

**Beachwood Planning and Zoning Commission Meeting Agenda**  
**Thursday, October 29, 2020, 6:30 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 September 24, 2020 Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission  
**2020-18** Rebecca Fertel, Architect, on behalf of Steve Schwartz and Andreia Brunstein, property owner, is requesting preliminary and final site plan for a two-story addition at 2373 Beachwood Blvd.
6. Planning and Zoning Commission  
**2020-19** Charles Chabanik, representing Lake Health Beachwood Medical Center, is requesting preliminary and final site plan approval for a modification to existing monument sign to include word "Emergency" currently located at main entrance of 25501 Chagrin Blvd.
7. Planning and Zoning Commission  
**2020-20** Tim Reynolds, Select Sign Inc., on behalf of NELLEKBW, property owner, is requesting preliminary and final site plan approval for exterior wall and monument sign to be located at 3875 South Green Road, The Goddard School.



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: 09.10.20

OWNER OF BUILDING: Steven Schwartz and Andreia Brunstein PHONE: (973)986-7269

STREET ADDRESS: 2373 Beachwood Boulevard

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Rebecca Fertel PHONE: (845)352-0086

COMPANY OR FIRM: Rebecca Fertel, Architect

EMAIL: rfertel@gmail.com

STREET ADDRESS: 3429 Blanche Avenue

CITY/STATE/ZIP: Cleveland Heights, OH 44118

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

Architect - rfertel@gmail.com, homeowners - schwars5@ccf.org

and abrunstein76@gmail.com

**DESCRIPTION OF THE PROPERTY:**

ADDRESS: 2373 Beachwood Boulevard SUITE #

TENANT NAME:

PERMANENT PARCEL #  -  -  PRESENT USE:  PROPOSED USE:

PURPOSE OF APPLICATION: Requests 5' variance to rear yard setback

**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**):

Expansion limited to the two story side of the tri level house by ex'g layout

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

Rebecca Fertel

PRINTED NAME

09/10/20

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

<b>Primary Owner</b>	SCHWARTZ STEVEN & BRUNSTEIN ANDREIA
<b>Property Address</b>	2375 Beachwood BLVD Beachwood,OH 44122
<b>Tax Mailing Address</b>	INFO-PRO MORTGAGE SERVICES CORP. 55 S MAIN ST FOND DU LAC, WI 54935
<b>Legal Description</b>	8 GREENL 0023 NP
<b>Property Class</b>	SINGLE FAMILY DWELLING
<b>Parcel Number</b>	741-11-003
<b>Taxset</b>	Beachwood
<b>Tax Year</b>	2019

#### Assessed Values

Land Value	\$34,690
Building Value	\$98,600
Total Value	<u>\$133,290</u>
Homestead Value	\$

#### Market Values

Land Value	\$99,100
Building Value	<u>\$281,700</u>
Total Value	<u>\$380,800</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	\$8,026.06
Less 920 Reduction	\$3,410.30
Sub Total	<u>\$4,615.76</u>
10% Reduction Amount	\$385.49
Owner Occupancy Credit	\$96.37
Homestead Reduction Amount	<u>\$ .00</u>
Total Assessments	<u>\$55.02</u>
Half Year Net Taxes	<u>\$4,188.92</u>

#### Rates

Full Rate	120.43
920 Reduction Rate	.424904
Effective Rate	69.258847

#### Escrow

Escrow	N
Payment Amount	\$ .00

	Charges	Payments	Balance Due
Tax Balance Summary	<b>\$8,377.82</b>	<b>\$8,377.82</b>	<b>\$ .00</b>

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

Taxset	Charge Type	Charges	Payments	Balance Due
<b>Beachwood</b>				
	1st half tax	\$4,133.90	\$4,133.90	\$ .00
	1ST HALF BALANCE	\$4,133.90	\$4,133.90	\$ .00
	2nd half tax	\$4,133.90	\$4,133.90	\$ .00
	2ND HALF BALANCE	\$4,133.90	\$4,133.90	\$ .00
<b>C100030C-SEWER MAINTENANCE</b>				
	1st half tax	\$27.51	\$27.51	\$ .00
	1ST HALF BALANCE	\$27.51	\$27.51	\$ .00
	2nd half tax	\$27.50	\$27.50	\$ .00
	2ND HALF BALANCE	\$27.50	\$27.50	\$ .00
<b>C100030S-Sewer Maintenance</b>				
	1st half tax	\$27.51	\$27.51	\$ .00
	1ST HALF BALANCE	\$27.51	\$27.51	\$ .00
	2nd half tax	\$27.50	\$27.50	\$ .00
	2ND HALF BALANCE	\$27.50	\$27.50	\$ .00
<b>Total Balance</b>		<b>\$8,377.82</b>	<b>\$8,377.82</b>	<b>\$ .00</b>

\* Taxes are updated within the hour



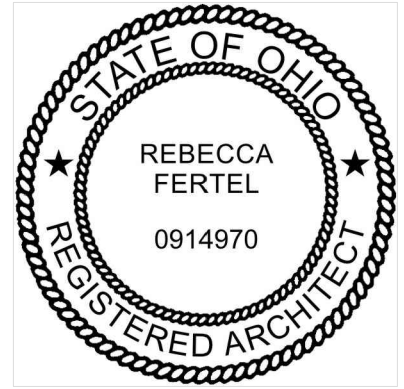
**APPLICANT:** 2373 Beachwood Boulevard

<b>P&amp;Z:</b>	<b>ZONING DATA</b>		<b>DATE: 9/10/20</b>
<b>ZONING STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
ZONING DISTRICT	no change		
MINIMUM LOT AREA	no change		
MINIMUM LOT FRONTAGE	no change		
MINIMUM FRONT YARD BUILDING SETBACK	no change		
MINIMUM SIDE YARD BUILDING SETBACK	no change		
MINIMUM REAR YARD BUILDING SETBACK	40 feet	35 feet	5'
MAXIMUM BUILDING HEIGHT	35 feet	27 feet	
MINIMUM LANDSCAPED AREA			
MINIMUM PARKING SETBACKS	Front = Side = Rear =	Front = Side = Rear =	
MINIMUM DRIVE AISLE	no change		
MINIMUM PARKING STALL	no change		
MINIMUM OFF-STREET PARKING	no change		
SITE DEVELOPMENT PLANS	no change		

