



**Beachwood Planning and Zoning Commission Meeting Agenda  
Thursday, April 25, 2024, 6:30 PM  
at Beachwood City Hall, Council Chambers,  
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Agenda Items

1. Roll Call
2. Approval of Minutes of the February 29, 2024 Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission **2024-11** Allan Pearl, Allan Builders, Inc., on behalf of Boaz Shevach, property owner, is requesting preliminary and final site plan approval for variance request for solid surface coverage of ground located at 24760 Greenwich Lane.

**\*\*\*PENDING\*\*\***

1. Planning and Zoning Commission **2024-7** Bryan Barkley, PDI Toledo dba Allegiance Ohio, is requesting preliminary and final site plan approval for a mobile MRI unit to be located at 3690 Orange Place.
2. Planning and Zoning Commission **2024-9** James B. Heller, on behalf of Beachwood Office LLC, property owner, is requesting preliminary and final approval for variance to permit ADA compatible residential units on the first floor of the building located at 23250 Chagrin Blvd.

## PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 3/7/24OWNER OF BUILDING: BOAZ SHEVACH PHONE: 216-470-4432STREET ADDRESS: 25335 PENSHURSTCITY/STATE/ZIP: BEACHWOOD, OHIO 44122APPLICANT: ALLAN BUILDERS, INC. / BOAZ SHEVACH PHONE: 216-469-7557COMPANY OR FIRM: ALLAN BUILDERS, INC.EMAIL: ALLANBLDRS@AOL.COMSTREET ADDRESS: 30 BRANDON CT.CITY/STATE/ZIP: MORELAND HILLS, OHIO 44022

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

ALLAN PEARL, 30 BRANDON CT., MORELAND HILLS, OHIO 44022ALLANBLDRS@AOL.COM OR ANTHONY FORMICA

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24760 GREENWICH LN. SUITE # \_\_\_\_\_TENANT NAME: N/APERMANENT PARCEL # 741-14-053 PRESENT USE: RESIDENCE PROPOSED USE: RESIDENCEPURPOSE OF APPLICATION: REQUEST VARIANCE FOR SOLID SURFACECOVERAGE OF GROUND

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):

PREVIOUS APPROVAL OF HARD SURFACE COVERAGE MAY NOW ELIMINATE CIRCULAR DRIVES

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

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



**APPLICANT:** \_\_\_\_\_

<b>P&amp;Z:</b>	<b>ZONING DATA</b>		<b>DATE:</b>
<b>ZONING STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
ZONING DISTRICT			
MINIMUM LOT AREA			
MINIMUM LOT FRONTAGE			
MINIMUM FRONT YARD BUILDING SETBACK			
MINIMUM SIDE YARD BUILDING SETBACK			
MINIMUM REAR YARD BUILDING SETBACK			
MAXIMUM BUILDING HEIGHT			
MINIMUM LANDSCAPED AREA	18,190 <sup>sq</sup>	17,528 <sup>sq</sup>	662 <sup>sq</sup>
MINIMUM PARKING SETBACKS	Front = Side = Rear =	Front = Side = Rear =	
MINIMUM DRIVE AISLE			
MINIMUM PARKING STALL			
MINIMUM OFF-STREET PARKING			
SITE DEVELOPMENT PLANS			

**Primary Owner** SHEVACH, BOAZ & FREED, SHARON C.  
**Property Address** 24760 Greenwich Ln Beachwood, OH 44122  
**Tax Mailing Address** SHEVACH, BOAZ 24760 GREENWICH LN BEACHWOOD, OH 44122  
**Description** 19 FAIRMT PKEST 0213 ALL  
**Property Class** SINGLE FAMILY DWELLING  
**Parcel Number** 741-14-053  
**Taxset** Beachwood  
**Tax Year** 2023

**Assessed Values**

Land Value \$37,870  
 Building Value \$133,490  
 Total Value \$171,360  
 Homestead Value \$

