



Beachwood Planning and Zoning Commission Meeting Agenda
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) temporary sheds at 26000 Shaker Blvd.
7. Planning and Zoning Commission
2024-20 Carmen Amicone, Amicone Building & Construction, on behalf of Kanhaiya Poddar, property owner, is requesting preliminary and final site plan approval for a rear addition at 2609 Edgewood Road.
8. 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.
9. 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

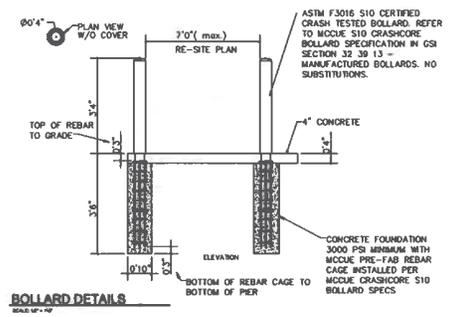
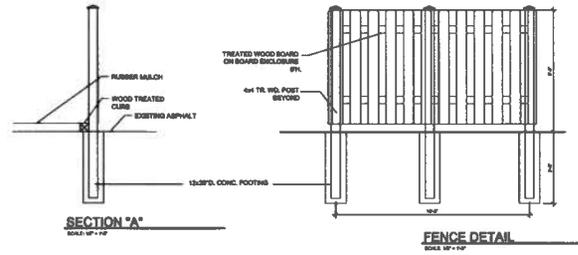
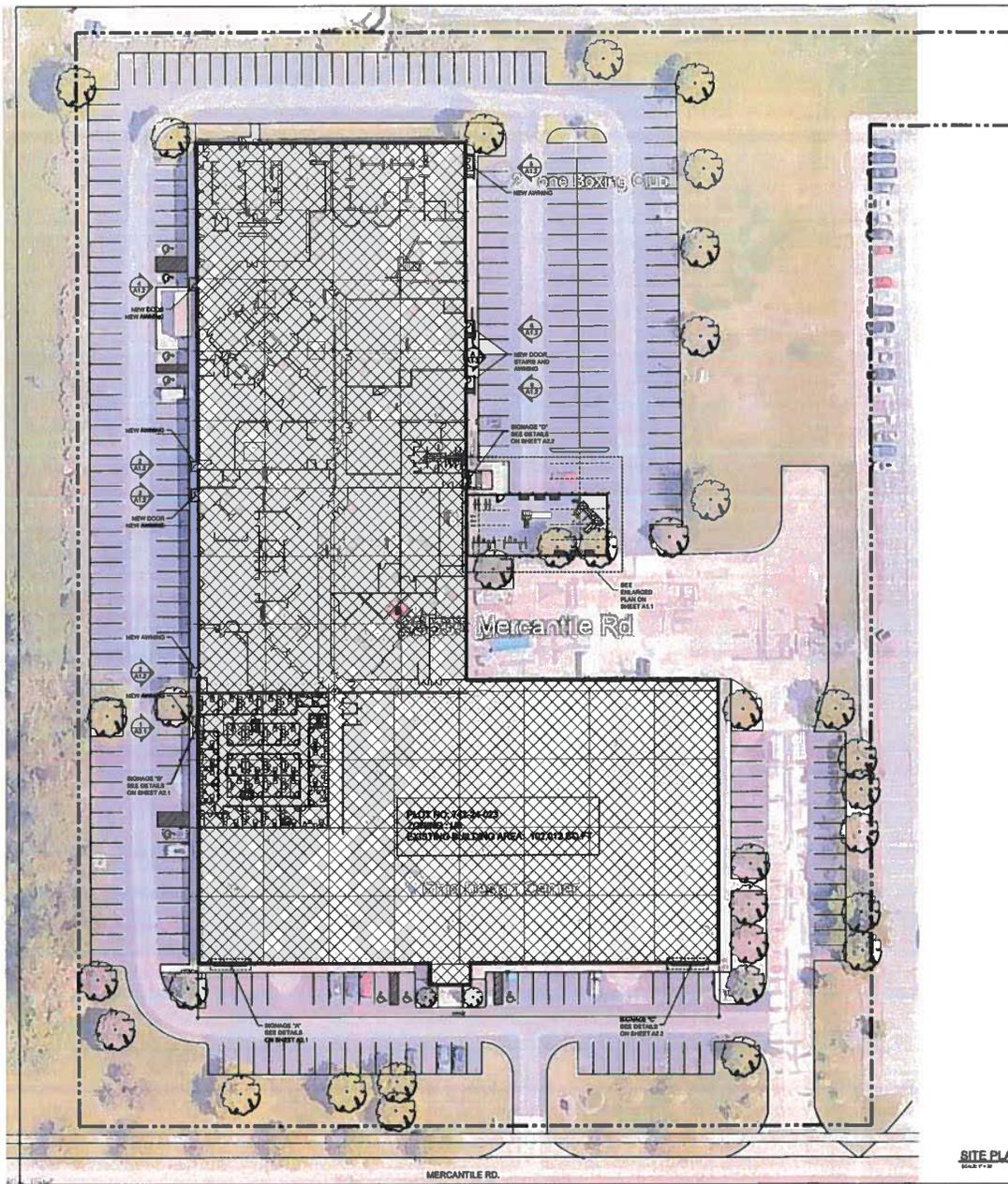
	Charges	Payments	Balance Due
Tax Balance Summary	\$113,406.98	\$56,703.49	\$56,703.49

