

Beachwood Planning and Zoning Commission Meeting Agenda
Thursday, June 27, 2019, 7:00 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, 2019 Planning and Zoning Commission Meeting
 3. Council Report
 4. Citizen's Remarks
 5. Planning and Zoning Commission
2019-19 Alex Namrow, property owner, is requesting preliminary and final site plan approval for an addition at 24921 Maidstone Lane.
 6. Planning and Zoning Commission
2019-20 Abraham Munk, Allied Management, representing Dina Lipins, property owner, is requesting preliminary and final site plan approval to build a deck in rear of property at 24035 Wendover Drive.
- ***PENDING*****
1. Planning and Zoning Commission
2018-5 Michael Arch, Arch Real Estate Group, is requesting preliminary and final site plan approval to convert the use of existing bank drive-thru to coffee drive-thru for Starbucks located at 22835-41 Chagrin Blvd.

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: May 28, 2019OWNER OF BUILDING: Alex Namrow PHONE: 216 536 5990STREET ADDRESS: 24921 Maidstone LaneCITY/STATE/ZIP: Beachwood, OH 44122APPLICANT: Alex Namrow PHONE: 216 536 5990

COMPANY OR FIRM: _____

EMAIL: alexnamrow@gmail.comSTREET ADDRESS: 23902 Woodway RoadCITY/STATE/ZIP: Beachwood, OH 44122**PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):**Alex Namrow (alexnamrow@gmail.com), Alicia Namrow (alicianamrow@gmail.com), Jerry Salwan (jerrysalwan@gmail.com), John Tominc (johntominc@gmail.com)**DESCRIPTION OF THE PROPERTY:**ADDRESS: 24921 Maidstone Lane 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):

See Attached

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.

Please see previous variance issued for Michael Kertesz last August for reference.

***** (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.

A cash deposit in the following schedule shall be submitted in addition to the filing fee listed at the time of application to the Planning and Zoning Commission and/or Council:

- | | |
|--|---------------------|
| 1) Zoning District: U-1, A-1, U-1, A-2, U-2, U-2A
Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidation plats, easements and any application required to be recorded with the County Recorder's Office. | Deposit: \$300.00 |
| 2) Zoning District: All other zoning districts for new buildings or additions. | Deposit: \$750.00 |
| 3) All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office. | Deposit: \$1,000.00 |
| 4) All other applications including, but not limited to, special use permits, conditional use permits, use variances, minor amendments or revisions to an existing site plan, etc. | Deposit: \$300.00 |

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.

A. N.
SIGNATURE

Alex Namrow
PRINTED NAME

5/28/19
DATE

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

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

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

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

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

BUILDING DEPARTMENT
WILLIAM GRISWOLD, BUILDING COMMISSIONER

Alex Namrow

23902 Woodway Road
Beachwood, OH 44122
alexnamrow@gmail.com

May 28, 2019

City of Beachwood
Planning and Zoning Application

My wife and I recently purchased the property at 29421 Maidstone Lane in Beachwood. We close on June 17, 2019. The property is a two bedroom 2200 square foot ranch with 113.5 foot frontage and currently 10 feet of side yard clearance on the east side of the home. In August of 2018, a variance was issued to the previous owner, Michael Kertesz, to build an addition onto the home that, because of the pie-shaped nature of the property, would come within just over 3 feet of the property line.

My wife and I purchased the property with the intention of putting on an addition that would make it a 4 bedroom home. In order to minimize the side yard issue, we propose an alternative plan that would make a two story addition that would allow us to only come within 8.5 feet of the side yard. Because it is a two story addition, we would be able to add on the necessary square footage to the home while only going back 15 feet from the current rear of the house. This is substantially less than the previous owners addition required. Although the side yard change would be slightly less than the 10 feet that currently exists, it is extremely close to the current conditions. Moreover, we are asking for substantially less than was previously approved by the planning and zoning commission last year.

There is no other way to build onto the home without coming closer to the side yard property line. An addition in the middle of the home which did not interfere with the side yards would take all the light and sight lines from the middle of the living room. The west side of the property would have just as bad or an even worse side yard setback issue, so this also is not an option.

We very much appreciate your time and consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Alex Namrow', with a stylized 'N' and a horizontal line at the end.

Alex Namrow

Primary Owner	KERTESZ MICHAEL A
Property Address	24921 Maidstone LN Beachwood, OH 44122
Tax Mailing Address	KERTESZ MICHAEL A 24921 MAIDSTONE LN BEACHWOOD, OH 44122
Legal Description	19 FRMT PK EST#2 0081 ALL
Property Class	SINGLE FAMILY DWELLING
Parcel Number	741-15-074
Taxset	Beachwood
Tax Year	2018

Assessed Values

Land Value	\$30,980
Building Value	\$65,940
Total Value	<u>\$96,920</u>
Homestead Value	\$

Market Values

Land Value	\$88,500
Building Value	<u>\$188,400</u>
Total Value	<u>\$276,900</u>

Flags

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

Half Year Charge Amounts

Gross Tax	\$5,816.65
Less 920 Reduction	\$2,480.20
Sub Total	<u>\$3,336.45</u>

Rates

Full Rate	120.03
920 Reduction Rate	.426396
Effective Rate	68.849629

Escrow

Escrow	N
Payment Amount	\$0.00

10% Reduction Amount	\$280.27
Owner Occupancy Credit	\$70.07
Homestead Reduction Amount	\$0.00
Total Assessments	<u>\$85.10</u>
Half Year Net Taxes	<u>\$3,071.21</u>

	Charges	Payments	Balance Due
Tax Balance Summary	\$6,142.42	\$3,071.21	\$3,071.21

2018 (pay in 2019) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$2,986.11	\$2,986.11	\$0.00
	1st half penalty	\$0.00	\$0.00	\$0.00
	1ST HALF BALANCE	\$2,986.11	\$2,986.11	\$0.00
	2nd half tax	\$2,986.11	\$0.00	\$2,986.11
	2ND HALF BALANCE	\$2,986.11	\$0.00	\$2,986.11
C100030-Sewer Maintenance				
	1st half tax	\$42.55	\$42.55	\$0.00
	1st half penalty	\$0.00	\$0.00	\$0.00
	1ST HALF BALANCE	\$42.55	\$42.55	\$0.00
	2nd half tax	\$42.55	\$0.00	\$42.55
	2ND HALF BALANCE	\$42.55	\$0.00	\$42.55
C100030S-Sewer Maintenance				
	1st half tax	\$42.55	\$42.55	\$0.00
	1st half penalty	\$0.00	\$0.00	\$0.00
	1ST HALF BALANCE	\$42.55	\$42.55	\$0.00
	2nd half tax	\$42.55	\$0.00	\$42.55
	2ND HALF BALANCE	\$42.55	\$0.00	\$42.55