TOP OF RETAINING  
WALL EL. 1091.5±  
BOT. OF WALL EL.  
1088.5±

77.67'  
PROPOSED  
2 STORY  
ADDITION  
504 SF

LINE OF EX'G  
WOOD PATIO  
TO BE  
DEMOLISHED



Rebecca Fertel, Architect · 3429 Blanche Avenue  
Cleveland Heights, OH 44118 · (845) 352-0086  
License No. 0941970 Exp. 12/31/21

Drawn by rf Job number 2031

Additions and Renovations to  
Schwartz Residence  
2373 Beachwood Boulevard, Beachwood, Ohio  
Site Plan

Issued for  
08.23.2020 Client Review  
09.10.2020 BZA  
10.07.2020 added Topo

Drawing number

S-1

Site Plan

1"=20'



WENDOVER DRIVE 50'

1088

122.23'

EX'G  
AC  
UNIT

1090

20' SIDE YARD SETBACK

EX'G 2 STORY  
RESIDENCE  
STEVEN SCHWARTZ  
AND ANDREIA  
BRUNSTEIN  
2373 BEACHWOOD  
BLVD  
PPN. 741-11-003  
EL. 1093±

7' SIDE YARD SETBACK

NEW  
CONCRETE  
PATIO  
AND  
PERGOLA  
300 SF

EX'G  
FENCE

TOP OF RETAINING  
WALL EL. 1089.5±  
BOT. OF WALL EL.  
1088±

35' FRONT YARD SETBACK

EX'G  
CONCRETE  
DRIVE

57.67'

1090

1088

BEACHWOOD BLVD 80'

SITE INFORMATION OBTAINED FROM  
CUYAHOGA COUNTY GIS WEBSITE.  
ARCHITECT IS NOT RESPONSIBLE  
FOR PROPERTY BOUNDARY  
ERRORS.

NOTE: CONTRACTOR TO ENSURE  
ALL SURFACE STORM WATER  
RUNOFF IS CONTAINED WITHIN  
PROPERTY LIMITS AND NOT  
DIRECTED TO ADJACENT  
PROPERTIES



# Cuyahoga County GIS Viewer



Date Created: 8/17/2020

## Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

104 0 52 104 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





2373 Beachwood Boulevard - Front





Right Adjacent Property (Beachwood Boulevard)





Left Adjacent Property (Wendover Drive)



Partial Rear – Site of New Addition









Rear View with Tree Visible

## 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: October 9, 2020

RE: **P&Z 2020-18**      **Rebecca Fertel, Architect**  
**Steve Schwartz & Andreia Brunstein**  
**2373 Beachwood Boulevard**

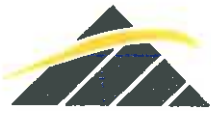


This request is for approval of a rear yard setback variance of 5 feet to accommodate a proposed two-story addition onto the rear of the existing dwelling. The subject site is a corner lot located at the intersection of Beachwood Boulevard and Wendover Drive and is located in the U-1 Single Family Residential District. Section 1113.03 requires a rear yard setback in U-1 Districts of 40 feet. The applicant is proposing to locate the addition 35 feet from the rear lot line. The required variance would be approximately 14%.

Since the subject site is a corner lot, the addition would back up to the side lot line of the adjacent dwelling. Even with the variance, however, the proposed addition would be further from the adjacent house than the typical side yard setback. The proposed site plan indicates that the applicant would comply with the side yard setback requirements on both side lot lines. Because of the corner lot situation, the proposed addition will sit forward of the adjacent house on Wendover Drive; however, that same situation exists on virtually every corner lot in the City. The existing dwelling on the subject site has a relatively small footprint compared to the surrounding dwellings.

Should the Commission determine to grant the variance, the following findings and stipulations are recommended:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1113.03 with regard to the minimum required rear yard setback.
2. Granting a variance of 5 feet to Section 1113.03 to permit the dwelling to be located 35 feet from the rear lot line in lieu of the 40 feet required by Code.



**GPD GROUP**  
Glus, Pylo, Scherrer, Burns & DeHaven, Inc.

**Cleveland Office**

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Cleveland, OH 44125

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

**MEMORANDUM**

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

**Meeting Date: October 29, 2020**

**Report Date: October 22, 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 2020-18**

**Rebecca Fertel, Architect, on behalf of Steve Schwartz and Andreia Brunstein, property owner, is requesting preliminary and final site plan approval for a 2-Story addition at 2373 Beachwood Blvd.**

After further discussion with internal City Staff we recommend approval of this project subject to the following:

1. All backyard drainage must be contained/captured on the property through the use of swales and yard drains. The applicant must submit a civil/site plan, prepared by a State of Ohio Registered Engineer, clearly showing all existing and proposed drainage patterns, including drainage patterns beyond the property line adjacent to the new addition. A yard drain should be anticipated to be installed near the NE corner of the property to collect the surface water before it leaves the property.

## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Shaun Lutz, Assistant Chief  
CC: File  
Date: 10-14-2020  
Re: P&Z # 20-18– 2373 Beachwood Blvd – addition

---

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

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**Police Department**

Planning & Zoning Report

TO: Planning and Zoning Commission  
FROM: Chief Kelly Stillman *KJS*  
DATE: 6 October 2020  
RE: **P&Z 2020-18-19-20**

---

Regarding P&Z 2020-18-19-20 listed on the Thursday, October 29 agenda, the police department has no questions or comments at this time.

**PLANNING & ZONING APPLICATION**

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

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

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

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

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

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

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

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

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

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

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

**DESCRIPTION OF THE PROPERTY:**

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

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

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

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

**NATURE OF THE REQUEST** (check as many as apply):

- ☐ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☐ Rezoning
- ☐ Zoning text amendment
- ☐ Other \_\_\_\_\_
- ☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.  
Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. \_\_\_\_\_



- 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.

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.