2023 (pay in 2024) Charge and Payment Detail

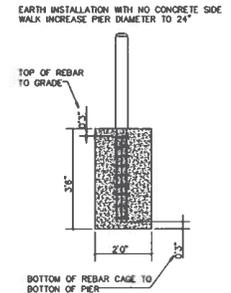
Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$56,298.99	\$56,298.99	\$.00
	1ST HALF BALANCE	\$56,298.99	\$56,298.99	\$.00
	2nd half tax	\$56,298.99	\$.00	\$56,298.99
	2ND HALF BALANCE	\$56,298.99	\$.00	\$56,298.99
C100030C-SEWER MAINTENANCE				
	1st half tax - 2023	\$202.25	\$202.25	\$.00
	1ST HALF BALANCE	\$202.25	\$202.25	\$.00
	2nd half tax - 2023	\$202.25	\$.00	\$202.25
	2ND HALF BALANCE	\$202.25	\$.00	\$202.25
C100030S-Sewer Maintenance				
	1st half tax - 2023	\$202.25	\$202.25	\$.00
	1ST HALF BALANCE	\$202.25	\$202.25	\$.00
	2nd half tax - 2023	\$202.25	\$.00	\$202.25
	2ND HALF BALANCE	\$202.25	\$.00	\$202.25

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$113,406.98	\$56,703.49	\$56,703.49

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

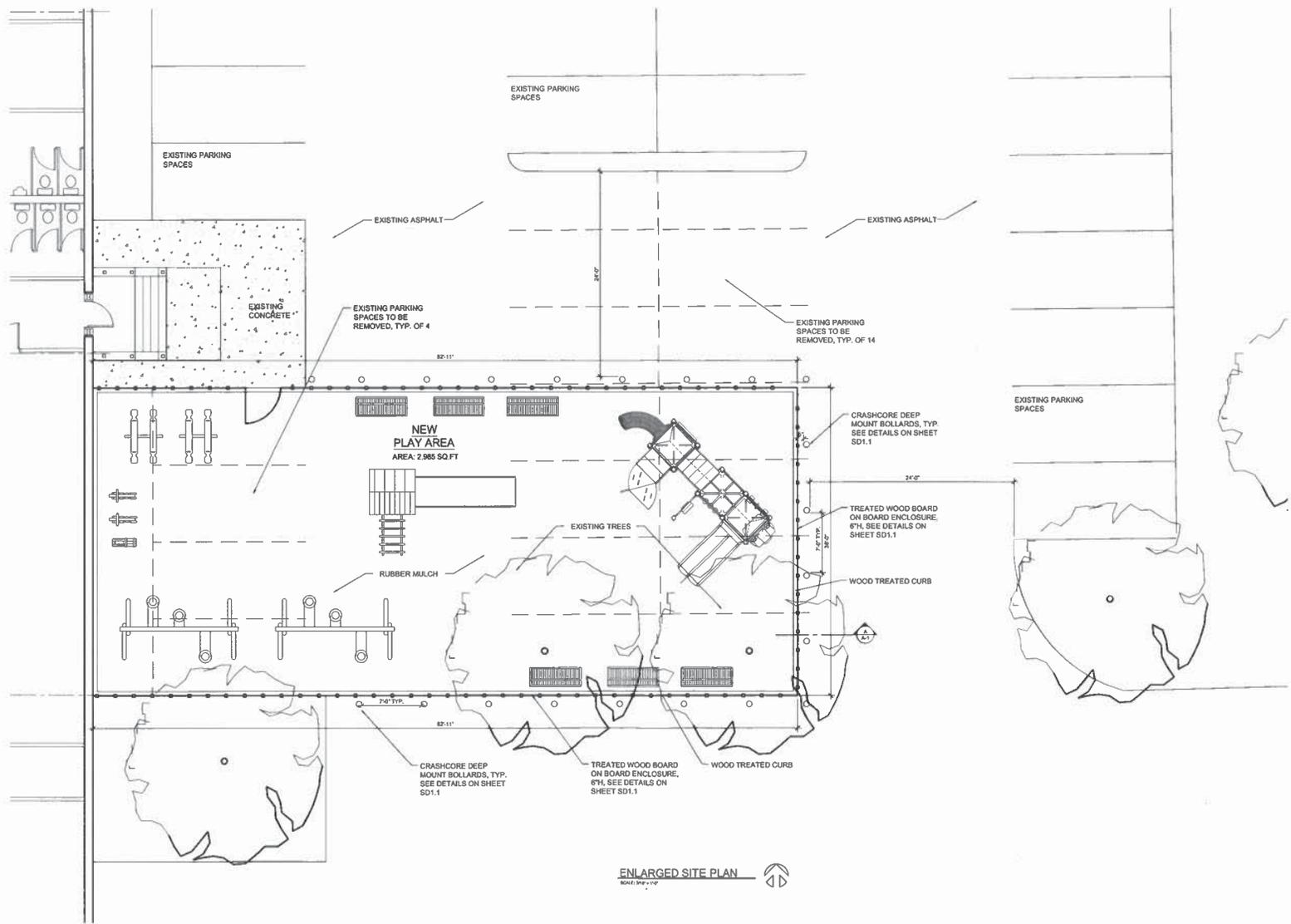

 LORAIN COUNTY ENGINEERS
 25533 MERCANTILE RD.
 BEACHWOOD, OH 44125
 PHONE: 440-433-0881 FAX: 440-76-6887



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 12/31/2025

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

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

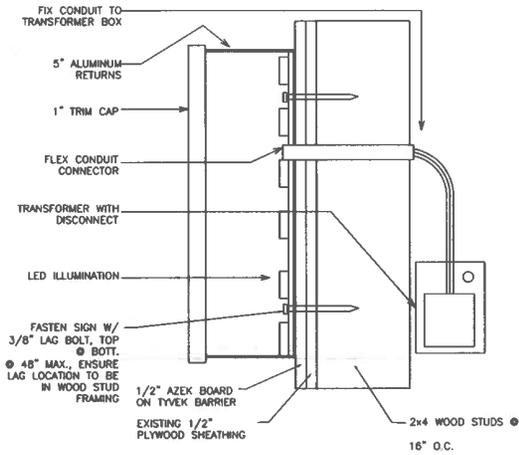
JOB NO:	24-115
DATE:	05-14-2024
ISSUE:	PERMIT
SHEET:	A1.1

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.

