

**Beachwood Planning and Zoning Commission Meeting Agenda - Amended**  
**Thursday, June 25, 2020, 4:00 PM**

*\* Please note, this meeting will be held by video conference via Zoom and livestreamed on the City of Beachwood [website at www.beachwoodohio.com](http://www.beachwoodohio.com) and can be viewed on Spectrum Channel 1020 and AT&T U-Verse Channel 99.*

*This Planning & Zoning Commission Meeting has been duly noticed and is being held in accordance with Ohio Revised Code Section 121.22 specific to recent Amendments made in light of the current COVID-19 declared emergency.*

Agenda Items

1. Roll Call
2. Approval of Minutes of the May 28, 2020 Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission  
**2020-8** Jim Sharp, Ohio Awning & Manufacturing Co., is requesting preliminary and final site plan approval for fabric canopy over patient discharge door located on north side of Lake Beachwood Medical Center, 25501 Chagrin Blvd.
6. Planning and Zoning Commission  
**2020-9** Bob Bajko, HSB Architects & Engineers, on behalf of Retina Associates of Cleveland, property owner, is requesting preliminary and final site plan approval for new canopy and ADA ramp for new entrance at south side of building located at 24075 Commerce Park Road.
7. Planning and Zoning Commission  
**2020-11** Elly Jacobs, Torah Nursery Inc., is requesting preliminary and final approval for Conditional Use Permit for child daycare center to be located at 25400 Fairmount Blvd., Beachwood Kehilla.
8. Planning and Zoning Commission  
**2020-12** Ken and Donna Lawrence, property owner, is requesting preliminary and final site plan approval for the installation of an in-ground pool to be located at 25230 Penshurst Drive.

Pending

1. Planning and Zoning Commission  
**2020-10** Rebecca Fertel, Architect, on behalf of Ben Chafetz, property owner, is requesting preliminary and final site plan approval for new pool and deck requiring variance to side and rear yard setbacks located at 2440 Blossom Lane.



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: May 28 2020

OWNER OF BUILDING: Beachwood Lake Hospital PHONE: \_\_\_\_\_

STREET ADDRESS: 25501 Chagrin Blvd

CITY/STATE/ZIP: Beachwood Ohio 44122

APPLICANT: Ohio Awning & Manufacturing Co PHONE: 216-861-2400

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

EMAIL: jim@ohioawning.com

STREET ADDRESS: 5777 Grant Ave

CITY/STATE/ZIP: Cleveland Ohio 44105

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

Jim Sharp

jim@ohioawning.com

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 25501 Chagrin Blvd SUITE # \_\_\_\_\_

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

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

PURPOSE OF APPLICATION: To install a rigid fabric gabled canopy over the patient discharge door on the north side of the hospital

**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 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  
WILLIAM GRISWOLD, BUILDING COMMISSIONER  
PHONE (216) 292-1914 • FAX (216) 292-1917





Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



## 25501 Chagrin Blvd

Beachwood, OH 44122



Directions



Save



Nearby



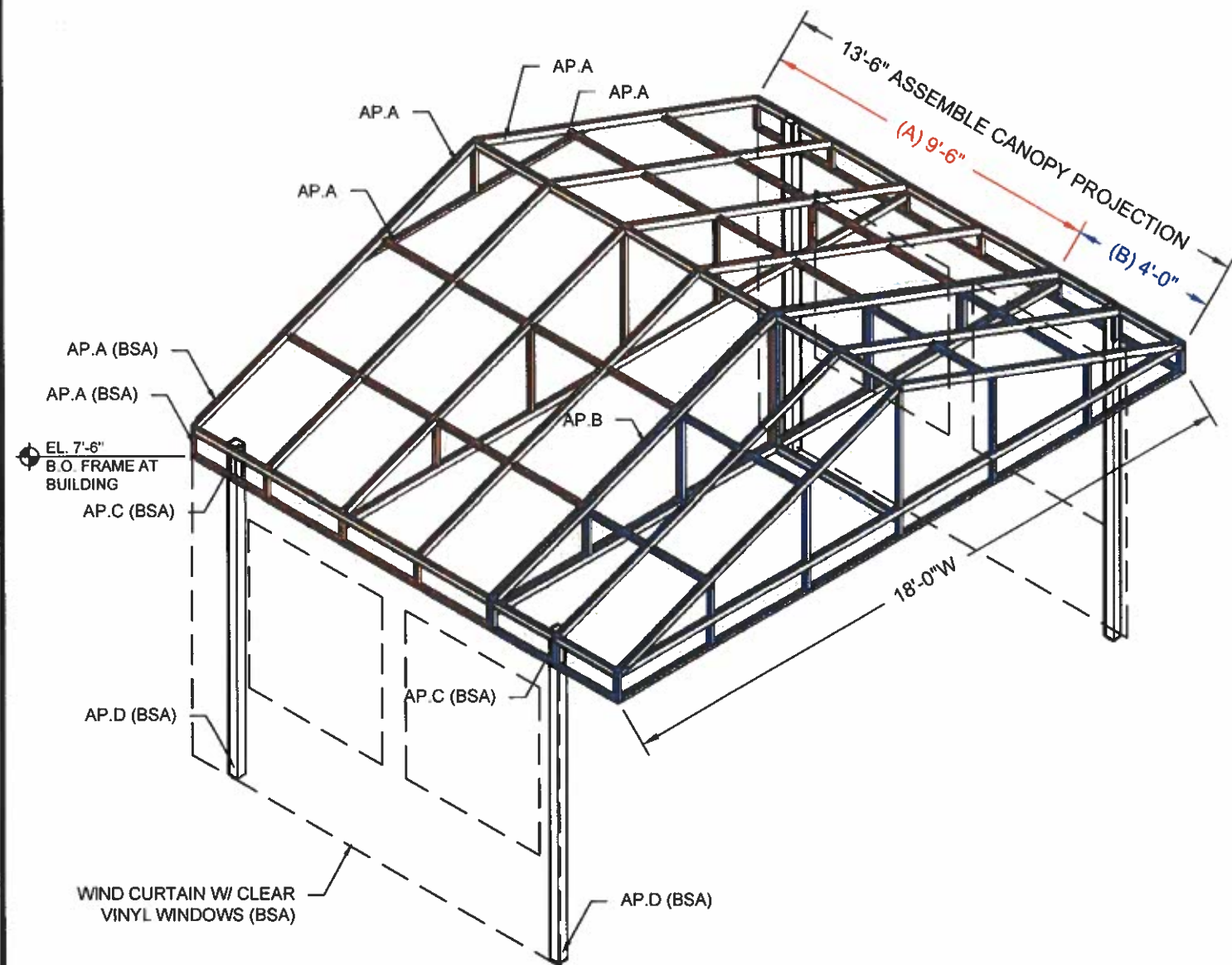
Send to your  
phone



Share

FG72+X9 Beachwood, Ohio





## ASSEMBLED CANOPY ASSEMBLY / ATTACHMENT DETAILS

### ENTRANCE CANOPY FRAME / FABRIC NOTES:

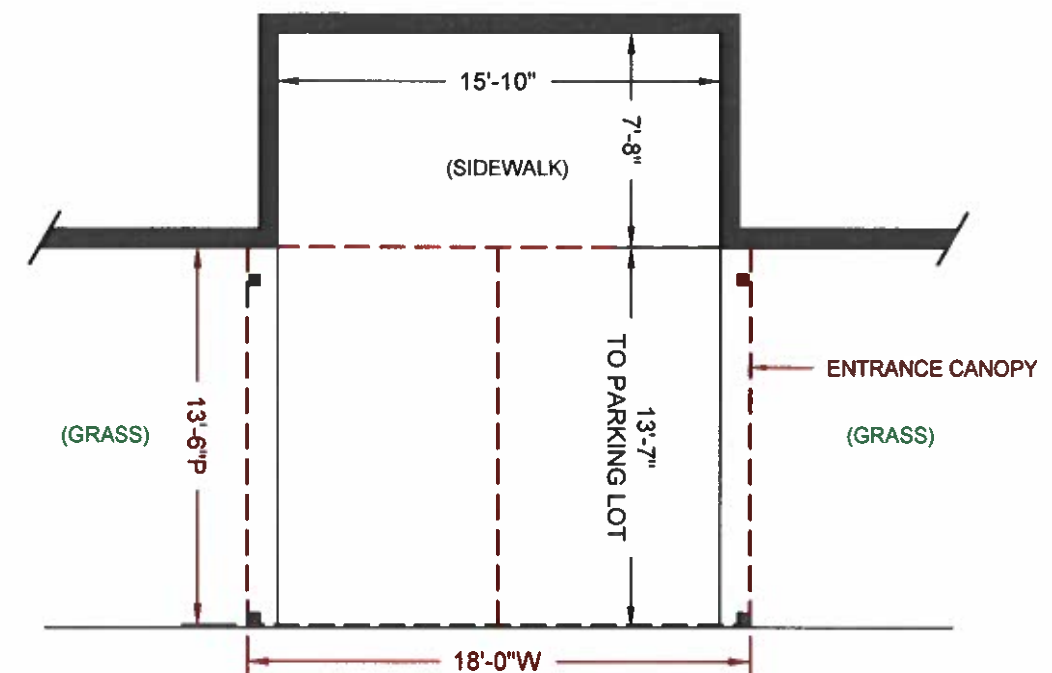
1. CANOPY SHALL BE FABRICATED INTO TWO SECTION AND ASSEMBLED ON-SITE.
2. FRAMEWORK TO BE CONSTRUCTED OF WELDED 1" SQ. AND 1"x2" RECT. (0.090 WALL 6063-T6), POWDER COATED, ALUMINUM STAPLE CHANNEL TUBING. REFER TO RESPECTED FRAME SECTION DRAWING FOR CORRECT MEMBER SIZING LOCATIONS AND STAPLE CHANNEL ORIENTATION.
3. FRAME HAS CLOSED GABLED FRONT NOSE / OPEN GABLED REAR NOSE AND 10" TRUSSED RETURN ARMS.
4. SUPPLY FOUR (4) 4" SQ. x 12'-0" SUPPORT POSTS THAT ARE TO BE DUG INTO GROUND AND SET IN POURED CONCRETE.
5. POWDER COATING COLOR: TBD
6. FABRIC ATTACHMENT: 555 AT REAR GABLE / WRAP & SCREW
7. FABRIC MFG / COLOR: VINYL FABRIC (TBD)
8. THERE ARE TWO (2) WIND CURTAINS TO BE INSTALLED ALONG BOTH ENDS OF CANOPY.

FOR THE PURPOSE OF ANALYSIS THIS AWNING / CANOPY STRUCTURE HAS BEEN LOADED AS FOLLOWS AS PER OBC 1607.12.4:

- LIVE LOAD 5.0 PSF OBC 1607.1 & TABLE 1607.1.26
- WIND LOAD 20.7 PSF (90 mph) OBC 1609
- SNOW LOAD 30.0 PSF OBC 1608



JOB SITE PHOTO



SITE PLAN

### ATTACHMENT POINT HARDWARE LIST

- AP.A - (1) 1" Z-BRACKET, (2) 1/4" x 1" SELF-DRILLING TEK SCREW, (1) 1/4" x 5" SELF-DRILLING TEK SCREW W/ PVC SPACER
- AP.B - (1) 1/4" x 2 1/2" THRU-BOLT ASSEMBLIES SPACED 18" O.C. FOR FRAME SECTION ATTACHMENT, TO BE SUPPLIED BY FRAME SHOP
- AP.C - (1) 2" SQ. SUPPORT POST, (4) 5/16" x 2 1/2" THRU-BOLT ASSEMBLIES
- AP.D - (2) 50LB. BAG PRE-MIXED CONCRETE

