

Beachwood Special Planning and Zoning Commission Meeting Agenda
Friday, November 17, 2023, 11:00 AM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

Agenda Items

1. Roll Call
2. Council Report
3. Citizen's Remarks
4. Planning and Zoning Commission
2023-24 Debra S. Yasinow, Director, Cleveland Israel Arts Connection, is requesting preliminary and final site plan approval for outdoor temporary signage to be located at 25701 Science Park Drive, Jewish Federation of Cleveland.

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11.15.23OWNER OF BUILDING: JEWISH FEDERATION OF CLE PHONE: 216-593-2900STREET ADDRESS: 25701 SCIENCE PARK DR.CITY/STATE/ZIP: BEACHWOOD, OH 44122APPLICANT: DEBRA S. YASINOW PHONE: 216-256-6920COMPANY OR FIRM: JEWISH FEDERATIONEMAIL: dyasinow@jewishcleveland.orgSTREET ADDRESS: 25701 SCIENCE PARK DR.CITY/STATE/ZIP: BEACHWOOD, OH 44122

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

DEBRA YASINOW dyasinow@jewishcleveland.orgtentative - Nancy Schwartz-Katz nancy@gratrixplastics.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25701 Science Park Dr. SUITE # _____TENANT NAME: Jewish Federation of Cleveland

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

PURPOSE OF APPLICATION: outdoor temporary signage -
"Blue Ribbon for Release of Hostages"

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):

unknown - until hostages are released

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.

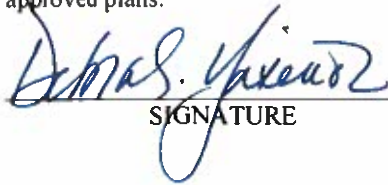
Planning & Zoning Submission Filing Fees & Deposits:

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:

| | Zoning District | Fee |
|-----|---|-------------------|
| (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

Debra S. Yasina
PRINTED NAME

11-15-23
DATE

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

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

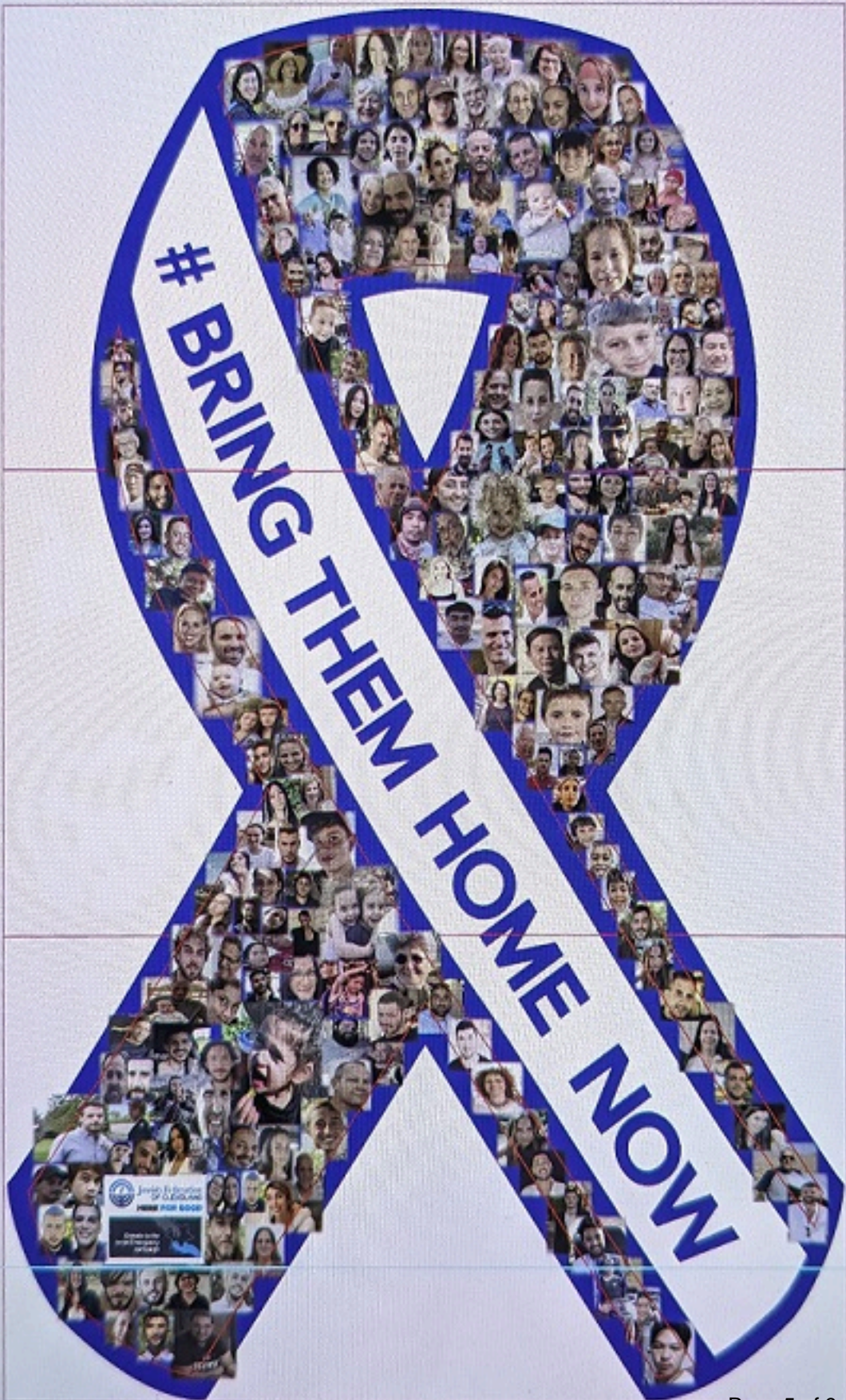
FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