	Charges	Payments	Balance Due
Total Balance	\$6,142.42	\$3,071.21	\$3,071.21

* Taxes are updated within the hour











24921

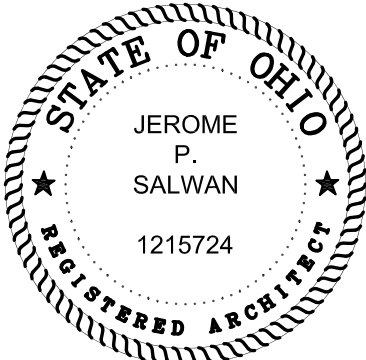
NAMROW RESIDENCE

OWNER:
ALEX AND ALICIA NAMROW
24921 MAIDSTONE LANE
BEACHWOOD, OHIO

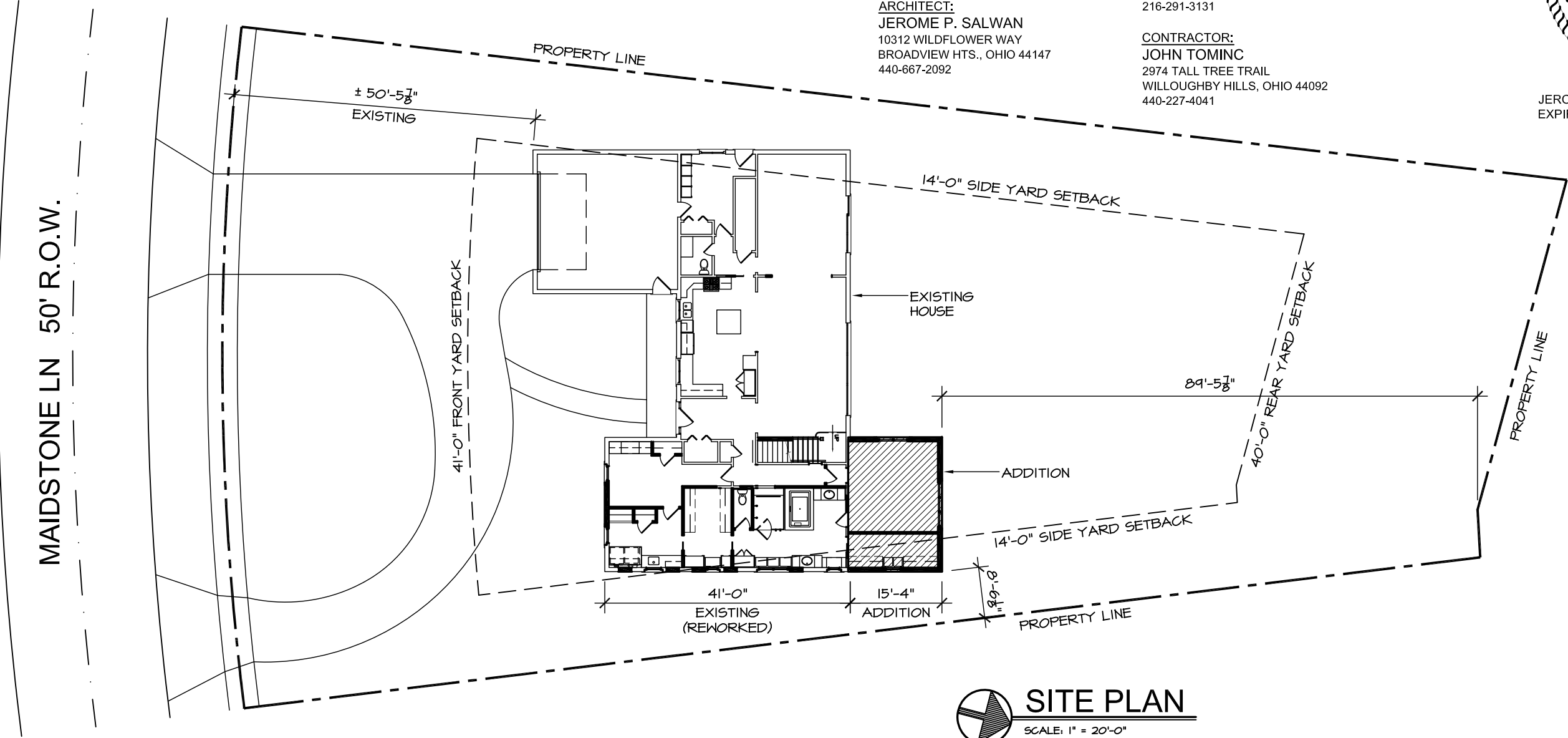
ARCHITECT:
JEROME P. SALWAN
10312 WILDFLOWER WAY
BROADVIEW HTS., OHIO 44147
440-667-2092

STRUCTURAL ENGINEER:
I.A. LEWIN & ASSOCIATES, Inc.
ISAAC LEWIN
4110 MAYFIELD ROAD, SUITE B
SOUTH EUCLID, OHIO 44121
216-291-3131

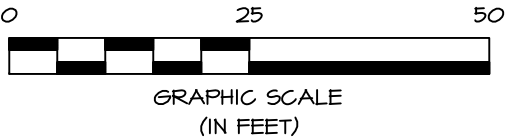
CONTRACTOR:
JOHN TOMINC
2974 TALL TREE TRAIL
WILLOUGHBY HILLS, OHIO 44092
440-227-4041



JEROME P. SALWAN, LICENSE # 1215724
EXPIRATION DATE: 12-31-19



 **SITE PLAN**
SCALE: 1" = 20'-0"



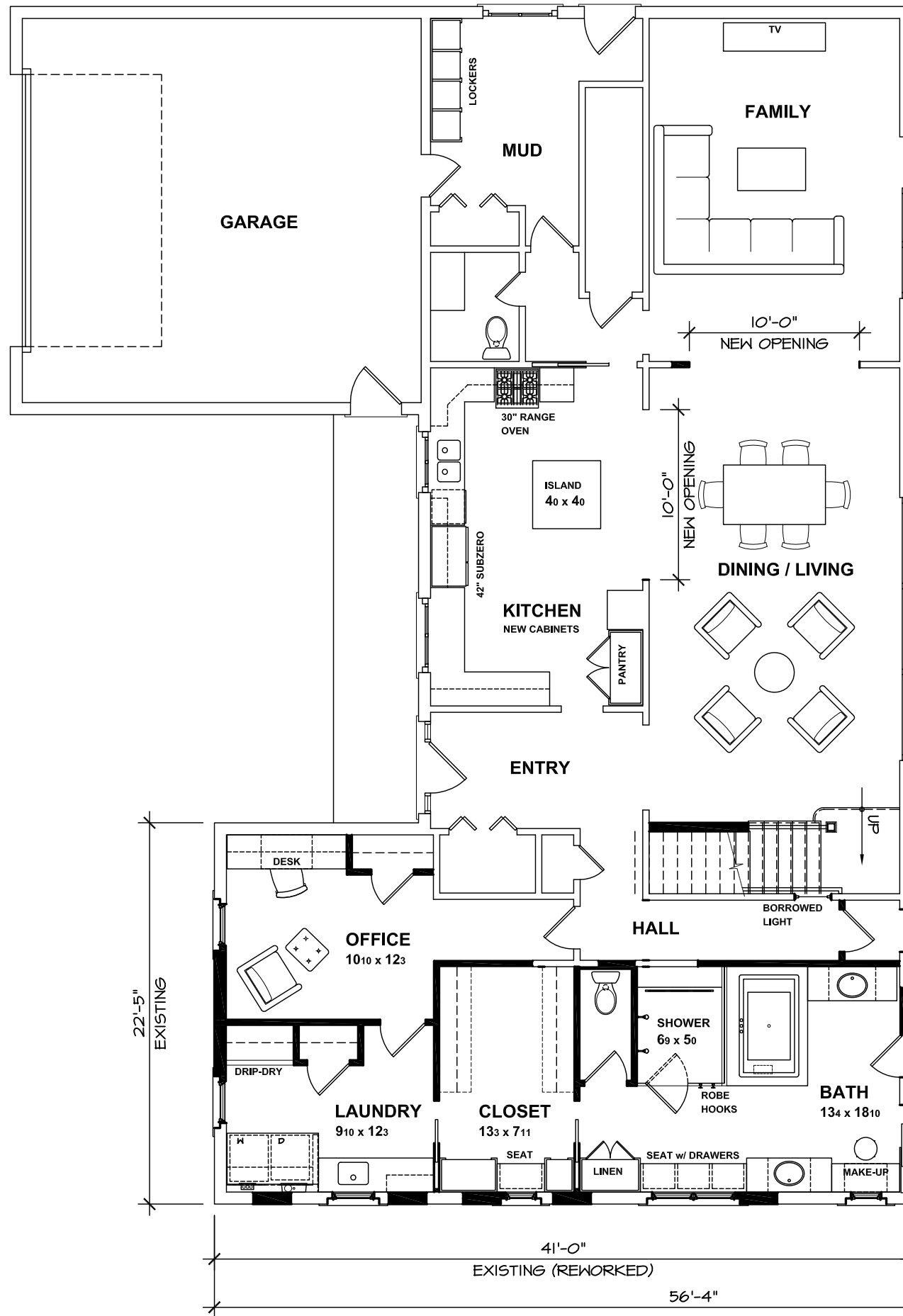
 **SITE LOCATION MAP**
N.T.S.