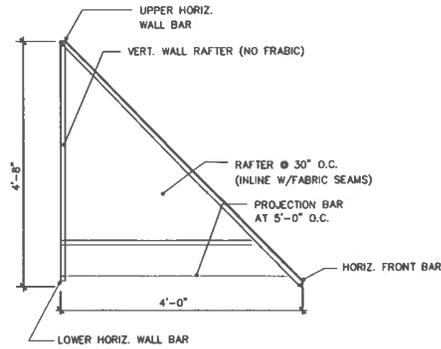
(b) **Secondary Entrances.** Buildings or parcels having frontage on a facade facing a second street, may increase the permitted total Sign area for permanent Signs as calculated herein by fifty percent (50%).

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"

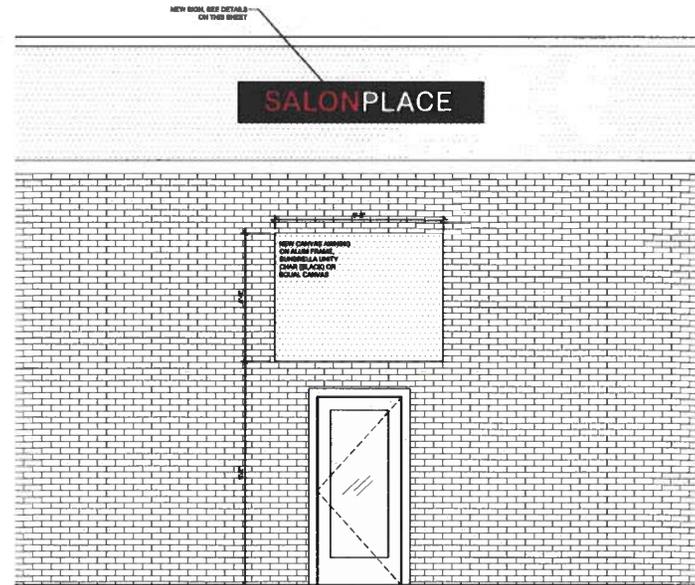


SIGNAGE "A"
N.T.S.

SIGNAGE "B"
N.T.S.



SIGNAGE "A"



ELEVATION "A" / SIGNAGE "B"

REV	DATE

THE OHIO STATE UNIVERSITY
 2500 LORAIN ROAD
 FAIRVIEW PARK, OH 43083
 P-08.00-001-0001 FAX: 614-763-0887

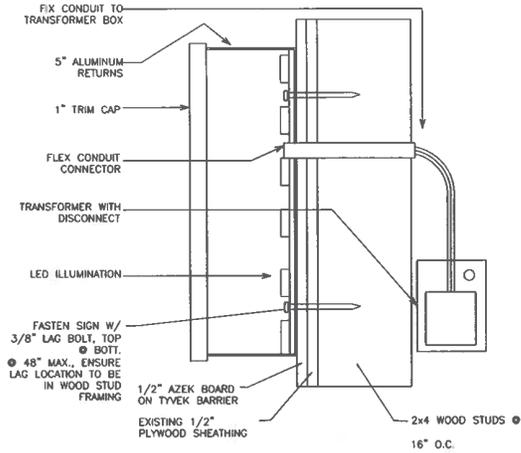


ARCH & ENGINEERING
 2500 LORAIN ROAD
 FAIRVIEW PARK, OH 43083

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



LEON & BRENDA
 LEONARDI ESTD
 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

ARIZONA
 2008 LOBAN ROAD
 FAIRVIEW PARK, OH 44135
 PHONE 419-408-8884 FAX 419-408-8887



LID: 8 BULK
 C-10-103
 EXP. 03/2015 128-329

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

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)

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.

NATURE OF THE REQUEST (check as many as apply): we are meeting w/ ACFT on July 1, 2024.

(3m)
(JMM)

- 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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Planning & Zoning Submission Filing Fees & Deposits:

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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 _____ DATE

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

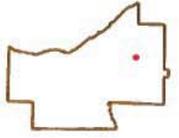
PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

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

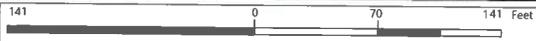


Date Created: 5/30/2024

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

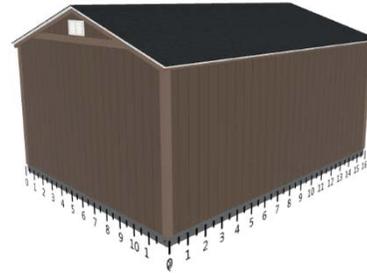
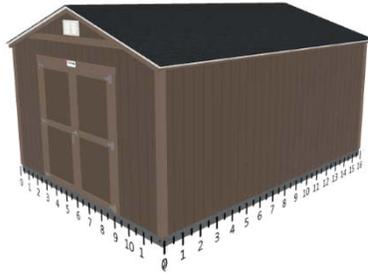
Projection:
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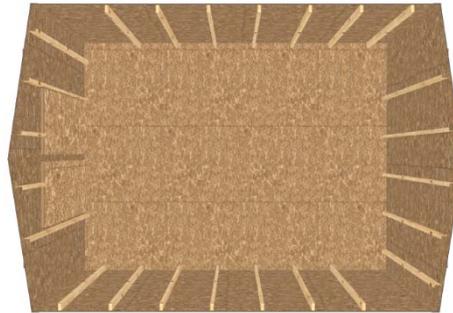


Jen Mendelson
26000 Shaker Boulevard
Beachwood OH 44122
Q9104488-9080602



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?