CELEBRATING  
150 years

5777 GRANT AVE.  
CLEVELAND OHIO 44105  
216-861-2400  
OHIOAWNING.COM

**OHIO AWNING**  
& MANUFACTURING COMPANY



CLIENT:  
**BEACHWOOD MEDICAL CENTER**  
25501 CHAGRIN BLVD.  
BEACHWOOD, OH 44122

ORD NO:  
20-197-F

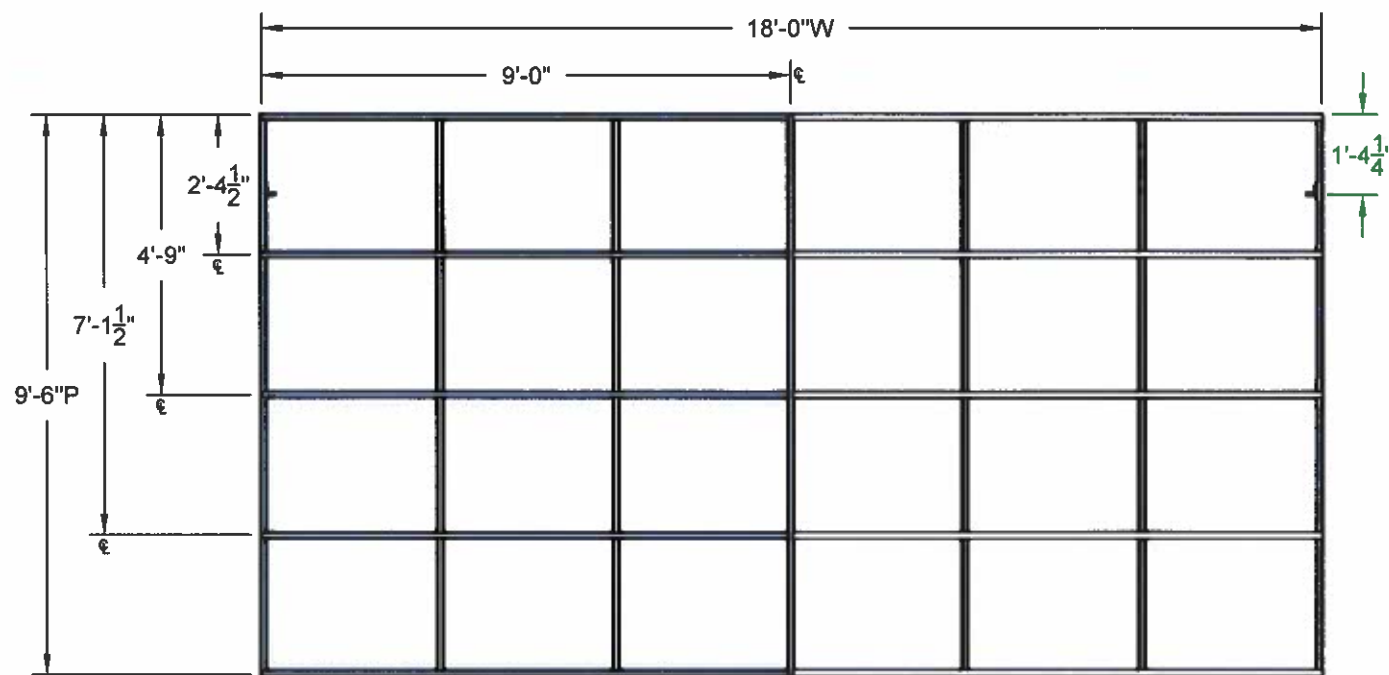
DATE:  
5.06.2020

REV:  
2.0

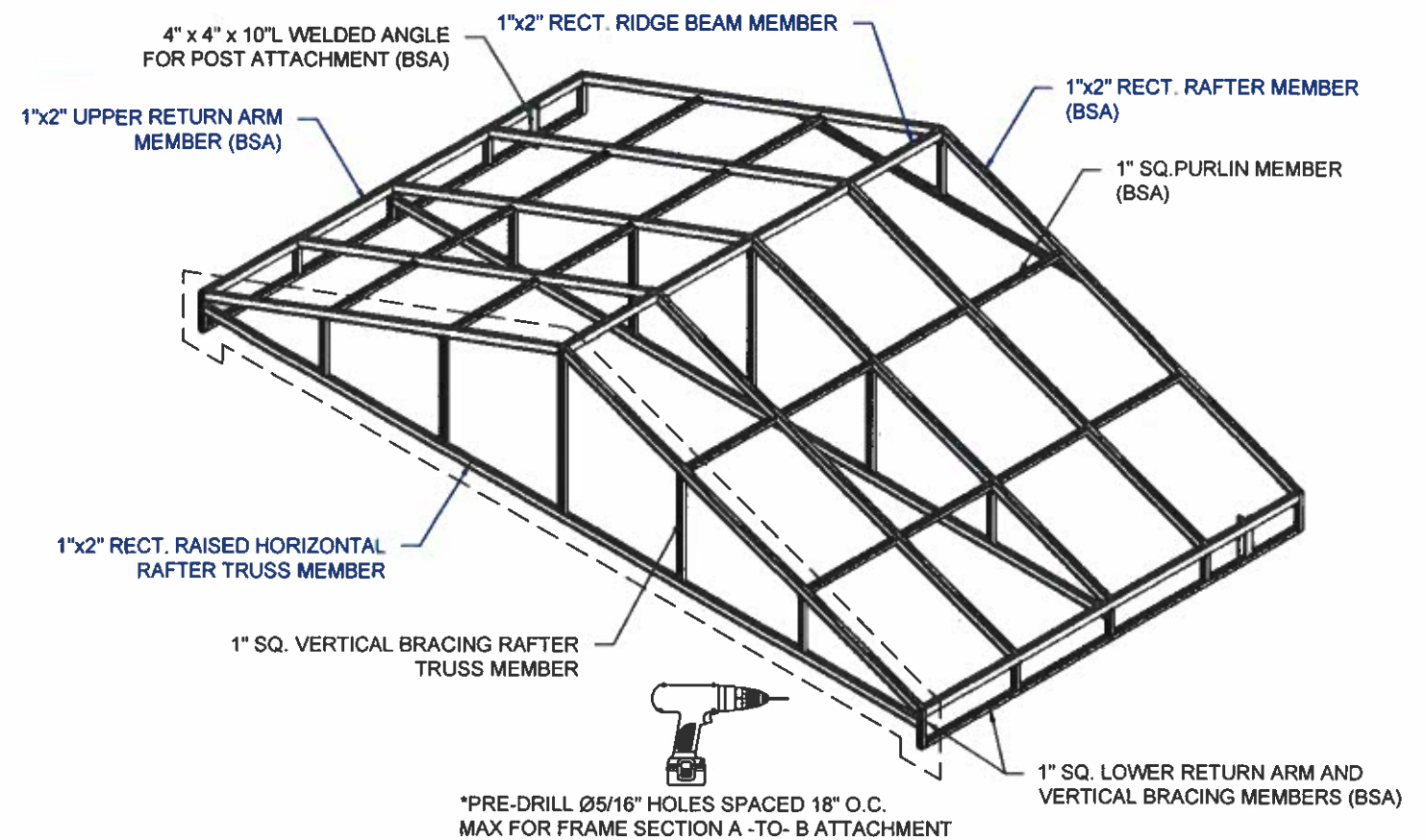
DRAWN BY:  
SW

SHEET

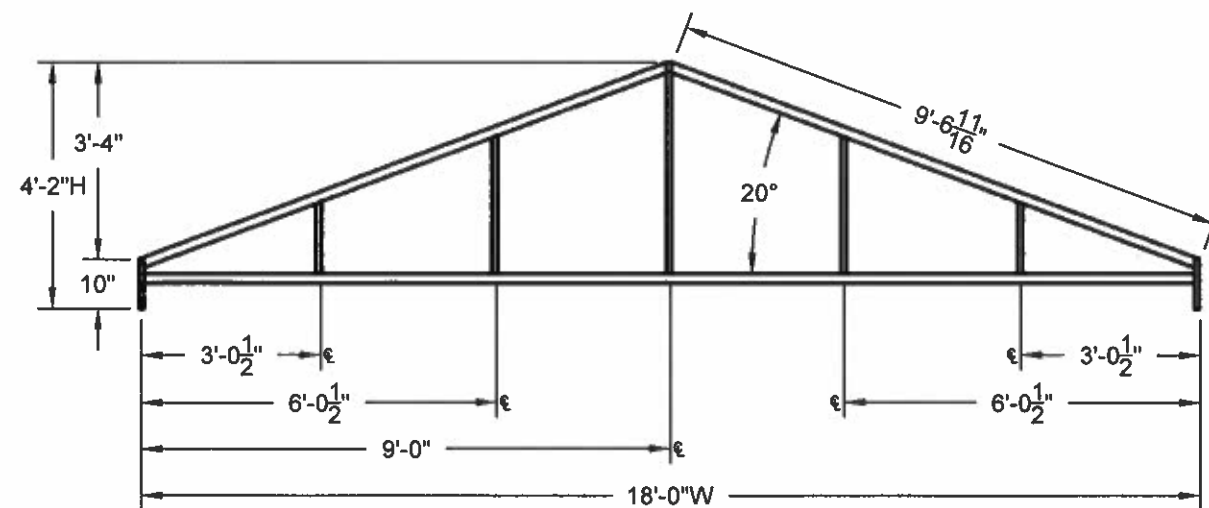
**AD**



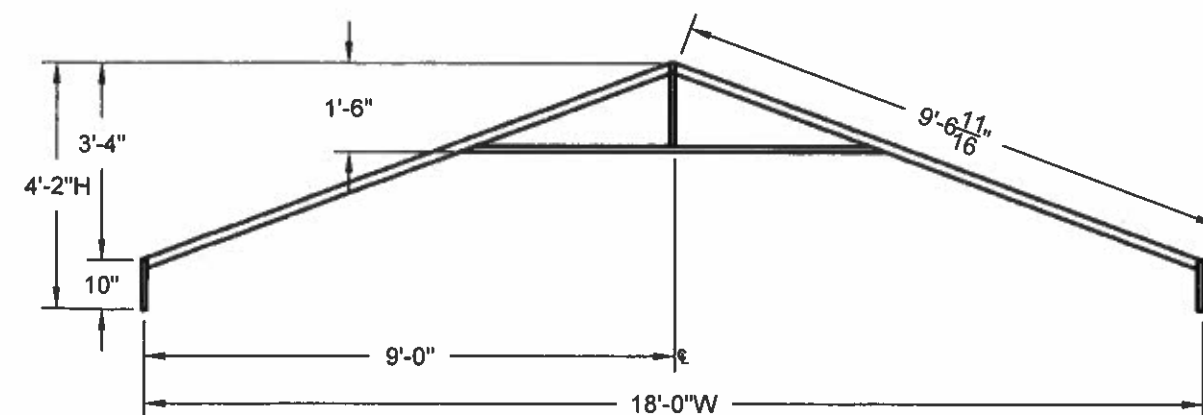
**GABLE CANOPY FRAME SECTION-A TOP VIEW**