**Market Values**

Land Value \$108,200  
 Building Value \$381,400  
 Total Value \$489,600

**Flags**

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

**Half Year Charge Amounts**

Gross Tax \$10,428.11  
 Less 920 Reduction \$4,803.16  
 Sub Total \$5,624.95  
 10% Reduction Amount \$418.04  
 Owner Occupancy Credit \$104.51  
 Homestead Reduction Amount \$.00  
 Total Assessments \$75.30  
 Half Year Net Taxes \$5,177.70

**Rates**

Full Rate 123.26  
 920 Reduction Rate .454801  
 Effective Rate 67.201265

**Escrow**

Escrow N  
 Payment Amount \$.00

	Charges	Payments	Balance Due
Tax Balance Summary	<b>\$10,355.38</b>	<b>\$5,189.80</b>	<b>\$5,165.58</b>

**2023 (pay in 2024) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$5,102.40	\$5,102.40	\$ .00
	1ST HALF BALANCE	\$5,102.40	\$5,102.40	\$ .00
	2nd half tax	\$5,102.40	\$12.10	\$5,090.30
	2ND HALF BALANCE	\$5,102.40	\$12.10	\$5,090.30
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2023	\$37.65	\$37.65	\$ .00
	1ST HALF BALANCE	\$37.65	\$37.65	\$ .00
	2nd half tax - 2023	\$37.64	\$ .00	\$37.64
	2ND HALF BALANCE	\$37.64	\$ .00	\$37.64
<b>C100030S-Sewer Maintenance</b>				
	1st half tax - 2023	\$37.65	\$37.65	\$ .00
	1ST HALF BALANCE	\$37.65	\$37.65	\$ .00
	2nd half tax - 2023	\$37.64	\$ .00	\$37.64
	2ND HALF BALANCE	\$37.64	\$ .00	\$37.64

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	<b>\$10,355.38</b>	<b>\$5,189.80</b>	<b>\$5,165.58</b>

*Disclaimer: Information included on this report is believed to be accurate but is not guaranteed. Cuyahoga County is not liable for errors or omissions. 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.*

# Untitled Map

Write a description for your map.

