



**Beachwood Planning and Zoning Commission Meeting Agenda**  
**Thursday, August 29, 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 July 25, 2024, Planning and Zoning Commission Meeting
  3. Council Report
  4. Citizen's Remarks
  5. Planning and Zoning Commission  
**2024-28** Allan Pearl, Allan Builders, Inc., on behalf of Michael Rekhson, property owner, is requesting approval of a variance for a circular driveway located at 23345 Timberlane Drive.
  6. Planning and Zoning Commission  
**2024-29** Grant Senyei, homeowner, is requesting approval of a variance for the use of two (2) separate fencing materials at 24101 Halburton Road.
  7. Planning and Zoning Commission  
**2023-17** Andrew Gotlieb, Keystate Homes, is requesting preliminary and final site plan approval for residential development of cluster homes to be located at PPN 741-29-020, North Woodland Road.
- \*\*\*PENDING\*\*\***
1. Planning and Zoning Commission 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: 7/19/24OWNER OF BUILDING: MICHAEL REKHSO PHONE: 216-609-2674STREET ADDRESS: 23220 CHAGUN BLVD, # 331  
~~23345 TIMBERLANE DR.~~CITY/STATE/ZIP: BEACHWOOD, OHIO 44122APPLICANT: MICHAEL REKHSO PHONE: 216-609-2674COMPANY OR FIRM: N/AEMAIL: MISHA1000@GMAIL.COMSTREET ADDRESS: 23220 CHAGUN BLVD, #331CITY/STATE/ZIP: BEACHWOOD, OHIO 44122

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

MICHAEL REKHSO MISHA1000@GMAIL.COMALLAN PEARL ALLANBLDGS@AOL.COM

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23345 TIMBERLANE DR. SUITE # \_\_\_\_\_

TENANT NAME: \_\_\_\_\_

PERMANENT PARCEL # 741-10-047 PRESENT USE: SMALL FAMILY PROPOSED USE: \_\_\_\_\_PURPOSE OF APPLICATION: VARIANCE FOR CIRCULAR DRIVEWAY

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 VARIANCE
- 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):

SQUARE FOOTAGE OF CONCRETE PER SUBMITTAL

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.

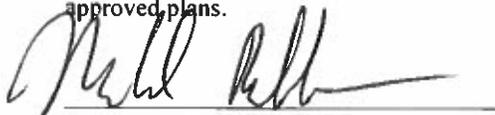
**Planning & Zoning Submission Filing Fees & Deposits:**

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

MICHAEL  
MISHA REKHSON  
PRINTED NAME

7/19/24  
DATE

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

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

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

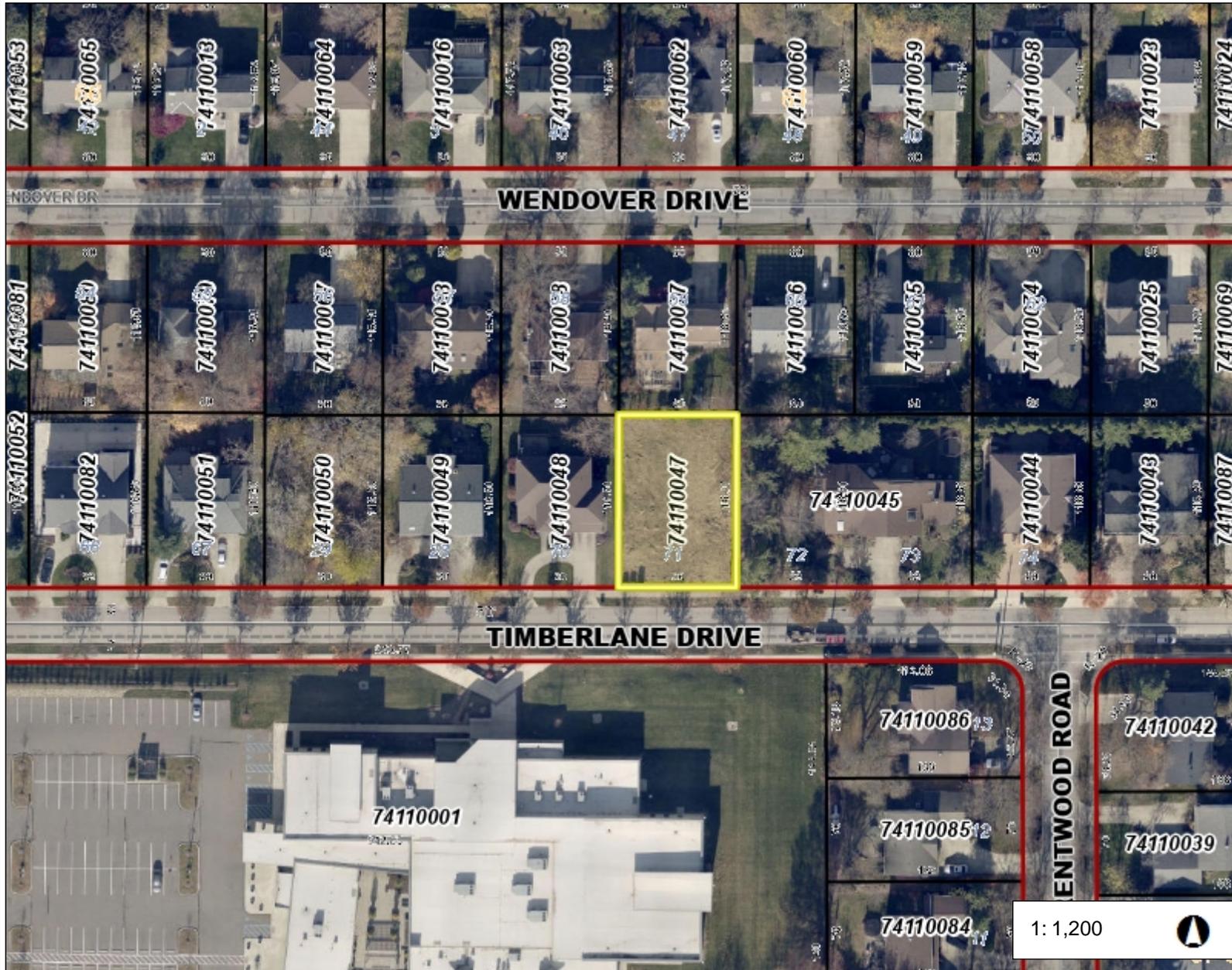
Preliminary Approval: \_\_\_\_\_ Date Final Approval: \_\_\_\_\_ Date