**GABLE CANOPY FRAME SECTION-A ISOMETRIC VIEW**

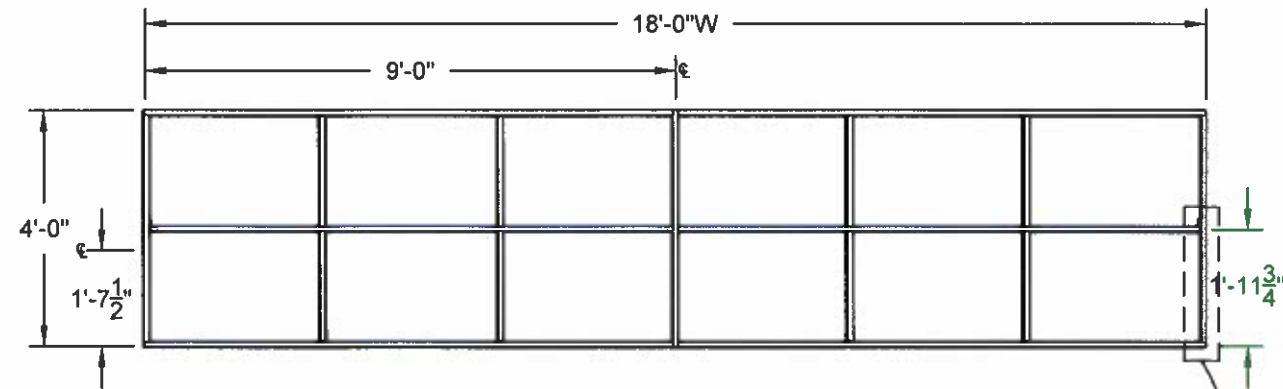


**GABLE CANOPY FRAME SECTION-A & B  
ISOLATED TRUSSED RAFTER DETAILS**

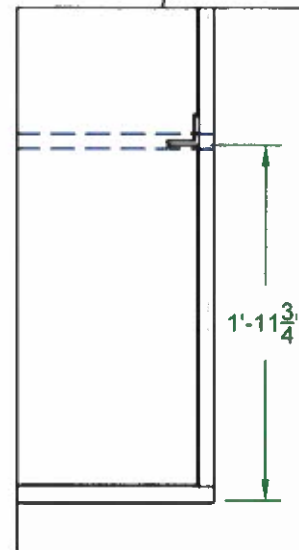


**GABLE CANOPY FRAME SECTION-A  
ISOLATED REAR NOSE DETAILS**

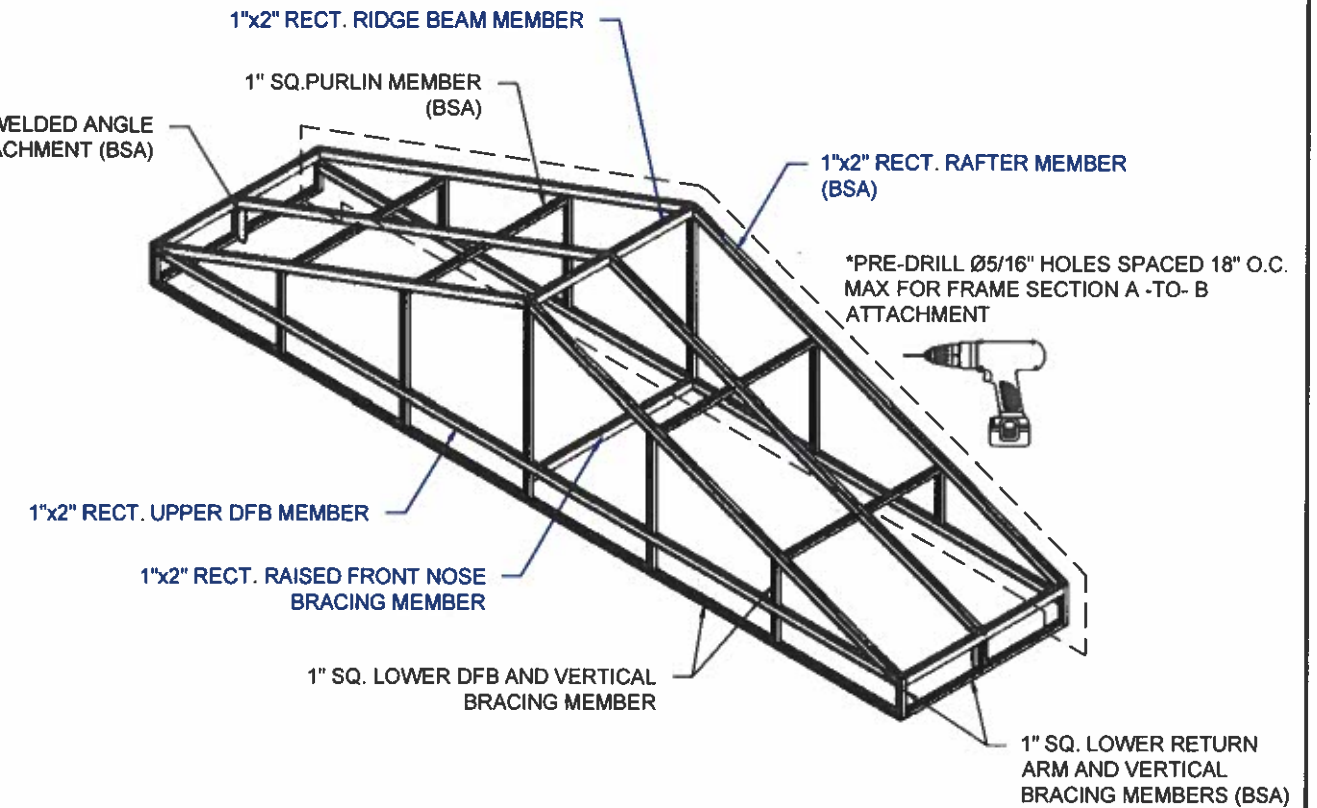




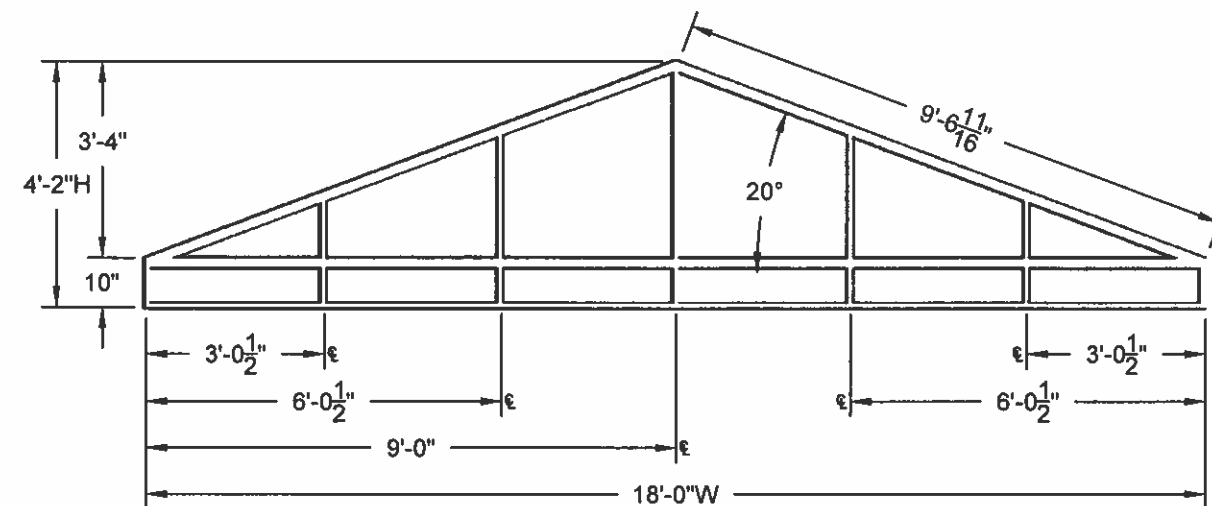
**GABLE CANOPY FRAME SECTION-B TOP VIEW**



4" x 4" x 10"L WELDED ANGLE FOR POST ATTACHMENT (BSA)



**GABLE CANOPY FRAME SECTION-B ISOMETRIC VIEW**



**GABLE CANOPY FRAME SECTION-B  
ISOLATED FRONT NOSE DETAILS**



## 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 5, 2020

RE: **P&Z 2020-08** **Ohio Awning & Manufacturing Co.**  
**Lake Beachwood Medical Center**  
**25501 Chagrin Boulevard**



This request is for both preliminary and final site plan approval for the addition of a fabric canopy on the rear of the building to provide weather protection at the patient discharge door. The intent is to provide cover from the building to the edge of the driveway. The proposed canopy would have a rigid frame and is proposed to be 18 feet wide and extend 13.5 feet from the rear façade of the building. The plan indicates the ability to install side wind curtains. The color of the canopy and the wind curtains are not indicated and should be specified. The subject site is zoned U-7A General Office Building District. There are no setback issues associated with this addition to the building.

It is recommended that the Planning and Zoning Commission grant both preliminary and final site plan approval.



**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](http://www.gpdgroup.com)

**MEMORANDUM**

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

**Meeting Date: June 25, 2020**

**Report Date: June 9, 2020**

2020120.01

To: Mr. William B. Griswold  
Building Commissioner

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

**AGENDA ITEM NO. 5**

**P & Z 2020-08**

**Jim Sharp, Ohio Awning & Manufacturing Co., is requesting preliminary and final sit plan approval for fabric canopy over patient discharge door located on north side of Lake Beachwood Medical Center, 25501 Chagrin Blvd.**

Engineering has no comments on this item.

## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Shaun Lutz, Assistant Chief  
Date: 6-15-2020  
Re: P&Z # 20-08– 25501 Chagrin – Discharge door Canopy

---

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: 12 June 2020  
RE: **P&Z 2020-8-9-10-11**

---

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



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

## PLANNING & ZONING APPLICATION

**Form must be completed or will not be processed**

APPLICATION DATE: 6/3/20

OWNER OF BUILDING: Retina Associates of Cleveland, Inc. PHONE: (216)831-5700

STREET ADDRESS: 3401 Enterprise Pkwy

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: BOB BAJKO PHONE: 216-469-8571

COMPANY OR FIRM: HSB ARCHITECTS + ENGINEERS

EMAIL: BBAJKO@HSBARCH.COM

STREET ADDRESS: 1250 OLD RIVER ROAD, SUITE 201

CITY/STATE/ZIP: CLEVELAND, OHIO 44113

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

BOB BAJKO - BBAJKO@HSBARCH.COM

### DESCRIPTION OF THE PROPERTY:

ADDRESS: 24075 COMMERCE PARK SUITE #

TENANT NAME: RETINA ASSOCIATES OF CLEVELAND, INC.

PERMANENT PARCEL # 742 25 029 PRESENT USE: B PROPOSED USE: B

PURPOSE OF APPLICATION: NEW CANOPY AND ADA RAMP FOR NEW ENTRANCE AT  
SOUTH SIDE OF BUILDING, NEW SIGNAGE

### 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):

drop-off canopy needed to provide protection for senior citizen clientele.

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

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

SIGNATURE

BOB BAJKO

PRINTED NAME

5/20/20

DATE

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

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

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

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

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

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

**BUILDING DEPARTMENT**  
WILLIAM GRISWOLD, BUILDING COMMISSIONER  
PHONE (216) 292-1914 • FAX (216) 292-1917





June 3, 2020

City of Beachwood  
Planning & Zoning Commission

**Re: Retina Associates of Cleveland, Inc.**  
24075 Commerce Park Drive

Please accept this submittal for improvements to the property at 24075 Commerce Park Drive. Retina Associates of Cleveland, Inc. purchased the property earlier this year and are planning a renovation of the building for its new medical and corporate offices.

Retina Associates provides treatment and research for age-related Macular Degeneration, Diabetic Retinopathy and other diseases of the macula, retina and vitreous. They strive each and every day to improve the quality of life for their patients. A tenant in the City of Beachwood for over 20 years, the new building provides Retina Associates with the necessary space to serve their expanding need.

The new location will allow the medical treatment offices to be located on the ground floor and providing more room for their research department and corporate offices on the second floor.

We are seeking approval for the addition of a new drop-off canopy on the south side of the building, a new wall sign on the east side of the building and a new monument sign.

The new canopy will require a 3'-8" side-yard variance. The area of the new signage falls within the requirements of the city's zoning ordinance.

We look forward to presenting this project to the city and discussing the renovation in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bajko'.

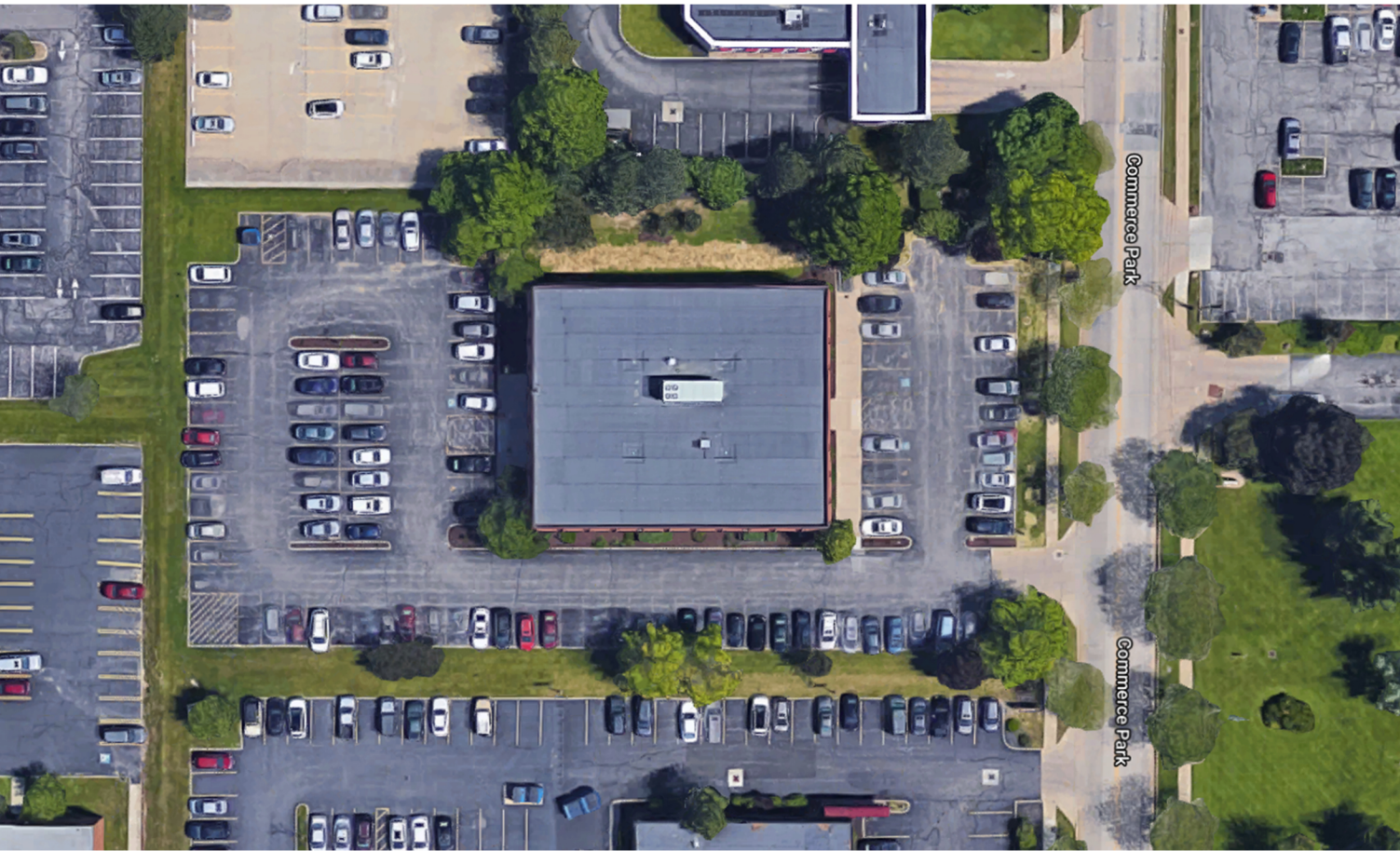
Robert Bajko, AIA

1250 Old River Road  
Suite 201  
Cleveland Ohio 44113-1243  
[www.hsbarch.com](http://www.hsbarch.com)  
216 586 0229 t

**APPLICANT:** BOB BAJKO

<b>P&amp;Z:</b>	<b>ZONING DATA</b>		<b>DATE: 6/3/20</b>
<b>ZONING STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
ZONING DISTRICT	U7A	U7A	
MINIMUM LOT AREA	43,560 SF	UNCHANGED	
MINIMUM LOT FRONTAGE	150'	UNCHANGED	
MINIMUM FRONT YARD BUILDING SETBACK	75'	UNCHANGED	
MINIMUM SIDE YARD BUILDING SETBACK	>HEIGHT OF BUILDING (27'-4") OR NO LESS THAN 10'	23'-8"	3'-8"
MINIMUM REAR YARD BUILDING SETBACK	25'	UNCHANGED	
MAXIMUM BUILDING HEIGHT	42'	UNCHANGED	
MINIMUM LANDSCAPED AREA	5%	27.6%	
MINIMUM PARKING SETBACKS	Front = 10' Side = 10' Rear = 10'	Front = UNCHANGED Side = UNCHANGED Rear = UNCHANGED	
MINIMUM DRIVE AISLE	UNCHANGED	UNCHANGED	REDUCED TO 18' AT NEW DROP-OFF CANOPY ONLY
MINIMUM PARKING STALL	9'X20'	UNCHANGED	
MINIMUM OFF-STREET PARKING	1ST FL: 9,718/150 = 65 2ND FL: 9,718/200 = 49 TOTAL = 114	101	13 RETINA WILL HAVE MAXIMUM OF 40 STAFF AND 50 CLIENTS
SITE DEVELOPMENT PLANS			