	<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>

---

SIGNATURE

---

PRINTED NAME

---

DATE

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: \_\_\_\_\_

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



**LEGEND**

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ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

	= PROPOSED SPOT GRADE
	= PROPOSED GRADE AT CURB
	= EXISTING SPOT GRADE

SPECIALTY  
HOSPITAL

PROJECT NO.  
17030.000

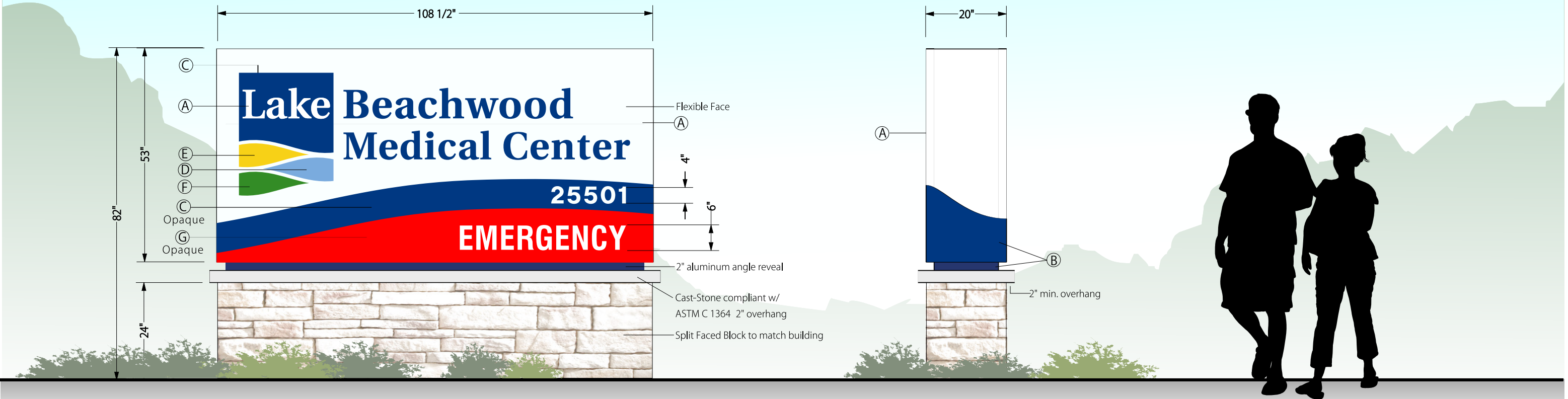
GRADING PLAN

# C104





- A. White
- B. MP10147 Blue
- C. 3M 3630-36 Blue
- D. 3M 3630-8102 Lt. Blue
- E. 3M 3630-25 Sunflower
- F. 3M 3630-5683 Green
- G. 3M 7725-53 Cardinal Red



① Elevation  
39.93 sq. ft. / cabinet only



contact: **Scott Smith**  
419-344-5660  
scott@scottconsultinginc.com

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	client:	sign type: D/F Illuminated Entry Monument Sign	
	location: Beachwood, OH	filename: LakeEncore (Beachwood) 3-21-18	scale: 1/2" = 1'-0"
		drawn by / date: TB 3-21-18	
		revisions: TB 5-4-18 TB 5-14-18 TB 5-21-18 TB 5-25-18 TB 6-6-18 TB 6-8-18 TB 7-31-18 TB 8-31-18 TB 9-28-18	



## 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: October 9, 2020



RE: **P&Z 2020-19 Lake Health Beachwood Medical Center**  
**25501 Chagrin Boulevard**

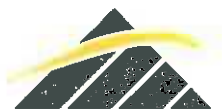
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This request is for approval to modify the existing monument sign by adding the word “Emergency” to the sign. Normally a modification of language on a monument sign would not come before the Planning and Zoning Commission for approval. In this instance, however, the Commission’s approval in September of 2018 of the wayfinding sign package for the subject site pursuant to Section 1141.17(d) included a stipulation that the monument sign not include the word “emergency.” The applicant is requesting that the Commission remove that stipulation.

The sign regulations govern the number, type, size, and location of signs, but do not specifically regulate the content or verbiage placed on signs other than limiting off-premises advertising. There is no provision in the Code for the Commission to approve the content of monument signs. The current restriction was stipulated as part of the Commission’s discretionary authority regarding the approval of the wayfinding signs on the site. In 2018 there was substantial discussion as to whether the use of the word “emergency” on the monument sign would create safety issues by misdirecting someone seeking the emergency services at the Ahuja Medical Center.

The applicants are operating an emergency room on the subject site, so the proposed language would not violate any restriction against off-premises advertising.

It is recommended that the Commission remove the stipulation and permit the applicant to place the word “emergency” on the existing monument sign.



**GPD GROUP®**  
Gisus, Pyle, Schommer, Barnes & DeHaven, Inc.

**Cleveland Office**

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Cleveland, OH 44125

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

**MEMORANDUM**

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

**Meeting Date: October 29, 2020**

**Report Date: October 15, 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 2020-19**

**Charles Chabanik, representing Lake Health Beachwood Medical Center, is requesting preliminary and final site plan approval for a modification to existing monument sign to include word "Emergency" currently located at the main entrance of 25501 Chagrin Blvd.**

We have reviewed the application and there are no Engineering Comments on this item.

## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Shaun Lutz, Assistant Chief  
CC: File  
Date: 10-14-2020  
Re: P&Z # 20-19 – 25501 Chagrin – Emergency Sign

---

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: Chief Kelly Stillman *KJS*  
DATE: 6 October 2020  
RE: **P&Z 2020-18-19-20**

---

Regarding P&Z 2020-18-19-20 listed on the Thursday, October 29 agenda, the police department has 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: 10/5/20

OWNER OF BUILDING: Nellek BW LLC

PHONE: 440-350-1333

STREET ADDRESS: 7645 Fredle Dr.

CITY/STATE/ZIP: Painesville, OH 44077

APPLICANT: Tim Reynolds

PHONE: 865-690-1431

COMPANY OR FIRM: Select Sign Inc.

EMAIL: trey@selectsign.com

STREET ADDRESS: 11319 Laurel Brook Ct.

CITY/STATE/ZIP: Riverview, FL 33569

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

Tim Reynolds, trey@selectsign.com

### DESCRIPTION OF THE PROPERTY:

ADDRESS: 3875 South Green Rd

SUITE #

TENANT NAME: Beachwood Goddard Schools

PERMANENT PARCEL # 742 39 001 1

PRESENT USE:

PROPOSED USE:

PURPOSE OF APPLICATION: Monument signs

### 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 permanent exterior sign approval

☐ 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><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

Tim M Reynolds  
PRINTED NAME

10/05/2020  
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





## The Richard E. Jacobs Group LLC

**Carl F. Frey P.E.**  
Director - Engineering  
cfrey@rejacobsgroup.com  
(440) 497-8285

VIA E-MAIL to [trey@selectsign.com](mailto:trey@selectsign.com)

September 25, 2020

Mr. Tim Reynolds  
Select Signs, Inc.  
11319 Laurel Brook Court  
Riverview, FL 33569

**RE: The Goddard School  
Chagrin Highlands – Beachwood, Ohio**

Dear Tim,

On behalf of Chagrin Highlands, Ltd. we have reviewed and approve the listed sign plans for general conformance with the Chagrin Highlands Design Guidelines:

Sketch	Description	Date	Prepared By
81120	building sign	Rev. 08/25/20	Select Sign
82420	monument sign	08/24/20	Select Sign

We thank you for your submittal and look forward to the project's opening as a part of Chagrin Highlands!

