



**Beachwood Planning and Zoning Commission Meeting Agenda - Amended**  
**Thursday, June 27, 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 May 30, 2024 Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission  
**2024-17** Leon Sampat, LS Architects, Inc., is requesting preliminary and final site plan approval for a new play area for Russian School to be located at 23533 Mercantile Road, Salon Place.
6. Planning and Zoning Commission  
**2024-19** Jen Mendelson, on behalf of The Temple Tifereth Israel, is requesting preliminary and final site plan approval for three (3) sheds at 26000 Shaker Blvd.
7. Planning and Zoning Commission  
**2024-21** Phillip Soroky, on behalf of Baywood Estates Condominium, is requesting preliminary and final site plan approval for the installation of a vinyl privacy fence at 3292 Richmond Road.
8. Planning and Zoning Commission  
**2024-22** Jared Blevins, Archetype Restoration, LTD, is requesting preliminary and final site plan approval for the installation of a chain-link fence with windscreen at 27040 Cedar Road, The Vantage Apartments.  
  

**\*\*\*PENDING\*\*\***
1. 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: 5/15/2024

OWNER OF BUILDING: 23533 Mercantile Rd LLC PHONE: \_\_\_\_\_

STREET ADDRESS: 23533 Mercantile Rd

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Leon sampat PHONE: 216-403-9654

COMPANY OR FIRM: LS Architects Inc

EMAIL: Christine@lsarchitectsinc.com

STREET ADDRESS: 22082 Lorain rd

CITY/STATE/ZIP: Fairview Park, Ohio 44126

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

Leon Sampat- LS Architects Inc

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 23533 Mercantile Rd SUITE # \_\_\_\_\_

TENANT NAME: Salon Place

PERMANENT PARCEL # 742 24 023 PRESENT USE: B/S2/E PROPOSED USE: B/S2/E

PURPOSE OF APPLICATION: Salon signage, Russian School signage, new paly area for Russian school.

New exterior doors with awnings

**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:**

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.

*Leon Sampat*

Leon Sampat

5/15/2024

SIGNATURE

PRINTED NAME

DATE

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

PLANNING & ZONING COMMISSION - P&Z No. 2024-17 MEETING DATE: 6/27/24  
 FEE: RECEIPT # 2024-02647 AMOUNT \$ 785 DATE PAID 5/15/24

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

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

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

**Primary Owner** 23533 MERCANTILE LLC  
**Property Address** 23533 Mercantile RD Beachwood,OH 44122  
**Tax Mailing Address** 23533 MERCANTIEL LLC 4400 RENAISSANCE PKWY SUITE 1 WARRENSVILLE HTS, OH 44128  
**Description** 58 COMMPK DEV 0008 SWP  
**Property Class** OTHER RETAIL STRUCTURES  
**Parcel Number** 742-24-023  
**Taxset** Beachwood  
**Tax Year** 2023

**Assessed Values**

Land Value \$483,630  
 Building Value \$951,370  
 Total Value \$1,435,000  
 Homestead Value \$

**Market Values**

Land Value \$1,381,800  
 Building Value \$2,718,200  
 Total Value \$4,100,000

**Flags**

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

**Half Year Charge Amounts**

Gross Tax \$87,326.93  
 Less 920 Reduction \$31,027.94  
 Sub Total \$56,298.99  
 10% Reduction Amount \$0.00  
 Owner Occupancy Credit \$0.00  
 Homestead Reduction Amount \$0.00  
 Total Assessments \$404.50  
 Half Year Net Taxes \$56,703.49