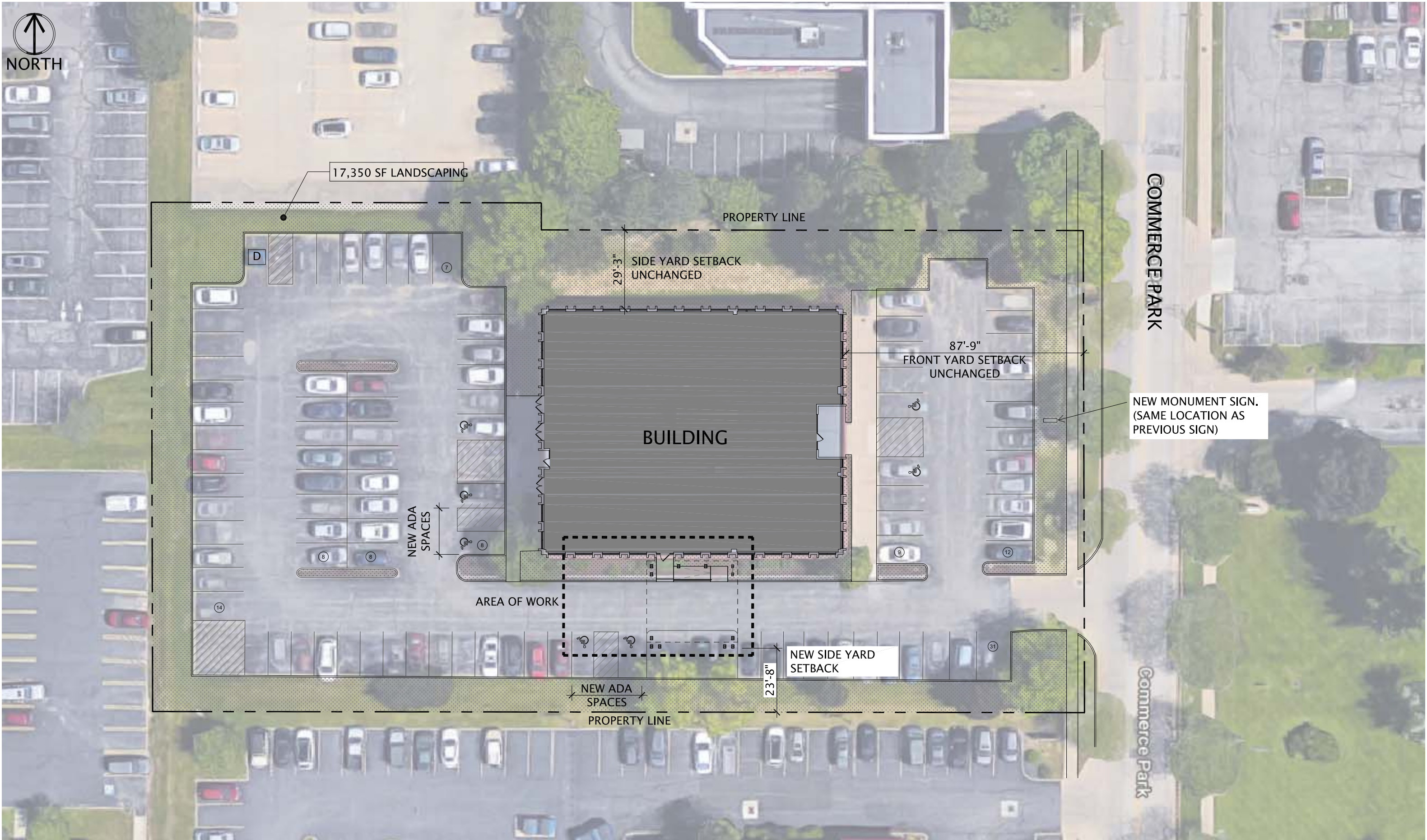




**RETINA ASSOCIATES**  
**24075 COMMERCE PARK**  
**BEACHWOOD, OHIO**

EXISTING PHOTOS





















PERFORATED, BACK-LIT  
ALUMINUM PANELS  
(DARK BRONZE FINISH)

30'-0"

2'-4"

12'-6"

6" STEEL PIPE COLUMNS  
PAINTED DARK BRONZE WITH  
BRICK PIERS AND PRECAST  
CONCRETE CAPS

Retina Associates

## WEST ELEVATION

14'-0"

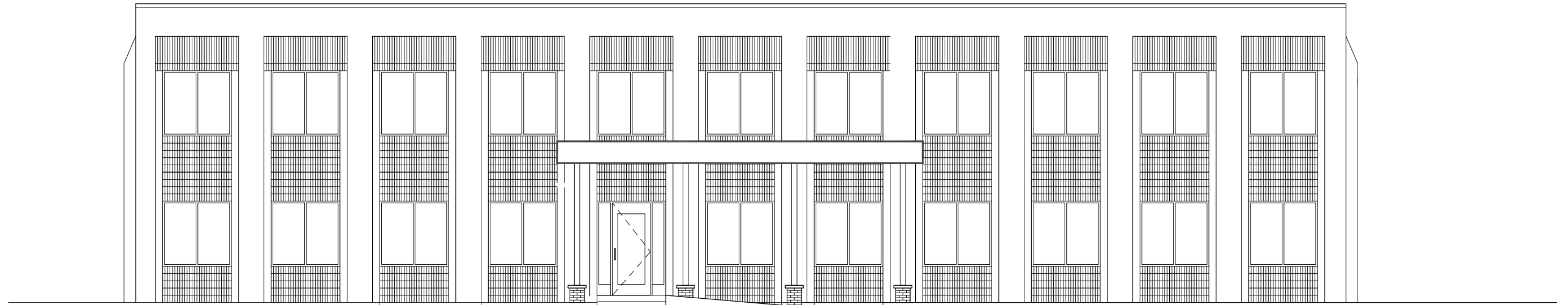
1'-3"

Retina Associates

SIGN AREA = 17.5 SF

ENLARGED SIGN PANEL

WHITE ALUMINUM LETTERS OVER  
PERFORATED, BACK-LIT  
ALUMINUM PANELS  
(DARK BRONZE FINISH)



## SOUTH ELEVATION

RETINA ASSOCIATES

24075 COMMERCE PARK  
BEACHWOOD, OHIO

Exterior Elevations





## 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 8, 2020

RE: **P&Z 2020-09**      **HSB Architects & Engineers**  
**Retina Associates of Cleveland**  
**24075 Commerce Park**



This request is for both preliminary and final site plan approval for the addition of a canopy or porte cochere on the side of the existing building to provide weather protection for patients at the side entrance and exit door to the building. The subject site is zoned U-7A General Office Building District. The proposed porte cochere would be 33.6 feet wide and extend approximately 30 feet from the side of the building into the side parking lot. The structure has a clearance for vehicles of 12.5 feet. Four parking spaces would be eliminated to accommodate the new addition, reducing the parking count on the property from 101 to 97 spaces.

The proposed porte cochere is constructed of perforated backlit aluminum panels that would have a dark bronze finish. The structure is supported with 12 6-inch steel columns painted dark bronze mounted on brick piers with stone caps.

The leading edge of the canopy structure would be approximately 23.7 feet from the side lot line. In the U-7A District, side yard building setbacks are based upon the height of the building with additional minimum requirements based on lot width, which in this case is 22.25 feet. The existing office building complies with the required 27.25 feet side yard setback from both side lot lines based upon the building height. The proposed porte cochere has a total height of approximately 15 feet. Since the main building complies, the issue becomes compliance for the canopy structure. Since the canopy is only 15 feet in height, the controlling standard is the 22.25 feet based on lot width. The proposed canopy meets that standard. Therefore no side yard setback variance is required.

Since the occupancy of the building will be medical offices, the parking standard is one space for each 150 square feet of floor area. There is 9328 square feet of floor area on the first floor and 9718 square feet on the second floor. The Code provides

for a 10% reduction of gross floor area as an allowance for stairwells, elevators, restrooms, etc. Therefore the required number of parking spaces is 114. The applicant will require a parking variance of 17 spaces. The applicant indicates that they will have a total of 40 staff and generally have no more than 50 patients in the building at any one time. The building met the parking requirement when it was constructed, and only needs a variance based on the conversion to full occupancy by medical offices. There is no practical way to add parking to the subject site. Since a variance is required, the Commission will need to act in the form of a recommendation to City Council.

It is recommended that the Planning and Zoning Commission recommend to City Council both preliminary and final site 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 1144.07(a) with regard to minimum required off-street parking.
2. Granting a variance of 17 parking spaces to Section 1144.07(a) to permit a total of 97 parking spaces in lieu of the minimum 114 parking spaces required by Code.



**GPD GROUP®**  
Glaus, Pyle, Schomer, Burnis & DeHaven, Inc.

**Cleveland Office**

5595 Transportation Blvd  
Suite 100  
Cleveland, OH 44125

tel 216.518.5544  
fax 216.518.5545  
[www.gpdgroup.com](http://www.gpdgroup.com)

**MEMORANDUM**

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

**Meeting Date: June 25, 2020**

**Report Date: June 9, 2020**

2020120.01

To: Mr. William B. Griswold  
Building Commissioner

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

**AGENDA ITEM NO. 6**

**P & Z 2020-09      Bob Bajko, HSB Architects & Engineers Inc., on behalf of Retina Associates of Cleveland, property owner, is requesting preliminary and final site plan approval for new canopy and ADA ramp for new entrance on south side of building located at 24075 Commerce Park Road.**

Engineering has no comments on this item.

## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Shaun Lutz, Assistant Chief  
Date: 6-15-2020  
Re: P&Z # 20-09– 24075 Commerce – Ada Ramp and Canopy

---

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

1. The construction type and how the canopy is attached to the structure will determine if the canopy will need suppressed.

*Shaun Lutz*

Shaun Lutz  
Assistant Fire Chief





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: June 5, 2020

OWNER OF BUILDING: Beachwood Kehilla PHONE: 216-556-0010

STREET ADDRESS: 25400 Fairmount Blvd.

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Elly Jacobs PHONE: 216-381-3900

COMPANY OR FIRM: Torah Nursery Inc.

EMAIL: torahnurseryinc@gmail.com

STREET ADDRESS: 1980 South Green Rd.

CITY/STATE/ZIP: South Euclid, OH 44121

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

Elly Jacobs

torahnurseryinc@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25400 Fairmount Blvd., Beachwood, OH 44122 SUITE # \_\_\_\_\_

TENANT NAME: Beachwood Kehilla

PERMANENT PARCEL # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ PRESENT USE: Synagogue PROPOSED USE: Day Care

PURPOSE OF APPLICATION: Torah Nursery would like to use the building as a child day care center starting in the end of June.

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. The building was previously used as a day care center, most recently by Gan and Gil.

\*\*\*\*\* (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 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><b>Zoning District</b></u>	<u><b>Fee</b></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

Elly (Eric) Jacobs  
PRINTED NAME

June 5 2020  
DATE

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

PLANNING & ZONING COMMISSION - P&Z No. 2020-11 MEETING DATE: 6/25/20  
FEE: RECEIPT # 2020-36958 AMOUNT \$ 300 DATE PAID 6/8/20

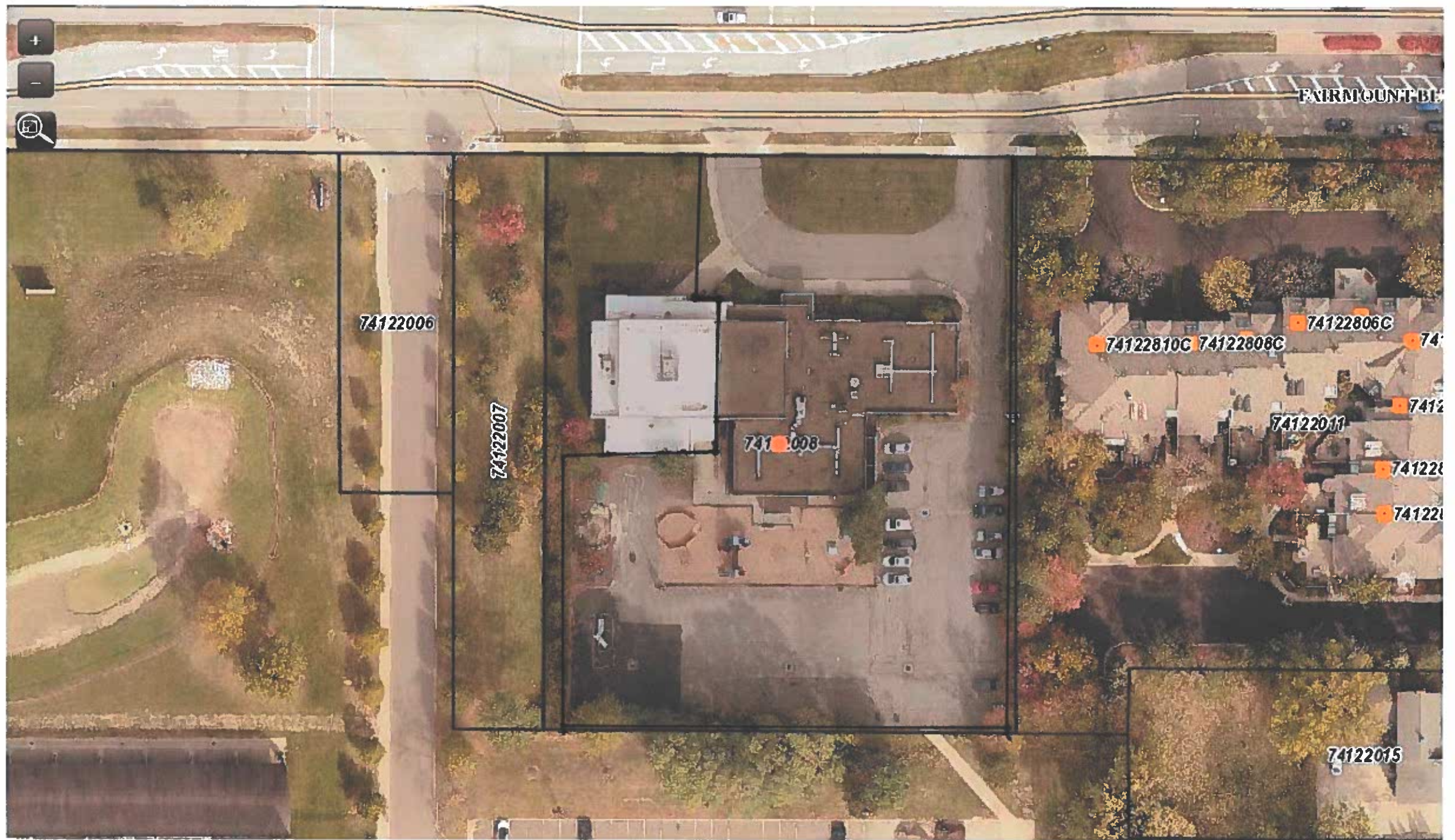
Preliminary Approval: \_\_\_\_\_  
Date

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

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

**BUILDING DEPARTMENT**  
WILLIAM GRISWOLD, BUILDING COMMISSIONER  
PHONE (216) 292-1914 • FAX (216) 292-1917







Torah Nursery Inc.  
 1980 South Green Rd.  
 South Euclid, OH 44121  
 216-381-3900  
[www.torahnursery.com](http://www.torahnursery.com)  
[torahnurseryinc@gmail.com](mailto:torahnurseryinc@gmail.com)