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

**Building Department**  
William Griswold, Building Commissioner  
Phone (216) 292-1914 • Fax (216) 292-1917



# Cuyahoga County GIS Viewer



Date Created: 7/19/2024

### 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



# 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 5, 2024

RE: **P&Z 2024-28 Allan Builders, Inc.  
Michael Rekhson  
23345 Timberlane Drive  
Driveway Variance**

This request is for approval to install a circular driveway for the new dwelling. Code Section 1246.04 limits hard (impervious) surfacing in required front yard areas to a maximum of forty percent (40%) of the required front yard. This restriction includes driveways, sidewalks, patios, and any other hard or paved surface. In this instance the required front yard area is 2800 square feet. Therefore, paving on the subject site is limited to not more than 1120 square feet. The applicant is proposing to install a driveway and walkway to the front door that would cover approximately 1230 square feet or approximately 44% of the front yard.

There are already seven (7) circular driveways on the block, so this proposal would not be out of character with the existing neighborhood. In addition, Green Road Temple is immediately across the street from the subject site. It may be possible to slightly reduce the amount of the variance by moving the driveway further from the eastern property line, but the reduction would not be more than about 20 square feet.

The Commission has final authority to either grant or deny this variance request. Should the Commission decide to grant the variances, 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 1246.04 with regard to driveways and hard surfacing in front yards.
2. Granting a variance of 110 square feet to Section 1246.04 permit the construction of a circular driveway and sidewalk totaling 1230 square feet in lieu of the permitted 1120 square feet.



**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: August 29, 2024**

**Report Date: August 9, 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 2024-28 Allan Pearl, Allan Builders Inc., on behalf of Michael Rekhson, property owner, is requesting approval of a variance for a circular driveway located at 23345 Timberlane Drive.**

1. The Engineering Dept. is against all variances for hard surfaces, especially in this area of the City where we have flooding issues. I recommend the circular drive be constructed in such a way as to stay within the allotted hard surface area specified in the zoning code.

Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Chief  
Date: 08/05/2024  
Re: P&Z # 2024-28 23345 Timberlane Dr. (Driveway)

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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: \_\_\_\_\_

OWNER OF BUILDING: \_\_\_\_\_ PHONE: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMPANY OR FIRM: \_\_\_\_\_

EMAIL: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: \_\_\_\_\_ SUITE # \_\_\_\_\_

TENANT NAME: \_\_\_\_\_

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

**PURPOSE OF APPLICATION:** \_\_\_\_\_

\_\_\_\_\_

**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.	<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

\_\_\_\_\_  
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: \_\_\_\_\_

July 23, 2024

Beachwood Zoning and Planning Committee  
25325 Fairmount Blvd.  
Beachwood, OH 44122

Dear Beachwood Zoning and Planning Committee,

This proposal seeks to appeal the fence permit decision for FN-2024-24 and obtain a variance to use two separate fencing materials to enclose the backyard at 24101 Halburton Road. The current proposal includes using five-foot-high white vinyl semi-private fencing along the front-facing and side-facing borders of the property. The second material to be used is a four-foot-high black vinyl-covered chain link fence along the rear border of the property. The reasons to request the variance in using the black vinyl-covered chain link over the white vinyl semi-privacy fence along the rear boundary are as follows:

1. Aesthetic consideration: Black-coated vinyl chain link will better blend in with the wooded environment abutting the rear property line, preserving the natural landscape's aesthetic.
2. Minimal landscape and ecologic disruption: The installation of chain-link fence causes less disruption to the existing natural landscape and allows better travel of small wildlife.
3. Improved durability: Given its adjacent proximity to the densely wooded area, the chain link fence is better suited to sustain impact from growth of vegetation.

