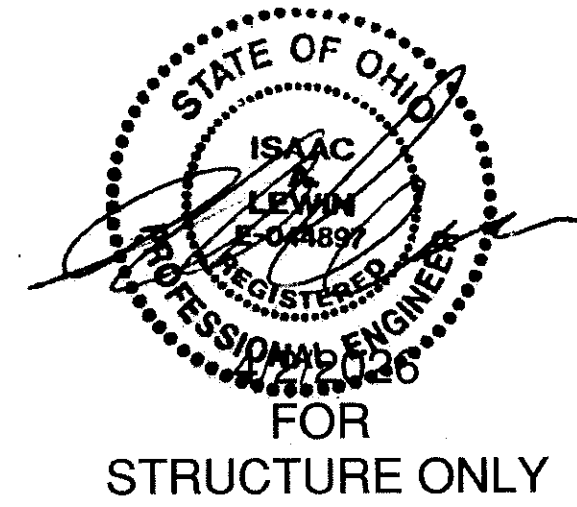


REMOVED 02 APR 26
DATE: ~~12/14/15~~
SCREEN PORCH, DECK W/
GARDEN BOX ADDITIONS
ROSS RESIDENCE
15 HYDE PARK
BEACHWOOD, OHIO 44122
(C) 216.347.1701 (CONTRACTOR)
(E) JIM@EASTSIDE-LANDSCAPING.COM