June 15, 2020

Dear George Smerigan,

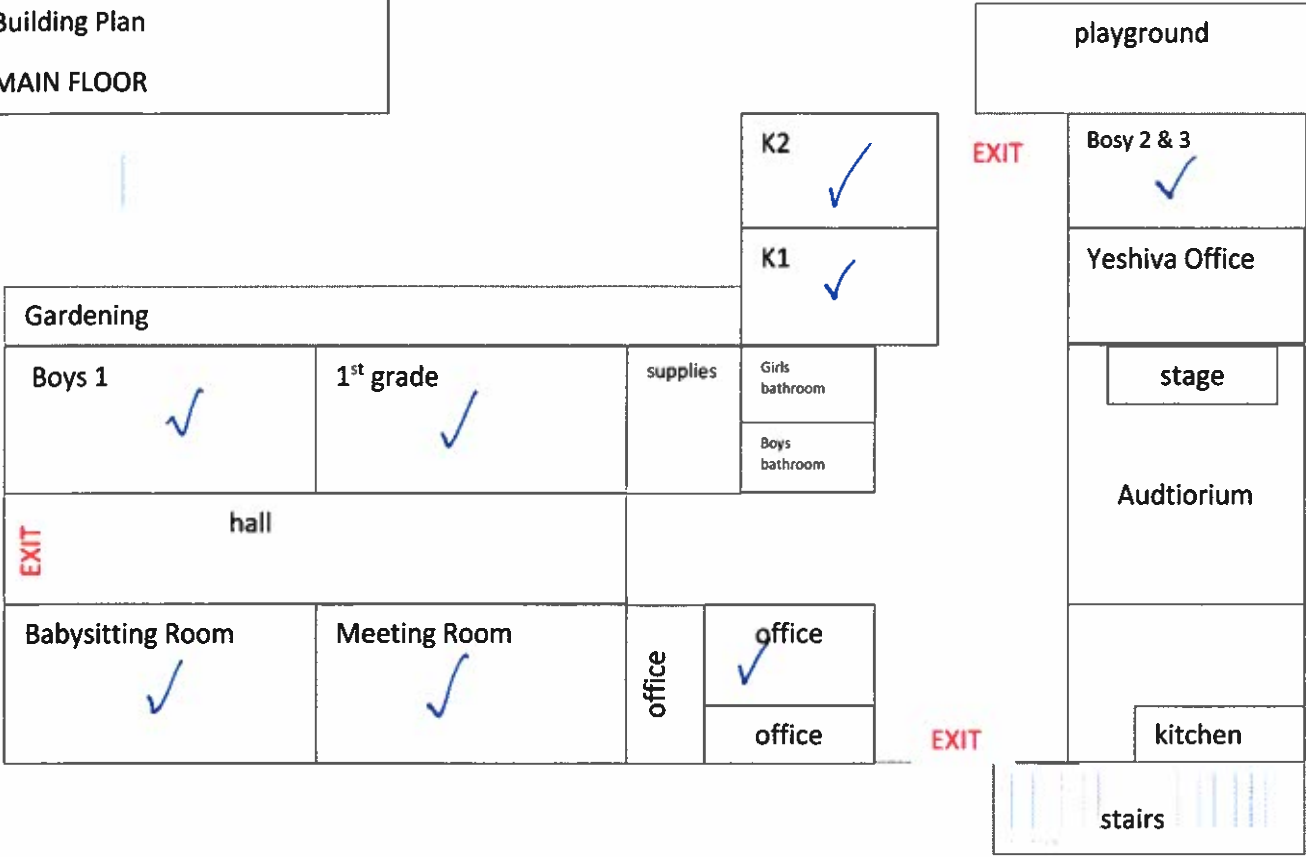
This is Rabbi Elly (Eric) Jacobs, executive director of Torah Nursery Inc. I submitted the plans last week for operating the nursery out of the Beachwood Kehilla building at 25400 Fairmount Blvd. We would be looking at operating there just for the summer, as the Yeshiva High School is closed for the summer. I am including some more accurate drawings, with ages, amounts of children per class, and square footage for the rooms. We will not be altering any walls. I believe the Yeshiva is planning to do so at a later point in time.

Sincerely,

Elly (Eric) Jacobs

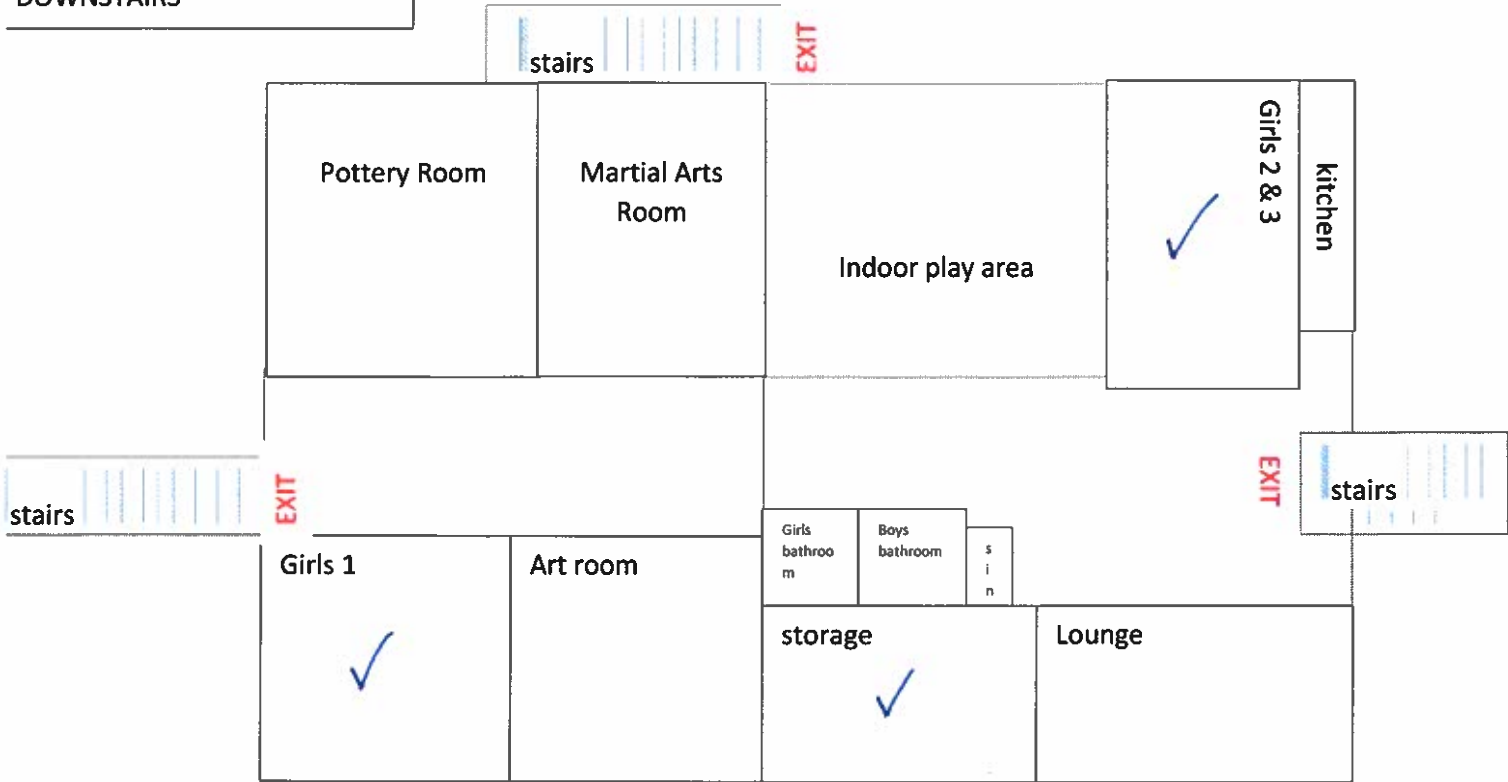
Building Plan

MAIN FLOOR

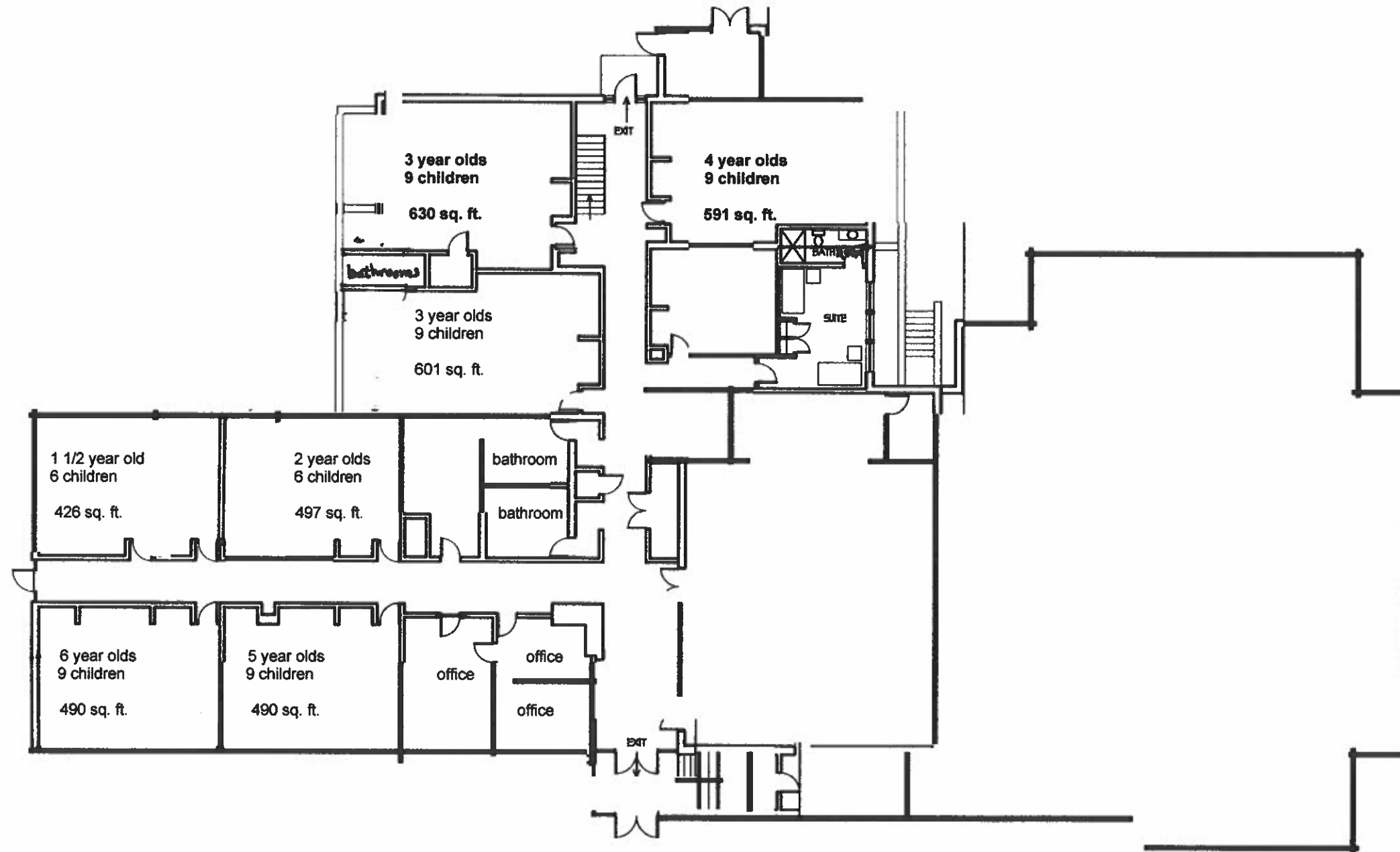


Building Plan

DOWNSTAIRS



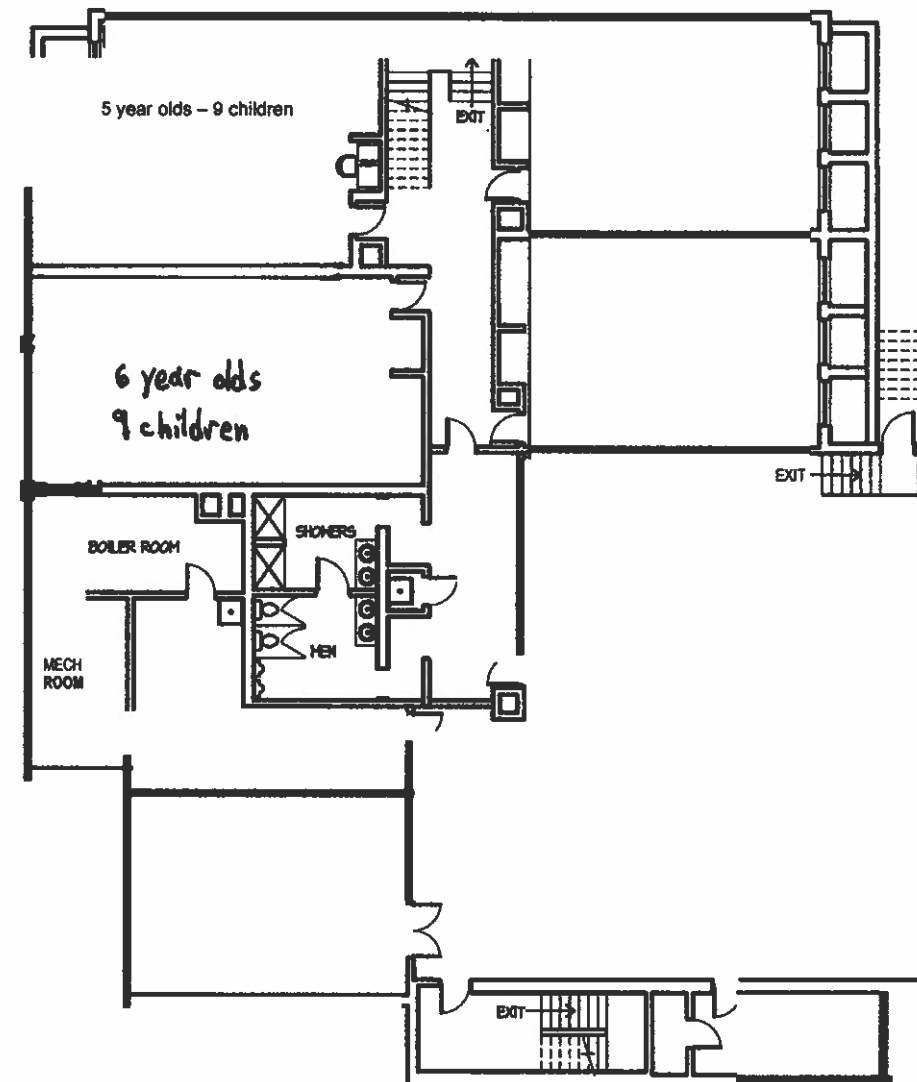
# Tordh Nursery



**FIRST FLOOR**  
 SCALE: 1/16" = 1'-0"  
 15,450 SQ.FT.



# Torah Nursery



**BASEMENT PLAN**  
SCALE, 1/16" = 1'-0"  
8,111 SQ.FT.

## 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 16, 2020

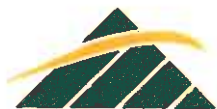
RE: **P&Z 2020-11 Torah Nursery Inc**  
**25400 Fairmount Boulevard**



This request is for approval of a child daycare center pursuant to Section 1155.02. The applicant is proposing to temporarily occupy the space recently approved for the Yeshiva High School. The daycare would operate during the summer months while the high school is not in session. The applicant has provided a breakdown indicating that they will take children ranging from 1-1/2 years old to 6 years of age. The total number of children including all age groups would be approximately 75.