The use of black vinyl-covered chain link over a white vinyl semi-privacy fence is unlikely to impact surrounding neighbors as only the white vinyl fencing will be visible from the street and side-adjacent neighbors. Additionally, there is more than 50 feet of wooded land between the location of the proposed chain link fence and the rear neighbors.

Thank you in advance for your consideration and review.

Sincerely,



Grant Senyei, MD, MBA

**Primary Owner**

SENYEI, GRANT D TRUSTEE

**Property Address**

24101 Halburton RD Beachwood,OH 44122

**Tax Mailing Address**

SENYEI, GRANT D TRUSTEE 24101 HALBURTON RD BEACHWOOD, OH 44122

**Description**

48 HALBURTON RESUB 0054 ALL

**Property Class**

SINGLE FAMILY DWELLING

**Parcel Number**

742-15-020

**Taxset**

Beachwood

**Tax Year**

2023 Pay 2024

# Summary By Tax Year 2023 Pay 2024

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

Assessed Values

Land Value	\$24,780
Building Value	<u>\$101,680</u>
Total Value	<u>\$126,460</u>
Homestead Value	\$

Market Values

Land Value	\$70,800
Building Value	<u>\$290,500</u>
Total Value	<u>\$361,300</u>

Flags

Owner Occupa  
Homestead Re  
Foreclosure  
Cert. Pending  
Cert. Sold  
Payment Plan

Half Year Charge Amounts

Gross Tax	\$7,695.72
Less 920 Reduction	<u>\$3,544.63</u>
Sub Total	\$4,151.09
Non-business Credit	\$308.50
Owner Occupancy Credit	\$ .00
Homestead Reduction	\$ .00
Total Assessments	<u>\$75.00</u>
Half Year Net Taxes	<u>\$3,917.59</u>

Rates

Full Rate	123.26
920 Reduction Rate	.454801
Effective Rate	67.201265

Escrow

Escrow  
Payment Amou

**Charges**

**\$7,835.18**

**Payments**

**\$7,835.18**

**Tax Balance Summ**

**Balance Due**

**\$ .00**

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

Taxset

**Beachwood**

Charge Type

Charges

1st half tax	\$3,842.59
1st half penalty	\$ .00
1ST HALF BALANCE	\$3,842.59
2nd half tax	\$3,842.59
2ND HALF BALANCE	\$3,842.59

**C100030C-SEWER MAINTENANCE**

1st half tax - 2023	\$37.50
1ST HALF BALANCE	\$37.50
2nd half tax - 2023	\$37.50
2ND HALF BALANCE	\$37.50

