



Beachwood Planning and Zoning Commission Meeting Agenda- Amended
Thursday, July 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 June 27, 2024 Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2024-24 Neil Bennett, Director of Operations, Beachwood City Schools, is requesting preliminary and final site plan approval to reconstruct a pavilion at 24601 Fairmount Blvd., Beachwood Board of Education.
6. Planning and Zoning Commission
2024-26 Joseph Calderwood, The CM Consulting Group, LLC, on behalf of Avery and Aliza Joel, property owners, is requesting preliminary and final site plan approval for a rear deck addition at 24241 Wendover Drive.
7. Planning and Zoning Commission Discussion on recreational cannabis dispensaries.

*****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.



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 6-25-24

OWNER OF BUILDING: Beachwood Board of Education PHONE: 216-678-6639

STREET ADDRESS: 24601 Fairmount Blvd

CITY/STATE/ZIP: Beachwood, OH, 44122

APPLICANT: Neil Bennett PHONE: 216-678-6639

COMPANY OR FIRM: Beachwood City School District

EMAIL: Nbennett@beachwoodschoools.org

STREET ADDRESS: 24601 Fairmount Blvd

CITY/STATE/ZIP: Beachwood, OH, 44122

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

Neil Bennett. Nbennett@beachwoodschoools.org

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24601 Fairmount Blvd SUITE #

TENANT NAME: Beachwood Board Of Education

PERMANENT PARCEL # 741 - 18 - 001 PRESENT USE: Field PROPOSED USE: Field

PURPOSE OF APPLICATION: Reconstruct a pavilion on BOE property

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

- Preiminary 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.

(OVER) CONTINUED ON BACK

Planning & Zoning Submission Requirements:

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

Planning & Zoning Submission Filing Fees & Deposits:

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

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

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

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


SIGNATURE

Neil Bennett
PRINTED NAME

6-26-24
DATE

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

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

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

Preliminary Approval: _____
Date

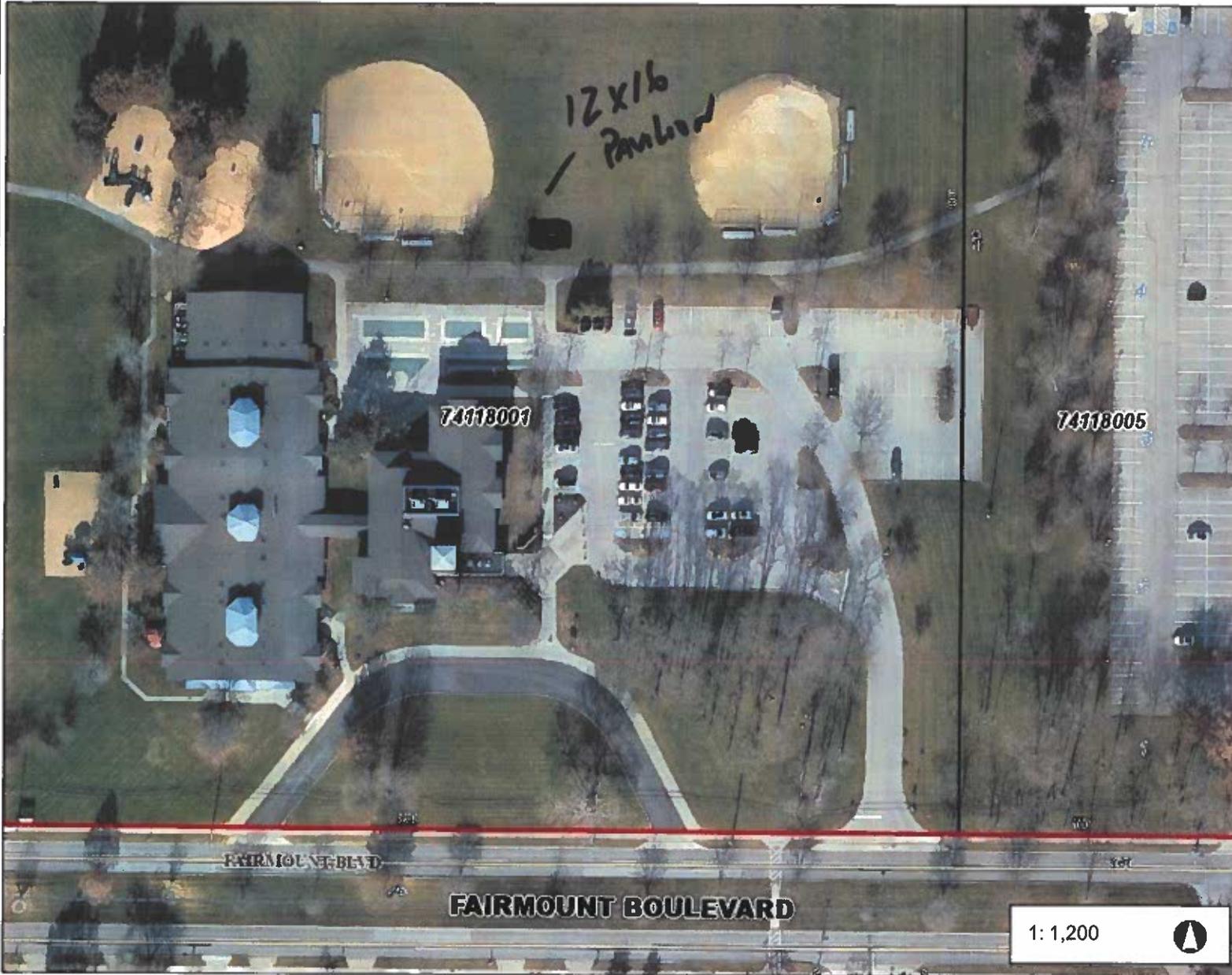
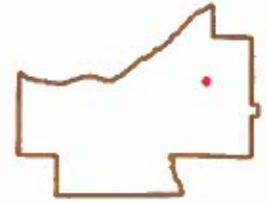
Final Approval: _____
Date