The rooms designated for the various age groups are of sufficient size to meet the required area per child mandated by the State. The existing restroom facilities will also meet the required standards set by the City for daycare facilities, and there are no restrooms that are shared with outside uses as required by the Zoning Code. There is an existing outdoor play area of sufficient size to meet the required play area standards if used by all of the children at once. It is more likely, however, that the play area will be used in shifts due to the age differences of the children. Child drop-off and pick-up provisions were established for the previous daycare and at this location and for high school. Those existing arrangements are adequate for the proposed facility. The existing parking lot will meet the requirement for daycare parking as set forth in the Code.

Approval of the temporary daycare operation by Torah Nursery, Inc. is recommended subject to compliance with any comments of the Building and Fire Departments and filing with the Building Department of a copy their State license.



**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](http://www.gpdgroup.com)

**MEMORANDUM**

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

**Meeting Date: June 25, 2020**

**Report Date: June 10, 2020**

2020120.01

To: Mr. William B. Griswold  
Building Commissioner

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

**AGENDA ITEM NO. 8**

**P & Z 2020-11      Elly Jacobs, Torah Nursery Inc., is requesting preliminary and final approval for Conditional Use Permit for child daycare center to be located at 25400 Fairmount Blvd., Beachwood Kehilla.**

Engineering has no comments on this item.



## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Shaun Lutz, Assistant Chief  
Date: 6-17-2020  
Re: P&Z # 20-11– 25400 Fairmount – Child care

---

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

1. The Fire Department would like to see the building fire alarm and sprinkler systems in its totality to make sure all requirements are met in each proposed room.
2. The building will need to be properly protected to meet child care requirements along with egress plans and age groups appropriate to state guidelines.

*Shaun Lutz*

Shaun Lutz  
Assistant Fire Chief

## PLANNING & ZONING APPLICATION

06/21/20

**Form must be completed or will not be processed**

APPLICATION DATE: \_\_\_\_\_

**OWNER OF BUILDING:** Donna and Ken Lawrence 216-292-2912 (home)  
PHONE: \_\_\_\_\_

STREET ADDRESS: 25230 Penshurst Dr

CITY/STATE/ZIP: Beachwood OH, 44122

**APPLICANT:** Donna and Ken Lawrence 440-669-4230 (cell; Ken)  
PHONE: \_\_\_\_\_

COMPANY OR FIRM: N/A 440-669-9367 (cell, Donna)

EMAIL: Ken: DrKen@DrLawrence.com; Donna: DFlinker@AOL.com

STREET ADDRESS: Same as above

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

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

Ken and Donna Lawrence (email above)

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 25230 Penshurst Dr. SUITE # N/A

TENANT NAME: Donna and Ken Lawrence and Family

PERMANENT PARCEL # 74 - 115 - 034 PRESENT USE: residence PROPOSED USE: residence

**PURPOSE OF APPLICATION:** Variance for in ground pool from fence

**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**):

Please see attached, included with this application

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 attached

**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 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:

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

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

_____	Donna Lawrence, Ken Lawrence	6/21/2020
SIGNATURE	PRINTED NAME	DATE

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

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

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

Preliminary Approval: _____	Final Approval: _____
Date	Date

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

**BUILDING DEPARTMENT**  
WILLIAM GRISWOLD, BUILDING COMMISSIONER  
PHONE (216) 292-1914 • FAX (216) 292-1917

<b>Primary Owner</b>	LAWRENCE, DONNA M. TRUSTEE
<b>Property Address</b>	25230 Penshurst DR Beachwood, OH 44122
<b>Tax Mailing Address</b>	DONNA LAWRENCE 25230 PENSHURST DR BEACHWOOD, OH 44122
<b>Legal Description</b>	9 FAIRMT PKEST 0306 ALL
<b>Property Class</b>	SINGLE FAMILY DWELLING
<b>Parcel Number</b>	741-15-034
<b>Taxset</b>	Beachwood
<b>Tax Year</b>	2019

#### Assessed Values

Land Value	\$47,390
Building Value	\$152,990
Total Value	\$200,380
Homestead Value	\$

#### Market Values

Land Value	\$135,400
Building Value	\$437,100
Total Value	\$572,500

#### 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	\$12,065.88
Less 920 Reduction	\$5,126.84
Sub Total	\$6,939.04
10% Reduction Amount	\$579.53
Owner Occupancy Credit	\$144.88
Homestead Reduction Amount	\$0.00
Total Assessments	\$75.00
Half Year Net Taxes	\$6,289.63

#### Rates

Full Rate	120.43
920 Reduction Rate	.424904
Effective Rate	69.258847

#### Escrow

Escrow	N
Payment Amount	\$0.00

	Charges	Payments	Balance Due
Tax Balance Summary	\$12,579.26	\$6,289.63	\$6,289.63

#### 2019 (pay in 2020) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$6,214.63	\$6,214.63	\$0.00
	1ST HALF BALANCE	\$6,214.63	\$6,214.63	\$0.00
	2nd half tax	\$6,214.63	\$0.00	\$6,214.63
	2ND HALF BALANCE	\$6,214.63	\$0.00	\$6,214.63
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax	\$37.50	\$37.50	\$0.00
	1ST HALF BALANCE	\$37.50	\$37.50	\$0.00
	2nd half tax	\$37.50	\$0.00	\$37.50
	2ND HALF BALANCE	\$37.50	\$0.00	\$37.50
<b>C100030S-Sewer Maintenance</b>				
	1st half tax	\$37.50	\$37.50	\$0.00
	1ST HALF BALANCE	\$37.50	\$37.50	\$0.00
	2nd half tax	\$37.50	\$0.00	\$37.50
	2ND HALF BALANCE	\$37.50	\$0.00	\$37.50
Total Balance		\$12,579.26	\$6,289.63	\$6,289.63

\* Taxes are updated within the hour



**APPLICANT:** Donna and Ken Lawrence

<b>P&amp;Z:</b>	<b>ZONING DATA</b>		<b>DATE:</b> 6/25/2020
<b>ZONING STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
ZONING DISTRICT	U-1		
MINIMUM LOT AREA	N/A		
MINIMUM LOT FRONTAGE	N/A		
MINIMUM FRONT YARD BUILDING SETBACK	N/A		
MINIMUM SIDE YARD BUILDING SETBACK	1335.29 (a-3) pool must be 6 ft from fence	place pool 4 ft from existing fence, 8'6" from property line	2 feet
MINIMUM REAR YARD BUILDING SETBACK	N/A		
MAXIMUM BUILDING HEIGHT	N/A		
MINIMUM LANDSCAPED AREA	N/A		
MINIMUM PARKING SETBACKS	Front = N/A Side = N/A Rear = N/A	Front = Side = Rear =	
MINIMUM DRIVE AISLE	N/A		
MINIMUM PARKING STALL	N/A		
MINIMUM OFF-STREET PARKING	N/A		
SITE DEVELOPMENT PLANS	submitted		

Penshurst Dr

Penshurst Dr

Penshurst Dr

Penshurst Dr



25230 Penshurst Drive

From: Donna and Ken Lawrence

Re: Pool Construction; request for variance

Meeting Date: 6/25/2020

Dear Mayor Horowitz, Chairman Jacobs, Mr. Griswold, Mr. Moore, and Members of the P&Z,

It takes 50 years to grow trees, but only seconds to destroy them. We have a beautiful 50+ year-old maple tree in the center of our yard, as well as an arborvitae hedge, which is about 8 feet wide and 15 feet tall and goes along the entire back yard property line; this was planted when the house was built in 1980.

When we installed a 6-foot-tall fence around our back yard about 10 years ago, we chose to be neighborly and fence on the inside of the arborvitae. We did not get hung up on extending our fence to our property line, which would have meant cutting back the arborvitae hedge (it was not as large as it is now) and placing the fence on the neighbor's side of the arborvitae. Additionally, having the fence on our side allows us to see when it requires maintenance.

We are currently planning the installation of an in-ground pool. One of our primary goals in construction and backyard planning is to **save our 50-year-old maple** -- the only source of shade for our southern facing, always sunny, back yard, as well as a bird and squirrel habitat, and a large consumer of rainwater. The closer the construction is to the Maple, the greater the likelihood that the tree will die. ***It is not replaceable. Every inch and foot away from the tree roots is critical for its survival.***

To accomplish putting in the pool and saving the tree, the best option is to place the pool 4 feet from the arborvitae (and the existing fence). This respects the ordinance of a 4-foot concrete path around an inground pool. This also allows us to stay as far from the tree as possible.

Although we have the option to flip our fence to the neighbor's side and make the pool much greater than 6 feet from the fence, we are asking for a variance because doing this will require severely trimming back the arborvitae in order to place the fence on the property line. This would not be neighborly, as this would take years for the arborvitae to grow back, and it is possible that the arborvitae may not survive drastic trimming.

The existing fence is 4'6" **inside** our property line (picture below). The privacy the arborvitae provides makes them highly valuable to us and to our neighbors.

We have read the ordinance and believe that a 2-foot variance on the distance from the pool to the fence does not violate the "spirit of the law," which would seem to be intended to protect property lines and privacy. In this case, the trees have already grown through the fence and the fence now blends in with the trees (see photo below). Further, its current placement is far more neighborly than cutting back the arborvitae and moving the fence to our neighbor's side, in order to comply with the 6 foot ordinance. If the spirit of the ordinance is to prevent climbing on the fence to jump in a pool, the arborvitae have grown into the fence, and the 6' fence really cannot be climbed.

Our back yard is very private and with the existing front and side yard shrubbery and evergreens, our back yard is not visible from the street.

We have already met with the neighbors along this property line, Zhanna and Vlad Greysukh, and they are in agreement with the proposed site for the pool. They have already expressed their approval to the building department, via email.



Property Line marked. Our property is on the right. We placed our fence 4.5 feet inside the property line. (And, when our neighbors put in a 4 ft. tall fence a couple of years later, we told them to adjoin their fence to ours, rather than having their fence go down their side of the arborvitae – an unnecessary expense).



The view from the neighbor's side, 25280 Penshurst Dr.





The 50-Year Old Maple Tree



The view from our side



View from our second-floor window; note size of tree and amount of shade.

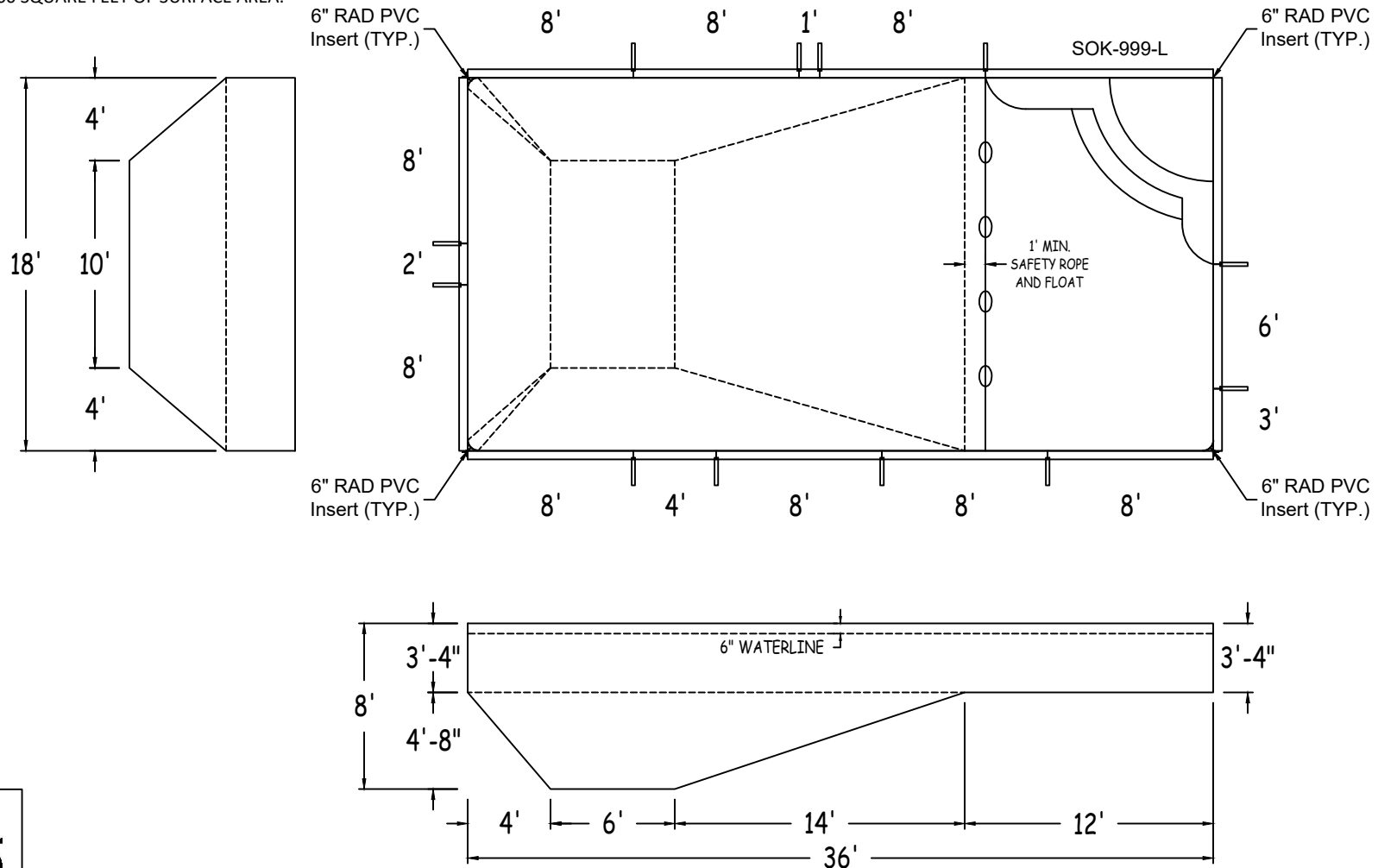
Thank you so much for your time and consideration.