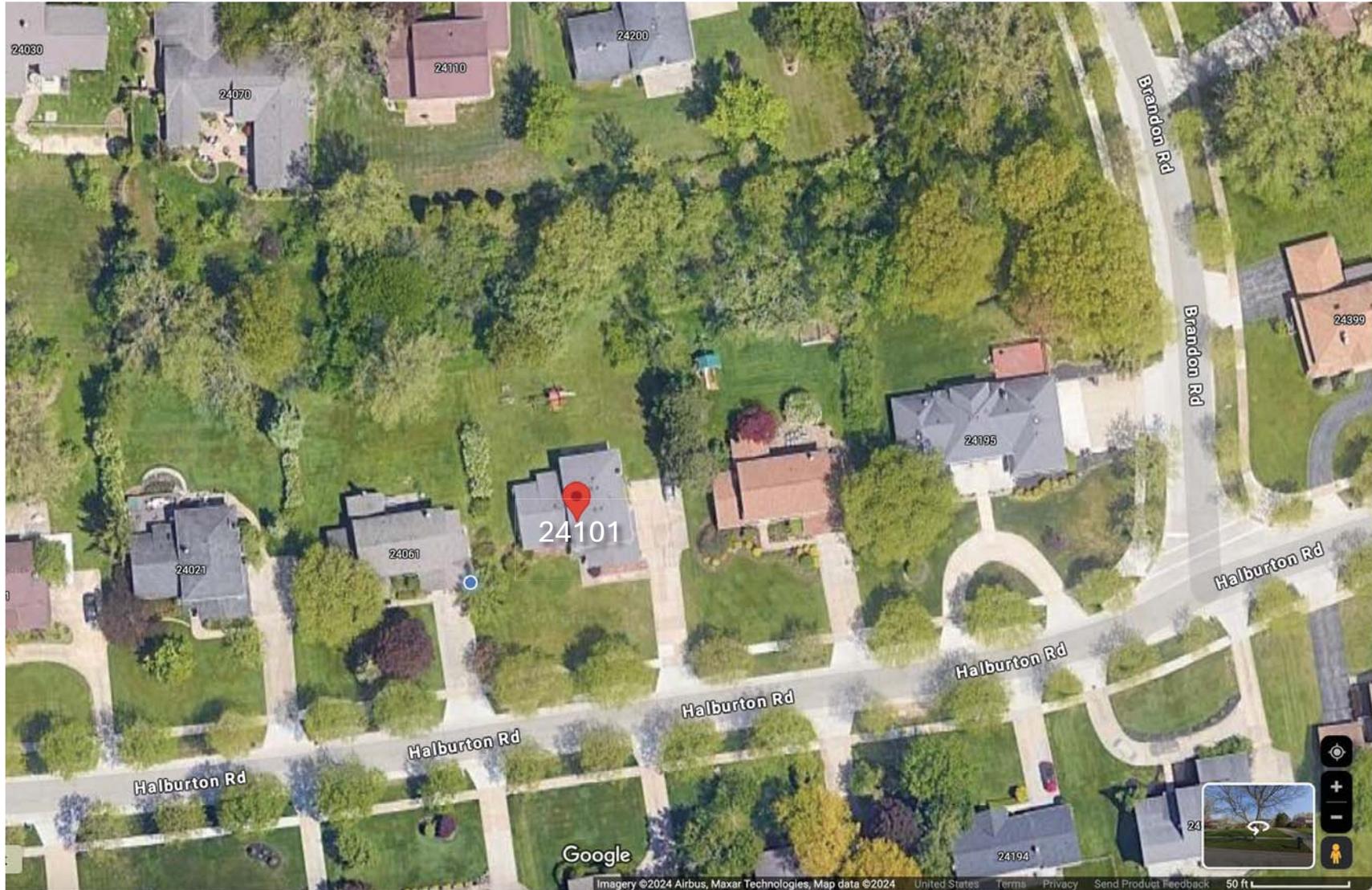
**C100030S-Sewer Maintenance**

1st half tax - 2023	\$37.50
1st half penalty - 2023	\$.00
1ST HALF BALANCE	\$37.50
2nd half tax - 2023	\$37.50
2ND HALF BALANCE	\$37.50

Total Balance **Charges**  
**\$7,835.18**

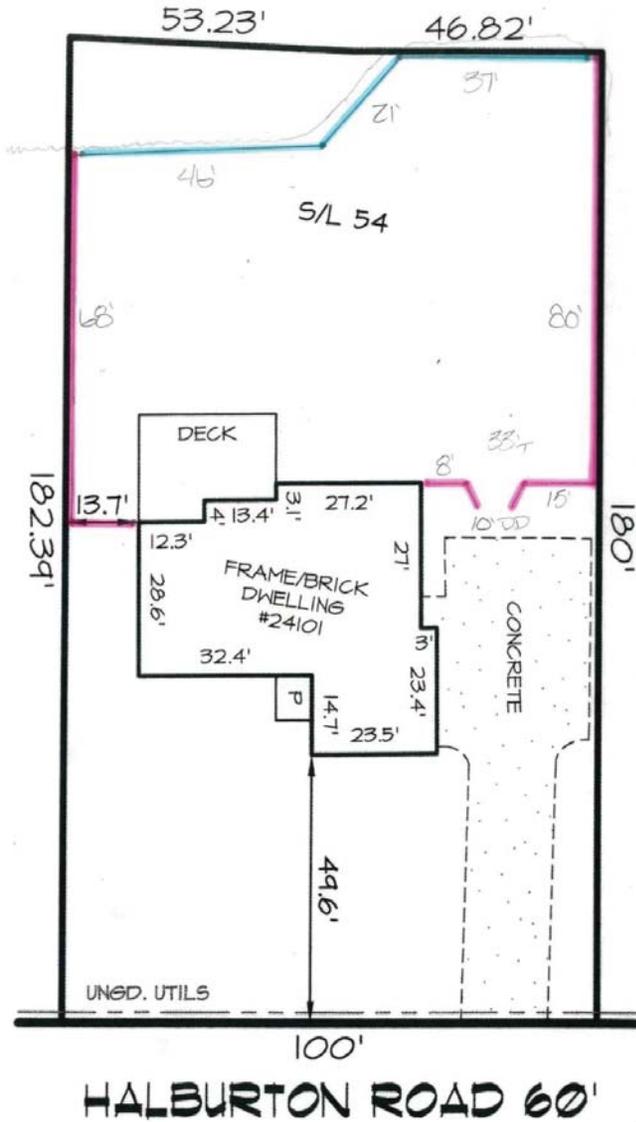


Arial Photo of Surrounding Area



**Site Map:**  
24101 Halburton Rd

Blue: Chain link  
Pink: White Vinyl



9020 Osborne Dr. Mentor OH 44060  
Phone: 440-951-9009 Fax 440-974-3122

Customer: Becca and Grant Sewer  
 Address: 24101 Halburton Rd  
 City: Beachwood 44122  
 Phone: (720) 621-3487  
 Work: \_\_\_\_\_

WE REQUIRE THE CUSTOMER TO BE ON SITE AT THE START OF THE FENCE INSTALLATION

PLEASE HAVE ACCESSIBLE: Water: yes Tear Out: no  
 Electric: yes Haul Away: no

Date: 7/10/24  
 Job #: 240674  
 OUPS: \_\_\_\_\_  
 Private Elect: \_\_\_\_\_  
 Survey: \_\_\_\_\_  
 Concrete Cuts: no  
 Asphalt Cuts: no

**SITE PLAN**  
See Attached

CUSTOMER SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

**VINYL / WOOD / ORNAMENTAL**

HEIGHT: 5'  
 INCHES OFF GRADE: 1 1/2"  
 STYLE: Decorative  
 MATERIAL: White Vinyl  
 COLOR: White  
 PICKET WIDTH: 3"  
 PICKET SPACING: 7 1/2"  
 PICKET TOP: Round  
 LINE POST SIZE: 5x5"