**Rates**

Full Rate 123.26  
 920 Reduction Rate .350798  
 Effective Rate 80.020588

**Escrow**

Escrow N  
 Payment Amount \$0.00

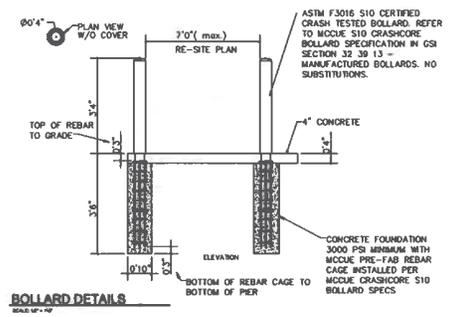
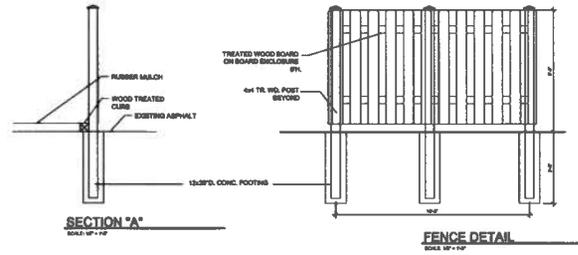
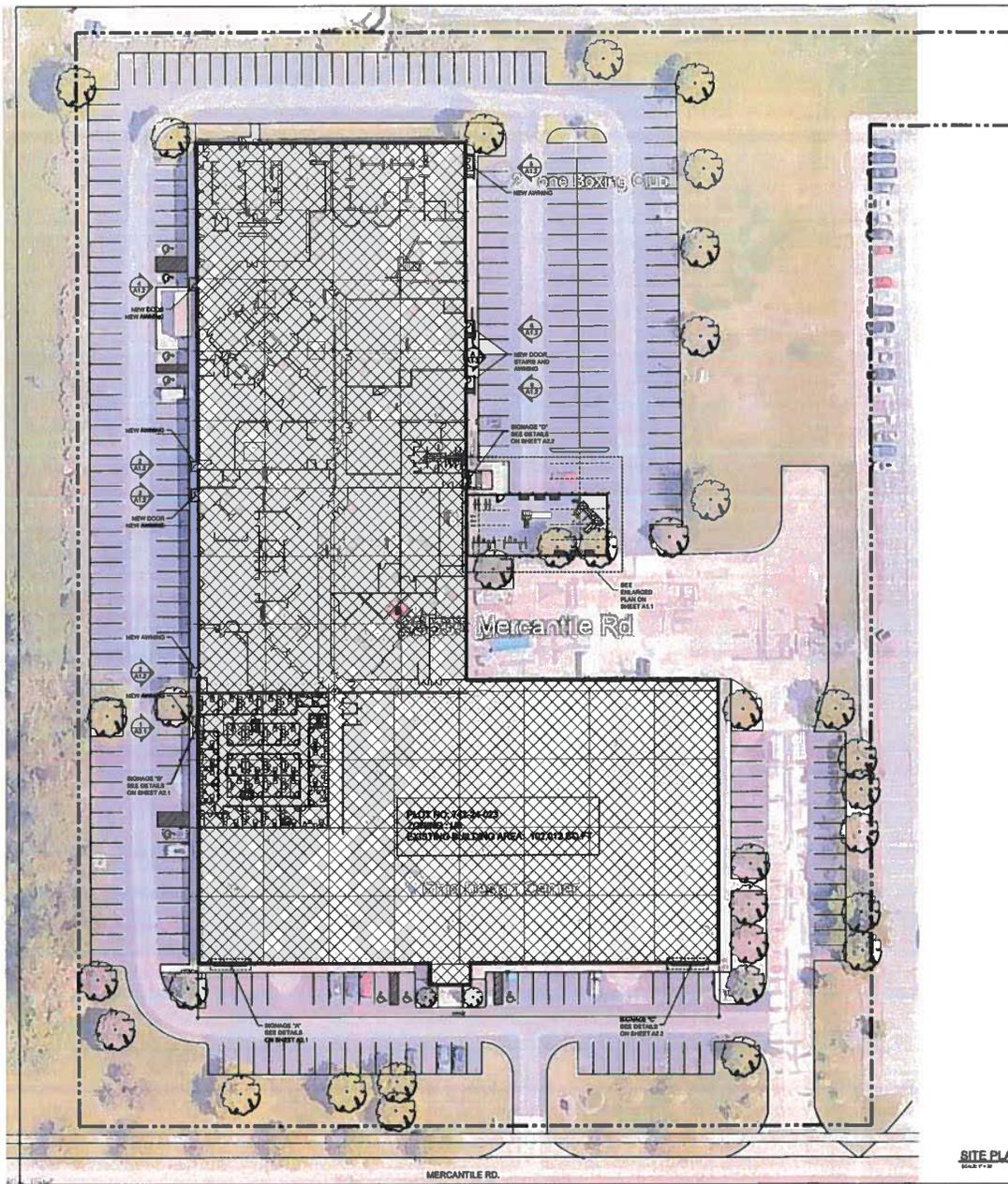
	Charges	Payments	Balance Due
Tax Balance Summary	<b>\$113,406.98</b>	<b>\$56,703.49</b>	<b>\$56,703.49</b>

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

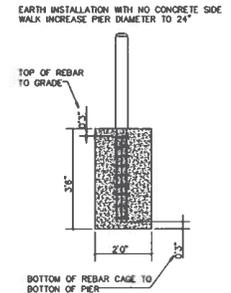
Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$56,298.99	\$56,298.99	\$0.00
	1ST HALF BALANCE	\$56,298.99	\$56,298.99	\$0.00
	2nd half tax	\$56,298.99	\$0.00	\$56,298.99
	2ND HALF BALANCE	\$56,298.99	\$0.00	\$56,298.99
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax - 2023	\$202.25	\$202.25	\$0.00
	1ST HALF BALANCE	\$202.25	\$202.25	\$0.00
	2nd half tax - 2023	\$202.25	\$0.00	\$202.25
	2ND HALF BALANCE	\$202.25	\$0.00	\$202.25
<b>C100030S-Sewer Maintenance</b>				
	1st half tax - 2023	\$202.25	\$202.25	\$0.00
	1ST HALF BALANCE	\$202.25	\$202.25	\$0.00
	2nd half tax - 2023	\$202.25	\$0.00	\$202.25
	2ND HALF BALANCE	\$202.25	\$0.00	\$202.25

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	<b>\$113,406.98</b>	<b>\$56,703.49</b>	<b>\$56,703.49</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.



**BOLLARD NOTES:**  
 1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION



REV	DATE

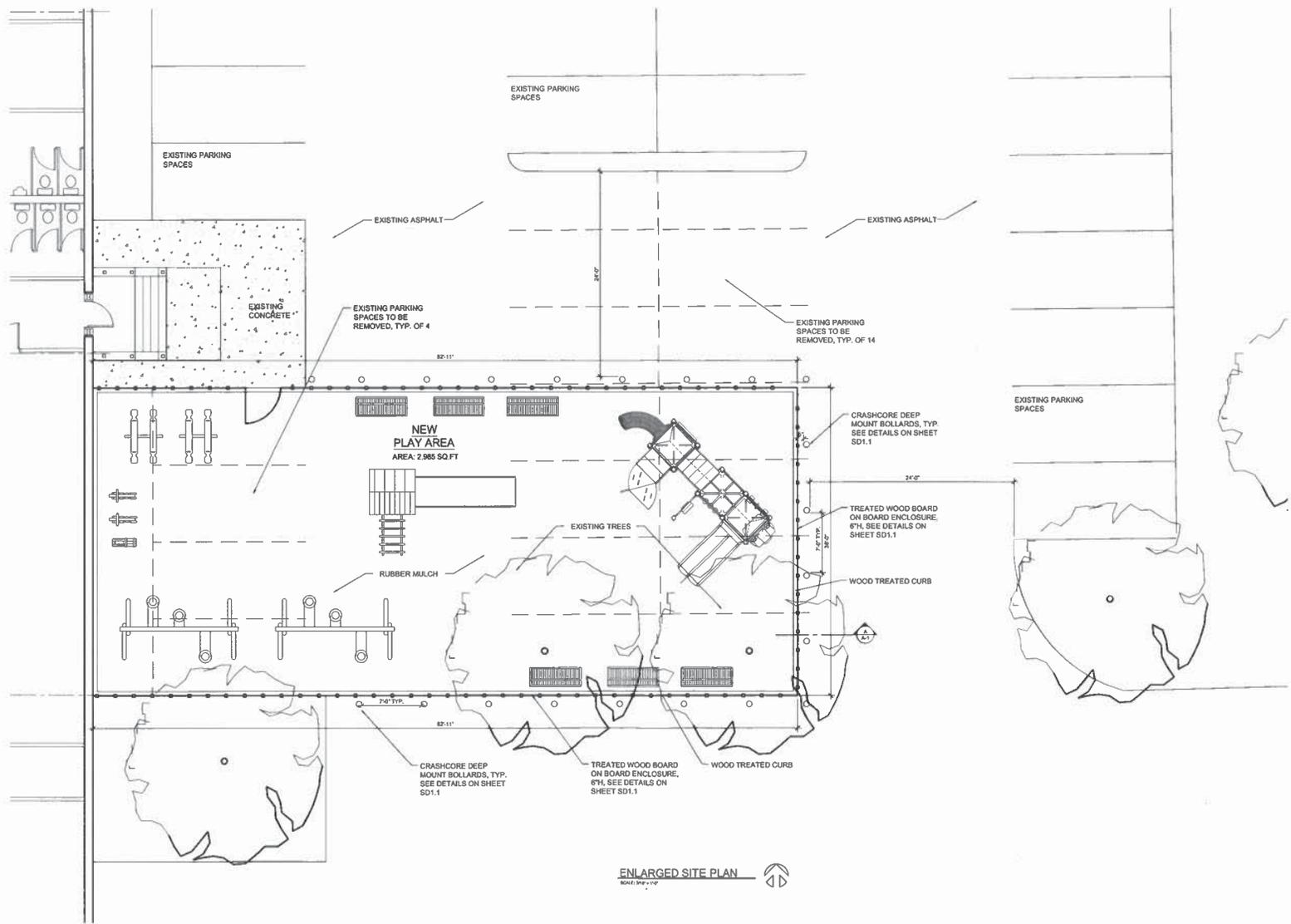
LORAIN ROAD  
 FARMVIEW PARK, OH 44828  
 PHONE: 440-433-0881  
 FAX: 440-76-6887