Ken and Donna Lawrence  
25230 Penshurst Dr.  
Home: 216-292-2912  
Donna cell 440-669-9367  
Ken cell 440-669-4230

Pool contractor: Ron Shelling (Ron's Pool's and More): 330-240-2542

Architect: Martin Johannessen; Harmoni Designs; [info@harmonidesigns.com](mailto:info@harmonidesigns.com)

IN ACCORDANCE WITH ANSI/APSP/ICC-5 2011, THE INSTALLER IS RESPONSIBLE FOR PLACING ONE SKIMMER FOR EVERY 800 SQUARE FEET OF SURFACE AREA AND ONE RETURN FOR EVERY 300 SQUARE FEET OF SURFACE AREA.



CERT# ESR-2782

**LATHAM STEEL**

**RECTANGLE 6IN RAD 18-0 x 36-0**

42" STEEL PANELS

PERIMETER: 108'-0" VOLUME (US Gal): 21300

DWG#:

SURFACE (ft²): 648 VOLUME (Liters): 80600

2020-SPL-36118

LINER (ft²): 648 DATE: 6/15/2020 DSR:

KIT#:

CUSTOMKIT COVER (ft²): 760 SCALE: 1/8" = 1'-0"



DIVING/SLIDING EQUIPMENT SHALL BE DESIGNED FOR SWIMMING POOLS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DIVING/SLIDING EQUIPMENT MANUFACTURER'S SPECIFICATIONS. PLEASE CONTACT THE DIVING/SLIDING EQUIPMENT MANUFACTURER FOR THEIR SPECIFICATIONS.

CUSTOMER: SPP/BRUNSWICK-BEREA

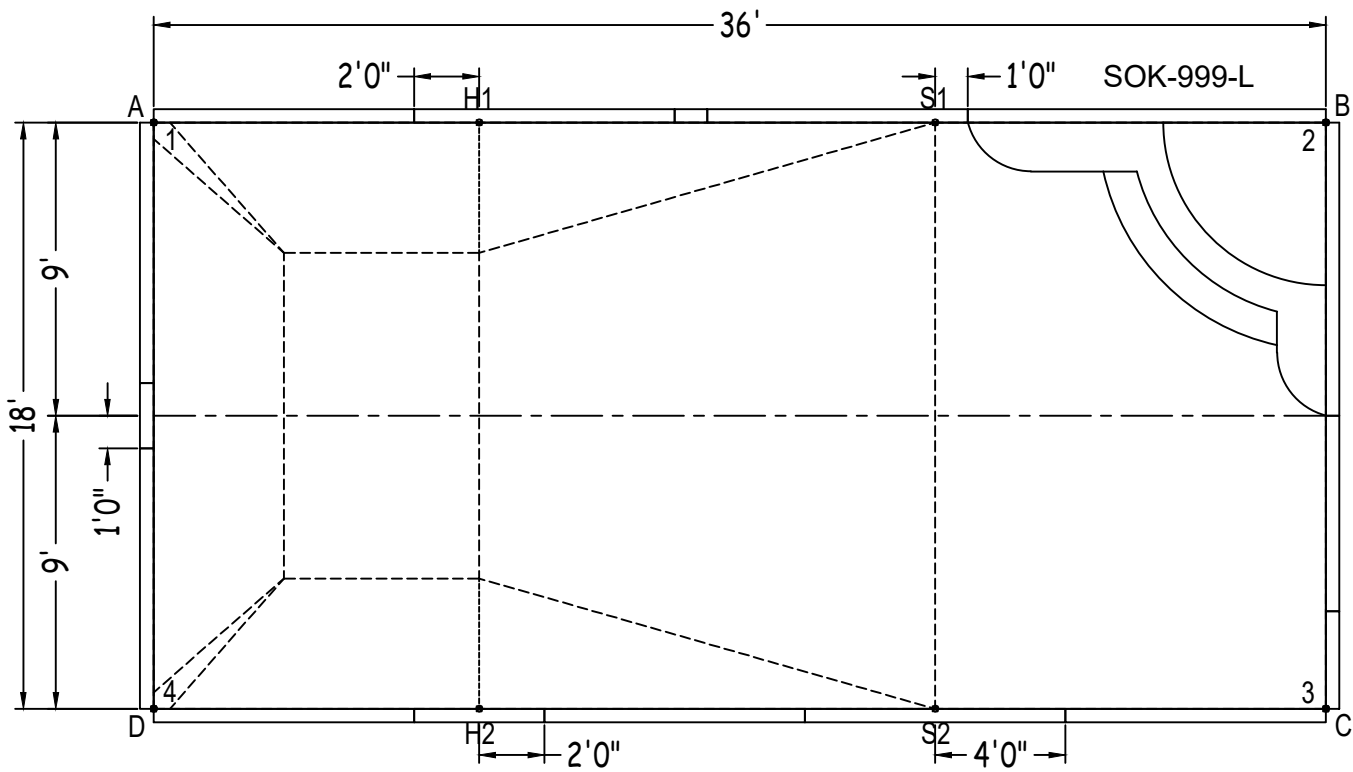
JOB NAME: LAWERENCE

ALL ASPECTS OF THIS DRAWING COMPLIES WITH ANSI/APSP/ICC-5 2011 AND 2015 ISPSC

**RECTANGLE**

SHEET: 1 OF 3

Diagonals	
S1toS2	18'-0"
H1toH2	18'-0"
S1toH1	14'-0"
S2toH2	14'-0"
S1toH2	22'-9 3/4"
H1toS2	22'-9 3/4"
1 to 2	36'-0"
1 to 3	40'-3"
1 to 4	18'-0"
2 to 3	18'-0"
2 to 4	40'-3"
3 to 4	36'-0"



		Base
Part number	Description	QTY
ST0960002X	8'	9
ST0720001X	6'	1
ST0480001X	4'	1
ST0360000X	3'	1
ST0240000X	2'	1
ST0120000X	1'	1
Brace	Brace	12
IPC-AB90	CONNECTOR CNR ANGLE 90D 42"	3
IPC-AB90-INS6R	CORNER INSERT 6" RAD PVC 42"	3
IPC-STKPK25	REBAR STAKE 18" 25PC	2
IPC-HDWSTR150	BOLT STR 3/8-16X1" C/W NUT 150PC	2
SOK-999-L	CUSTOM STEP	1

	A	B	C	D
1	0"	36'-0"	40'-3"	18'-0"
2	36'-0"	0"	18'-0"	40'-3"
3	40'-3"	18'-0"	0"	36'-0"
4	18'-0"	40'-3"	36'-0"	0"
S2	30'-0"	21'-7 1/2"	12'-0"	24'-0"
S1	24'-0"	12'-0"	21'-7 1/2"	30'-0"
H2	20'-7"	31'-7 1/2"	26'-0"	10'-0"
H1	10'-0"	26'-0"	31'-7 1/2"	20'-7"
A	-	36'-0"	40'-3"	18'-0"

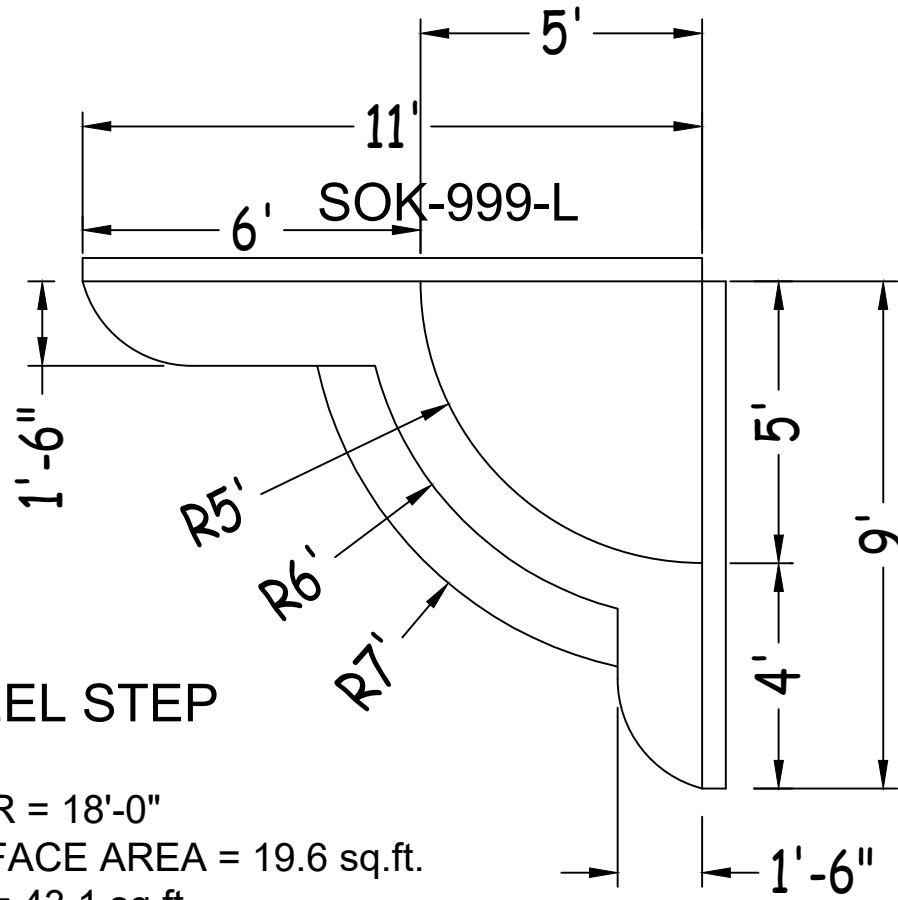
RECTANGLE 6IN RAD 18-0 X 36-0

DWG #: 2020-SPL-36118

DATE: 6/15/2020

SHEET: 2 OF 3



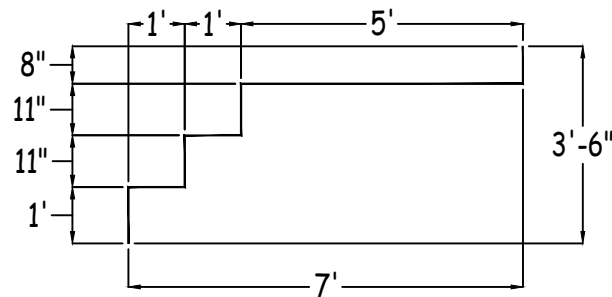
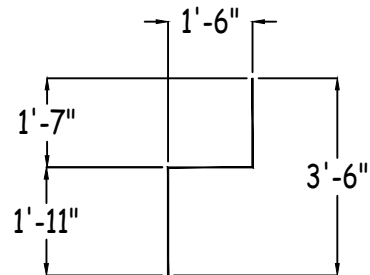


## CUSTOM OPEN TOP STEEL STEP

STEEL WALL PERIMETER = 18'-0"

EXTENDED TREAD SURFACE AREA = 19.6 sq.ft.

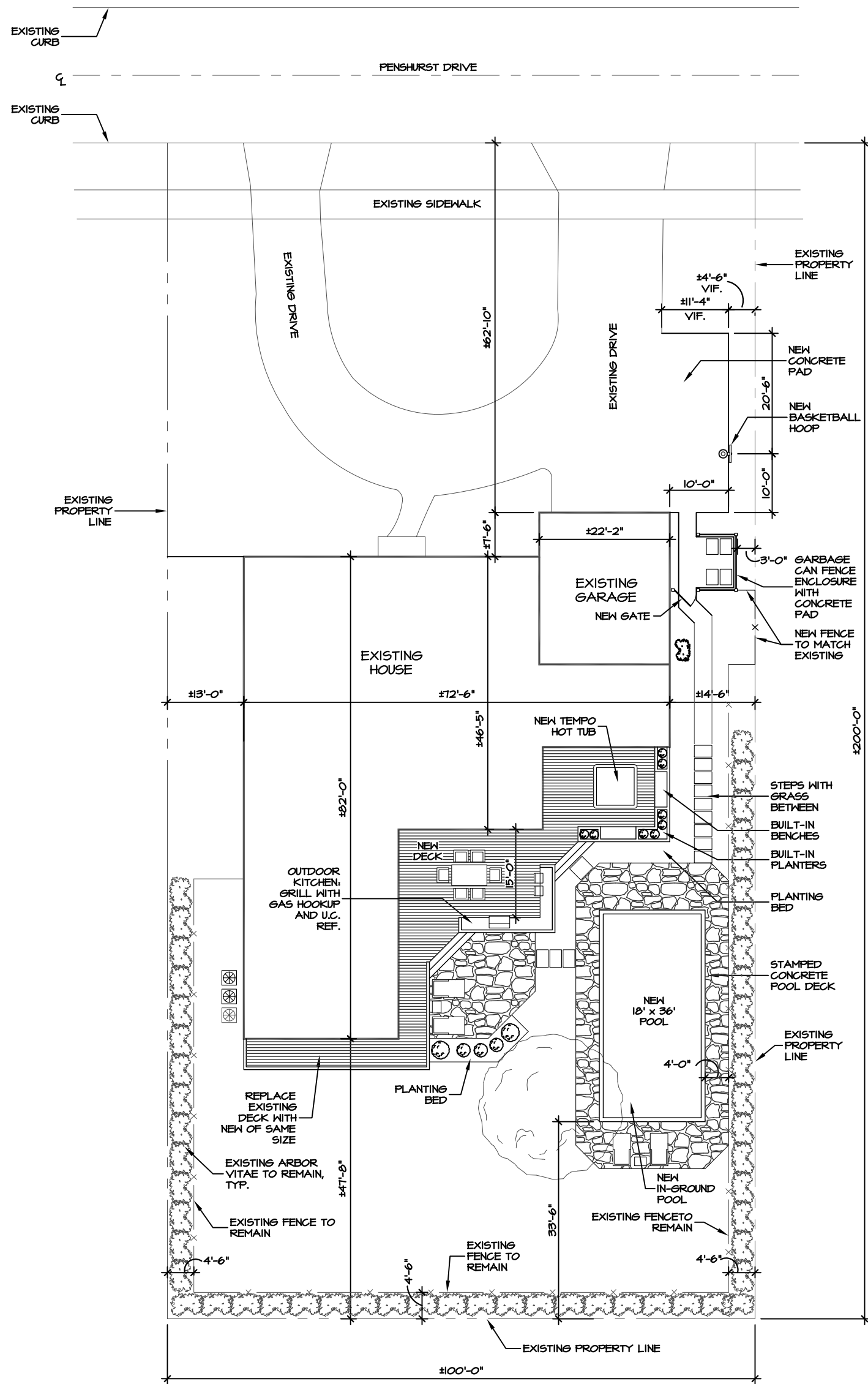
TOTAL SURFACE AREA = 43.1 sq.ft.