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A STUDY FOR THE:
NAMROW RESIDENCE

24921 MAIDSTONE LANE
BEACHWOOD, OHIO

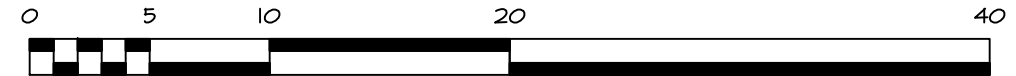
JUNE 2, 2019



FIRST FLOOR PLAN

344 SQFT

SCALE: 1/8" = 1'-0"



GRAPHIC SCALE
(IN FEET)

SQUARE FOOTAGE SUMMARY

FINISHED FIRST FLOOR	344 SQFT.
FINISHED SECOND FLOOR	1,271 SQFT.
TOTAL	1,615 SQFT.

WALL LEGEND

	EXISTING WALLS TO REMAIN
	NEW STUD WALLS

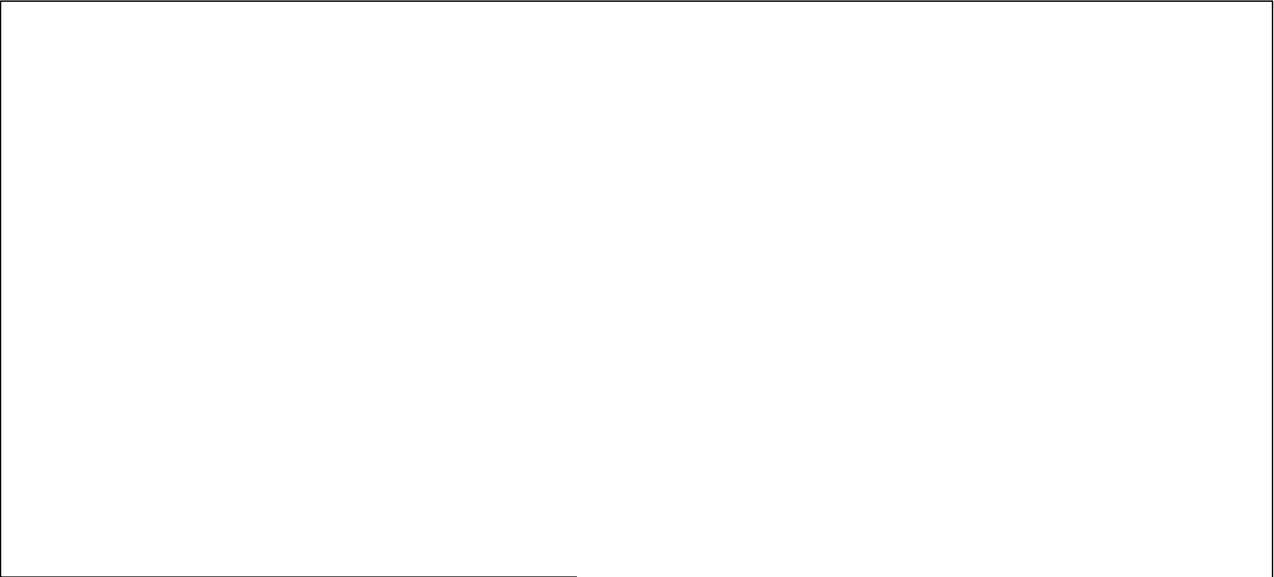
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A STUDY FOR THE: NAMROW RESIDENCE

24921 MAIDSTONE LANE
BEACHWOOD, OHIO

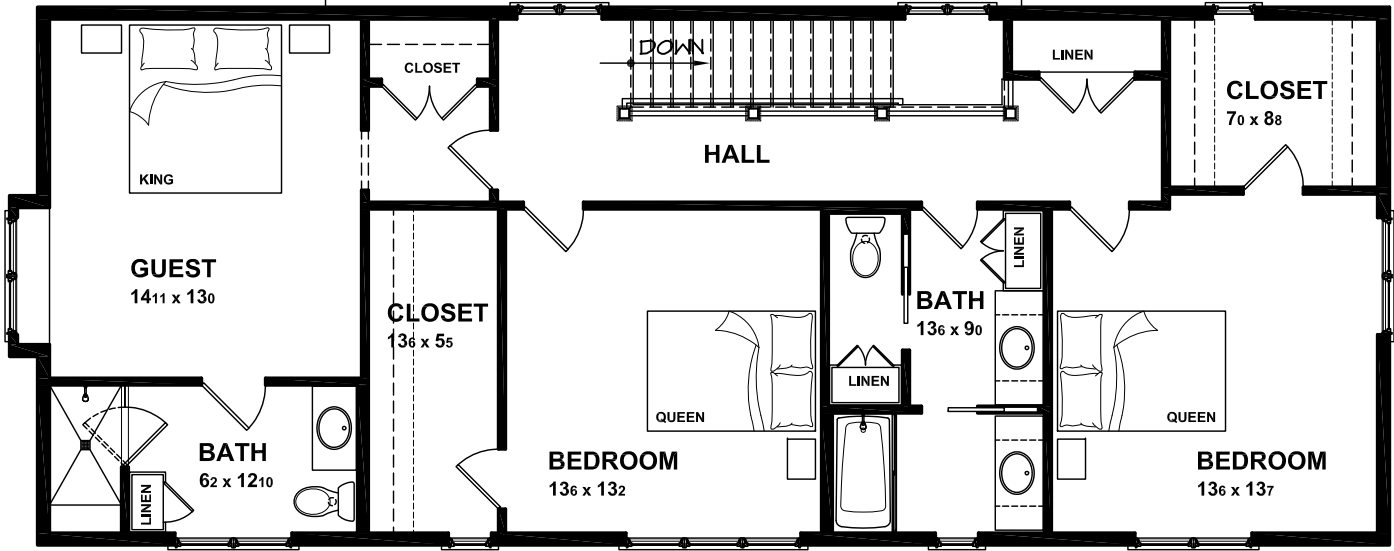
JUNE 2, 2019



SECOND FLOOR PLAN

1,271 SQFT

SCALE: 1/8" = 1'-0"