**CHAIN LINK**

HEIGHT: 4'  
 FABRIC FINISH: Blue  
 FRAMEWORK: Brace  
 LINE POST: 1-5/8"  
 TERMINALS: Zip  
 TOP RAIL: 3/8"  
 TENSION WIRE: yes

WALK GATES	DRIVE GATES
HEIGHT: _____	HEIGHT: <u>5'</u>
MATERIAL: _____	MATERIAL: <u>White Vinyl</u>
OPENING: <u>X</u>	OPENING: <u>3'</u>
POSTS: _____	POSTS: <u>3/4"</u>
STYLE: _____	STYLE: <u>White Vinyl</u>



## Mortgage Location Survey



Made for and at the instance of: **First Federal Savings & Loan Association of Lakewood, and/or its representative successors and assign and/or Ohio Real Title Agency LLC**

**Street Address:**

24101 Halburton Rd, Beachwood, Ohio 44122

**New Owner:**

The Grant Senyei Trust

**Present Owner:**

Quanri Zhang, Yinzhu Piao

**Client Order No:** 196240

**Date:** May 29, 2024

This is to declare that on May 29, 2024 we made an inspection of the premises referenced above standing in the name of Quanri Zhang, Yinzhu Piao, and at the time of such inspection we found no one available.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:  
Underground Utilities apparent - See Drawing
2. Disputed boundaries and encroachments:  
None apparent
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:  
None Apparent



## Mortgage Location Survey

I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.

BUYER/OWNER



**Street Address:**

24101 Halburton Rd, Beachwood, Ohio 44122

**New Owner:**

The Grant Senyei Trust

**Allotment:** Chagrin Properties Co.'s Halburton Resubdivision

**Record Info:** Plat Book: 210 Page: 60-62

**Client Order No:** 196240 **Date:** May 29, 2024

**Present Owner:**  
Quanri Zhang, Yinzhu Piao

**This is to certify to:**

First Federal Savings & Loan Association of Lakewood, and/or its representative successors and assign and/or Ohio Real Title Agency LLC that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Joseph P. Wilin Jr. - Reg. Surveyor No. 7638

# Proposed Fencing Materials

Use of two separate fencing materials to be used for backyard enclosure

**Front & Side fence:**

**5' white vinyl semi-privacy fence**



**Rear fence:**

**4' black vinyl-covered chain link fence**



**Backyard:** Current view from rear of 24101 Halburton



**Backyard:** Proposed fencing configuration



East (80') and west (68') fence lengths and distance of wooded land from the rear boundary (60')



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 5, 2024

RE: **P&Z 2024-29 Grant Senyei  
24101 Halburton Drive  
Fence Variance**



This request is for approval to use two (2) different fence types to enclose the rear yard of the dwelling. The applicant proposes to use white vinyl privacy fencing five (5) feet in height from the dwelling to the side lot lines at the rear of the house and along both side yards. The applicant is proposing to install black coated chain link fencing four (4) feet in height along the rear property line.

This request will require two (2) variances. Section 1246.02(d)(9) prohibits solid or privacy fencing. It should be noted that the Administration will be seeking a Code change to eliminate this prohibition. Section 1246.02(d)(8) requires that fencing be uniform in material and style. The intent of this section is to prevent a mish mash of fencing materials that will adversely impact neighboring properties. In this instance the only different material is along the rear property line and the black chain link will certainly have less visual impact in that location.

The Commission has final authority to either grant or deny this variance request. Should the Commission decide to grant the variances, 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 Sections 1246.02(d)(8) and 1246.02(d)(9) with regard to permitted fencing.
2. Granting a variance to Section 1246.02(d)(9) permit the use of white vinyl privacy fencing five (5) feet in height along the side lot lines.
3. Granting a variance to Section 1246.02(d)(8) to permit the use two (2) fence styles and materials.



**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: August 29, 2024**

**Report Date: August 9, 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 2024-29 Grant Senyei, homeowner, is requesting approval of a variance for the use of two (2) separate fencing materials at 24101 Halburton Road.**

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: 08/05/2024  
Re: P&Z # 2024-29 24101 Halburton Rd. (Fence)

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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: 8/5/2024

OWNER OF BUILDING: POCKET LAND, LLC PHONE: 216-591-1942

STREET ADDRESS: 0 Vacant Land / Northwoodland

CITY/STATE/ZIP: Beachwood OH 44124

APPLICANT: POCKET LAND DEVELOPMENT, LLC PHONE: 216-591-1942

COMPANY OR FIRM: KEYSTATE COMPANIES

EMAIL: Info@keystatehomes.com

STREET ADDRESS: 3187 Old Branch Rd

CITY/STATE/ZIP: Pepper Pike, OH 44124

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

David Kaplan Dave@oliverarchitect.com  
Andrew Gutierrez Info@keystatehomes.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 0 / Northwoodland Rd SUITE # \_\_\_\_\_

TENANT NAME: \_\_\_\_\_

PERMANENT PARCEL # 741-24-020 PRESENT USE: Residential PROPOSED USE: U1A1 Cluster