NEW PLAYAREA AND EXTERIOR WORK FOR:  
 25533 MERCANTILE RD.  
 BEACHWOOD, OH

JOB NO. 24-115  
 DATE: 05-04-2024  
 SCALE: PERMIT  
 SHEET:

**SD1.1**



REV	DATE

LOGAN O'CONNELL  
 PROFESSIONAL ENGINEER  
 STATE OF OHIO  
 LICENSE NO. 13053  
 EXPIRES 12/31/25

LEON S. SHAPIRO  
 LICENSED SURVEYOR  
 EXPIRATION DATE: 02/15/2025

NEW PLAYAREA AND EXTERIOR WORK FOR:  
 23533 MERCANTILE RD.  
 BEACHWOOD, OH

JOB NO:	24-115
DATE:	05-14-2024
ISSUE:	PERMIT
SHEET:	A1.1

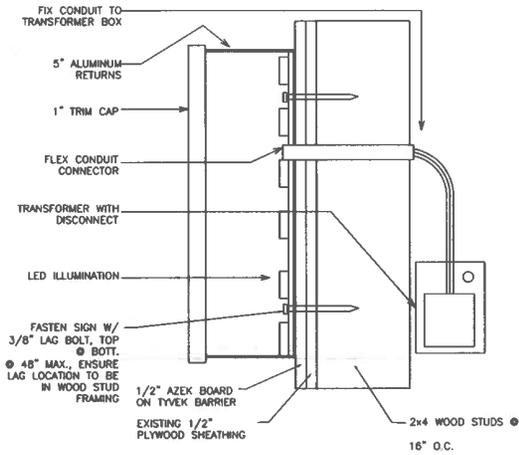


AS PER 1141.17 SIGNS IN OFFICE BUILDING AND INDUSTRIAL DISTRICTS (U-8).

(a) **Area of Signs.** The total area of all permanent Signs for each use, parcel, building, or lot under common ownership or control shall not exceed one (1) square foot for each lineal foot of the building wall or facade which faces the principal street or contains the main entrance as determined by the Building Commissioner.

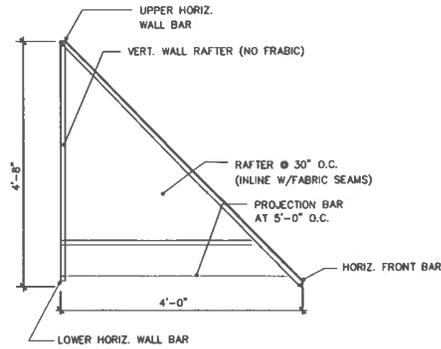
(b) **Secondary Entrances.** Buildings or parcels having frontage on a facade facing a second street, may increase the permitted total Sign area for permanent Signs as calculated herein by fifty percent (50%).

FRONT FACADE: 308'-0" FT + 50% = 154'-3"  
 ALLOWED SIGNAGE AREA: 308'-0" x 50% (308'-0") = 462'-0" SQ.FT  
 TOTAL PROVIDED SIGNAGE AREA: 154.8' SQ.FT.



LARGE SIGN APPROX.  
7 LBS. WEIGHT

SIDE VIEW  
N.T.S.

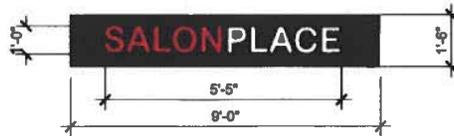


**AWNING DETAIL**

SCALE: 1/4" = 1'-0"