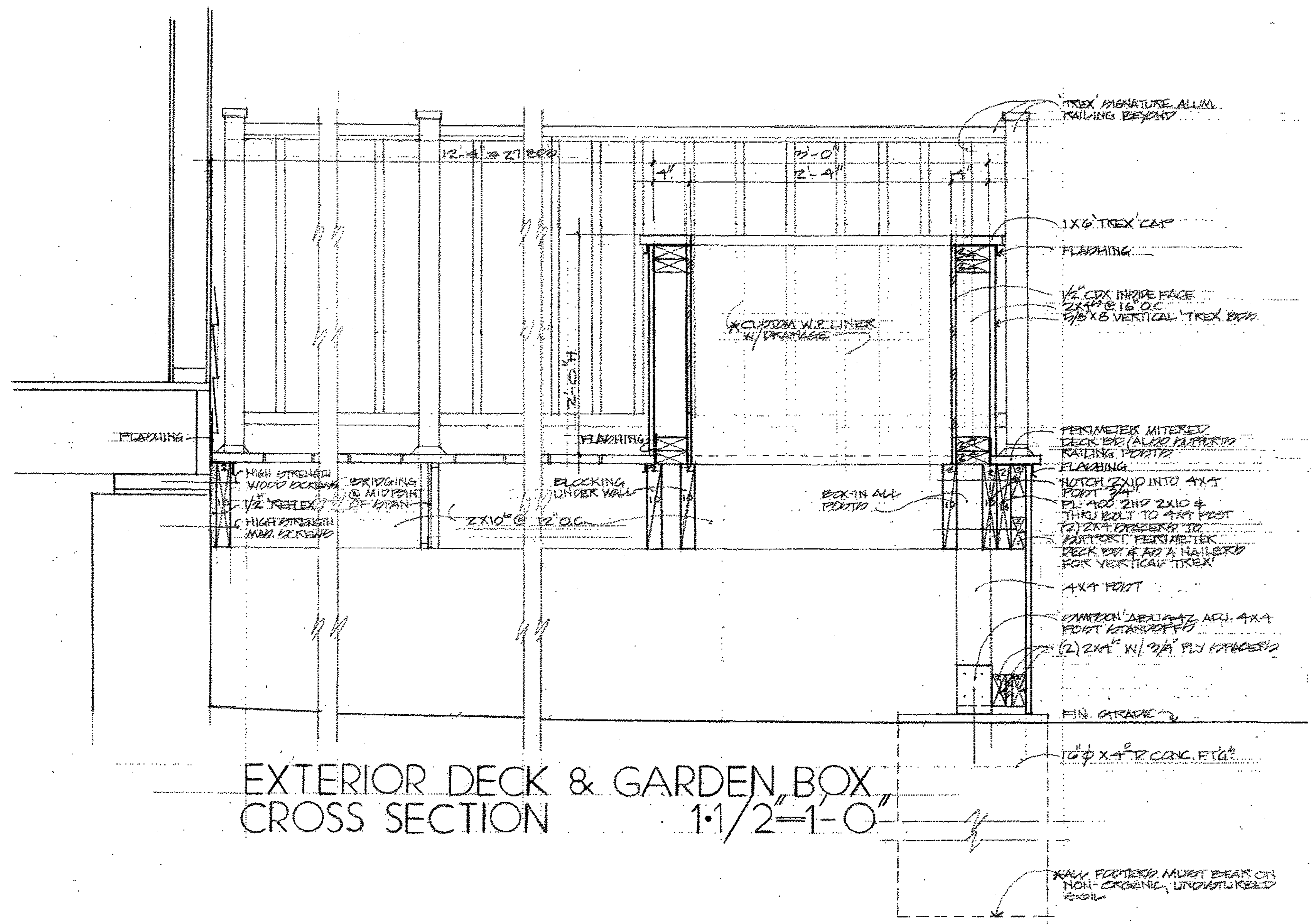
04

Page 17 of 32

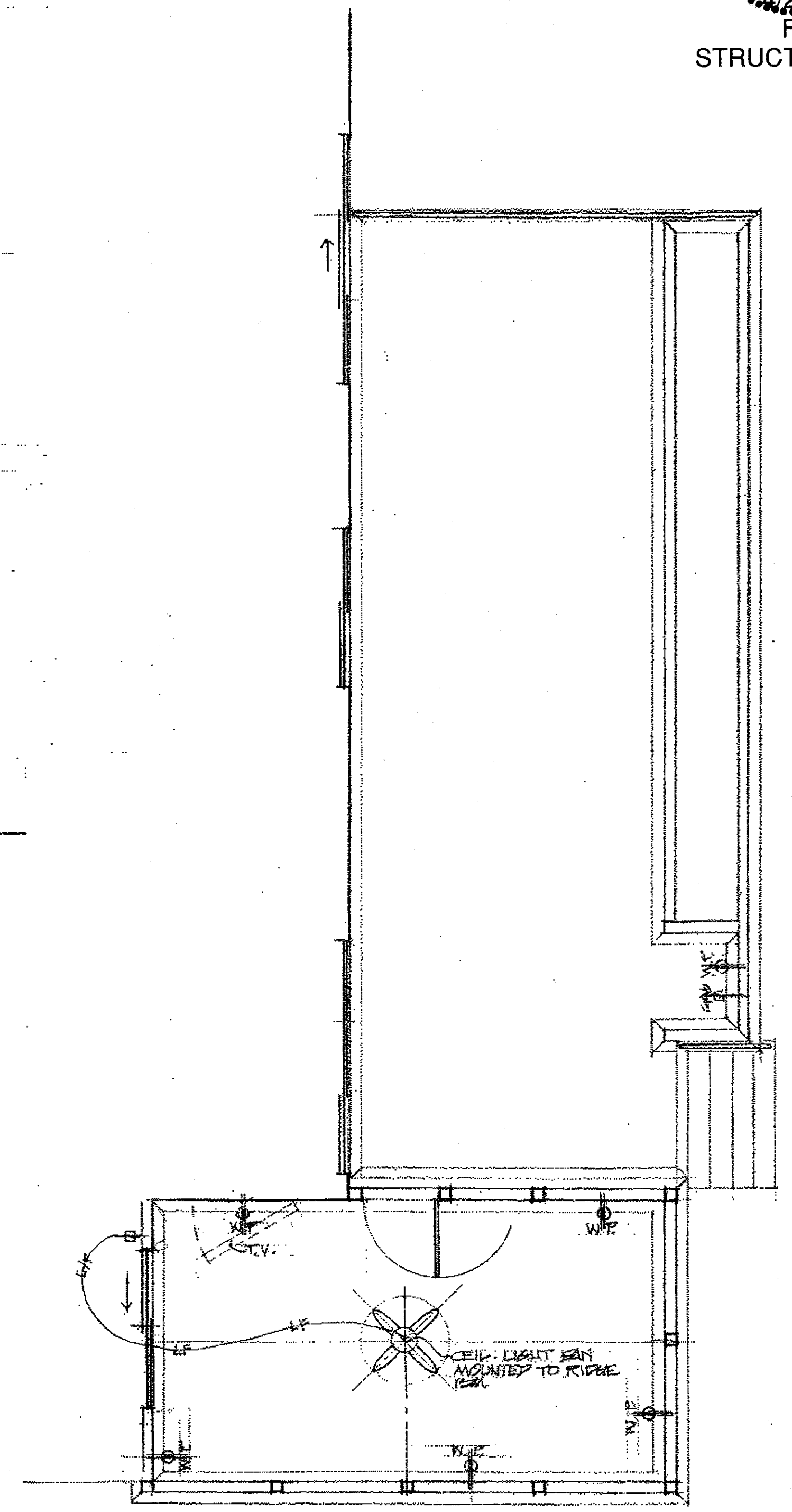




PREPARED BY & PROPERTY OF:
 DONALD J. TARANTINO
 A DESIGN BUILD COMPANY
 1802 RADNOR ROAD
 CLEVELAND HTS., OHIO 44118
 (C) 216.371.1810 (F) 216.371.0343
 (E) D.TARANTINO@SBCGLOBAL.NET



EXTERIOR DECK & GARDEN BOX
 CROSS SECTION 1 1/2"=1'-0"



PLUMBING & ELECTRICAL
 PLAN 1/4"=1'-0"

DATE: 02 MAY 20
 SCREEN PORCH, DECK W/
 GARDEN BOX ADDITIONS
 ROSS RESIDENCE
 15 HYDE PARK
 BEACHWOOD, OHIO 44122
 (C) 216.347.1701 (CONTRACTOR)
 (E) JIM@EASTSIDE-LANDSCAPING.COM

Tactical Planning, LLC

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: August 11, 2026

RE: **P&Z 2026-28 Riverstone**
Deborah L. Ross, Trustee
15 Hyde Park
Preliminary and Final Site Plan



This request is for both preliminary and final site plan approval for the construction of a screened porch addition to the existing dwelling. The applicant has provided a site plan, a landscape plan, and building elevations for the addition. There are no setback or zoning code issues associated with this request.

Both preliminary and final site plan approval is recommended subject to the comments of the City Engineer.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: August 27, 2026

Report Date: August 12, 2026

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

AGENDA ITEM - 6

P&Z 2026 -28

Jim Freireich has requested preliminary and final site plan approval of a screened in porch at 15 Hyde Park, The Village.

We have no comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 08/10/2026
Re: P&Z #2026-28 15 Hyde Park (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

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 07/29/2026

OWNER OF BUILDING: Cleveland Clinic Foundation PHONE: 2163968653

STREET ADDRESS: 9500 Euclid Ave.

CITY/STATE/ZIP: Cleveland, OH 44195

APPLICANT: Tuvia Millstein PHONE: 4406008393

COMPANY OR FIRM: Labella Associates