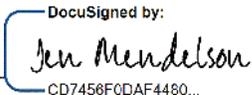
Yes

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: ^{OFFICE} 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

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 2024-19 Temple Tifereth Israel
26000 Shake 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 proposes to place at the edge of the north parking lot and the other two sheds adjacent to the south wall and the museum parking lot. There are no setback issues 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 final siting be approved by the Building Commissioner and City Engineer.



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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: 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. 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 temporary sheds at 26000 Shaker Blvd.

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 # 2024-19 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: 04/23/2024

OWNER OF BUILDING: Kanhaiya Poddar PHONE: 216.647.2931

STREET ADDRESS: 2609 Edgewood Rd

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Carmen Amicone PHONE: 440.804.5572

COMPANY OR FIRM: Amicone Building & Construction

EMAIL: Info@amiconebc.com

STREET ADDRESS: 7481 Chagrin Rd.

CITY/STATE/ZIP: Chagrin Falls, Ohio 44023

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

Carmen Amicone - Info@amiconebc.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2609 Edgewood Rd SUITE # _____

TENANT NAME: Kanhaiya Poddar

PERMANENT PARCEL # 741 -07 -031 PRESENT USE: Primary PROPOSED USE: Primary Res

PURPOSE OF APPLICATION: Extension of existing home.

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**):

Extension of existing residents. Changing footprint of current structure.

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. _____

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.

[Handwritten Signature]

SIGNATURE

Carmen Amicone

PRINTED NAME

June 4th, 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
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917



Cuyahoga County GIS Viewer



Date Created: 5/17/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

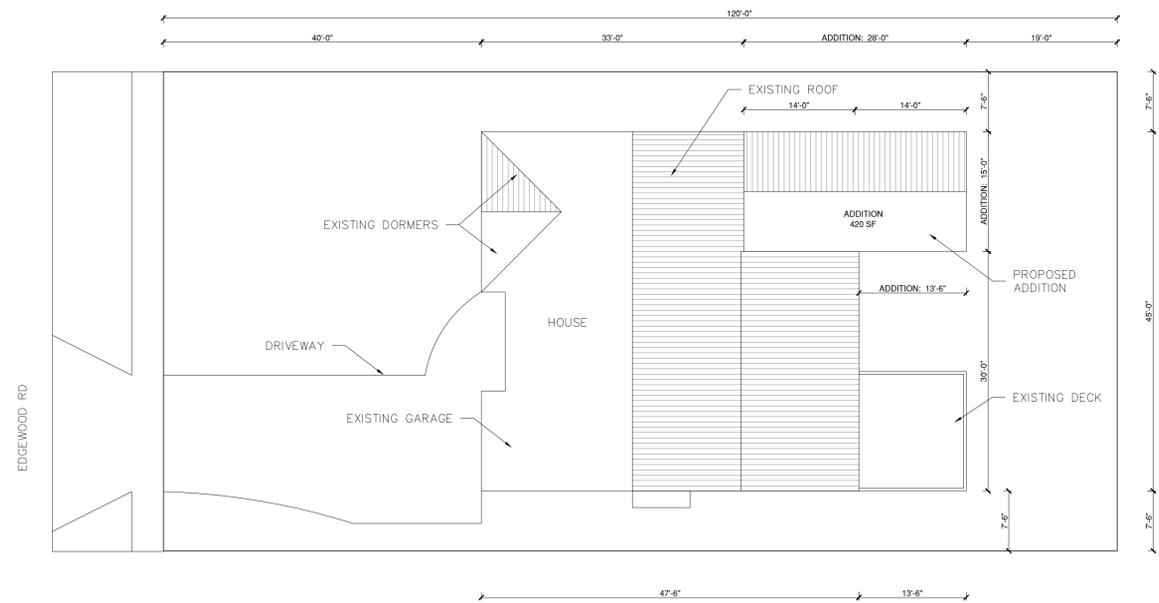
1: 670

112 0 56 112 Feet

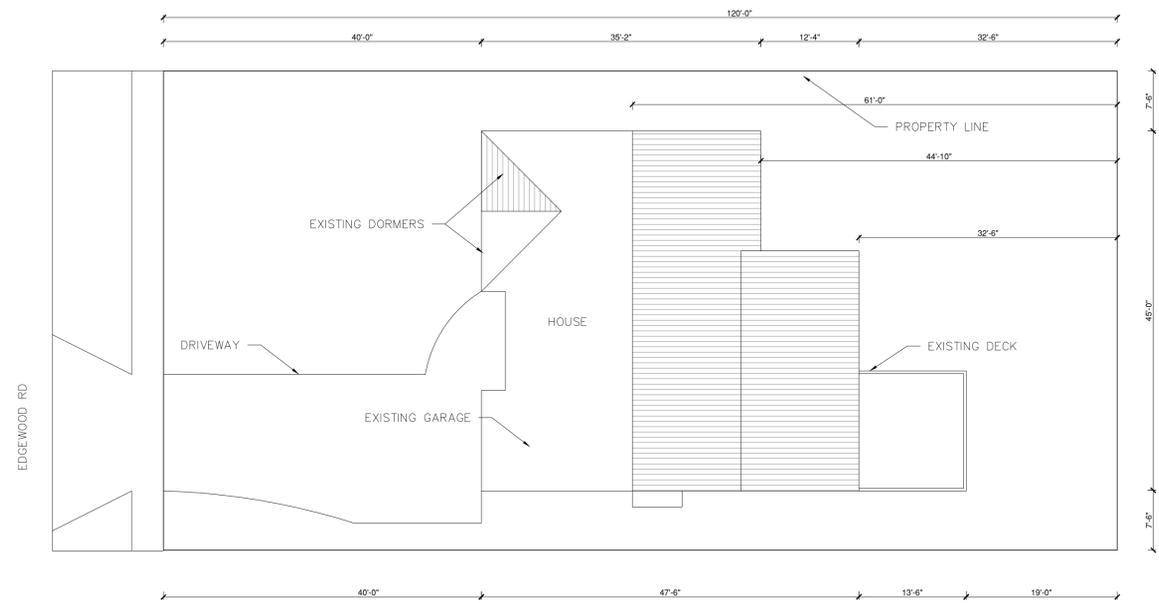
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