Recommendation to Council: YES NO Meeting Date: _____

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



Cuyahoga County GIS Viewer



Date Created: 6/25/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

200 0 100 200 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,200



Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

12' x 14' WOOD GAZEBO

with ALUMINUM ROOF

Installation and Operating Instructions – YM12941Z



HEIGHT:
10'5" / 3.175m



<http://bit.ly/gazeboinstall>

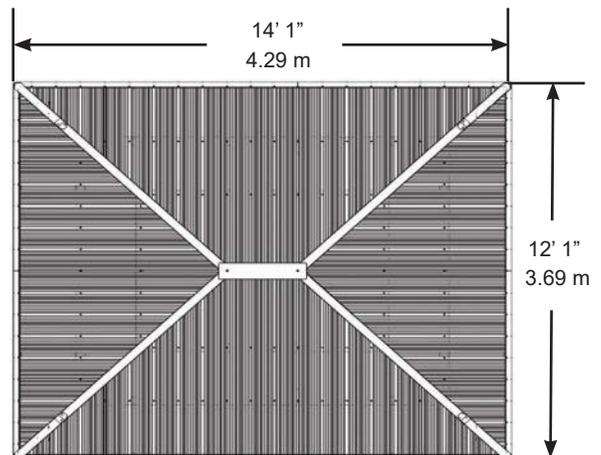
IMPORTANT, RETAIN FOR FUTURE REFERENCE: READ CAREFULLY

Revised 08-22-2019

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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: July 14, 2024

RE: **P&Z 2024-24 Beachwood Board of Education
24601 Fairmount Boulevard
Site Development Plan Approval**



This request is for both preliminary and final site development plan approval for the installation of a pavilion adjacent to the ballfields. The property is zoned U-5 Public and Institutional District. The proposed pavilion appears to be 12 ft. X 14 ft., although a note on the aerial says 12 ft. X 16 ft. It is 10.5 feet in height and would have a metal roof. The proposed pavilion would be placed behind, or to the north, of the administrative building and parking lot and between the two ballfields.