## Legend

📍 24760 Greenwich Ln



Google Earth

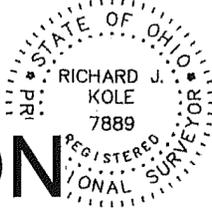
Image Landsat / Copernicus

100 ft



Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

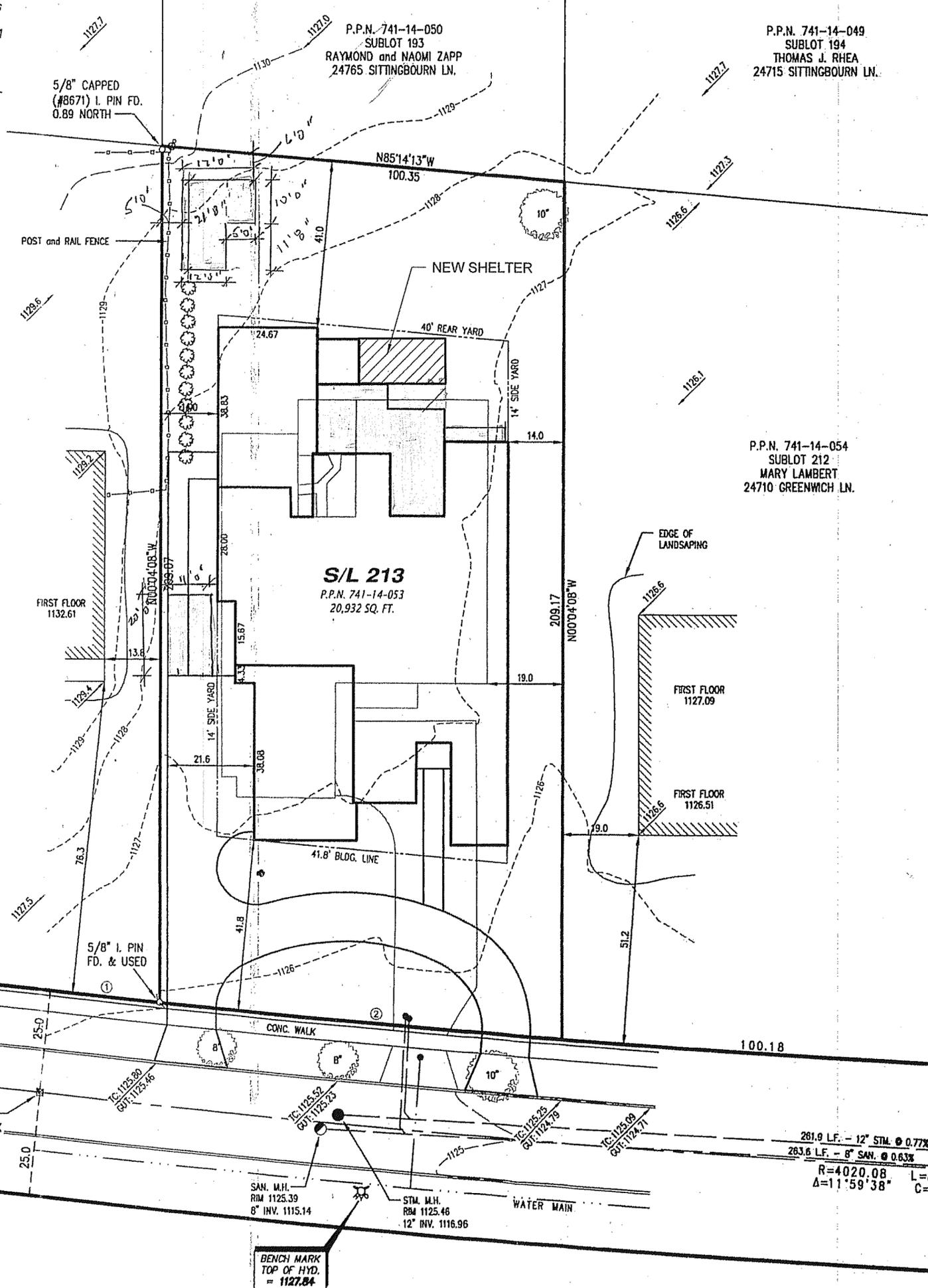
*Richard J. Kole* 7/19/22  
 Richard J. Kole, Reg. Surveyor #7889 Date



**ION SHAVACH ANE**

SITTINGBOURN LANE 50'

P.P.N. 741-14-052  
 SUBLOT 214  
 AVIVA KLEIN  
 24810 GREENWICH LN.



**SITE IMPROVEMENT PLAN**

SITUATED IN THE CITY OF BEACHWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 213 IN THE FAIRMOUNT PARK ESTATES SUBDIVISION OF PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NOS. 9, 18 AND 19, AS SHOWN BY THE RECORDED PLAT IN VOLUME 149 OF MAPS, PAGE 38 OF CUYAHOGA COUNTY RECORDS.

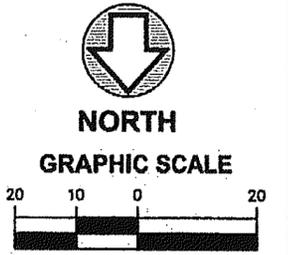
FOR: THE SHEVACH/FREED RESIDENCE

DEED REFERENCE: P.P.N. 741-14-053  
 AFN 202204010421

SITE ADDRESS: 24760 GREENWICH LANE  
 BEACHWOOD, OHIO 44122

**NOTES:**

- XXXX PROPOSED GRADE
- XXXX EXISTING ELEVATION
- XXXX EX. CONTOUR
- XXXX PROP. CONTOUR
- INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING.
- BENCH MARK: TOP OF HYDRANT OPPOSITE OF SUBLOT 213 ELEVATION = 1127.83
- CONTRACTOR TO VERIFY SANITARY AND STORM CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.
- THIS PLAN FOR SITE PURPOSES ONLY, REFER TO HOUSE PLANS FOR FOUNDATION DETAILS AND DIMENSIONS.
- HOUSE PLANS USED DATED 10/10/10X.
- CONTRACTOR MUST CHECK BENCH MARK WITH PAVEMENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.
- BUILDER/LANDSCAPER TO MAINTAIN POSITIVE DRAINAGE AWAY FROM HOUSE.
- MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.
- UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.
- THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".
- 5/8" CAPPED IRON PIN TO BE SET
- IRON PIN FOUND