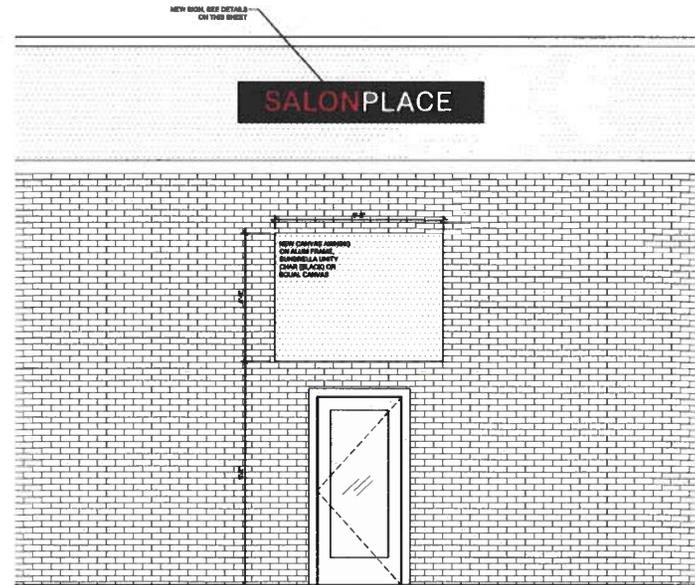
**SIGNAGE "A"**



**SIGNAGE "B"**



**SIGNAGE "A"**



**ELEVATION "A" / SIGNAGE "B"**

REV	DATE

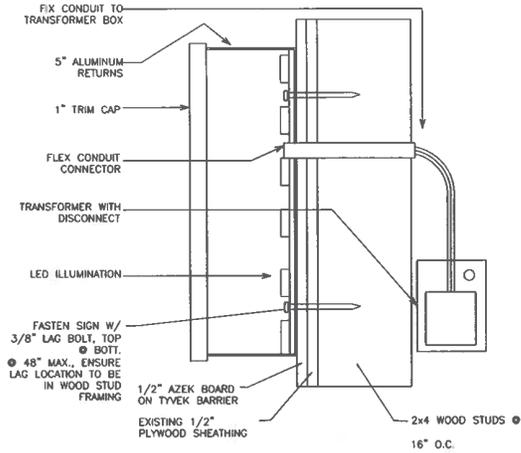
THE OHIO STATE UNIVERSITY  
 2800 LORAIN ROAD  
 FAIRVIEW PARK, OH 43083  
 P-08.00-001-0001 FAX: 614-763-0887



ARCH & DESIGN  
 CONSULTANTS  
 NEW PLAYAREA AND EXTERIOR WORK FOR:  
 25633 MERCANTILE RD.  
 BEACHWOOD, OH

JOB NO: 24-115  
 DATE: 05-10-2024  
 ISSUE: PERMIT  
 SHEET:

**A2.1**



LARGE SIGN APPROX.  
7 LBS. WEIGHT

SIDE VIEW  
N.T.S.



SIGNAGE "C" - "D"  
N.T.S.



SIGNAGE "C"



SIGNAGE "D"

REV.	DATE

ROBERT J. SMITH  
 PROFESSIONAL ENGINEER  
 NO. 10088  
 STATE OF OHIO



LEVIN & BONDY  
 LEVIN BONDY  
 EXTERIOR SIGN SERVICES

NEW PLAYAREA AND EXTERIOR WORK FOR:  
 23533 MERCANTILE RD.  
 BEACHWOOD, OH

JOB NO: 24-115  
 DATE: 05-14-2024  
 ISSUE: PERMIT  
 SHEET:

**A2.2**



REV.	DATE

**ARISTARQUE**  
 20085 LOBAN ROAD #4108  
 FAIRVIEW PARK, OH 44135  
 PHONE 419-408-8884 FAX 419-791-8887



LID: 8 84106  
 C-101-103  
 EXP. 03/2015 12/15/2025

NEW PLAYAREA AND EXTERIOR WORK FOR:  
 23533 MERCANTILE RD.  
 BEACHWOOD, OH

JOB NO: 24-115  
 DATE: 06-14-2024  
 ISSUE: PERMIT  
 SHEET:

**A3.1**

# 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: June 12, 2024

RE: **P&Z 2024-17**      **LS Architects, Inc.**  
**23533 Mercantile Road LLC**  
**23533 Mercantile Road**  
**Site Development Plan Approval**

---

This request is for both preliminary and final site development plan approval to construct a playground on a portion of the existing parking lot. The property is zoned U-8 Industrial and Office Mixed-Use District. Child day care facilities are a permitted use by right in the U-8 District subject to compliance with the requirements of Section 1155.02. That code section requires the provision of an outdoor play area that is fenced and contains playground equipment.

The applicant is proposing to remove 18 existing parking spaces to create the required play area. The proposed play area would be 2,985 square feet in area and would have a variety of play equipment. The surface of the play area would be rubber mulch. The existing trees would remain. A wooden curb would be used to delineate the play area. The applicant proposes to enclose the play area with a board-on-board fence. The fence and play area would be protected from vehicles by the curb and a series of bollards. With the removal of the parking spaces as proposed, the site would still have 285 parking spaces, so the removal of the 14 parking spaces is not issue.

It is recommended that the Commission grant both preliminary and final site development plan approval subject to approval of the final design and drainage provisions by the City Engineer.



**GPD GROUP®**  
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

**Cleveland Office**

5595 Transportation Blvd  
Suite 100  
Cleveland, OH 44125

tel 216.518.5544  
fax 216.518.5545

[www.gpdgroup.com](http://www.gpdgroup.com)

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

**Meeting Date: June 27, 2024**

**Report Date: June 13, 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 2024-17      Leon Sampat, LS Architects Inc. is requesting preliminary and final site plan approval for a new play area for Russian School to be located at 23533 Mercantile Rad, Salon Place.**

We have no comments on this item.

## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 06/10/2024  
Re: P&Z # 2024-17 23533 Mercantile Rd. (play area)

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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

## PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 6/3/24

OWNER OF BUILDING: Gr Temple Gepheth Israel PHONE: 216-831-3233

STREET ADDRESS: 26000 Shaker Blvd.

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Jen Mendelson PHONE: 740-319-5538

COMPANY OR FIRM: TTTI

EMAIL: j.mendelson@ttti.org

STREET ADDRESS: 26000 Shaker Blvd.

CITY/STATE/ZIP: Beachwood, OH 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):  
Jen Mendelson - j.mendelson@ttti.org  
Erin Wilkov - ewilkov@ttti.org

DESCRIPTION OF THE PROPERTY:  
ADDRESS: 26000 Shaker Blvd. SUITE # \_\_\_\_\_

TENANT NAME: Gr Temple Gepheth Israel

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

PURPOSE OF APPLICATION: We would like to put 3 sheds on our property for storage. We are meeting w/ ACFT on July 1, 2024.