PURPOSE OF APPLICATION: to propose a Cluster Community of 5 Homes on 233 Acres

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):  
trying to get 3.5 units per acre, rezoning site for variance

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. This property has originally intended to be developed with Beachwood Glen Cluster

\*\*\*\*\* (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

  
PRINTED NAME

8/5/2024  
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**  
William Griswold, Building Commissioner  
Phone (216) 292-1914 • Fax (216) 292-1917



**Owner** POCKET DEVELOPMENT, LLC  
**Address** NORTH WOODLAND RD  
 BEACHWOOD, OH. 44122  
**Land Use** (5000) R - RES VACANT LAND  
**Description** S/L PCL D2 VOL 341 PG 79-82 F 91.48 D 392.01 AC 1.2239 OL 20 S/R 2006  
**Neighborhood Code** 11604

**SKETCH**

**Building 0**

Sketchs not available for this parcel.  
 Please contact us at [EMcGoldrick@cuyahogacounty.us](mailto:EMcGoldrick@cuyahogacounty.us)  
 or call (216) 443-4663 for a copy of the building card.

**MAP VIEW**



**BUILDING INFORMATION**

Code	Frontage	Depth	Acres	Sq Ft
PRM	92	392	1.22	63,313

2023 Value	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$160,000	\$0	\$0	\$56,000
Building Value	\$0	\$0	\$0	\$0
Total Value	\$160,000	\$0	\$0	\$56,000
Land Use	6000			RESIDENTIAL VACANT LAND

**PERMITS**

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2006	130 - Sub register	\$29,800	\$	100%	No	2006 S/R

**IMPROVEMENTS**

Type	Description	Size	Height Depth
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**SALES**

Date	Buyer	Seller	Price
2/10/2020	POCKET DEVELOPMENT, LLC	ROCKER INVESTMENTS, LLC	\$160,000
10/1/2010	ROCKER INVESTMENTS, LLC	DANNY LANE LTD	\$0
8/31/2010	DANNY LANE LTD	ROCKER LANE LTD.	\$0
7/6/2010	ROCKER LANE LTD.	Danny Lane, Ltd.,	\$0
3/5/1998	Danny Lane, Ltd.,	A & M Builders Inc	\$87,000
5/18/1985	A & M Builders Inc	Friedland Dale	\$44,000
2/14/1985	Friedland Dale	Devis David E	\$38,000
2/8/1976	Devis David E	Klein James F	\$20,500
1/1/1975	Klein James F		\$0