JULY 19, 2022

- ① R = 3995.08  
 Δ = 00°23'41"  
 A = 27.50  
 T = 13.77  
 C = 27.50  
 N84°16'09"W
- ② R = 3995.08  
 Δ = 01°26'22"  
 A = 100.36  
 T = 50.18  
 C = 100.36  
 N85°11'11"W

**SIDEWALK NOTE:**

REPLACE ANY AND ALL DAMAGED OR DETERIORATED CONCRETE SIDEWALK SECTIONS. SIDEWALK THRU APRON SHALL BE 6" MINIMUM THICKNESS.

**ZONING DISTRICT:**

U1-A1: SINGLE FAMILY  
 FRONT SETBACK: 42 FT.  
 SIDE YARD: 14 FT.  
 REAR YARD: 40 FT.

**BMP LEGEND**

- (SF) SILT FENCE
- (CE) CONSTRUCTION ENTRANCE
- (IP) INLET PROTECTION

AREA = 11,455 S.F.

Prepared by:  
**RIMKOLE**  
 5316 Ridge Road - Cleveland, Ohio 44129  
 Phone 440.885.7137 - Fax 440.885.7139  
 www.rimkole.com  
 File No. 22143-213 Site

# 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: April 15, 2024

RE: **P&Z 2024-11**      **Allan Pearl Builders, Inc.**  
**Boaz Shevach**  
**24760 Greenwich Lane**  
**Ground Coverage Variance**



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This request is for a variance to Section 1146.03(c) which requires single family lots be landscaped and which limits the amount of landscape area which can be hardscape or impervious surfaces. While the request is relatively minor in area (approximately 700 square feet), there is no practical difficulty that would warrant the variance. The applicant has constructed a very large house, has chosen to have a side entry garage and a circular driveway. All of these choices have reduced the available landscape area and increased the amount of impervious surface.

The purpose of the code provision is to control and manage storm water runoff in residential neighborhoods. The City has no storm detention areas that can be adjusted to increase storage capacity. All of our storm sewers outlet through the storm systems of other communities where pipe sizes are set. The City already has some flooding issues. Allowing residents to increase the amount of impervious area of their properties will lead to increased flooding in the City.

There is nothing in this application that is unique or that rises to the level of a practical difficulty. The additional pavement is merely the applicant's preference. This is all new construction. The fact that they are past the limit is a self-created situation.

It is recommended that the Commission deny this request for a variance.



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

**Meeting Date: April 25, 2024**

**Report Date: April 8, 2024**

2024120.01

To: Mr. Brian Roenigk  
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.  
City Engineer

**AGENDA ITEM NO. 5**

**P & Z 2024-11 Allan Pearl, Allan Builders Inc., on behalf of Boaz Shevach, property owner, is requesting preliminary and final approval for a variance request for solid surface coverage of ground located at 24760 Greenwich lane.**

The property at 24760 Greenwich is 20,990 square feet (approximately 0.48 acres) and we do not see a hardship or a practical difficulty staying within the code on the minimum landscape area required on a lot this size.

Greenwich Lane’s storm water drains into Halcyon Road and then into Cedar Road. We have had basement flooding issues on both streets during significant rain events. A variance on the solid surface coverage of the ground will result in additional storm water runoff, potentially making this situation worse.

We do not recommend approval of this variance.

Fire Prevention Bureau

## **P&Z Report**

**To:** Planning and Zoning Commission  
**From:** Matthew Domonkos, Assistant Chief  
**Date:** 01/09/2024  
**Re:** P&Z # 2024-11- Site Plan

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

1. The Fire Department has not questions or comments at this time.

*Matthew Domonkos*

Matthew Domonkos  
Assistant Fire Chief