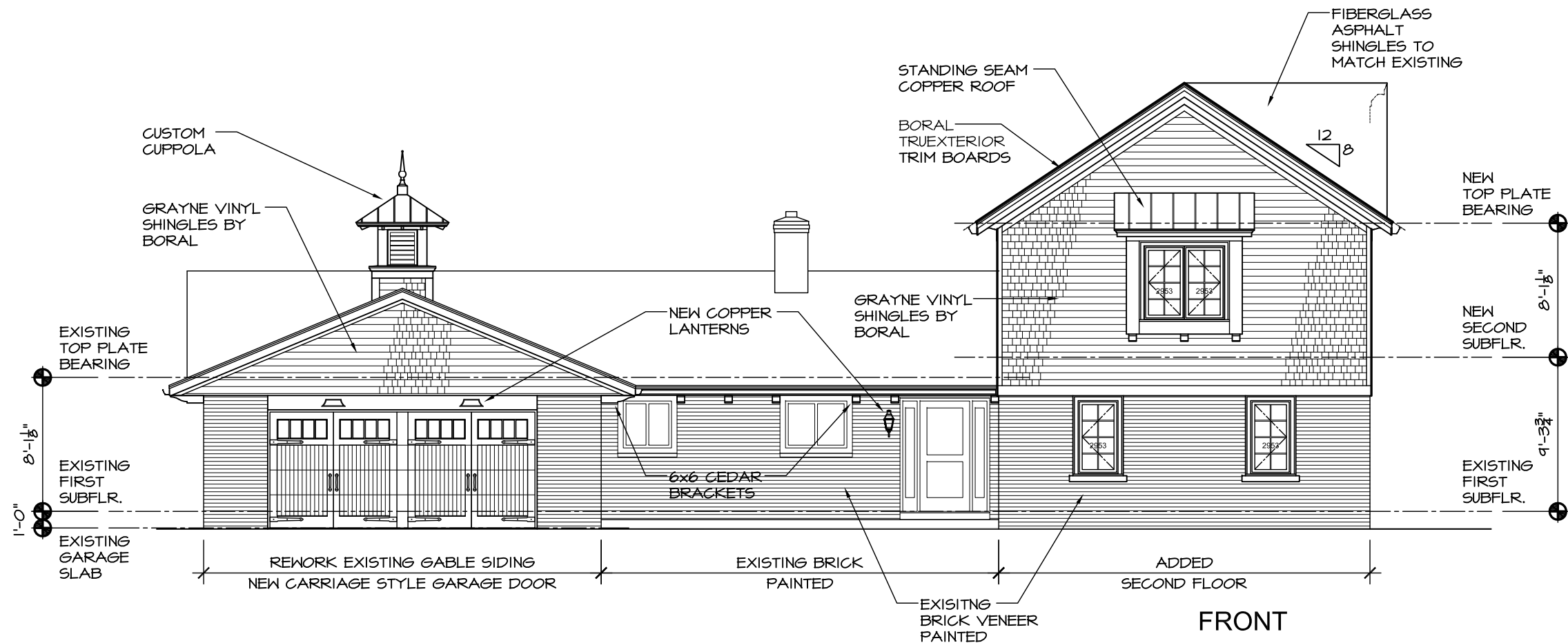


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A STUDY FOR THE:
NAMROW RESIDENCE

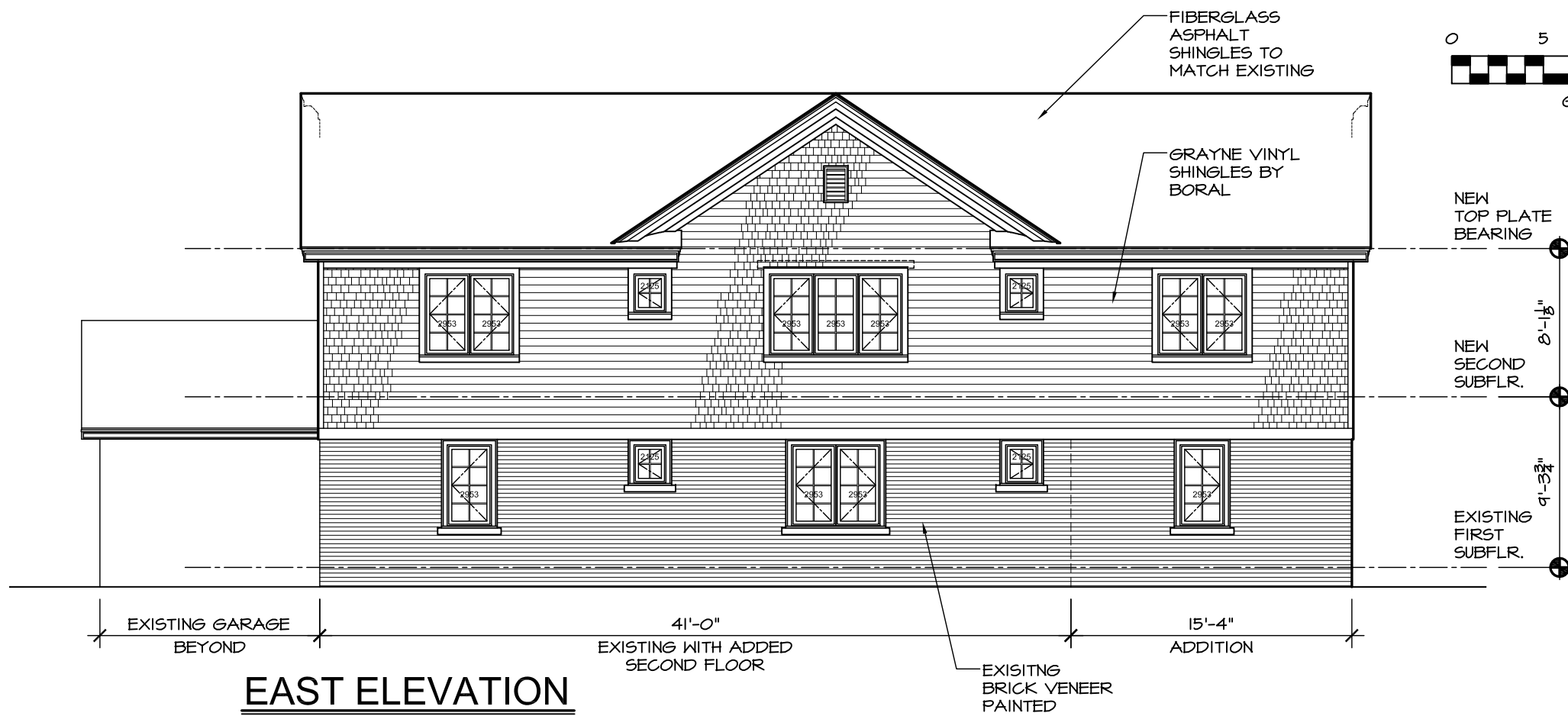
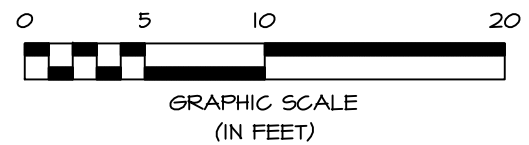
24921 MAIDSTONE LANE
BEACHWOOD, OHIO