Sincerely,  
**THE RICHARD E. JACOBS GROUP LLC**

*Carl F. Frey*

Carl F. Frey, PE

**C: Kristina Turk / The Goddard School  
Philip Adkins / Adkins Building Company  
William Griswold / Beachwood Building Department  
J. F. Eppele, D. R. Krause**



Letter and Icon mounting detail

Goddard custom logo and letter set, Signfoam-1 5lb density color-Goddard Blue, Red, White.



1 1/2" depth



1/8" dia.x 4" length threaded aluminum studs, with silicone adhesive applied to studs.

All letters and icon segments are individual pieces. There is no backing behind either on the building surface. Letters and icon will be mounted to existing wall. All pieces are non-illuminated.



SKETCH: #CORP  
SALESPERSON: TIM R.  
DESIGNER: JAROD  
DATE: 04/20/13  
REVISION:

DRAWN FOR  
GODDARD SCHOOL  
  
Not to Scale

This is an original, unpublished drawing by Select Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Select Sign Co. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of Select Sign, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.

SELECT SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

Letter and icon detail

THE 6.25"



48"

GODDARD SCHOOL®

3'-4"

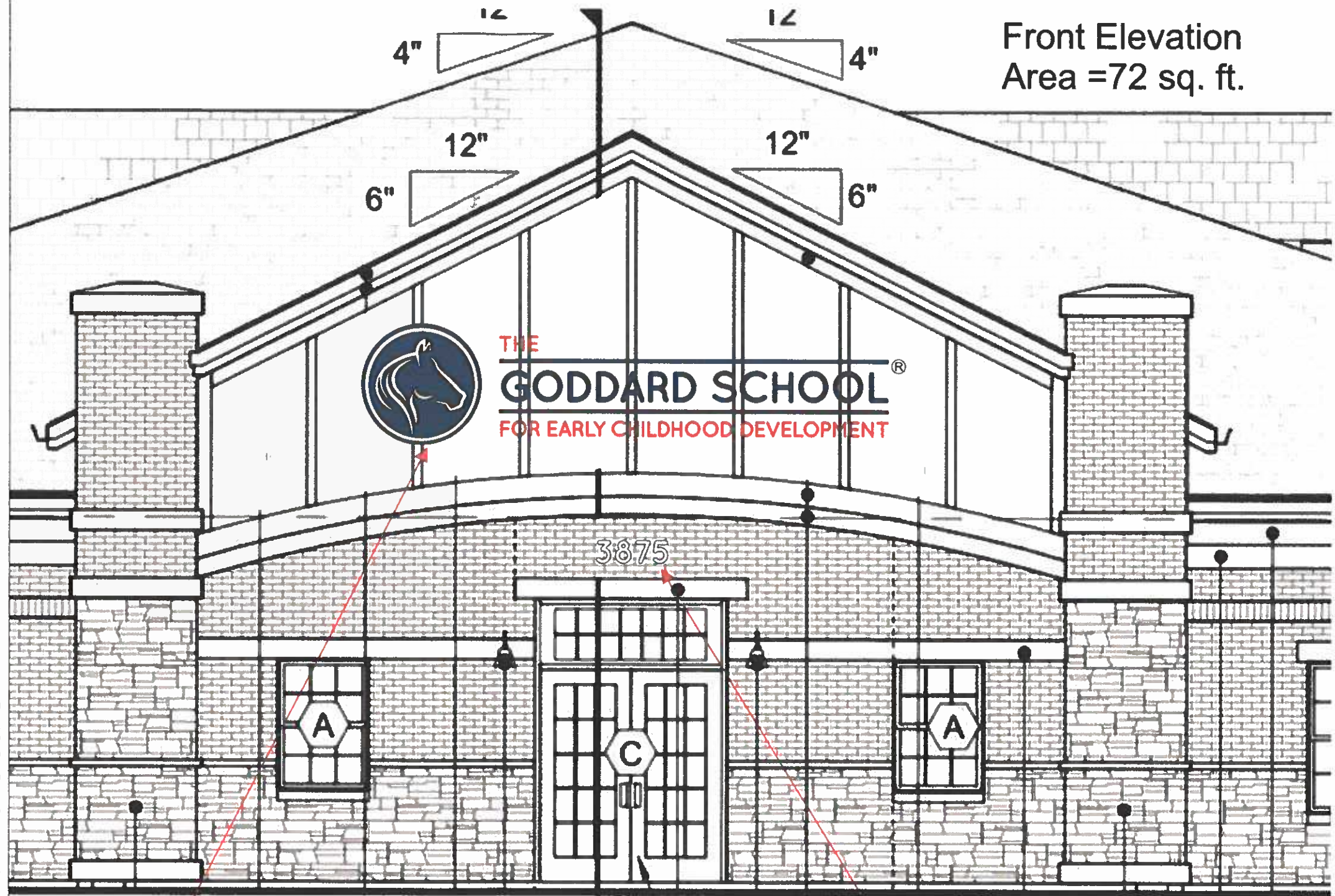
12.5"

6.25"

FOR EARLY CHILDHOOD DEVELOPMENT

18'-0"

Not To Scale



Front Elevation  
Area = 72 sq. ft.

Goddard HDU custom logo and letter set, color-Goddard Blue to match PMS 295C, Red to match PMS 485C, White

9" address numerals to match letter set. Color-White to show on brick surface.