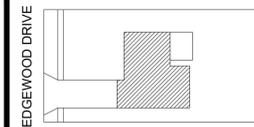
THIS MAP IS NOT TO BE USED FOR NAVIGATION



2 SITE PLAN W/ PROPOSED ADDITION
SCALE: 1/8" = 1' - 0"



1 EXISTING SITE PLAN
SCALE: 1/8" = 1' - 0"



2609 EDGEWOOD DRIVE
BEECHWOOD, OHIO 44122



Amicone Building & Construcion
10237 Taylor May Road
Chagrin Falls, OH 44023

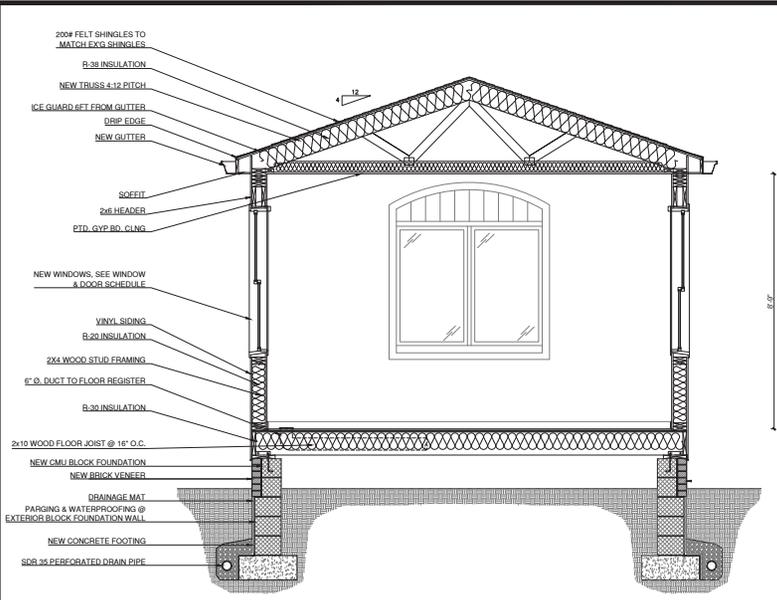
2609 Edgewood Dr Addition
Beechwod, Ohio 44122

Drawing Title:
SITE PLAN

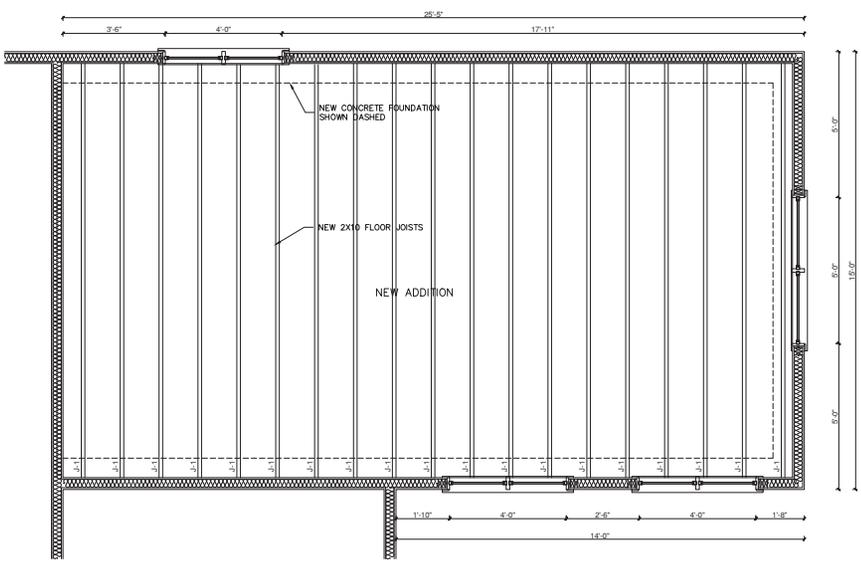
DATE: 5/15/2024
PROJECT#: 2609 EDGEWOOD DR
DRAWING SCALE: 1/4" = 1'-0"
DRAWING NO:

A-100

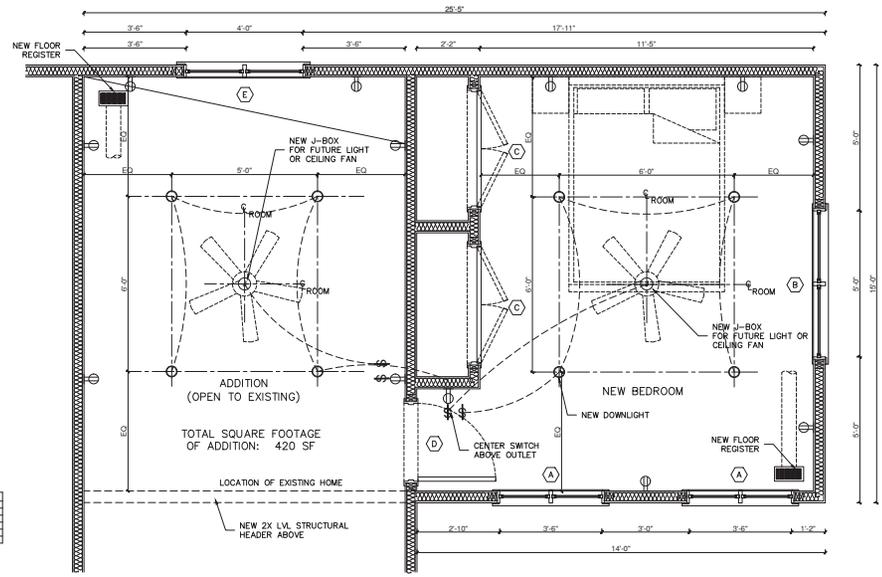
CAD REF:



3 ADDITION TYPICAL SECTION
SCALE: 1/2" = 1' - 0"



2 ADDITION FRAMING PLAN
SCALE: 1/2" = 1' - 0"



1 ADDITION FLOOR PLAN
SCALE: 1/2" = 1' - 0"

- LEGEND
- Ⓜ CONVENIENCE OUTLET DUPLEX
 - Ⓜ HEADROOM DUPLEX
 - Ⓜ WALL SWITCH SINGLE POLE
 - RECESSED FIXED DOWNLIGHT

BOOK & WINDOW SCHEDULE	SIZE	MATERIAL	NOTES
A	2'0\"/>		

EDGEWOOD DRIVE

2609 EDGEWOOD DRIVE
BEECHWOOD, OHIO 44122

Amicone Building & Construction
10237 Taylor May Road
Chagrin Falls, OH 44023

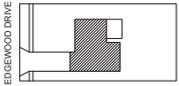
2609 Edgewood Dr Addition
Beechwood, Ohio 44122

Drawing Title:
ENLARGED FLOOR PLAN

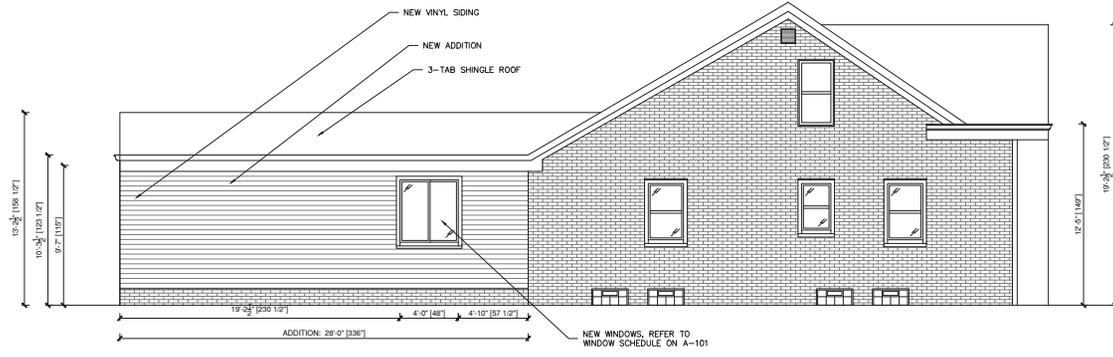
DATE: 2/21/2024
PROJECT: 2609 EDGEWOOD DR
DRAWING SCALE: 1/2" = 1'-0"
DRAWING NO.:

A-101

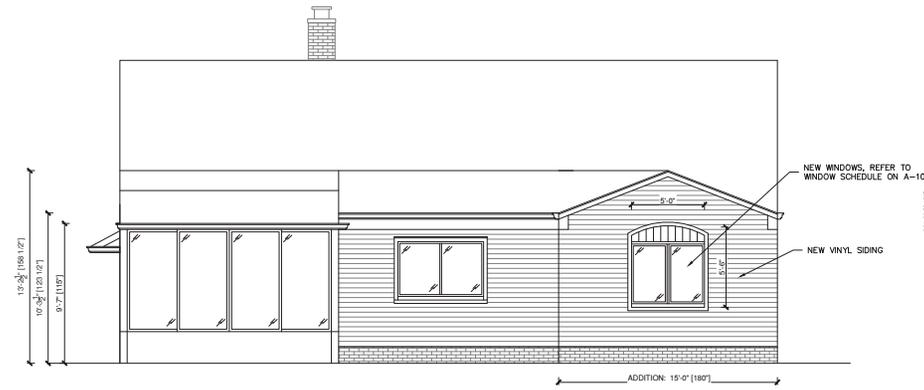
CAD REF:



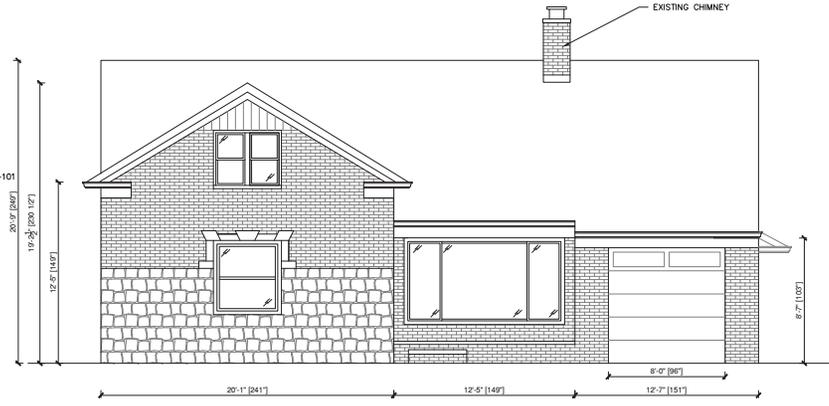
2609 EDGEWOOD DRIVE
BEECHWOOD, OHIO 44122