- 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).
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(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

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





\_\_\_\_\_ SIGNATURE                      \_\_\_\_\_ PRINTED NAME                      \_\_\_\_\_ DATE

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

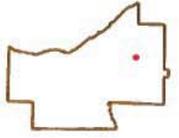
PLANNING & ZONING COMMISSION - P&Z No. \_\_\_\_\_ MEETING DATE: \_\_\_\_\_

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

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

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

**Building Department**  
 Brian Roenigk, Building Commissioner  
 Phone (216) 292-1914 • Fax (216) 292-1917

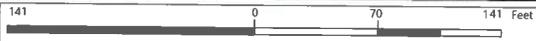


Date Created: 5/30/2024

**Legend**

-  Municipalities
-  Right Of Way
-  Platted Centerline
-  Parcel

1:846



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.

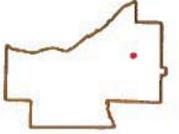
THIS MAP IS NOT TO BE USED FOR NAVIGATION



U.L.D.  
V.107  
P.14

74203794

74203006



Date Created: 5/30/2024

**Legend**

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1:846



141 0 70 141 Feet

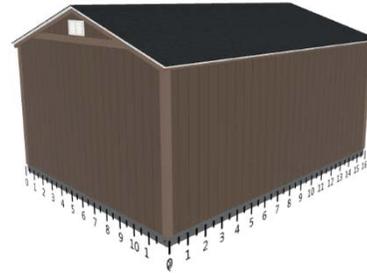
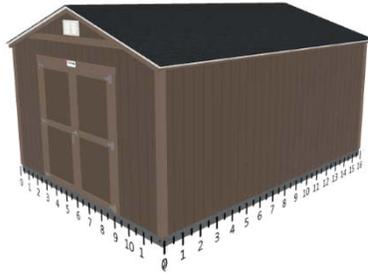
Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

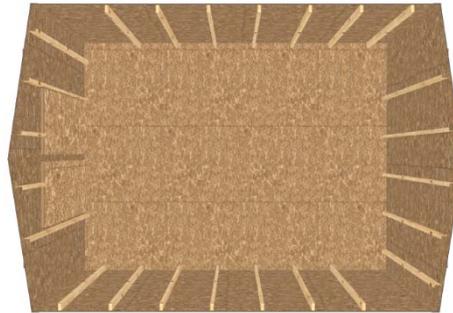


Jen Mendelson  
26000 Shaker Boulevard  
Beachwood OH 44122  
Q9104488-9080602



Wall D

Wall A



Wall C

Wall B

**Base Details/Permit Details**

**Building Size & Style**

TR-700 - 12' wide by 16' long

**Paint Selection**

Base: Ground Coffee, Trim: Ground Coffee

**Roof Selection**

Charcoal 3 Tab

**Drip Edge**

White

**Is a permit required for this job?**

No, If local jurisdiction requires a permit, fees will be added before installation can take place

**Optional Details**

**Doors**

3' x 6'2" Double Door (6')

**Vents**

2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

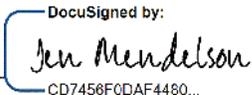
Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

Yes

**Substrate Shed will be installed on?**

Grass

Customer Signature: \_\_\_\_\_  Date: 5/31/2024  
CD7458F0DAF4480...

## Sales Order

Location: CLEVELAND HEIGHTS | #630 | (216) 773-  
Factory Location: <sup>OFFICE</sup> Mayfield Village | #630 | (440) 427-4002

Scheduled Date: Pending  
Created Date: 05/29/2024

Factory Address: 600 Beta Drive  
Mayfield Village, OH 44143  
Prepared by: Tuff Shed | | salesforce@tuffshed.com

Customer: Jen Mendelson  
p. (740) 319-5538 | c.  
jmendelson@ttti.org

Special Instructions:

SF SO: 01153500  
HD Store #: 3818  
Customer PO:  
JDE SO: 2078837

Serial Number:

Ship to Address: 26000 Shaker Boulevard  
Beachwood, OH, 44122, US

Line Item Description	Quantity
TR-700 12 x 16	1.00
Upgrade - 3' x 6'2" Double Shed Door (6')	1.00
16"x8" Wall Vent - White	2.00
Full Service Paint Application	1.00
Credit for Removal of Default Door	1.00

DocuSigned by:

Jen Mendelson

CD7458F0DAF4480...