SKETCH: #81120  
SALESPERSON: TIMR.  
DESIGNER: JAROD  
DATE: 08/11/2020  
REVISION: 08/25/20

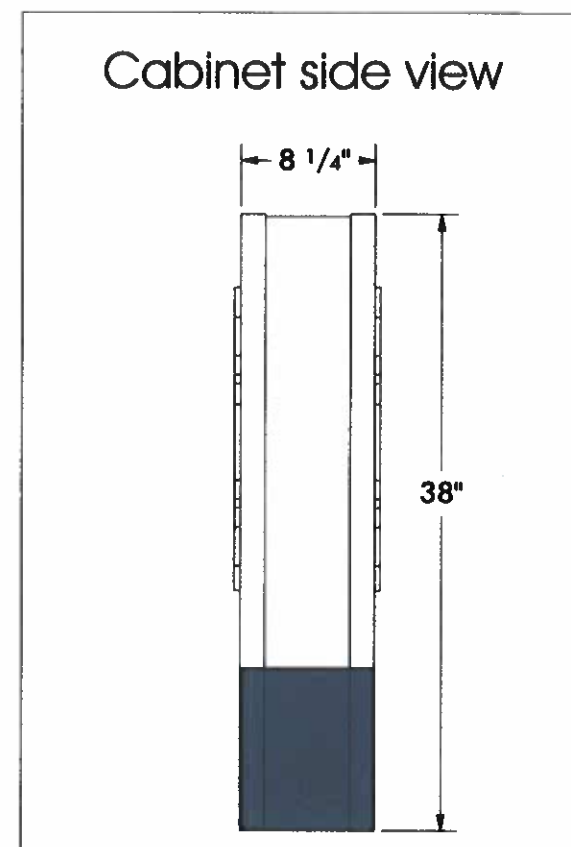
DRAWN FOR  
GODDARD SCHOOL  
BEACHWOOD, OH

Scale-3/16" = 1'-0"

This is an original, unpublished drawing by Select Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Select Sign Co. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of Select Sign, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.

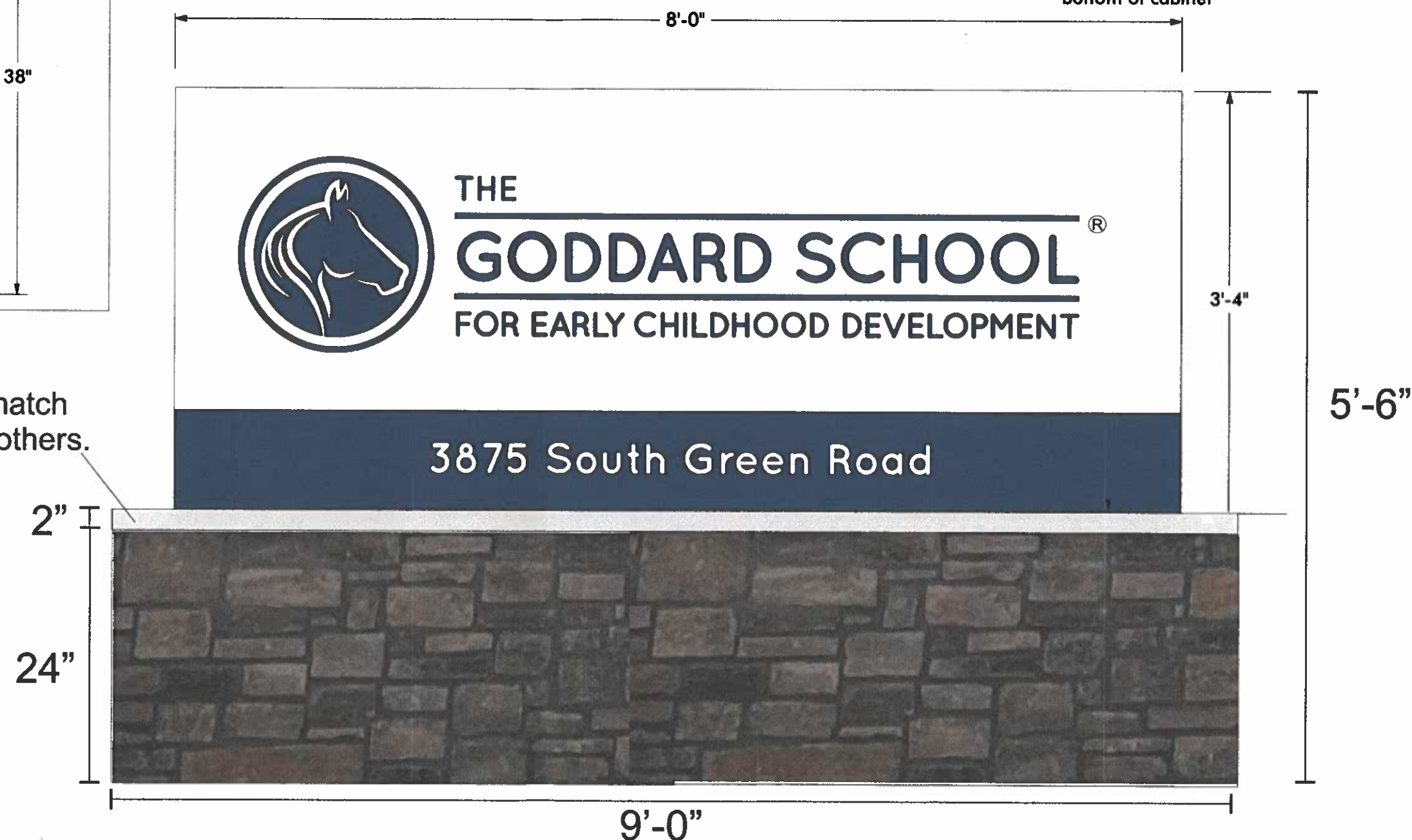
SELECT SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.





- Cabinet: (Aluminum)**  
 ( 1-SF ) 96" x 38" x 8-1/4"
- internally illuminated w/ white LEDs
  - internal multi-volt transformers
  - cut/off located at bottom of cabinet
  - mounts to new masonry piers
  - push-thru face/edge lit logo & logo copy
  - pierced cut/ back lit sub copy
  - cabinet to be masked/painted as shown
  - cabinet faces attach via top & sides of sign cabinet
  - electrical to run up masonry pier and into bottom of cabinet

Masonry base to match building stone, by others.