There are no setback or other zoning issues associated with this request. It is recommended that the Commission grant both preliminary and final site development plan approval subject to the final location of the pavilion being approved in the field by the Building Commissioner.



GPD GROUP
Klein, Pyke, Schermer, Harris & Eberhardt, Inc.

Cleveland Office
5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544
fax 216.518.5545
www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: July 24, 2024

Report Date: July 15, 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 2024-24 Neil Bennett, Director of Operations, Beachwood City Schools, is requesting preliminary and final site plan approval to reconstruct a pavilion at 24601 Fairmount Blvd., Beachwood Board of Education.

1. There are no Engineering Comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 07/10/2024
Re: 2024-24 24601 Fairmount Rd (Pavilion)

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 28, 2024OWNER OF BUILDING: ANGIE & ALIZA JOEL PHONE: _____STREET ADDRESS: 24241 WINDOVER DR.CITY/STATE/ZIP: BEACHWOOD, OH 44122APPLICANT: JOSEPH CALDERWOOD PHONE: 440-429-5164

COMPANY OR FIRM: _____

EMAIL: JOE@CMCONSULT.COM SBC GLOBAL, NETSTREET ADDRESS: 6064 HYDE ST.CITY/STATE/ZIP: MASON, OH 44060

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

JOSEPH CALDERWOOD, joeconsult@sbcglobal.net

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24241 WINDOVER DR SUITE # _____TENANT NAME: ANGIE & ALIZA JOEL

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

PURPOSE OF APPLICATION: REQUESTING A REAR VARIANCE OF 4' TO EXTEND THE EXIST REAR DECK

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):

The current deck cannot accommodate their Sukkah for the holiday due to current overhang
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. Due to current property conditions, the rear property is very shallow and does not allow for any expansion out back. The neighbor to the left does have

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

a RAISED PATIO THAT IS BUILT 4' BEYOND THE REAR OF

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.

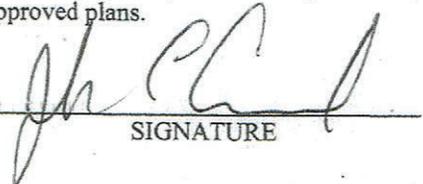
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A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

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| | <u>Zoning District</u> | <u>Fee</u> |
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| (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 |
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| (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.