5/31/2024

Date

DS

JM

Initials

NEW SHED "A" TO REPLACE OLD SHED IN SAME LOCATION

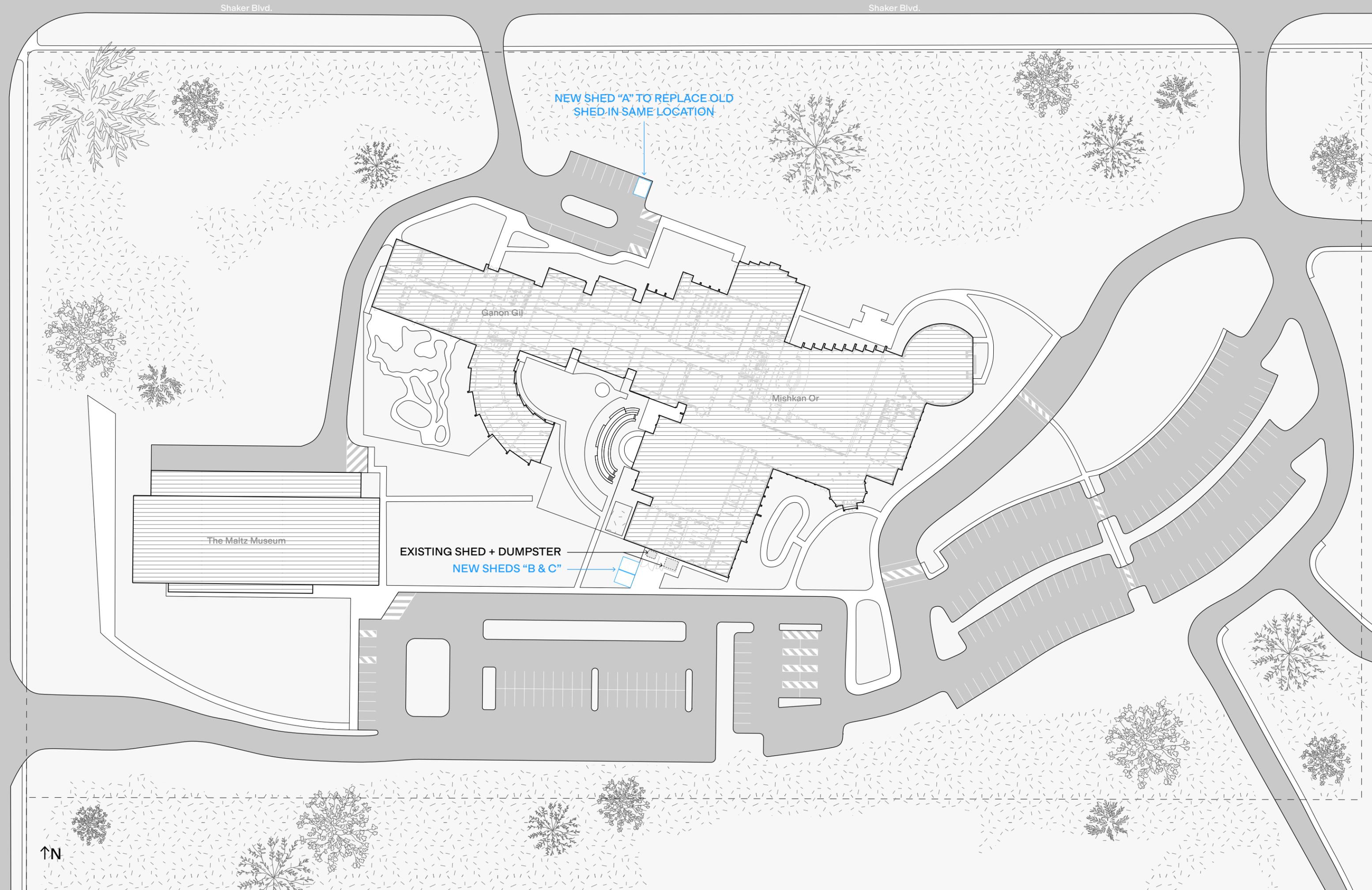
Ganon Gil

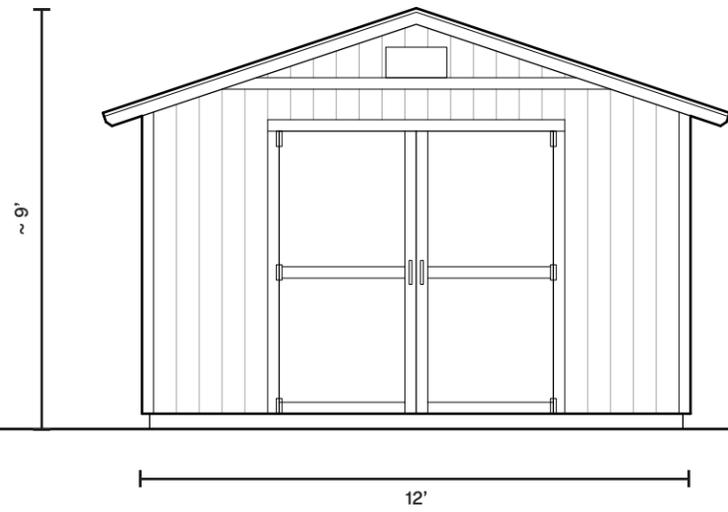
Mishkan Or

The Maltz Museum

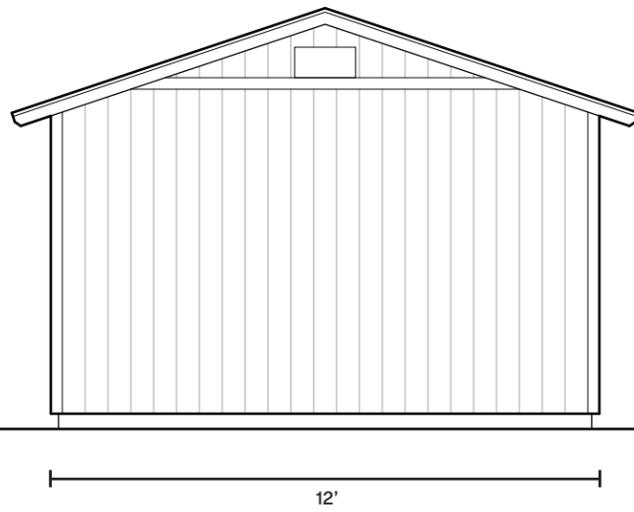
EXISTING SHED + DUMPSTER

NEW SHEDS "B & C"

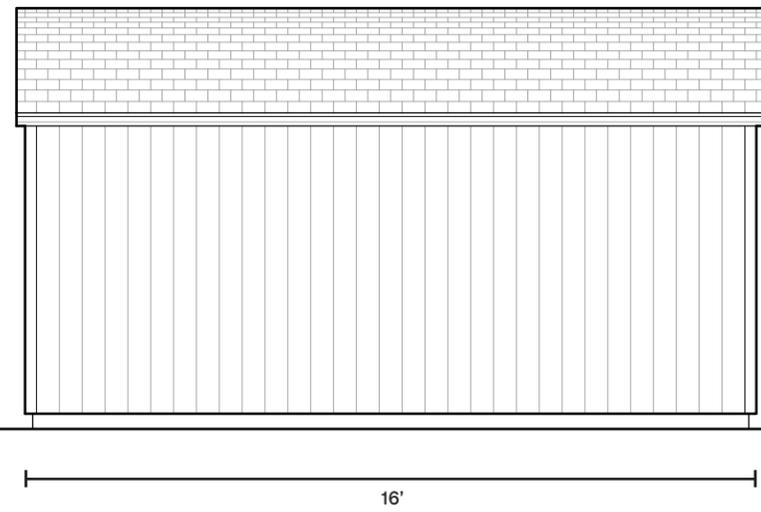




Front



Back



Side





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

**SECOND REVISION**

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: June 27, 2024

RE: **P&Z 2024-19 Temple Tifereth Israel  
26000 Shaker Boulevard  
Site Development Plan Approval**



This request is for both preliminary and final site development plan approval to located three (3) storage sheds on the subject site. The property is zoned U-5 Public and Institutional District. There is currently both a synagogue and a museum on the subject site. The three sheds are 12 feet X 16 feet and brown or tan in color. The applicant is seeking permanent approval for the sheds and has provided a more detailed site plan. One of the new sheds would be placed at the edge of the northern parking lot replacing and old shed that was in that location. The other two sheds will be located on the south side of the building where a second existing shed and the dumpster are currently located. There are no setback issues relative to property lines with any of the three locations and the sheds will not be visible from off the site.