**Taxes**

2023 Tax	Charges	Payments	Balance Due
Tax Balance Summary	\$3,541.22	\$3,541.22	\$0.00

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



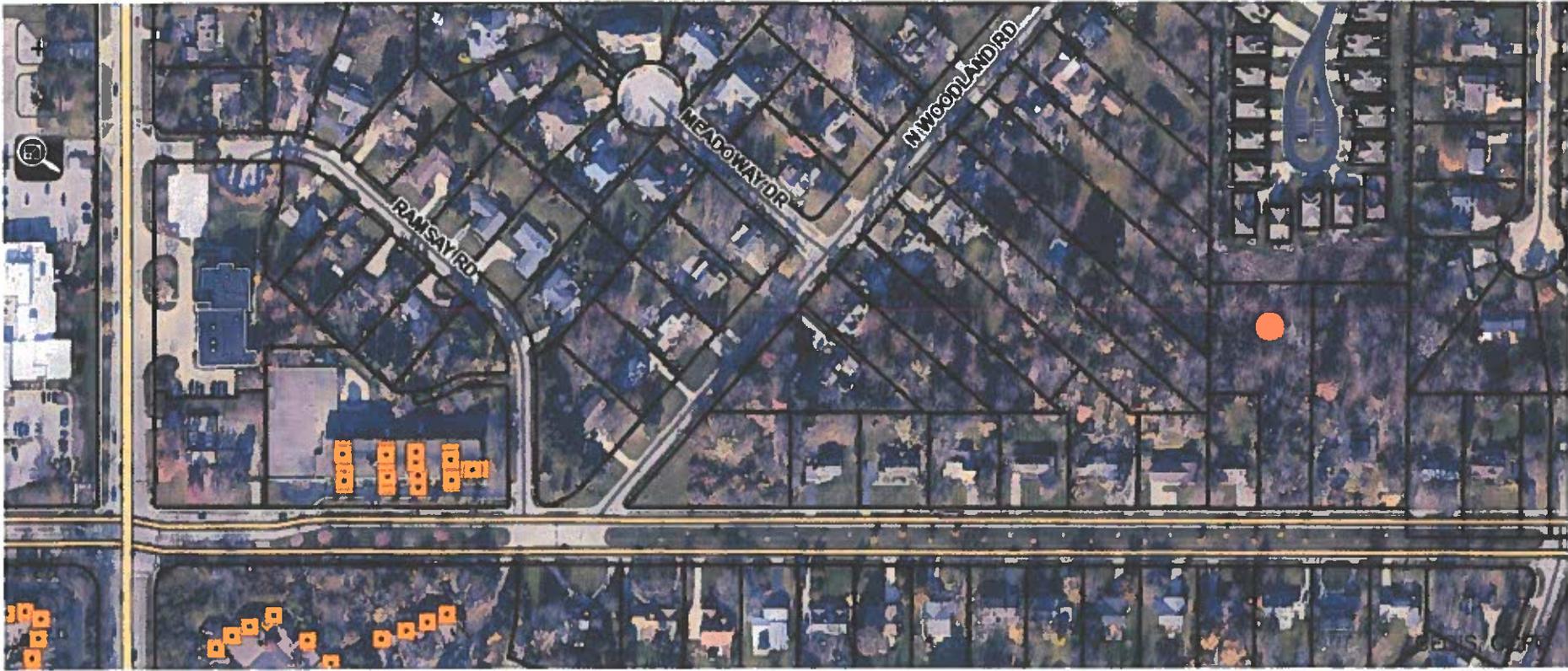
CUYAHOGA COUNTY, Ohio  
MyPlace

Manufactured Home Current Tax balance (2024 pay 2024) is available by clicking the "Pay Your Taxes Online" link below.

Search

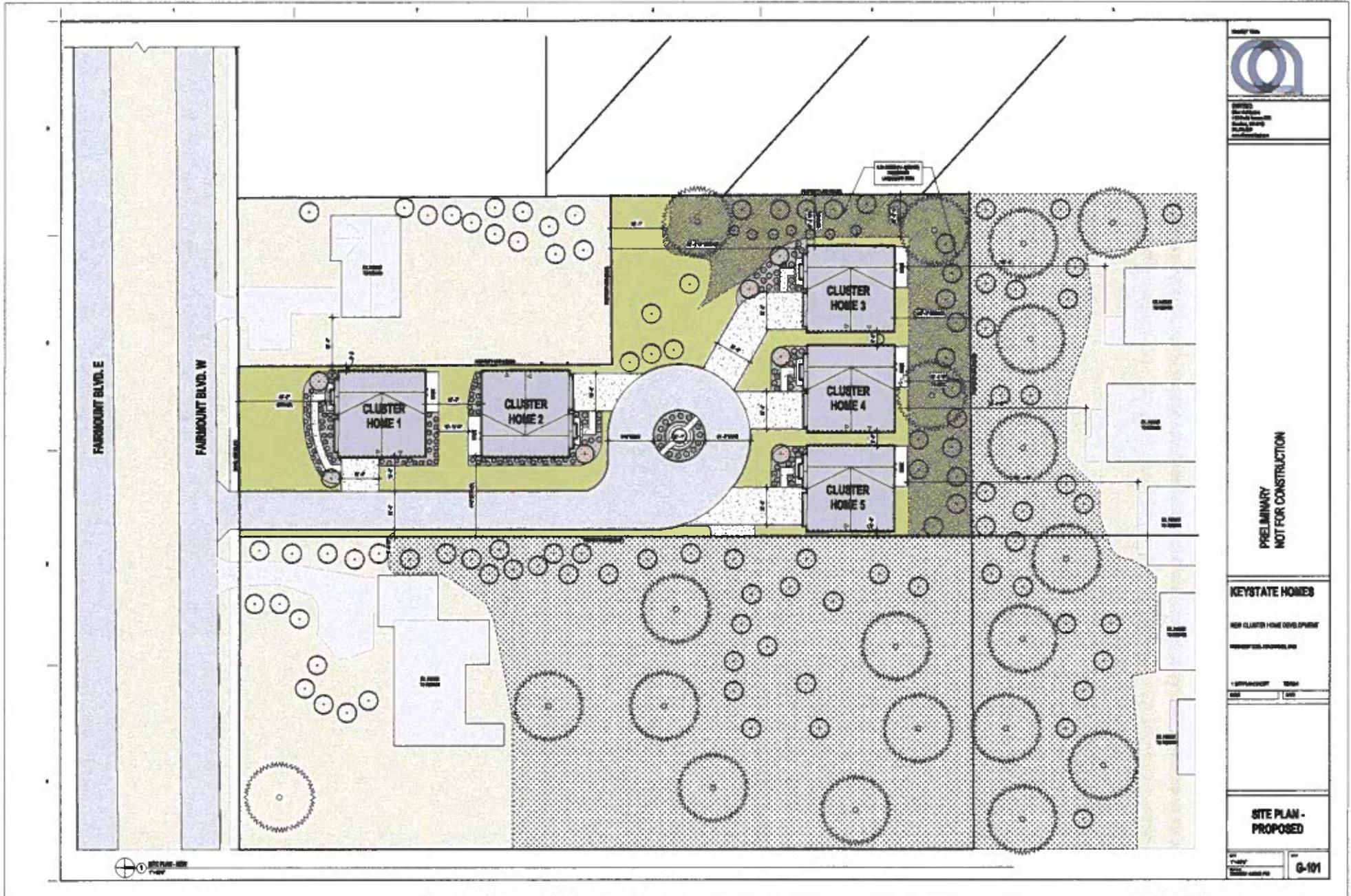
City

Search By  Owner  Parcel  Address



Zoom in and click on a parcel for more information or click the banner to reset the map

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner



DATE: August 11, 2024

RE: **P&Z 2023-17      Keystate Homes  
Fairmount Boulevard  
Cluster Alternate  
Preliminary Site Development Plan Approval**

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This request is for preliminary site development plan approval to develop 1.22 acres located on the north side of Fairmount Boulevard zoned U-1 Single Family District as a Cluster Alternate development pursuant to the provisions of Chapter 1114. The Cluster Alternate provisions were developed to permit flexible residential designs that make efficient use of land to provide additional housing in the city. The applicant is seeking to construct five (5) detached single family dwellings on a shared private street or access drive. There would be a single curb cut on Fairmount Boulevard. The drive is approximately 250 feet in length. This proposed project backs up to the Fairwood Glen cluster development.