JOSEPH E. CAULSTRUD
6/28/24
 SIGNATURE PRINTED NAME DATE

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

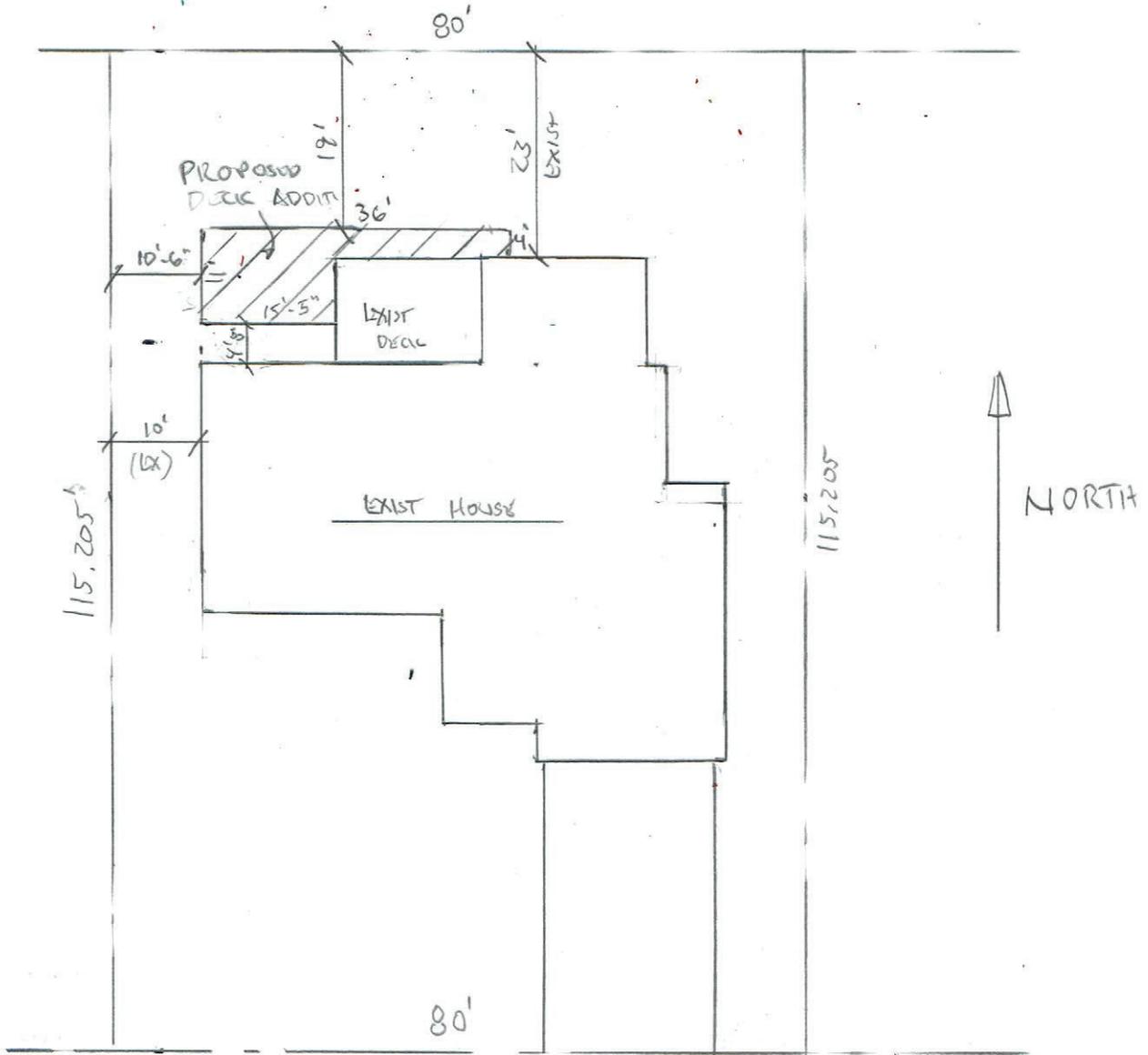
PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

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



WENDOVER DR

SITE PLAN
 FOR
 24241 WENDOVER DRIVE
 BEACHWOOD, OHIO
 7/1/2024
 SCALE: 1" = 20'







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: July 14, 2024

RE: **P&Z 2024-26** **CM Consulting Group**
Avery & Aliza Joel
24241 Wendover Drive
Rear Setback Variance

This request is for approval to extend the existing deck. Section 1113.03 requires a rear yard setback for decks of twenty percent (20%) of the average lot depth. In this instance, the required rear setback for the deck is 23 feet. The existing deck is in compliance with that requirement. The applicant is seeking to extend the deck an additional four (4) feet which would result in a rear setback of 19 feet. That is a reduction of approximately 17%.

The lots on Wendover are extremely shallow and the bulk of the proposed deck addition will be within the required setback. Given the relatively modest size of the requested variance, the fact that it is for an unenclosed deck which minimizes the visual impact on neighboring properties, and the fact that it will have minimal impact on stormwater runoff, there appears to be some basis for the Commission to determine that there is a practical difficulty.

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

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1113.03 with regard to the required rear yard setback a deck.
2. Granting a variance of four (4) feet to Section 1113.03 to permit the installation of an unenclosed deck to be located 19 feet from the rear lot line in lieu of the required 23 feet.



GPD GROUP
Specialty Planning, Engineering & Construction, Inc.

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Cleveland, OH 44125

tel 216.518.5544
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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: July 24, 2024

Report Date: July 15, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 7

P & Z 2024-26 Joseph Calderwood, The CM Consulting Group, LLC, on behalf of Avery and Aliza Joel, property owners, is requesting preliminary and final site plan approval for a rear deck addition at 24241 Wendover Drive.

1. There are no Engineering Comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 07/10/2024
Re: 2024-26 24241 Wendover Dr. (Deck)

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