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



VCI # 45255

PO # NA

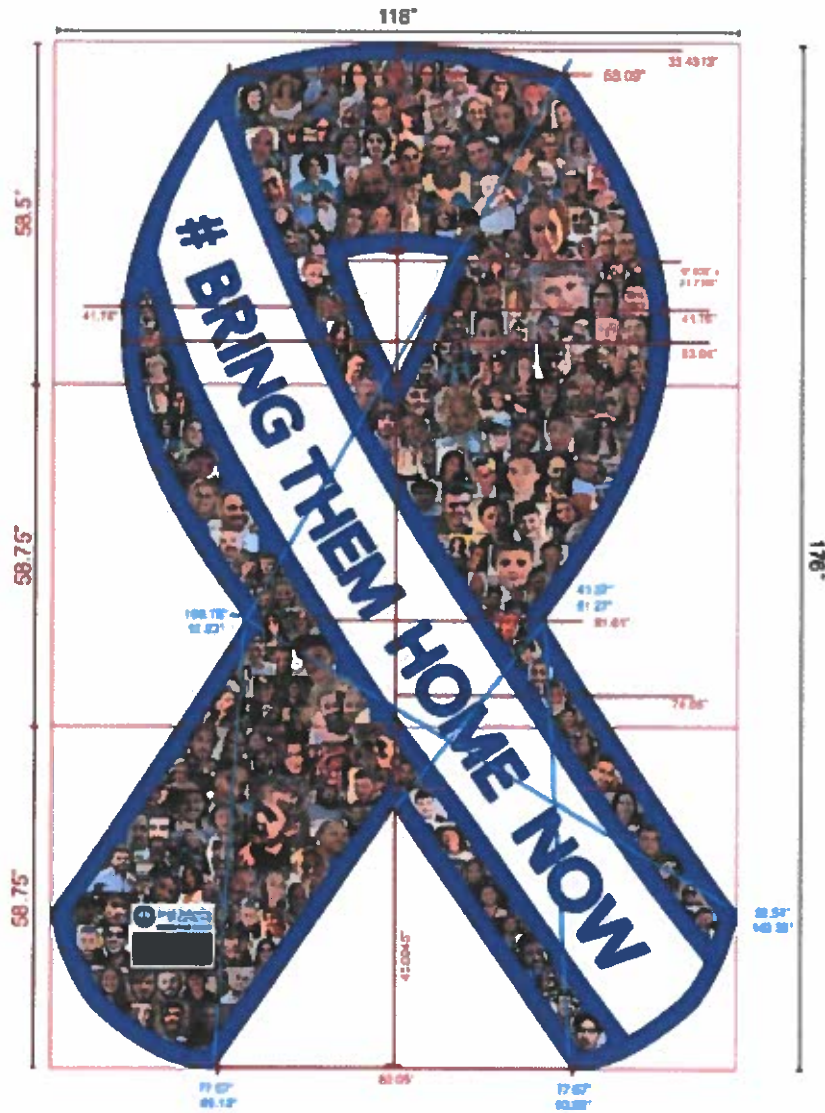
Code A

Ribbon Art

P1

P2

P3

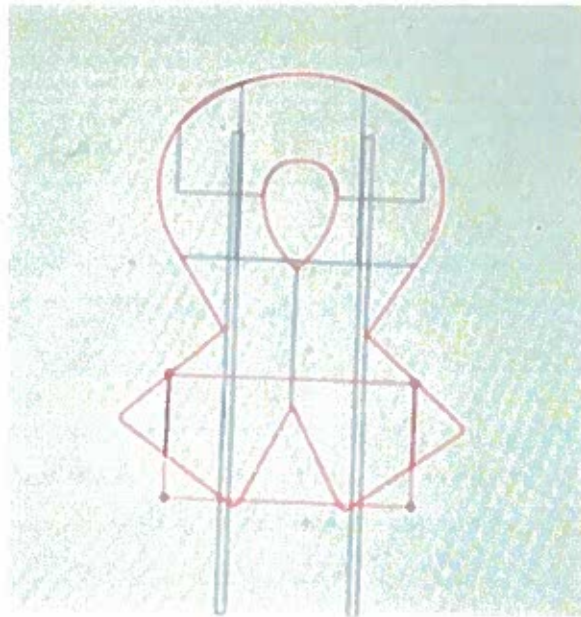


x2 each

ACM White 1/4"
Color 93-84-0-0 Blue



| | |
|---|-----------------------------|
| <small>11/16/11 10:56 AM</small> Archie Choed Fairmont Temple | |
| <small>PROJECT DESCRIPTION</small> Ribbon Art | |
| <small>DATE</small> 11/16/11 | <small>PERIOD</small> SN |
| <small>PRINTED BY</small> Vista Color Imaging - 4770 Van Dyke Rd Brooklyn Heights, Ohio 44131 Phone (216) 651-2810 | |