SKETCH: #82420  
 SALESPERSON: TIM R.  
 DESIGNER: JAROD  
 DATE: 08/24/20  
 REVISION:

DRAWN FOR  
GODDARD SCHOOL  
BEACHWOOD, OH

Scale-3/4" = 1'-0"

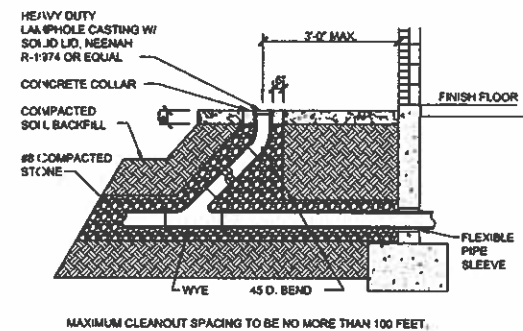
This is an original, unpublished drawing by Select Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Select Sign Co. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of Select Sign, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.

SELECT SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

DESIGN TEAM TO COORDINATE WITH LOCAL JURISDICTION IF BIKE RACKS ARE REQUIRED.

## 17 BICYCLE RACK

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



## 18 TYP. CLEANOUT DETAIL

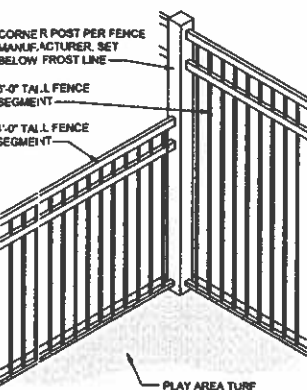
SCALE: N.T.S.

### HANDRAIL ACCESSIBILITY NOTES

1. FOR ACCESSIBILITY, PLEASE REFERENCE ADA 30 CFR 1191 FINAL RULE. PLAY AREAS, ADA MAIN ENTRANCE PATHWAYS SHOULD BE 72 INCHES TO 84 INCHES WIDE. ALL PATHWAYS MUST PROVIDE ADEQUATE CLEARANCES AS PRESCRIBED BY THE UFAS AND ADA STANDARDS. PATHWAY SLOPES SHOULD BE NO GREATER THAN 1:20 UNLESS THEY ARE PROVIDED WITH A HANDRAIL. MORE THAN 1:20 IS CONSIDERED A RAMP. CROSS SLOPES WILL BE LIMITED TO 1:50.
2. PLATFORMS, STAIRS, HANDRAILS ON STAIRS, GUARDRAILS, AND PROTECTIVE BARRIERS ON PLATFORMS MUST BE DESIGNED IN COMPLIANCE WITH REQUIREMENTS CONTAINED IN THE LATEST EDITION OF THE HANDBOOK FOR PUBLIC PLAYGROUND SAFETY. CONSUMER PRODUCT SAFETY COMMISSION (CPSC). THE HEIGHT OF PLATFORMS AND THE AGE GROUP USING THE PLATFORM WILL DETERMINE WHEN A GUARDRAIL OR PROTECTIVE BARRIER IS REQUIRED. GUARDRAILS MAY BE USED IN PLATFORMS AT LOWER HEIGHTS, WHILE PROTECTIVE BARRIERS MUST BE PROVIDED ON HIGHER PLATFORMS.
3. HANDRAILS MUST BE PROVIDED TO ACCOMMODATE THE INTENDED AGE GROUP ON ALL STAIRS (INCLUDING ADULTS) FOR CHILDREN. HEIGHTS WILL RANGE BETWEEN 30 INCHES ABOVE THE LEADING EDGE OF THE TREAD AND 36 INCHES. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO HAVE TWO RAILINGS MOUNTED AT DIFFERING HEIGHTS.
4. GUARDRAILS MUST BE PROVIDED FOR INFANTS AND TODDLERS ON ALL PLATFORMS GREATER THAN 11-13/16 INCHES ABOVE ADJACENT SURFACES. GUARDRAILS MUST BE PROVIDED FOR PRE-SCHOOL-AGE CHILDREN ON ALL PLATFORMS GREATER THAN

## 19 HANDRAIL DETAIL

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



## 20 FENCE TRANSITION DETAIL

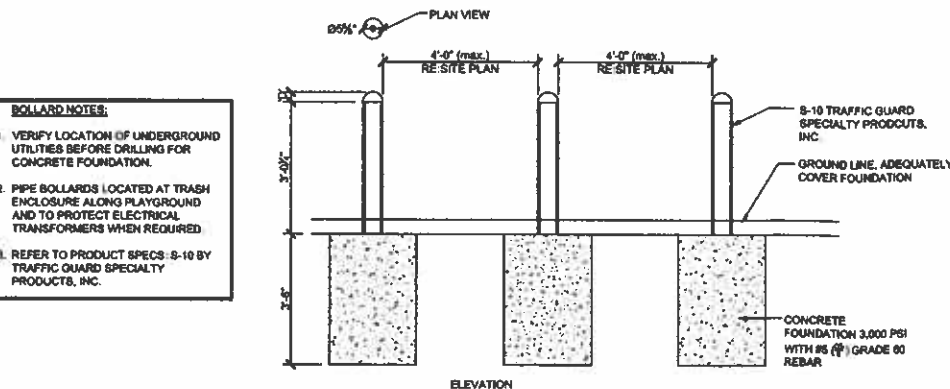
SCALE: N.T.S.

### FENCE NOTES

IT IS IMPORTANT THAT FENCES BE DESIGNED SO THAT THERE ARE NO SPACES BETWEEN PICKETS WHICH ARE BETWEEN 1-3/4" MINIMUM AND 3-1/2" MAXIMUM TO PREVENT CHILDREN'S HEADS FROM BEING ENTRAPPED.

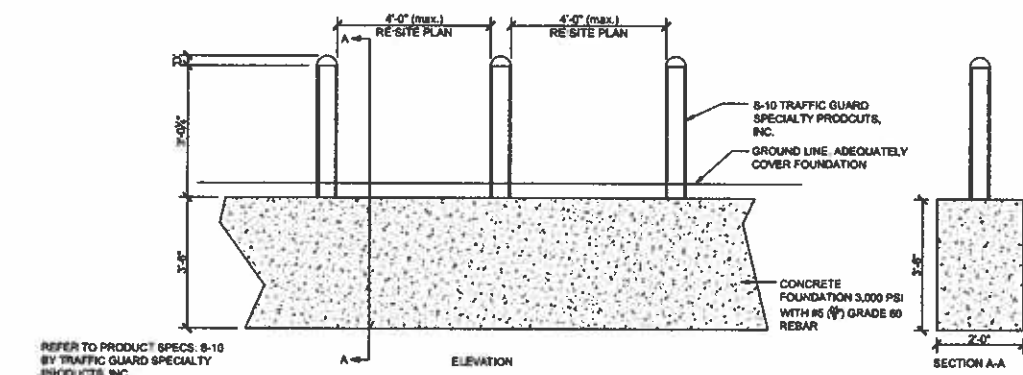
## ISSUE

REVISIONS	DATE
1	11/15/19



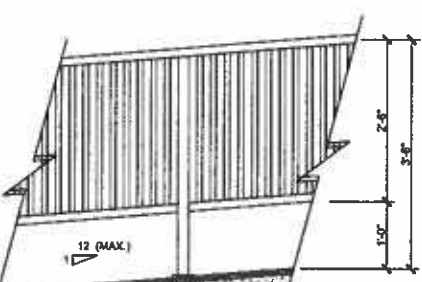
## 10 SHAFT FOOTING BOLLARD (DISTANCE > 4'-0")