JUNE 2, 2019



FRONT SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

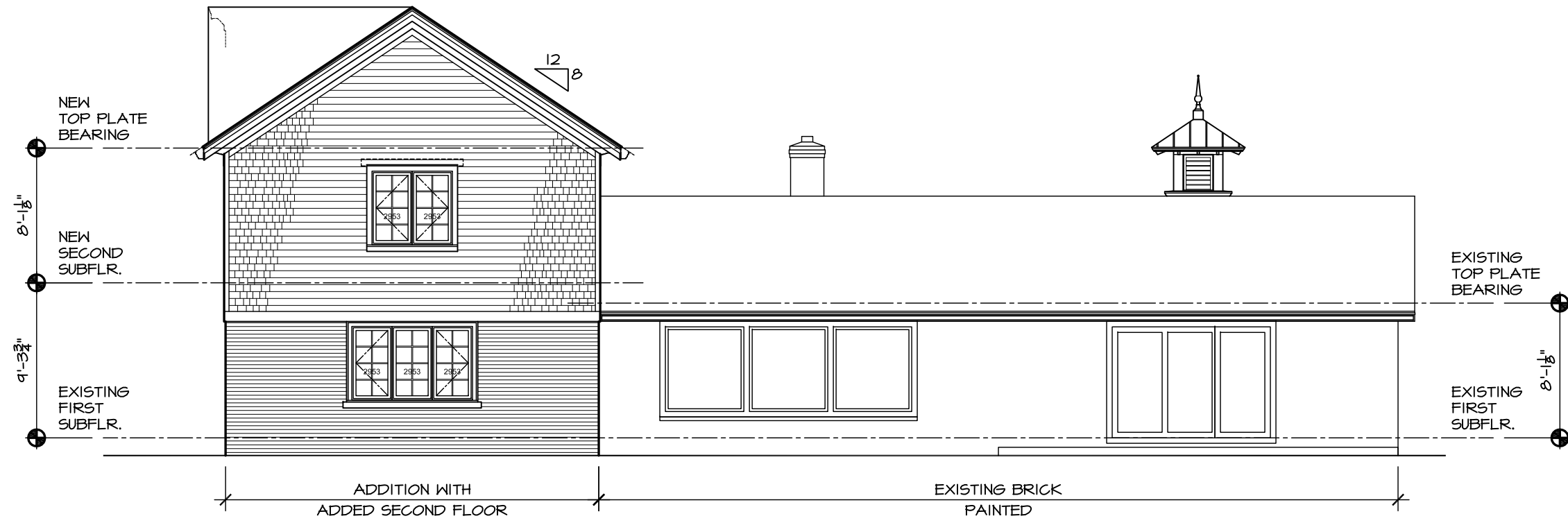
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A STUDY FOR THE: NAMROW RESIDENCE

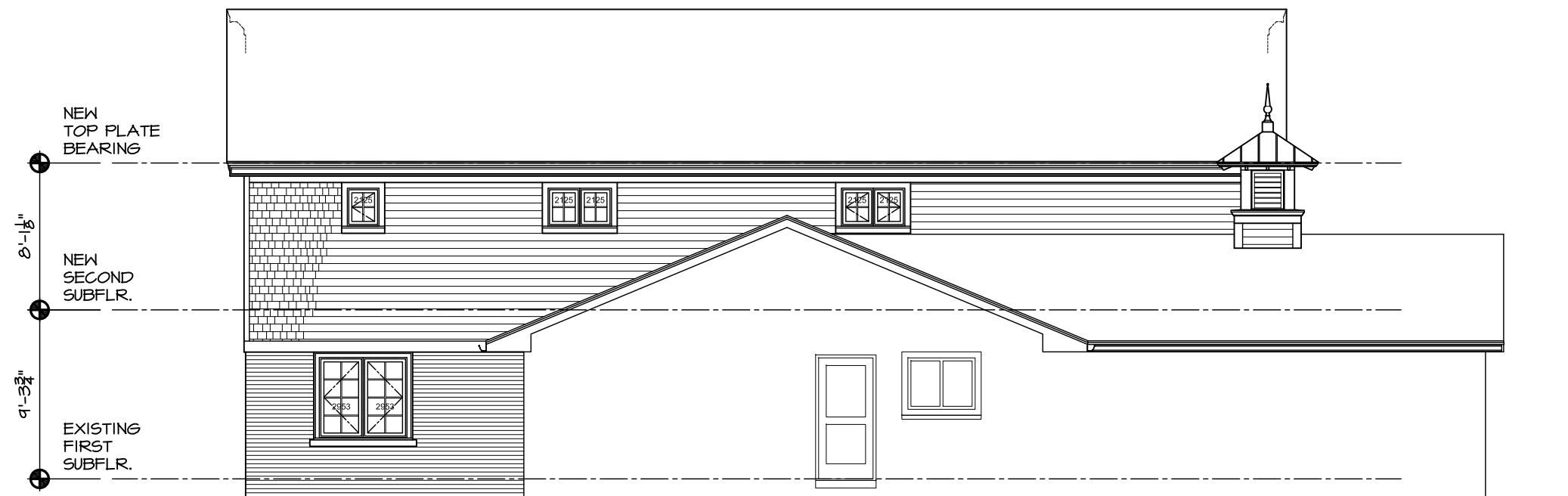
24921 MAIDSTONE LANE
BEACHWOOD, OHIO

JUNE 2, 2019



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

A STUDY FOR THE: NAMROW RESIDENCE

24921 MAIDSTONE LANE
BEACHWOOD, OHIO

JUNE 2, 2019

Tactical Planning, LLC

3297 Forestmeadow Drive,
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: June 12, 2019

RE: **P&Z 2019-19** **Alex Namrow**
24921 Maidstone Lane



This request is for approval of side setback variances to permit the construction of an addition on the rear of the home. The lot has 113.5 feet of frontage, so the required side yards are 14 feet minimum and 28 feet combined. The existing house is at 9.5 feet minimum and 19.5 feet combined. The Commission granted a variance to the previous owner to permit a smaller side yard setback. The new owner would like to construct an addition in the same location but two stories tall with a slightly smaller footprint. As a result, the required variance is smaller. The addition would align with the side of the existing house and extend straight back.

The applicant is seeking to extend the proposed addition to within 8.5 feet of the side lot line. That would require a variance of 5.5 feet to the minimum setback and 10 feet to the combined side yard setbacks. Since the Commission previously determined that there is a practical difficulty on the subject site, this request would merely be to reduce the amount of the previously granted variances.

Approval is recommended subject to the following stipulations:

1. Granting a variance of 5.5 feet to Section 1113.05 to permit a side yard setback of 8.5 feet in lieu of the required 14 feet; and
2. Granting a variance of 10 feet to Section 1113.05 to permit combined side yard setbacks of 18 feet in lieu of the required 28 feet.



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, 2019

Report Date: June 13, 2019

2019120.01

To: Mr. William B. Griswold
Building Commissioner

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

AGENDA ITEM NO. 5

P & Z 2019-19 Alex Namrow, property owner, is requesting preliminary and final site plan approval for an addition at 24921 Maidstone Lane

We do not have any comments on the variance request. If approved, we will require the submission of a site plan with the final grades surrounding the addition clearly shown to insure proper drainage.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Shaun Lutz, Assistant Chief
Date: 6-17-2019
Re: P&Z # 19- 19 - 24921 Maidstone – Addition – Site plan

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

1. The Fire Department has no questions or comments at this time.

Shaun Lutz

Shaun Lutz
Assistant Fire Chief

CITY OF BEACHWOOD

INTER-OFFICE MEMORANDUM

Police Department

Planning & Zoning Report

TO: Planning and Zoning Commission
FROM: Gary Haba, Police Chief
DATE: 14 June 2019
RE: **P&Z 2019-19-20**
P&Z 2018-5

The Police Department reviewed the documents and drawings proposed for the following items submitted and have no questions or comments at this time.