3 EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"



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

Amicone Building & Construcion
10237 Taylor May Road
Chagrin Falls, OH 44023

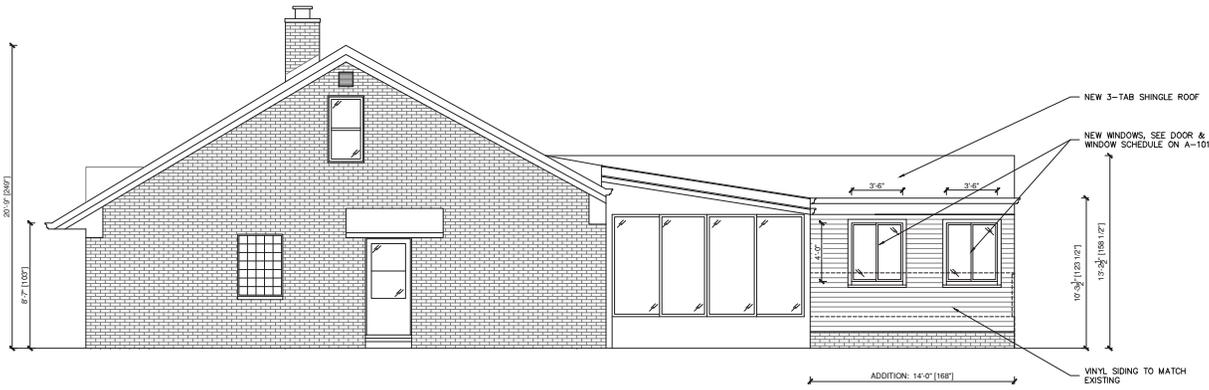
2609 Edgewood Dr Addition
Beechwood, Ohio 44122

Drawing Title:
EXTERIOR ELEVATIONS

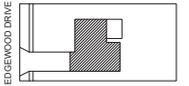
DATE: 2/21/2024
PROJECT: 2609 EDGEWOOD DR
DRAWING SCALE: 1/4" = 1'-0"
DRAWING NO.:

A-200

CAD REF:



1 EXTERIOR ELEVATION | OPTION 1
SCALE: 1/4" = 1' - 0"



2609 EDGEWOOD DRIVE
BEECHWOOD, OHIO 44122



Amicone Building & Construction
10237 Taylor May Road
Chagrin Falls, OH 44023

2609 Edgewood Dr Addition
Beechwood, Ohio 44122

Drawing Title:
EXTERIOR ELEVATIONS

DATE: 2/21/2024
PROJECT: 2609 EDGEWOOD DR
DRAWING SCALE: 1/4" = 1'-0"
DRAWING NO:

A-201

CAD REF:

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 2024-20 Amicone Building & Construction
Kanhaiya Poddar
2609 Edgewood Road
Rear Setback Variance**

This request is for site development plan approval for a rear addition which requires a setback variance. The property is zoned U-1 Single Family Residential District. The applicant is proposing to construct a rear addition of 420 square feet that is 28 feet deep by 15 feet wide. The subject site is 60 feet wide by 120 feet deep (7,200 square feet). Section 1113.03 requires a minimum rear yard setback equal to 30% of the lot depth. In this instance that would be 36 feet. The existing dwelling currently has a rear setback of 32.5 feet, or 3.5 feet less than the code requirement. The dwelling was constructed in 1953. Skylights were added in 2013, but the size of the dwelling did not change at that time. The front and side yard setbacks are code compliant.

The proposed plan would extend a portion of the dwelling to a rear setback of 19 feet. That would require a variance of 17 feet or 47% of the requirement. The proposed increase in buildable area would clearly also increase the amount of impervious surface on the property.

If the addition extended 14 feet, it would match the existing rear setback. That would still require a variance, and there would be a larger volume of home encroaching into the setback, but the distance to the rear property line would not be reduced.

While I understand that a lot depth of 120 feet limits the buildable area of the parcel, every lot on the east side of Edgewood has the same lot depth and all of the lots on the west side of the street have lot depths of 122 feet, while the houses on neighboring Brentwood have lot depths of 123 and 124 feet. So the circumstances are not unique to the subject parcel. The intent of the percentage of lot depth

P&Z 2024-20
Amicone Building & Construction
Kanhaiya Poddar
2609 Edgewood Road
Rear Setback Variance
June 12, 2024
Page 2

approach to rear setbacks is provide some accommodation to residents who have shallower properties.

Section 1159.04 sets forth the criteria for area variances. The principal items of concern are that the variance is substantial and that the condition or circumstance is not unique to the subject property. It does not appear that this application provides the Commission with sufficient evidence to support a finding that a practical difficulty exists.



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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. 7

P & Z 2024-20 Carmen Amicone, Amicone Building & Construction, on behalf of Kanhaiya Podder, property owner, is requesting preliminary and final site plan approval for a rear addition at 2609 Edgewood.

We hereby recommend approval.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 06/10/2024
Re: P&Z # 2024-20 2609 Edgewood Rd. (Addition)

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



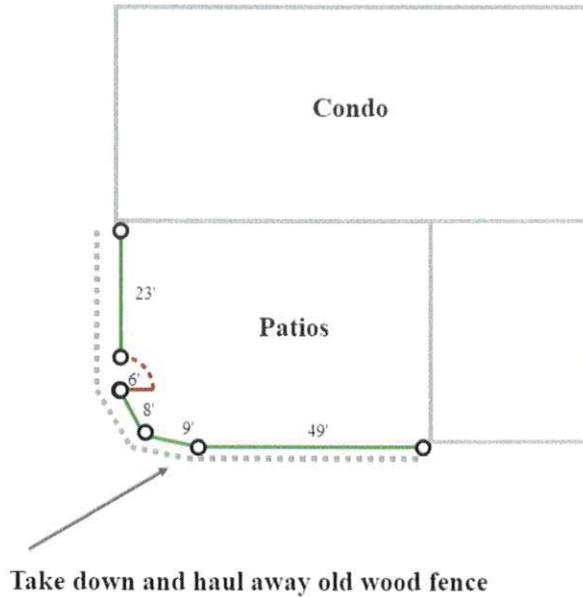
Tan Hamilton

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)

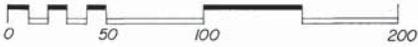
FENCE DIAGRAM



Superior Fence & Rail Contact Information:

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

SITE PLAN



TOPOGRAPHY SURVEY, SITE & GRADING PLAN
 PREPARED BY
ELEWSKI & ASSOCIATES INC.
 7311 VALLEY VIEW DRIVE
 INDEPENDENCE, OHIO
 44131

Donald R. Elewski
 DONALD R. ELEWSKI P.E. 26268

• DENOTES LIGHTING

NOTE!