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

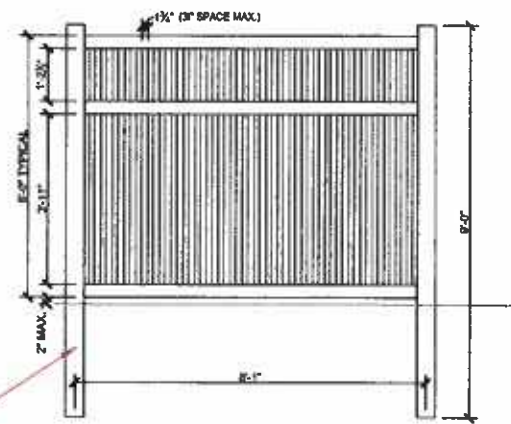


## 11 TRENCH FOOTING BOLLARD (DISTANCE < 4'-0")

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

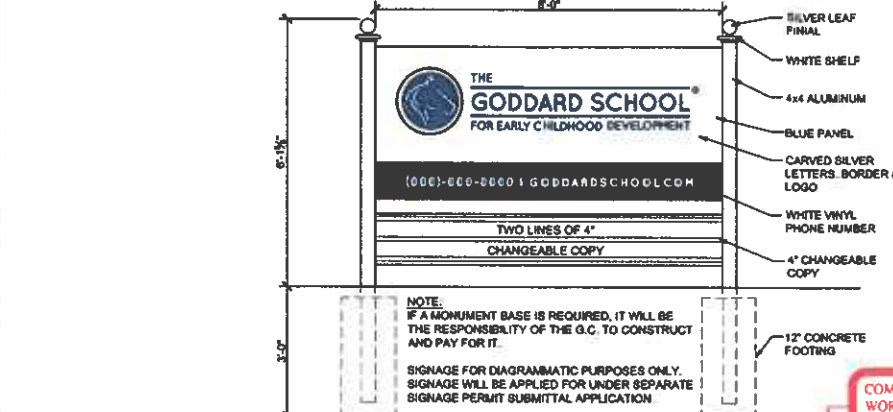


CERTAINTED BUFTTECH PRINCETON VINYL FENCE TO BE USED IF STEEL FENCE IS NOT USED



## 13 VINYL FENCE

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



## 05 MONUMENT SIGNAGE DETAIL

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



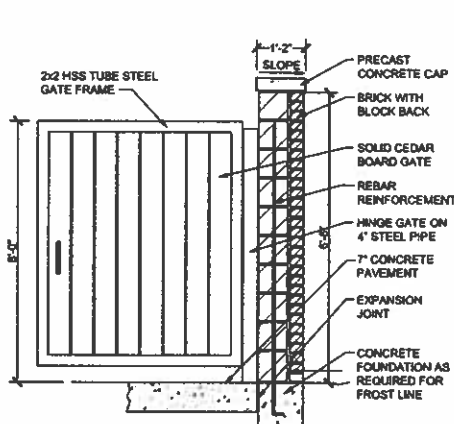
(SIGN 'B') TEMPORARY PROJECT SIGN SEE APPENDIX 'C' IN SPECIFICATIONS



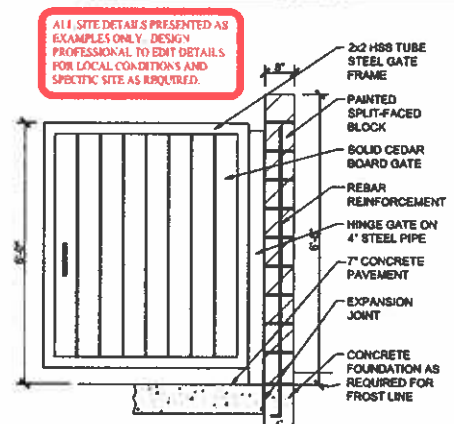
NOTE: TEMPORARY PROJECT SIGN IS THE RESPONSIBILITY OF THE G.C. AND MUST GO UP WITHIN 15 DAYS OF BREAKING GROUND.

## 06 TEMPORARY SIGN (TYPE 2)

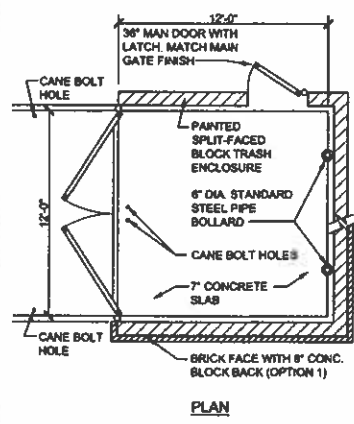
SCALE: 1/4" = 1'-0"



### OPTION 1 SECTION

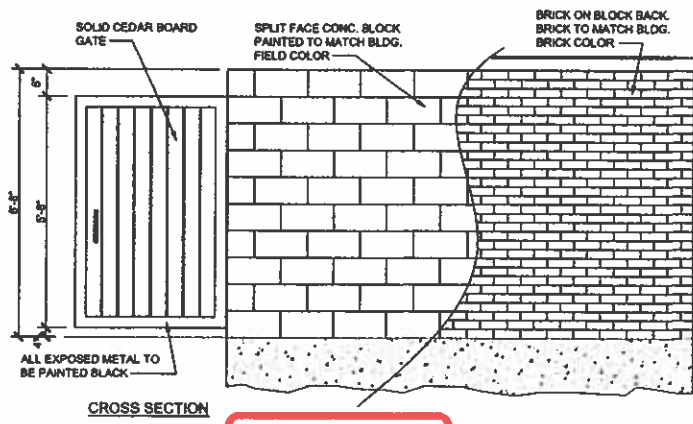


### TYPICAL SECTION



## 08 TRASH ENCLOSURE DETAILS

SCALE: N.T.S.