It is recommended that the Commission grant both preliminary and final site development plan approval for the three sheds subject to the following stipulations:

1. The storage sheds be located a minimum of fifteen (15) feet from the main building; and
2. The final siting be approved by the Building Commissioner and City Engineer.



**Cleveland Office**

5595 Transportation Blvd  
Suite 100  
Cleveland, OH 44125

tel 216.518.5544  
fax 216.518.5545

[www.gpdgroup.com](http://www.gpdgroup.com)

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

**Meeting Date: June 27, 2024**

**Report Date: June 26, 2024**

2024120.01

To: Mr. Brian Roenigk  
Building Commissioner

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

**AGENDA ITEM NO. 6**

**P & Z 2024-19      Jen Mendelson, on behalf of The Temple Tifereth of Israel, is requesting preliminary and final site plan approval for 3 sheds at 26000 Shaker Blvd.**

We recommend approval of this item.

Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 06/10/2024  
Re: P&Z # 2024-19 26000 Shaker Rd (Storage Sheds)

---

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

## PLANNING & ZONING APPLICATION

**Form must be completed or will not be processed**

APPLICATION DATE: June 3, 2024

OWNER OF BUILDING: Baywood Estates Condominium PHONE: 216-695-5603

STREET ADDRESS: 3208 Richmond Rd

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Christina Galloway PHONE: 440-754-1723

COMPANY OR FIRM: Superior Fence and Rail of Cleveland

EMAIL: christina@fenncingle.com

STREET ADDRESS: 6909 Engle Rd, Ste 35

CITY/STATE/ZIP: Middleburg Hts, Ohio 44130

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

Phillip Soroky on behalf of Baywood Estates Condominium (216) 695-5603  
psoroky@ullmanelectric.com

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 3292 Richmond Rd SUITE # \_\_\_\_\_

TENANT NAME: Baywood Estates

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

**PURPOSE OF APPLICATION:** to allow the installation of 6' vinyl privacy fence to shield the unit owners from the traffic and act as a sound barrier at the corner of Richmond and Bryden Rds

**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 privacy fence to surround unit patios
- 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**):

slotted fence will not allow the privacy aspect that is needed by the condo unit owners

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

**Planning & Zoning Submission Requirements:**

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

**Planning & Zoning Submission Filing Fees & Deposits:**

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

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

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

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


Christina Galloway
June 4, 2024  
 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: \_\_\_\_\_

**Building Department**  
 Brian Roenigk, Building Commissioner  
 Phone (216) 292-1914 • Fax (216) 292-1917



~~-----~~ = EXISTING FENCE to be taken down & hauled away

\*\*\*\*\* = proposed new fence

Sample Fence



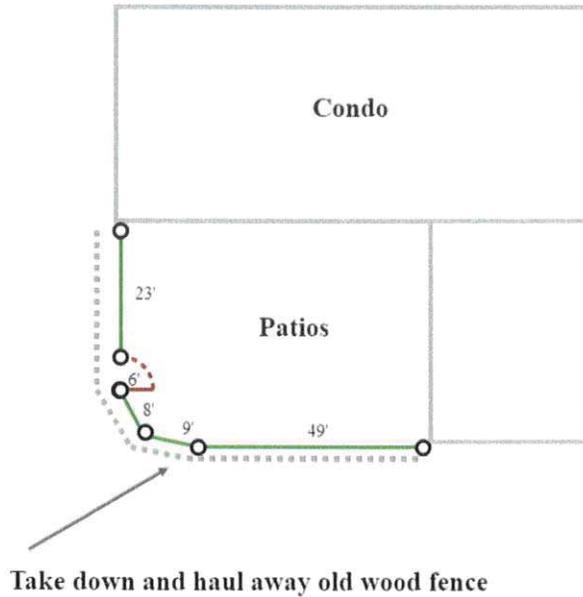
Tan Hamilton

Estates , Baywood		Date 5/9/2024
Customer's Last Name, First Name		
3208 Richmond Road		
Service Address		
Beachwood, OH 44122		
City, State, Zip		
(216) 695-5603	psoroky@ullmanelectric.com	
Preferred Phone No.	Customer's E-mail Address	Municipality
<input checked="" type="checkbox"/> Yes Permit required?	<input type="checkbox"/> Homeowner to obtain permit (Superior Fence & Rail requires copy of permit before installation)	<input type="checkbox"/> Yes Plot plan or survey available?
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Superior Fence & Rail to obtain permit	<input checked="" type="checkbox"/> No

**APPROXIMATE LAYOUT**

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)

FENCE DIAGRAM



Superior Fence & Rail Contact Information:

SW Fencing LLC  
6909 Engle Rd., Unit 35  
Middleburg Heights, OH 44130  
216-435-7096

**PRODUCT SPECIFICATIONS:**

6'H Tan Hamilton: 89 LF & 1 Gate.  
Specifications: Post: 5" Sq., Rail: 1-3/4 x 5-1/2, Picket: 6" T&G

**JOB OPTIONS:**

(1) 6ft SS Standard Gate, Standard Latch  
97 Linear Feet - Take Down and Haul Away

**JOB NOTES:**

Approximate Start Date: 5/23/2024	<b>All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.</b>
Approximate Finish Date: 5/28/2024	

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation and/or order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior but that if there are you agree that this Agreement expressly supersedes them.

Do not sign if blank or incomplete. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it to protect your legal rights.

**It is very important for you to read and understand the Terms and Conditions included herein. By signing this proposal and providing a deposit you are creating a Contract between you and Superior for the selected products and services in accordance with those Terms and Conditions listed above.**

Payment Schedule: You agree that payments will be due as indicated below. If You are paying by credit or debit card, the account may be charged or debited (as applicable) on the same day that it is accepted by the Superior. Convenience fee may apply for credit card transactions.