P&Z 2019-19
P&Z 2019-20

P&Z 2018-5



25325 FAIRMOUNT BLVD • BEACHWOOD, OHIO 44122
PHONE (216) 292-1914 • FAX (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 5/30/2019

OWNER OF BUILDING: Dina Lipins PHONE: 216-573-2323

STREET ADDRESS: 24035 Wendover Drive

CITY/STATE/ZIP: Beachwood, OH, 44122

APPLICANT: Abraham Munk PHONE: 216-312-8847

COMPANY OR FIRM: Allied Management

EMAIL: amunk1096@gmail.com

STREET ADDRESS: 3732 Severn Rd

CITY/STATE/ZIP: Cleveland, OH, 44118

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

Noah Lipins - nlipins@gmail.com Abraham Munk - amunk1096@gmail.com
Aira Lipins - alipins@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24035 Wendover Drive SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # 74411-022 PRESENT USE: _____ PROPOSED USE: _____

PURPOSE OF APPLICATION: variance to build a deck in rear of property.

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.

***** (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.

A cash deposit in the following schedule shall be submitted in addition to the filing fee listed at the time of application to the Planning and Zoning Commission and/or Council:

- | | |
|--|---------------------|
| 1) Zoning District: U-1, A-1, U-1, A-2, U-2, U-2A
Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidation plats, easements and any application required to be recorded with the County Recorder's Office. | Deposit: \$300.00 |
| 2) Zoning District: All other zoning districts for new buildings or additions. | Deposit: \$750.00 |
| 3) All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office. | Deposit: \$1,000.00 |
| 4) All other applications including, but not limited to, special use permits, conditional use permits, use variances, minor amendments or revisions to an existing site plan, etc. | Deposit: \$300.00 |

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

Abraham Munk
PRINTED NAME

May 30, 2019
DATE

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

PLANNING & ZONING COMMISSION - P&Z No. 2019-20 MEETING DATE: 6/27/19

FEE: RECEIPT # 2019-33664 AMOUNT \$ 35 DATE PAID 5/30/19

DEPOSIT: RECEIPT # 2019-33664 AMOUNT \$ 300 DATE PAID 5/30/19

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

Primary Owner	LIPINS, DINA
Property Address	24035 Wendover RD Beachwood, OH 44122
Tax Mailing Address	LIPINS, DINA 24035 WENDOVER DR BEACHWOOD, OH 44122-1577
Legal Description	8 GREENL 0012 SEP
Property Class	SINGLE FAMILY DWELLING
Parcel Number	741-11-022
Taxset	Beachwood
Tax Year	2018

Assessed Values

Land Value	\$31,750
Building Value	\$141,610
Total Value	<u>\$173,360</u>
Homestead Value	\$

Market Values

Land Value	\$90,700
Building Value	\$404,600
Total Value	<u>\$495,300</u>

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	\$10,404.20
Less 920 Reduction	\$4,436.31
Sub Total	<u>\$5,967.89</u>
10% Reduction Amount	\$501.32
Owner Occupancy Credit	\$0.00
Homestead Reduction Amount	\$0.00
Total Assessments	<u>\$60.00</u>
Half Year Net Taxes	<u>\$5,526.57</u>

Rates

Full Rate	120.03
920 Reduction Rate	.426396
Effective Rate	68.849629

Escrow

Escrow	N
Payment Amount	\$0.00

	Charges	Payments	Balance Due
Tax Balance Summary	\$11,053.14	\$5,526.57	\$5,526.57

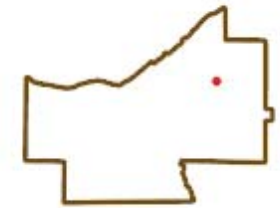
2018 (pay in 2019) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$5,466.57	\$5,466.57	\$0.00
	1ST HALF BALANCE	\$5,466.57	\$5,466.57	\$0.00
	2nd half tax	\$5,466.57	\$0.00	\$5,466.57
	2ND HALF BALANCE	\$5,466.57	\$0.00	\$5,466.57
C100030-Sewer Maintenance				
	1st half tax	\$30.00	\$30.00	\$0.00
	1ST HALF BALANCE	\$30.00	\$30.00	\$0.00
	2nd half tax	\$30.00	\$0.00	\$30.00
	2ND HALF BALANCE	\$30.00	\$0.00	\$30.00
C100030S-Sewer Maintenance				
	1st half tax	\$30.00	\$30.00	\$0.00
	1ST HALF BALANCE	\$30.00	\$30.00	\$0.00
	2nd half tax	\$30.00	\$0.00	\$30.00
	2ND HALF BALANCE	\$30.00	\$0.00	\$30.00
		Charges	Payments	Balance Due
Total Balance		\$11,053.14	\$5,526.57	\$5,526.57

* Taxes are updated within the hour



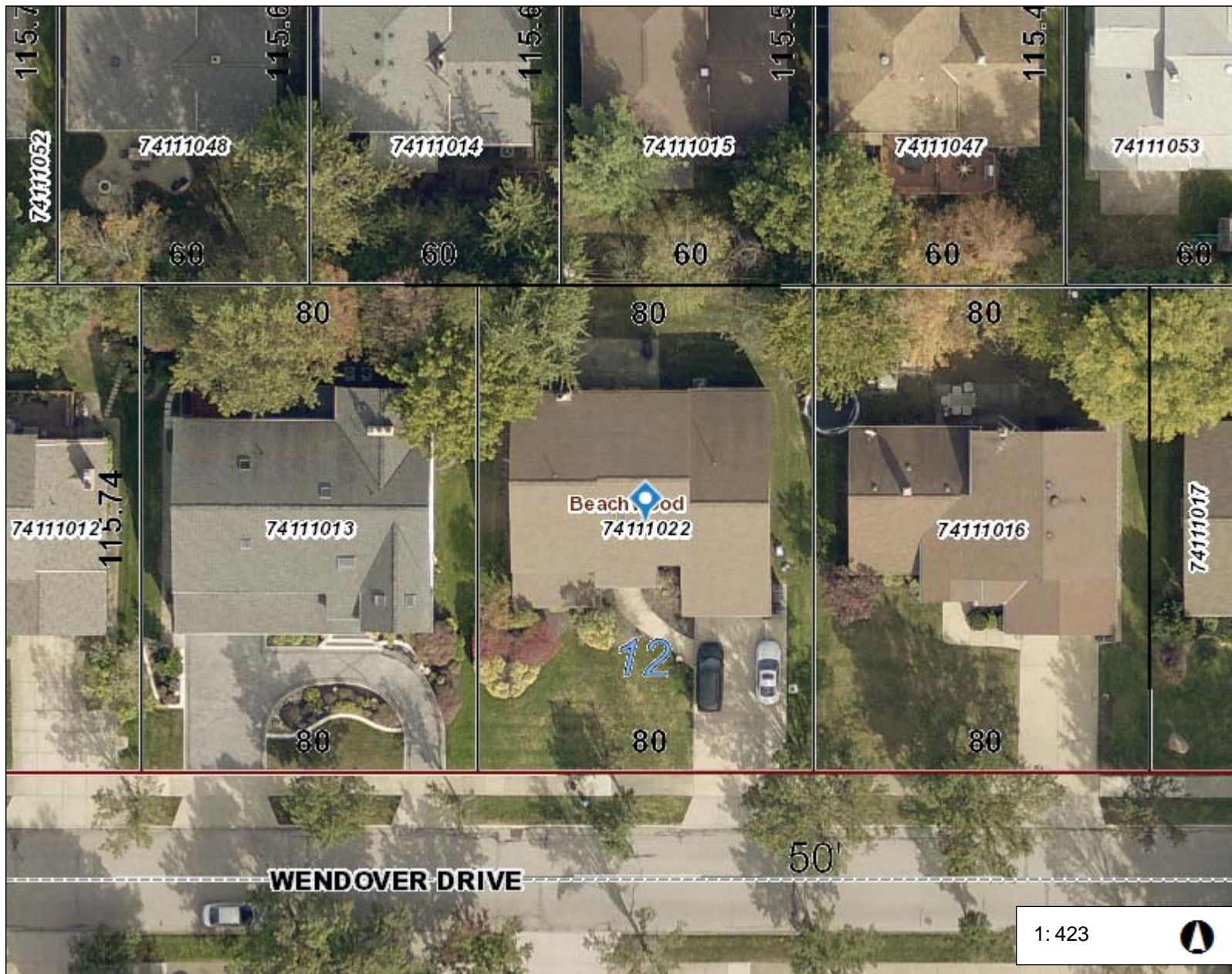
Cuyahoga County GIS Viewer



Date Created: 5/30/2019

Legend

- Municipalities
- Point Parcels
- Air Parcels
- Right Of Way
- Platted Centerlines
- Parcels