EMAIL: tmillstein@labellapc.com

STREET ADDRESS: 6150 Parkland Blvd., Ste. 100

CITY/STATE/ZIP: Mayfield Hts., OH 44124

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

Matthew Metyk mmetyk@labellapc.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 3050 Science Park Dr. SUITE #

TENANT NAME: N/A

PERMANENT PARCEL # 742 19 001 PRESENT USE: Medical/Ag PROPOSED USE: Medical/Ag

PURPOSE OF APPLICATION: Permit for fence

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

☒ Preliminary site plan approval

☒ Final site plan approval

☐ Lot split

☐ Lot consolidation

☐ Conditional use permit

☐ Rezoning

☐ Zoning text amendment

☒ Other Fence approval

☐ Request for a variance.

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

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

No variance requested

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. No

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.


SIGNATURE

Tuvia Millstein
PRINTED NAME

07/29/2026
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: _____



CUYAHOGA COUNTY, *Ohio*

MyPlace

UPDATE: 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 (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 as an omitted tax for the applicable parcels in Brooklyn Heights, Cuyahoga Heights, and Valley View.

THIS DOES NOT AFFECT RESIDENTIAL PROPERTY

Search

City

Beachwood

Search By

☐ Owner

☐ Parcel

☒ Address

74219001 | CLEVELAND CLINIC FOUNDATION | 3050 / 25875 SCIENCE PARK DR | BEACHWOOD |



[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

CLEVELAND CLINIC FOUNDATION

Property Address

3050 SCIENCE PARK DR BEACHWOOD,OH 44122

Tax Mailing Address

CLEVELAND CLINIC FOUNDATION 9500 EUCLID AVE CLEVELAND, OH 44195

Description

40 50 74219009

Property Class

EXEMPT CHARITABLE USES

Parcel Number

742-19-001

Taxset

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	\$
Building Value	\$
Total Value	\$