<b>Contract Amount</b>	<u>          \$6,526.41</u>	
<b>Sales Tax</b>	<u>          \$0.00</u>	
<b>Deposit Amount</b>	<u>          \$3,263.21</u>	DUE IN FULL IMMEDIATELY
<b>Remaining Balance</b>	<u>          \$3,263.21</u>	Due upon completion

*Joe Cilberto* \_\_\_\_\_ 5/9/2024  
Date

Accepted by: *B. M.* \_\_\_\_\_ 5/9/2024  
Date

Superior Authorized Representative Signature  
Joe Cilberto

Customer's Signature \_\_\_\_\_  
Date

Superior Authorized Representative

Customer's Initials: BM BY INITIALING, YOU AUTHORIZE DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM ANY RESULTING CLAIMS

Superior Fence & Rail Contact Information:  
SW Fencing LLC  
6909 Engle Rd., Unit 35  
Middleburg Heights, OH 44130  
419-425-7000



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 11 2024



RE: **P&Z 2024-21 Superior Fence and Rail of Cleveland  
Baywood Estates Condominiums  
3292 Richmond Road  
Fence Variance  
Site Development Plan Approval**

This request is for both preliminary and final site development plan approval to located a vinyl privacy fence six (6) feet in height on the subject site. The property is zoned U-2A Attached Single-Family Residential District. The proposed fence would surround the outdoor patios of the two southernmost units of the condominium development. The intent is to shield the two dwelling units from the vehicular traffic on Bryden Road near its intersection with Richmond Road. Given the angle of Bryden Road, the two dwelling units are exposed to headlights as well as vehicular noise. The two patios have been screened with a board-on-board fence. The applicant is seeking a solid vinyl fence as a replacement. Section 1146.02(d)(9) prohibits solid fences in residential districts. In this instance, there is a unique circumstance where headlights from passing vehicles are directed at the patio area. The vinyl fence appears to be a reasonable replacement for the existing fence.

Since the variance is to Chapter 1146, the Commission has final authority to approve or deny the request. It is recommended that the Commission grant both preliminary and final site development plan approval subject to the following stipulations:

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



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

**Meeting Date: June 27, 2024**

**Report Date: June 13, 2024**

2024120.01

To: Mr. Brian Roenigk  
Building Commissioner

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

**AGENDA ITEM NO. 8**

**P & Z 2024-21      Phillip Soroky, on behalf of Baywood Estates Condominiums, is requesting preliminary and final site plan approval for the installation of a vinyl privacy fence at 3292 Richmond Road.**

We have no comments on this item.

Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 06/10/2024  
Re: P&Z # 2024-21 3292 Richmond Rd. (Fence)

---

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

**PLANNING & ZONING APPLICATION**

**Form must be completed or will not be processed**

APPLICATION DATE: 6/6/24

**OWNER OF BUILDING:** Hampton Apartment Owners, LLC PHONE: 6149002815

STREET ADDRESS: 107 S 2nd Street #500

CITY/STATE/ZIP: Philadelphia PA, 19106

**APPLICANT:** Jared Blevins PHONE: 6143099790

COMPANY OR FIRM: Archetype Restoration, LTD

EMAIL: office@archetyperestoration.com

STREET ADDRESS: 4429 Professional Pkwy.

CITY/STATE/ZIP: Groveport, OH 43125

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

Jared Blevins office@archetyperestoration.com

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 27040 Cedar Rd Beachwood OH SUITE #

TENANT NAME: The Vantage Apartments

PERMANENT PARCEL # 742 .32 .004 PRESENT USE:  PROPOSED USE:

**PURPOSE OF APPLICATION:** Installation of chain-link fence with wind screen 8' high

**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 install
- 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**):

**APPROX. 966' OF FENCE**

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

**Planning & Zoning Submission Requirements:**

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

**Planning & Zoning Submission Filing Fees & Deposits:**

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

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

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

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

  
SIGNATURE

**JARED BLEVINS**  
PRINTED NAME

**6/6/24**  
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: \_\_\_\_\_

PROJECT: THE VANTAGE FENCE

FENCE SPECS, MATERIAL AND STYLE

8' TALL COATED BLACK GALVANIZED FENCE



BLACK PRIVACY SCREEN



SITE PLAN



# EXISTING CONDITION



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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: June 11 2024

RE: **P&Z 2024-22** **Archetype Restoration LTD**  
**The Vantage Apartments**  
**27040 Cedar Road**  
**Site Development Plan Approval**



This request is for both preliminary and final site development plan approval to located an eight (8) feet high chain-link fence with a privacy windscreen along the rear property line of the subject site. The property is zoned U-3A High-Rise Apartment District. The proposed fence would be placed along the entire eastern (rear) property line. The proposed fencing is coated black galvanized with black privacy screening attached. Fences in U-3A Districts may be eight (8) feet in height where the abutting property is non-residential. In this instance the adjacent zoning in U-5 Public and Institutional District. Chain-link fences are permitted in rear yards. It appears that the fence as proposed complies with the requirements of Chapter 1146.

It is recommended that the Commission grant both preliminary and final site plan approval for the installation of approximately 966 feet of black galvanized chain-link fence eight (8) feet in height with privacy screening, along the eastern property line of the subject site with the final location as approved by the Building Commissioner and City Engineer.



**Cleveland Office**  
5595 Transportation Blvd  
Suite 100  
Cleveland, OH 44125

tel 216.518.5544  
fax 216.518.5545  
[www.gpdgroup.com](http://www.gpdgroup.com)

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

**Meeting Date: June 27, 2024**

**Report Date: June 13, 2024**

2024120.01

To: Mr. Brian Roenigk  
Building Commissioner

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

**AGENDA ITEM NO. 9**

**P & Z 2024-22**      **Jared Blevins, Archetype Restoration LTD, is requesting preliminary and final site plan approval for the installation of a chain-link fence with windscreen at 27040 Cedar Road, The Hampton Apartments.**

We have no comments on this item.

## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 06/10/2024  
Re: P&Z # 2024-22 27040 Cedar Rd. (Fence)

---

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