70 0 35 70 Feet

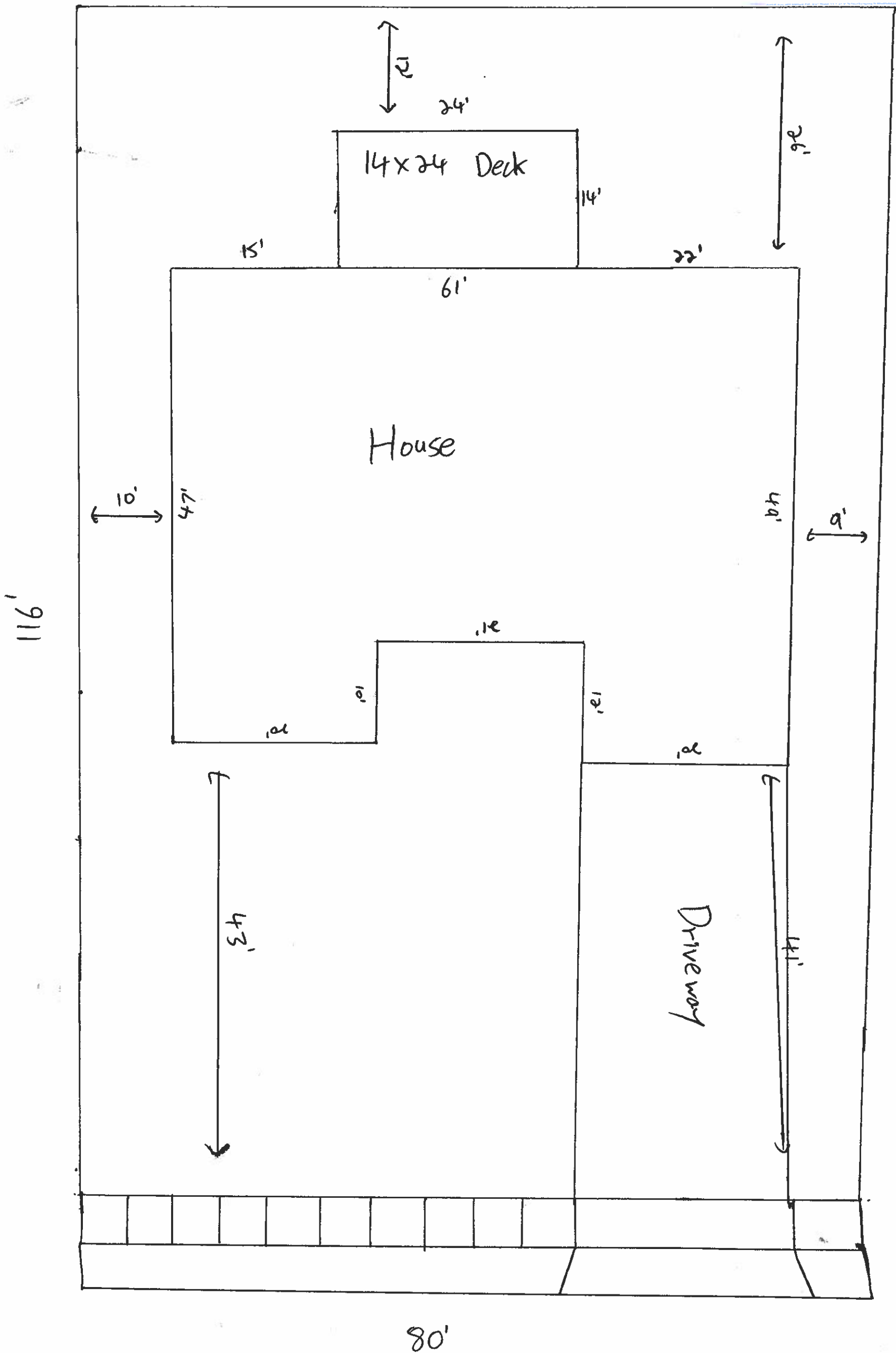
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

14x24 Proposed deck
24035 Wendover





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

THESE PLANS SHALL BE PROVIDED TO A COMPETENT LUMBER SUPPLIER FOR FINAL SIZING OF ALL STRUCTURAL MEMBERS AND STEEL BEAMS.

Signature _____ Date _____

Signature _____ Date _____

NOTE: LIST OF ITEMS SUPPLIED BY OTHERS

1. ENERGY CODE COMPLIANCE SHEETS
2. MECHANICALS HVAC, PLUMBING ISOMETRIC DRAWINGS
3. PROPERTY SURVEY OR SITE PLAN
4. DETAIL ON FRAMING, AND FASTNERS FOR TRUSS PACKAGE
5. DETAIL ON MATERIAL, COLORS & TRIM SELECTIONS

[illegible]



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CONNECTION & COFFICE: 2015 B1:

COMMENTS / REVISIONS		3.
1.		4.
2.		5.