First Half Year Charge Amounts

Gross Tax	\$	.00
Less 920 Reduction	\$	.00
Sub Total	\$	.00
Non-business Credit	\$	.00
Owner Occupancy Credit	\$	.00
Homestead Reduction	\$	.00
Total Assessments	\$	1,211.21
Half Year Net Taxes	\$	1,211.21

Taxable Market Values

Land Value	\$
Building Value	\$
Total Value	\$

Second Half Year Charge Amounts

Gross Tax	\$.00
Less 920 Reduction	\$.00
Sub Total	\$.00
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$1,211.21
Half Year Net Taxes	\$1,211.21

Flags

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

Rates

Full Rate	.00
920 Reduction Rate	
Effective Rate	

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$2,422.42

Payments

\$1,211.21

Balance Due

\$1,211.21

2025 (pay in 2026) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
	1st half tax	\$.00	\$.00	\$.00
	1ST HALF BALANCE	\$.00	\$.00	\$.00
	2nd half tax	\$.00	\$.00	\$.00
	2ND HALF BALANCE	\$.00	\$.00	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2025	\$1,211.21	\$1,211.21	\$.00
	1ST HALF BALANCE	\$1,211.21	\$1,211.21	\$.00
	2nd half tax - 2025	\$1,211.21	\$.00	\$1,211.21

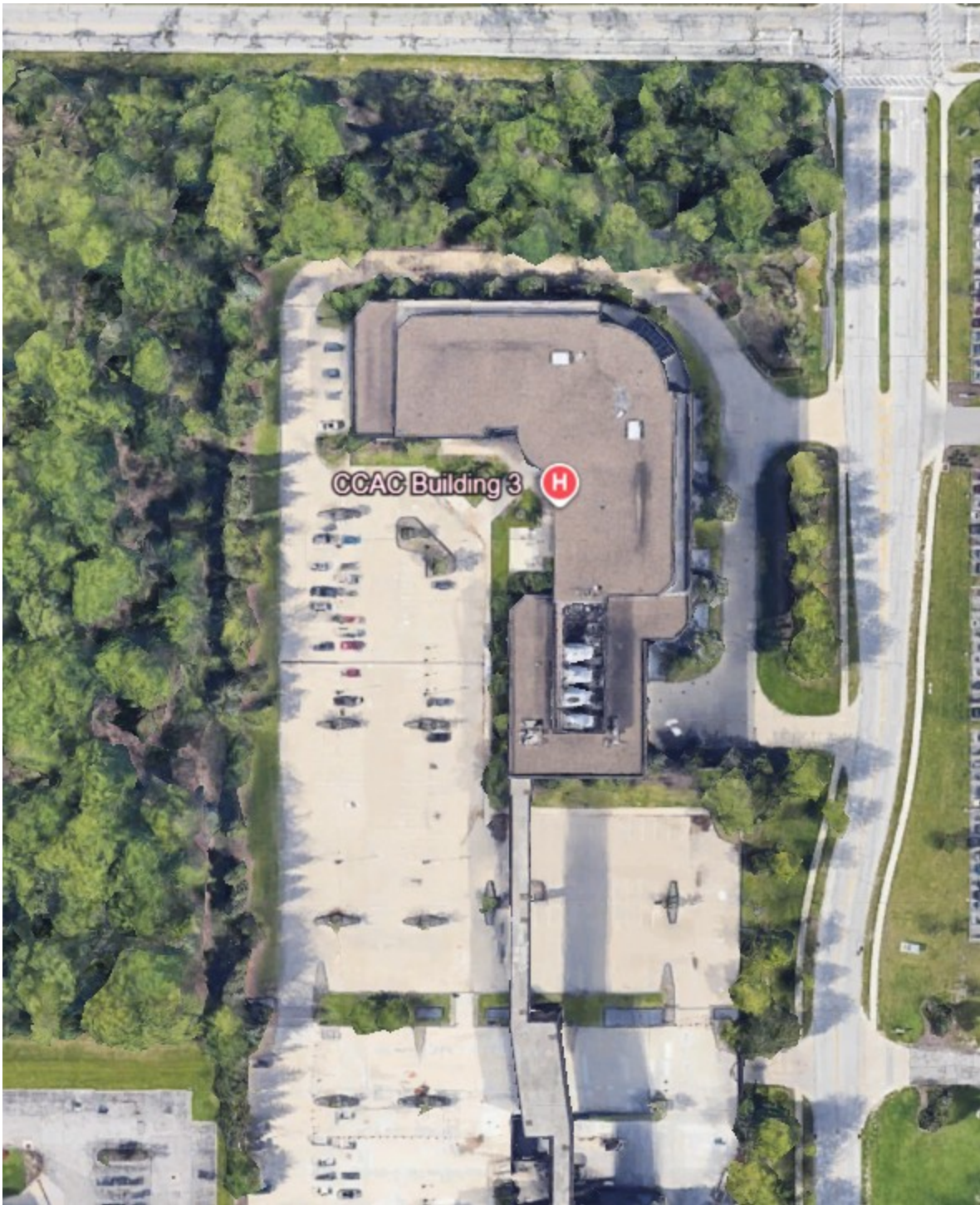
	2ND HALF BALANCE	\$1,211.21	\$.00	\$1,211.21
C100030S-Sewer Maintenance				
	1st half tax - 2025	\$.00	\$.00	\$.00
	1ST HALF BALANCE	\$.00	\$.00	\$.00
		Charges	Payments	Balance Due
Total Balance		\$2,422.42	\$1,211.21	\$1,211.21
		PAY BY E-CHECK OR CREDIT/DEBIT CARD		
			Top	View Map