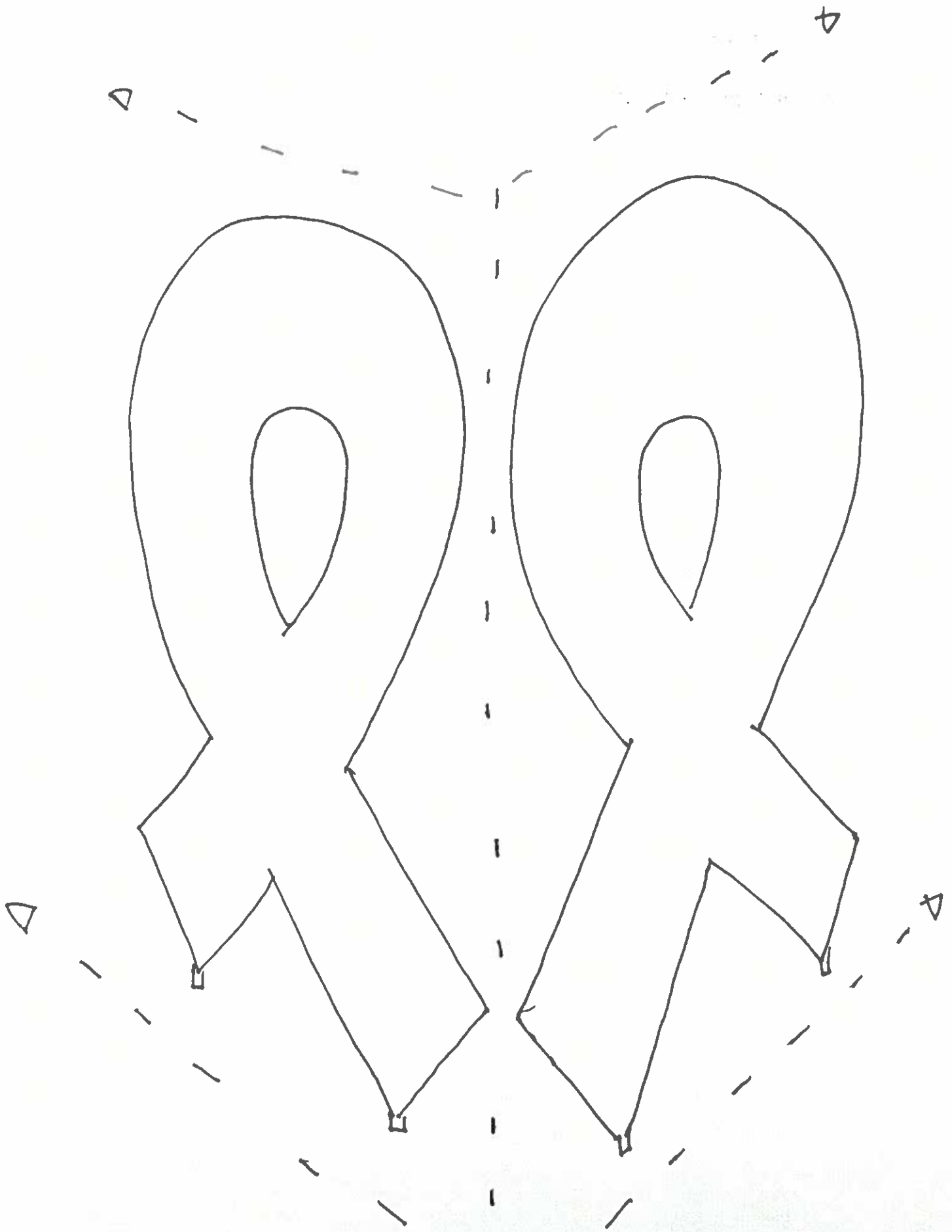


approx 15' high by 10' wide

off ground - 3-4'

Support - steel

ribbon - ASM composite (aluminum & vinyl)





Cuyahoga County GIS Viewer



Date Created: 11/15/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

141 0 70 141 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

Cuyahoga County
Enterprise GIS
 PUTTING CUYAHOGA COUNTY ON THE MAP

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: November 15, 2023



RE: **P&Z 2023-24 Cleveland Israel Arts Connection
Jewish Federation of Cleveland
25701 Science Park Drive
Temporary Sign Variances**

This request is for approval of a temporary sign. The subject site is in the U-8A Office Building and Research District and is located on the northeast corner of Richmond Road and Science Park Drive. The applicant is seeking to install a sign that is approximately 150 square feet in area and would extend to a height of 19 feet above grade. The sign would consist of aluminum and vinyl composite and would be mounted on two steel support posts. The applicant is seeking to have the temporary sign for an unspecified period of time.

There are several concerns with this request. Section 1141.17(e)(1) limits temporary free-standing signs in the U-8A Office Building and Research District to a maximum of 20 square feet in area and 6 feet in height. The requested area variance is 750% of the Code allowance and the height variance is 300% of the Code standard. Those are huge variances, well beyond anything ever previously approved by the Commission. The Code also limits temporary signs to a maximum of two 30-day periods per year. The Commission has previously granted temporary signs for periods of six months or 180 days. While a longer time limit may make sense, having no time limit is inconsistent with the very concept of a temporary sign. There are currently several noncompliant “temporary” signs on the property that should be removed.