1. GAS METER MANIFOLD TO BE LOCATED AT ENDS OF WEST LEGS OF EACH CLUSTER. PROVIDE GAS SERVICE IN BLACK IRON PIPE FROM METER OVERHEAD THROUGH UNITS IN PLASTIC CONDUIT.
2. ELECTRIC METER BOXES TO BE LOCATED AT ENDS OF WEST LEGS OF EACH CLUSTER. PROVIDE FUSEABLE SERVICE OUTSTANDING ABOVE METER. RUN SERVICE CABLE IN PLASTIC CONDUIT OVERHEAD THROUGH UNITS.

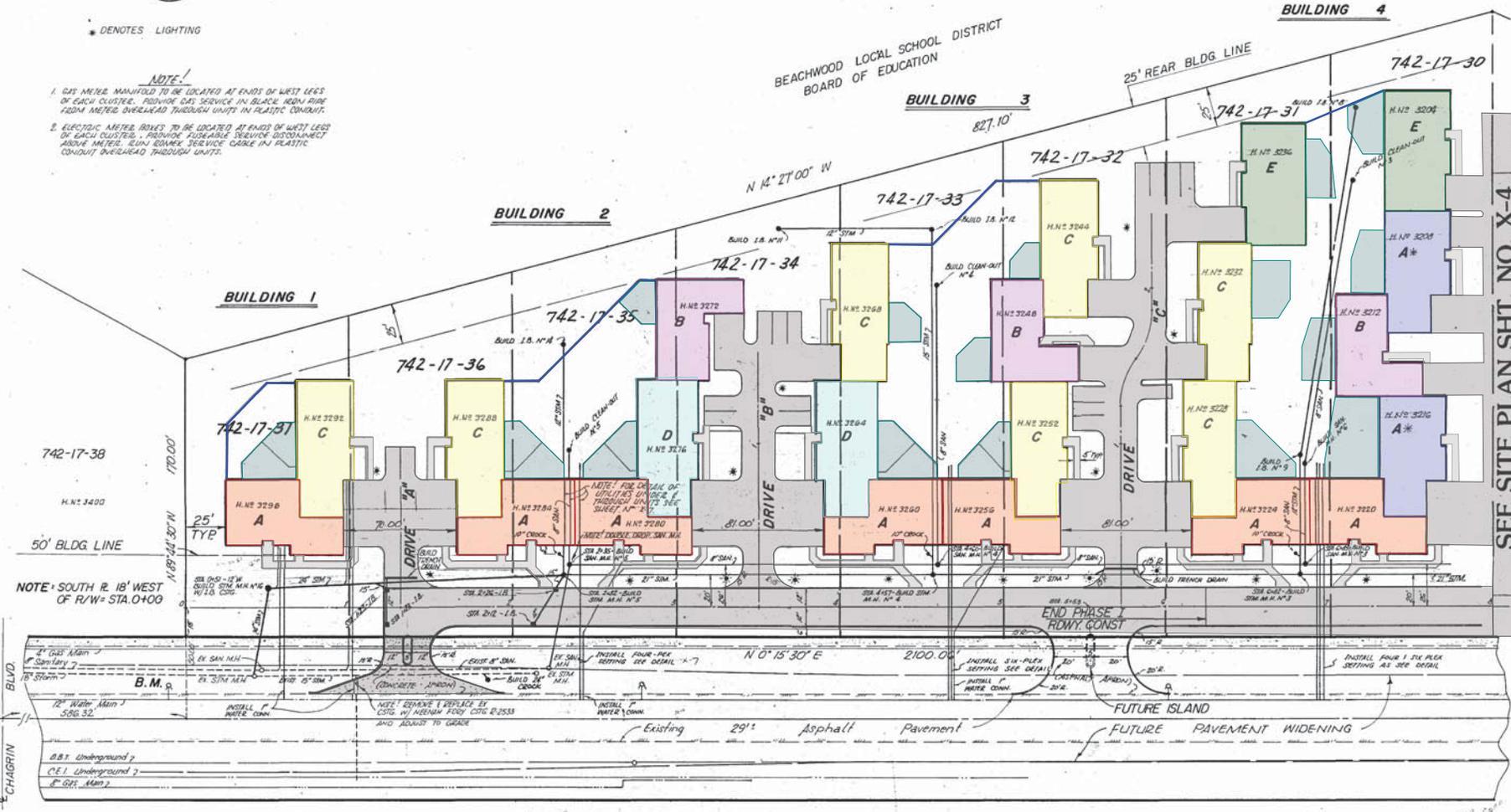
BEACHWOOD LOCAL SCHOOL DISTRICT
 BOARD OF EDUCATION

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1



SEE SITE PLAN SHT. NO. X-4

RICHMOND ROAD 100'

"B.M."
 TOP OF HYDRANT
 ELEV. = 1227.09

KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.

RICHMOND ROAD CONDOMINIUMS
 RICHMOND ROAD BEACHWOOD, OHIO
 CONDOMINIUM FOR
 CONDOMINIUM CONCEPTS INC.
 CLEVELAND OHIO

SITE PLAN

OWN BY 12/24
 DATE 6/25/2005
 JOB NO. 05-022

X-3

REVISED BLDG. #4 AS PER KEEVA KEKST 5/10/06

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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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: 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.	\$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

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
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Cleveland, OH 44125

tel 216.518.5544
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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