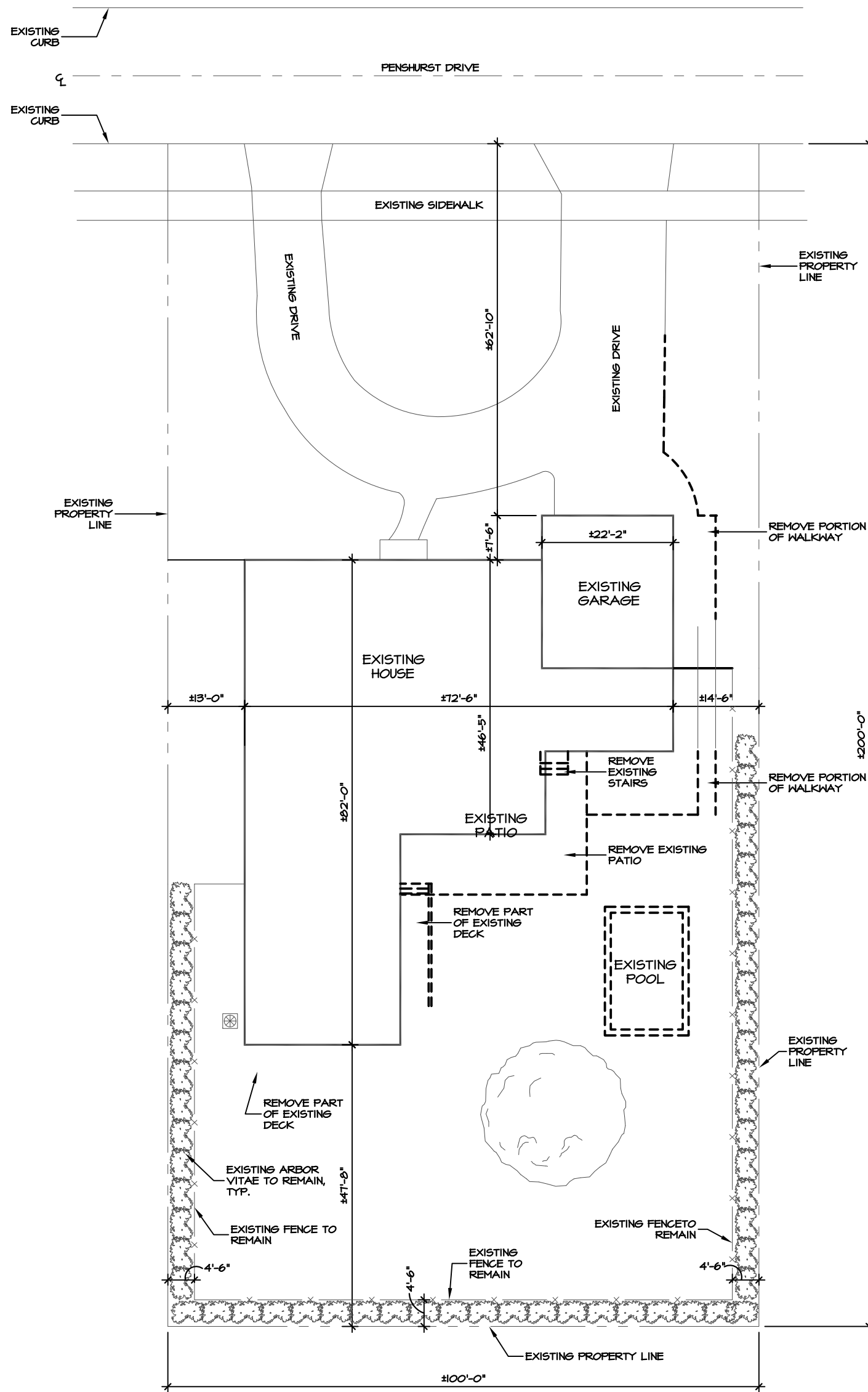
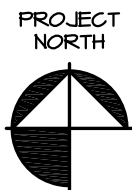
NOTE: THIS DRAWING SHEET IS NOT BASED ON AN ACCURATE PROFESSIONAL SURVEY. IT IS BASED ON BASIC FIELD MEASUREMENTS ONLY AND DOES THEREFORE NOT ACCURATELY REPRESENT THE LEGAL BOUNDARIES, MEASUREMENTS, ETC. OF THIS PROPERTY. HARMONI DESIGNS, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY OF THESE MEASUREMENTS. IF ACCURATE MEASUREMENTS, ETC. ARE REQUIRED, THEN A LICENSED PROFESSIONAL SURVEYOR SHOULD BE HIRED.

SITE PLAN SUMMARY TABLE:

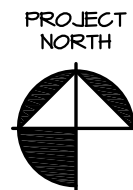
FRONT YARD AREA FROM HOUSE TO INSIDE OF SIDEWALK: 5,161 SQUARE FEET TOTAL
40% MAX. ALLOWED HARDSCAPE IN FRONT YARD: 2,307 SQUARE FEET TOTAL
TOTAL HARDSCAPE IN FRONT YARD AFTER REMODEL: 2,302 SQUARE FEET.



2 REMODELED SITE PLAN  
1"=20'-0"



1 DEMOLITION SITE PLAN  
1"=20'-0"



GENERAL NOTES:

- REFER TO ALL OTHER CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

DEMOLITION GENERAL NOTES:

- EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED TO BE COMPLETE. THE CONTRACTOR(S) SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS REQUIRED FOR THE CONTRACTED WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION AND ERECTION.
- CONTRACTOR SHALL CHECK WITH OWNER REGARDING ALL ITEMS LISTED AS "TURN OVER TO OWNER" TO DETERMINE OWNER REQUIREMENTS.
- ARCHITECTURAL DEMOLITION DRAWINGS ARE FOR SCHEMATIC PURPOSES. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS FOR FULL SCOPE OF DEMOLITION WORK THAT IS REQUIRED FOR THE PROJECT.
- SOME ITEMS MAY BE INDICATED IN THE DEMOLITION DRAWINGS AND DEMOLITION NOTES WHICH ARE NOT NECESSARILY DEMOLITION WORK BUT ARE INCLUDED TO DESCRIBE THE OVERALL SCOPE OF THE PROJECT AND TO AID IN THE DEMOLITION COORDINATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE INTENDED WORK OF THE OVERALL PROJECT.
- REMOVE PARTITIONS INDICATED TO UNDERSIDE OF STRUCTURE ABOVE. PATCH FLOOR AND WALL TO MATCH EXISTING CONDITIONS OR NEW CONSTRUCTION. PATCH/ FILL ADJACENT FLOORS. PROVIDE FLYWOOD UNDERLAYMENT FOR FLOOR LEVELING WHERE NECESSARY TO ACCEPT NEW CONSTRUCTION.
- EXISTING WALLS AND PANELING SHOWN TO BE REMOVED SHALL BE DEMOLISHED COMPLETE. THIS INCLUDES THE REMOVAL OF REINFORCEMENT, SOFFITS, DOORS, FRAMES, AND OVERHEAD BRACING. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING FOR DISCONNECTION AND REMOVAL OF EXISTING UTILITIES AND DEVICES.
- FLOORING DEMOLITION INCLUDES THE REMOVAL OF EXISTING FLOOR FINISHES, INCLUDING VCT, CERAMIC TILE, QUARRY TILE, CARPET, AND OTHER FINISHES, GROUTS, MASTICS, AND SETTING BEDS COMPLETE TO EXISTING WOOD FLOOR. PATCH WOOD FLOOR WITH NEW OR ARCHITECT APPROVED SALVAGED WOOD FLOORING TO MATCH EXISTING ADJACENT FLOORING. SAND AND REFINISH EXISTING FLOORING AS INDICATED. SANDING AND PREPARATION FOR NEW FLOOR FINISH SHALL BE BY THE FLOOR FINISH CONTRACTOR.
- PATCH REPAIR AND PAINT DAMAGE RESULTING FROM DEMOLITION TO EXISTING SURFACES AND MATERIALS. RESTORE TO ORIGINAL CONDITION.
- CONTRACTOR TO FIELD VISIT AREAS BEING DEMOLISHED PRIOR TO SUBMITTING BID.
- REMOVE MISCELLANEOUS ITEMS WITHIN LIMITS OF DEMOLITION. COORDINATE WITH OWNER ANY ITEMS TO BE SALVAGED.
- DEMOLITION OF CEILINGS INCLUDE PLASTER AND LATH, GYPSUM WALL BOARD, GRID, TILE, SUPPORTS, SOFFITS, AND RELATED ITEMS AS WELL AS ANY CEILING MOUNTED MECHANICAL, ELECTRICAL AND FIRE SUPPRESSION FIXTURES CONTAINED THEREIN. COORDINATE WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS FOR REQUIREMENTS AND ITEMS TO REMAIN.
- REMOVE DOORS, FRAMES, AND HARDWARE AS INDICATED WITHIN THE LIMITS OF CONSTRUCTION. REMOVE SILL FLUSH TO FINISH FLOOR.
- PLUG ABANDONED FLOOR OPENINGS WITH NEW CONCRETE. PLUG WITH NEW HARDWOOD TO MATCH EXISTING ADJACENT AT WOOD FLOORS. PLUG SHALL MATCH EXISTING SLAB DEPTH AND BE STRUCTURALLY SOUND TO CARRY FLOOR LOAD OF 100 LBS/ SQ FT.
- ALL FIRE RATED ASSEMBLIES (COLUMNS, SHAFTS, WALLS, CEILINGS, FLOORS, ETC.) SHALL BE MAINTAINED OR BE RELOCATED/ PATCHED. MATCH EXISTING FIRE RATINGS.
- ALL FLOOR CUTTING, PATCHING, AND LEVELING REQUIRED BY ALL TRADES IS BY GENERAL CONTRACTOR. LEVELING MATERIAL SHALL BE MANUFACTURED BY ARDEX OR BY OWNER/ ARCHITECT APPROVED MANUFACTURER. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- WHERE NEW DOORS ARE INDICATED, CUT OPENING IN EXISTING WALL. PREPARE OPENINGS FOR NEW DOOR. PATCH ADJACENT WALLS TO MATCH EXISTING. PROVIDE LINTELS AS REQUIRED FOR NEW OPENINGS.
- ANY ENCOUNTERED HAZARDOUS MATERIALS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. HAZARDOUS MATERIALS SHALL BE REMOVED UNDER A SEPARATE CONTRACT. THE REMOVAL AND ABATEMENT OF HAZARDOUS MATERIALS SHALL BE PERFORMED AS REQUIRED BY ALL GOVERNING CODES AND REGULATIONS. GENERAL ABATEMENT CONTRACTOR IS RESPONSIBLE FOR FILING ALL DOCUMENTS WITH THE ENVIRONMENTAL PROTECTION AGENCY AND THE HEALTH DEPARTMENT.
- THE GENERAL CONTRACTOR SHALL DISCONNECT AND CAP UTILITY LINES PRIOR TO THEIR REMOVAL.



Your Creative Design  
and  
Green Building Advisors

2990 Berkshire Road  
Cleveland Heights, Ohio 44118  
Phone: 216.496.2455  
Email: info@harmonidesigns.com  
www.harmonidesigns.com

Architect's Stamp



Consultant's Stamp

NOTICE:

DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HARMONI DESIGNS, LLC. THE USE OF THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF HARMONI DESIGNS, LLC.

COPYRIGHT © 2017.

LAWRENCE RESIDENCE

25230 Penshurst Drive

Beachwood, Ohio 44122

ISSUED/ REVISED FOR DATE  
PERMIT MAY 5, 2020

DRAWN BY: MJ CHECKED BY: MJ

PROJECT NO: IT-001

FILE:

SHEET TITLE

SITE PLANS & DEMO.  
GENERAL NOTES

SHEET NO.

A0-2

## 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 22, 2020

RE: **P&Z 2020-12 Donna and Ken Lawrence**  
**25230 Penshurst Drive**



This request is for both preliminary and final site plan approval for the installation of an in-ground pool and deck in the rear yard. The site plan indicates that all of the new decking will meet the setback requirements and that the pool, decking, and patio will comply with the maximum rear yard coverage.

Swimming pools are required to be 10 feet from the rear lot line and 10 feet from the dwelling. The required side setback varies by lot width. In this instance the required side yard is 14 feet. The applicant is proposing to locate the pool 33.5 feet from the rear lot line, which greatly exceeds the minimum setback requirement. The applicant proposes to locate the new pool 8.5 feet from the side lot line, which would require a variance of 5.5 feet or 39%. There is a substantial tree located in the yard that would have to be removed in order to place the pool at the required side yard setback, which represents a practical difficulty for compliance.

These are two additional mitigating factors. The first is that there is a substantial buffer of arborvitaes surround the rear yard that virtually block any view of the pool from the adjacent property. The second factor is that the existing in-ground pool is located 12 feet from the side lot line, so the new pool will only be 3.5 feet closer than the current pool.

Since this is a variance to Chapter 1113, the Planning and Zoning Commission has final authority to grant or deny the application. It is recommended that the Planning and Zoning Commission grant the variance along with both preliminary and final site 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 1113.02(c)(3) with regard to the minimum required side yard setback for



P&Z 2020-12  
Donna and Ken Lawrence  
25230 Penshurst Drive  
June 22, 2020  
Page 2

- accessory recreation structures.
2. Granting a variance of 5.5 feet to Section 1113.02(c)(3) to permit an in-ground pool to be located 8.6 feet from the side lot line in lieu of the 14 feet required by Code.