Since the subject property is in the U-8A Office Building and Research District, any variance approval by the Planning and Zoning Commission would require the concurrence of City Council. The proposed signs are essentially what are referred to as public opinion signs. While the intent of the signs may be laudable, the sign regulations must be content neutral. It is the size, number, location, and duration of signs that can be regulated, not the content or message. There does not appear to be

any property or site related issue that would justify the variance, or separate this request from any similar request in the U-8A District. In my opinion, there is no basis to determine that a practical difficulty exists. If other organizations, entities, or individuals made similar requests with similar circumstances the City would need to treat them in a similar manner. Given what is happening in the world, and the number of issues and concerns that people may support or feel strongly about, allowing temporary public opinion signs of this size and with no time limits does not seem to be a wise path for the City. The issue here is not whether the cause supported by the sign is reasonable or good, it is the physical standards for temporary signage in the City.

Therefore, the variances are not recommended.

Should the Commission determine to recommend approval of the variances to City Council, it would need to make the following determination and include 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 1141.17(e)(1) with regard to the maximum size, height, and time duration of temporary signs.
2. Granting a variance of 130 square feet to Section 1141.17(e)(1) to permit the sign area to be 150 square feet in lieu of the maximum 20 feet.
3. Granting a variance of 11 feet to Section 1141.17(e)(1) to permit the sign height to be 19 feet in lieu of the maximum 6 feet.
4. Granting a variance of 150 days to Section 1141.17(e)(1) to permit the temporary sign to be displayed for 180 consecutive days.