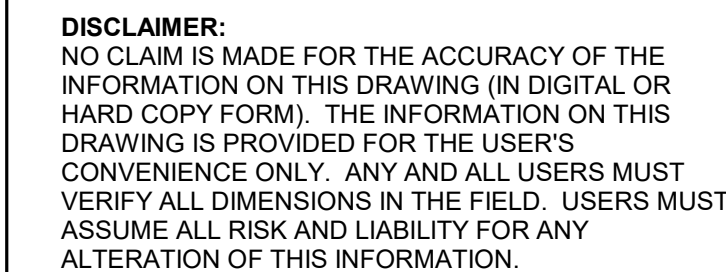
Updated :07/29/2026 03:02:41 AM

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





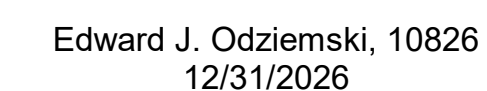
ARCHITECT
LABELLA ASSOCIATES, P.C.
6150 PARKLAND BLVD., SUITE 100
MAYFIELD HEIGHTS, OHIO 44124
TEL: 216.862.5788

SSR, INC.
20575 CENTER RIDGE ROAD, SUITE. 114
ROCKY RIVER, OH 44116
TEL: 216.630.5578

KARPINSKI LTD
3135 EUCLID AVENUE
CLEVELAND, OH 44115
TEL: 216.391.3700

DETAIL DESIGN STUDIO, LLC
4080 ERIE STREET
WILLOUGHBY, OH 44094
TEL: 330.413.0247

BARBER & HOFFMAN, INC.
2217 EAST 9TH STREET, SUITE. 350
CLEVELAND, OH 44115
TEL: 216.875.0100



07/29/2026

Cleveland Clinic

NI EAST SIDE HUB
BUILDING III, 1ST FLOOR
C1001220058

3050 Science Park Dr.
Beachwood, OH 44122



9500 Euclid Ave
Cleveland, Ohio 44195
Tel: 216.222.2460
Fax: 216.444.7020
www.ccf.org/ocm

Consultant Project #
C1001220058

Drawn by:
LBA

SCREEN WALL PLAN, ELEVATIONS AND DETAILS

Scale:	As indicated
Date:	7/29/2026

Sheet

A-901



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 10, 2026

RE: **P&Z 2026-27 Labella Associates
Cleveland Clinic Foundation
3050 Science Park Drive
Preliminary and Final Site Development Plan**



This request is for both preliminary and final site development plan approval for a screen wall fence on the south side of the building adjacent to the loading docks. The wall varies in height from 2 to 3 feet. The fence varies in height from 4.75 feet to a maximum of 6 feet. There are no zoning or setback issues associated with this request.

Preliminary and final site plan approval are recommended subject to the comments of the City Engineer.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: August 27, 2026

Report Date: August 12, 2026

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

AGENDA ITEM - 7

P&Z 2026 -27

Tuvia Millstein has requested preliminary and final site plan approval for a screen wall fence at 3050 Science Park Drive, Cleveland Clinic.

We recommend approval of this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 08/10/2026
Re: P&Z #2026-27 3050 Science Park (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