24035 WENDOVER DRIVE
BEACHWOOD, OHIO

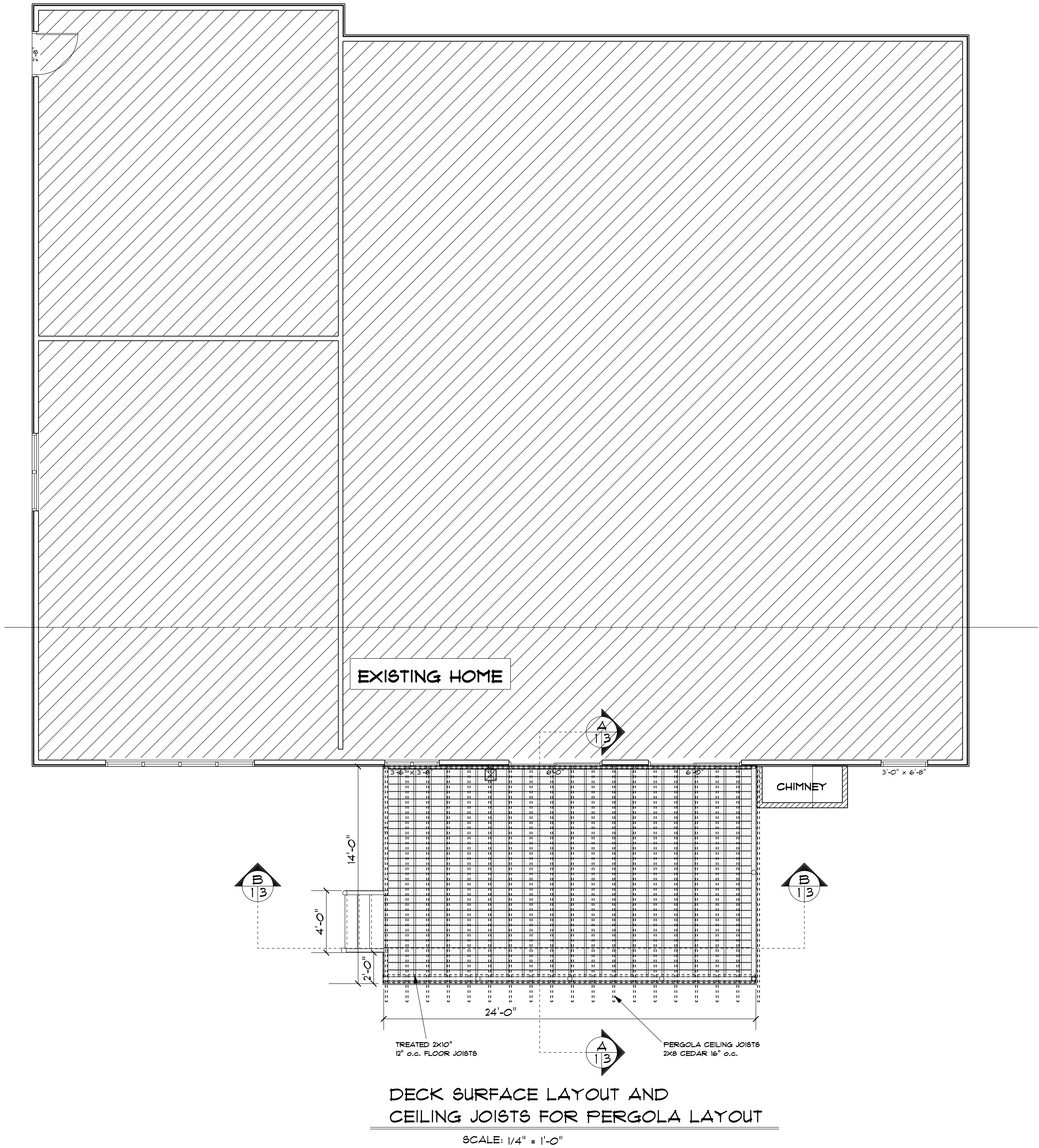
ADD A DECK ON REAR OF HOME

PLAN NAME

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

PAGE 2 OF 3

THESE DRAWINGS CONFORM TO ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS SHALL BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS SHALL BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS SHALL BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES.



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THESE PLANS ARE INTENDED TO SHOW GENERAL DESIGN. ALL STRUCTURAL DESIGN CONSIDERATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS. LUMBER SPAN CHARTS SHOULD BE REFERRED TO IN CHOOSING SIZING OF LUMBER AND SPECIES OF LUMBER. THE DEPTH AND SIZE OF FOUNDATION WALLS OR FOOTERS AND BEAMS ARE ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS. ALL CITY/STATE CODES SHOULD BE FOLLOWED. ANY ROOF WITH LESS THAN A 3/12 PITCH MAY HAVE POTENTIAL WATER PROBLEMS

PROPERTY LINES MUST BE SURVEYED
PRIOR TO EXCAVATION OF FOUNDATION.

BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY DIRECT SUPERVISION OR CONTROL OVER THE CONSTRUCTION OF THIS BUILDING, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS OR FOR THE IMPROPER INSTALLATION OF MATERIAL, IN THE EXECUTION OF THE DESIGN DUE TO VARIATION LUMBER GRADES AND ENGINEERED LUMBER.

THESE PLANS SHALL BE PROVIDED TO A COMPETENT LUMBER SUPPLIER FOR FINAL SIZING OF ALL STRUCTURAL MEMBERS AND STEEL BEAMS.

PLEASE NOTE !
Room dimensions are nominal & may vary due to the installation of plumbing, heating & electrical services. In addition, the location of electrical outlets, switches & lights may vary, but will be installed according to applicable building codes.
Buyer understands, that while the house plans they are approving are correct, the Builder reserves the right to make any necessary field adjustments to correct any discrepancies in the plans.

Signature _____ Date _____

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SOUTHEAST CUSTOM DESIGNS
 eeg drawings and specifications

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COMMENTS / REVISIONS		3.
1.		4.
2.		5.

335 WENDOVER DRIVE
ACHWOOD, OHIO

ADD A DECK
ON REAR OF HOME

PLAN NAME

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

DATE PRINTED

PAGE 3 OF 3



SCALE: 1/2" = 1'-0"



SCALE: 3/8" = 1'-0"

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Tactical Planning, LLC

3297 Forestmeadow Drive,
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: June 12, 2019



RE: **P&Z 2019-20 Allied Management / Dina Lipins**
24035 Wendover Drive

This request is for approval of a rear yard setback variance to permit the construction of a new deck on the rear of the home. The applicant is seeking to construct a 14 feet X 24 feet deck. Section 1113.03 provides that decks must be setback from the rear lot line a minimum distance equal to twenty percent (20%) of the average lot depth. The applicant's lot is approximately 116 feet deep, so the required rear setback for the deck is 23.2 feet. The applicant's house is currently setback approximately 26 feet from the rear lot line. Therefore, any deck constructed on the rear of the dwelling would require a variance. The applicant currently has a patio behind the house. Patios are not subject to the same setback requirements as decks, so the existing patio is in a legal location.

The proposed deck would extend 14 feet from the rear of the house, placing it 12 feet from the rear lot line. The drawings submitted by the applicant show a trellis over the deck, so the proposed structure would also have height, which increases the visual impact on adjoining properties. The Code requires that variances be the minimum necessary, so the depth of the deck is a consideration.

In addition, the subject property does not appear to be substantially different than any of the other properties on Wendover Drive. The typical depth for lots on Wendover is 116 feet. The same is true on adjacent Greenlawn Avenue. The lots on Woodway Road, the next street beyond Greenlawn, are approximately 120 feet deep. On all of those streets, the houses are close to the rear lot line because of the limited depth of the lots. In other words, the applicant's property does not have unique or unusual circumstances that would distinguish it from other properties in the general area. To the contrary, the applicant's circumstances are the common condition in this neighborhood.

P&Z 2019-20
Allied Management / Dina Lipins
24035 Wendover Drive
Deck Variance
June 12, 2019
Page 2

Viewing the standards set forth in Section 1159.04 of the Zoning Code for area variances such as this, I do not see how the Commission can make the necessary findings to determine that a practical difficulty exists on the subject site.



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5595 Transportation Blvd
Suite 100
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tel 216.518.5544
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MEMORANDUM

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

Meeting Date: June 27, 2019

Report Date: June 13, 2019

2019120.01

To: Mr. William B. Griswold
Building Commissioner

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

AGENDA ITEM NO. 6

P & Z 2019-20 Abraham Munk, Allied Management, representing Dina Lipins, property owner, is requesting preliminary and final site plan approval to build a deck in the rear of property 24035 Wendover Drive.

We do not have any comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Shaun Lutz, Assistant Chief
Date: 6-17-2019
Re: P&Z # 19- 20 – 24035 Wendover Dr. - Deck

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

1. The Fire Department has no questions or comments at this time.

Shaun Lutz

Shaun Lutz
Assistant Fire Chief

CITY OF BEACHWOOD

INTER-OFFICE MEMORANDUM

Police Department

Planning & Zoning Report

TO: Planning and Zoning Commission
FROM: Gary Haba, Police Chief
DATE: 14 June 2019
RE: **P&Z 2019-19-20**
P&Z 2018-5

The Police Department reviewed the documents and drawings proposed for the following items submitted and have no questions or comments at this time.

P&Z 2019-19
P&Z 2019-20

P&Z 2018-5