The applicant has provided preliminary house plans and elevations. The proposed dwellings are all two-stories with total livable floor areas of around 3,000 square feet. Each unit has a two-car attached garage and driveway space to accommodate the parking of two additional vehicles.

The proposed plan does require several variances as noted in the attached Box Score. Most of the variances are relatively minor, except for the side yard setbacks on the narrow portion at Fairmount Boulevard. It should be note, however, that under the U-1 Single Family District a house could be placed 12 feet from either of those side lines and the house in the rear that is close to the eastern property line is located substantially behind the adjacent house on Fairmount. Therefore, the effective amount of the variance is not as large as it appears on the Box Score.

What is before the Commission is authorization to develop the property as a Cluster Alternate and approval of the preliminary site development plan only. Should the

P&Z 2023-17  
Keystate Homes  
Fairmount Boulevard  
Cluster Alternate  
Preliminary Site Development Plan Approval  
August 11, 2024  
Page 2

Commission grant those approvals, the applicant would need to return to the Commission with a final site development plan, including all engineering design information, and final building elevations.

Should the Commission determine to grant approval the following stipulations are recommended:

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 1114.02(d) regarding minimum acreage, Section 1114.04(a) regarding density, and Section 1114.04(d) regarding setbacks.
2. Granting a variance to Section 1114.02(d) to permit a development of 1.22 acres.
3. Granting a variance to Section 1114.04(a) to permit a total of five (5) dwelling units.
4. Granting variances to Section 1114.04(d) to permit the building side to side separation to 8.5 feet, to permit the setback from side property lines to be three (3) feet, and to permit the driveway to be located 3.75 feet from the eastern property line.

<b>ZONING STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
ZONING DISTRICT	U-1 Cluster Development Alternate	U-1 Cluster Development Alternate	
MINIMUM LOT AREA	2.0 Acre	1.22 Acre	<b>0.78 Acres</b>
MAXIMUM DENSITY	3.5 Dwelling Units / Acre	4.1 Dwelling Units / Acre	<b>1 Dwelling Unit</b>
MINIMUM LIVABLE FLOOR AREA	2,400 Sq. Ft.	3,080 Sq. Ft.	
MINIMUM FRONT YARD BUILDING SETBACK	50 Feet	50 Feet	
MINIMUM BUILDING SEPARATION	Side to Side = 15 Feet Side to Rear = 30 Feet	Side to Side = 8.5 Feet Side to Rear = 30 Feet	<b>Side to Side 6.5 Feet</b>
MINIMUM BUILDING SETBACK FROM PROPERTY BOUNDARIES	40 Feet	East = 3.0 Feet West = 3.0 Feet North = 40 Feet	<b>Sides 37 Feet</b>
MAXIMUM BUILDING HEIGHT	35 Feet	27 Feet	
MINIMUM PARKING REQUIRED	2 Enclosed Spaces and 1 Unenclosed Space	2 Enclosed Spaces and 2 Unenclosed Space	
MINIMUM DRIVEWAY SETBACK FROM BOUNDARY	20 Feet	3.75 Feet	<b>16.25 Feet</b>
MINIMUM OPEN SPACE	25% or 13,286 Sq. Ft.	39% or 20,748 Sq. Ft.	



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

**Meeting Date: Augst 29, 2024**

**Report Date: August 9, 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 2023-17 Andrew Gotlieb, Keystate Homes, is requesting preliminary site plan approval residential development of homes to be located at PPN 741-29-020, North Woodland Road**

We have reviewed this application and cannot recommend approval of a development that impacts protected wetlands. During the creation of the Fairwood Glen Development, a large wetland area was identified and protected by the Army Corps of Engineers. The Fairwood Glen Development was reduced from 28 units to 24 units to avoid the wetland area.

The applicant has not shown the wetlands on the plans. If the wetlands have been mitigated, the City needs a copy of the approval letter from the EPA/Army Corps.

The submittal is a concept plan. It does not qualify as a preliminary or final site plan.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission  
From: Matthew Domonkos, Assistant Fire Chief  
Date: 08-07-2024  
Re: P&Z # 23-17 (PPN 741-29-020) Preliminary site plans

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

Cul-De-Sac Area should provide enough area for purpose of turn-around of Emergency Vehicles:

Measured to centerline of inside tire -	35.78 feet
Measured to centerline of outside tire -	31.84 feet
Curb to curb turning radius -	32.53 feet
Wall to wall turning radius -	37.26 feet

*Matthew Domonkos*

Assistant Fire Chief