SELECT TRASH ENCLOSURE MATERIAL AND DETAILS ACCORDING TO LOCAL JURISDICTION REQUIREMENTS

THE GODDARD SCHOOL  
FOR EARLY CHILDHOOD DEVELOPMENT  
8.6K PROTOTYPE V7.0  
STREET ADDRESS  
CITY, STATE  
ZIP.

### SITE DETAILS

SHEET NUMBER

C5.2

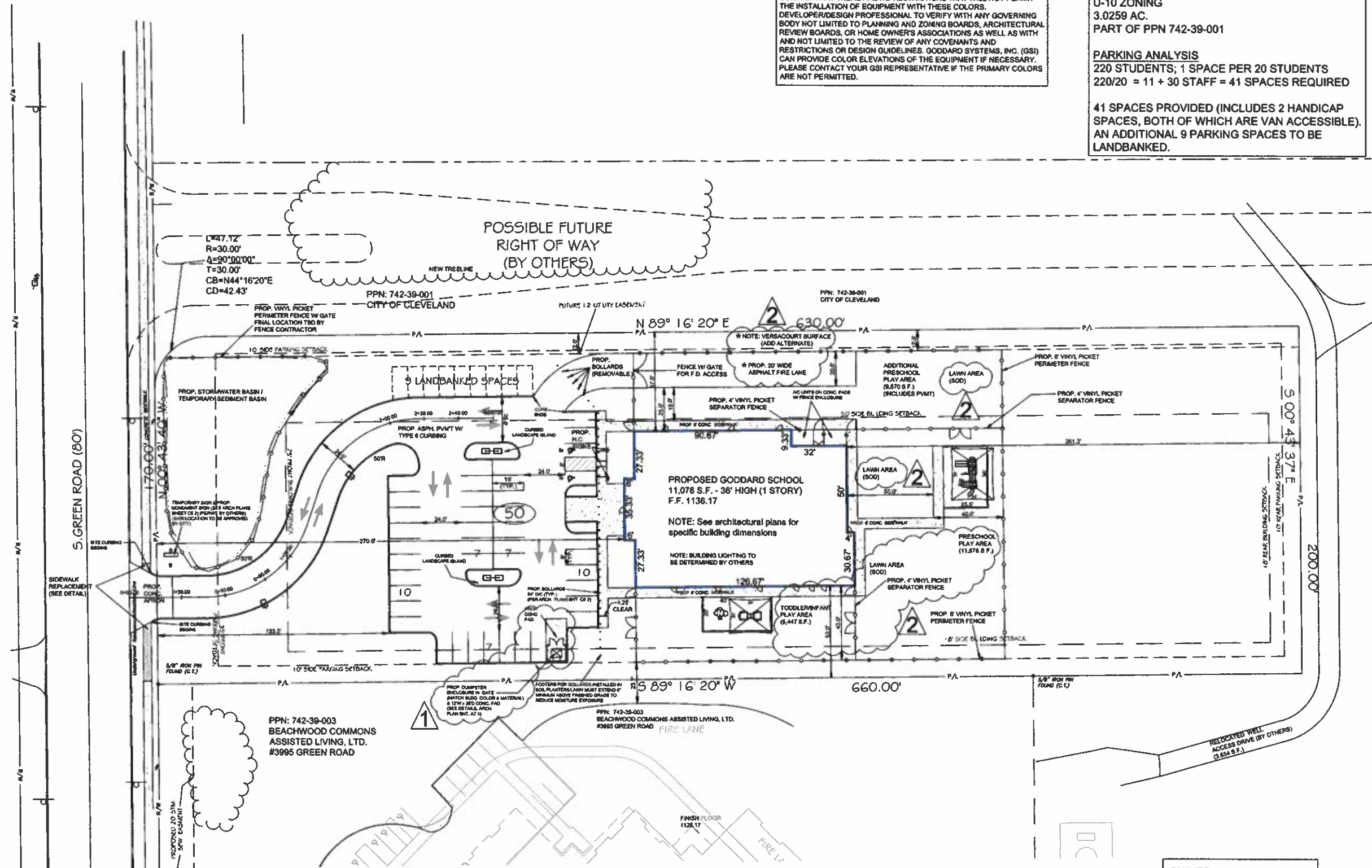
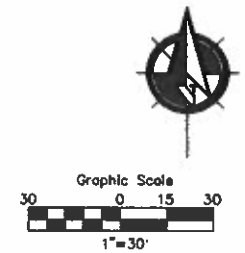


EQUIPMENT NOTE  
PLAYGROUND EQUIPMENT IS DESIGNED WITH THE PRIMARY COLORS  
BLUE, RED, GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO  
CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT  
THE INSTALLATION OF EQUIPMENT WITH THESE COLORS.  
DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING  
BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL  
REVIEW BOARDS, OR HOME OWNER'S ASSOCIATIONS AS WELL AS WITH  
AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND  
RESTRICTIONS OR DESIGN GUIDELINES. GODDARD SYSTEMS, INC. (GSI)  
CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY.  
PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS  
ARE NOT PERMITTED.

SITE DATA  
U-10 ZONING  
3.0259 AC.  
PART OF PPN 742-39-001

PARKING ANALYSIS  
220 STUDENTS; 1 SPACE PER 20 STUDENTS  
220/20 = 11 + 30 STAFF = 41 SPACES REQUIRED

41 SPACES PROVIDED (INCLUDES 2 HANDICAP  
SPACES, BOTH OF WHICH ARE VAN ACCESSIBLE).  
AN ADDITIONAL 9 PARKING SPACES TO BE  
LANDBANKED.



## ISSUE

REVISIONS	10/25/19
REVISIONS	11/15/19

HEAVY DUTY  
ASPHALT  
(SEE PAVEMENT  
DETAIL SHT. 12/17)

OWNER:  
NELLEKBW, LLC  
3875 SOUTH GREEN ROAD  
BEACHWOOD, OH 44122  
CONTACT: KRISTINA TURK  
PHONE: 216-598-9054

REV. No.	DATE	BY	CHKD

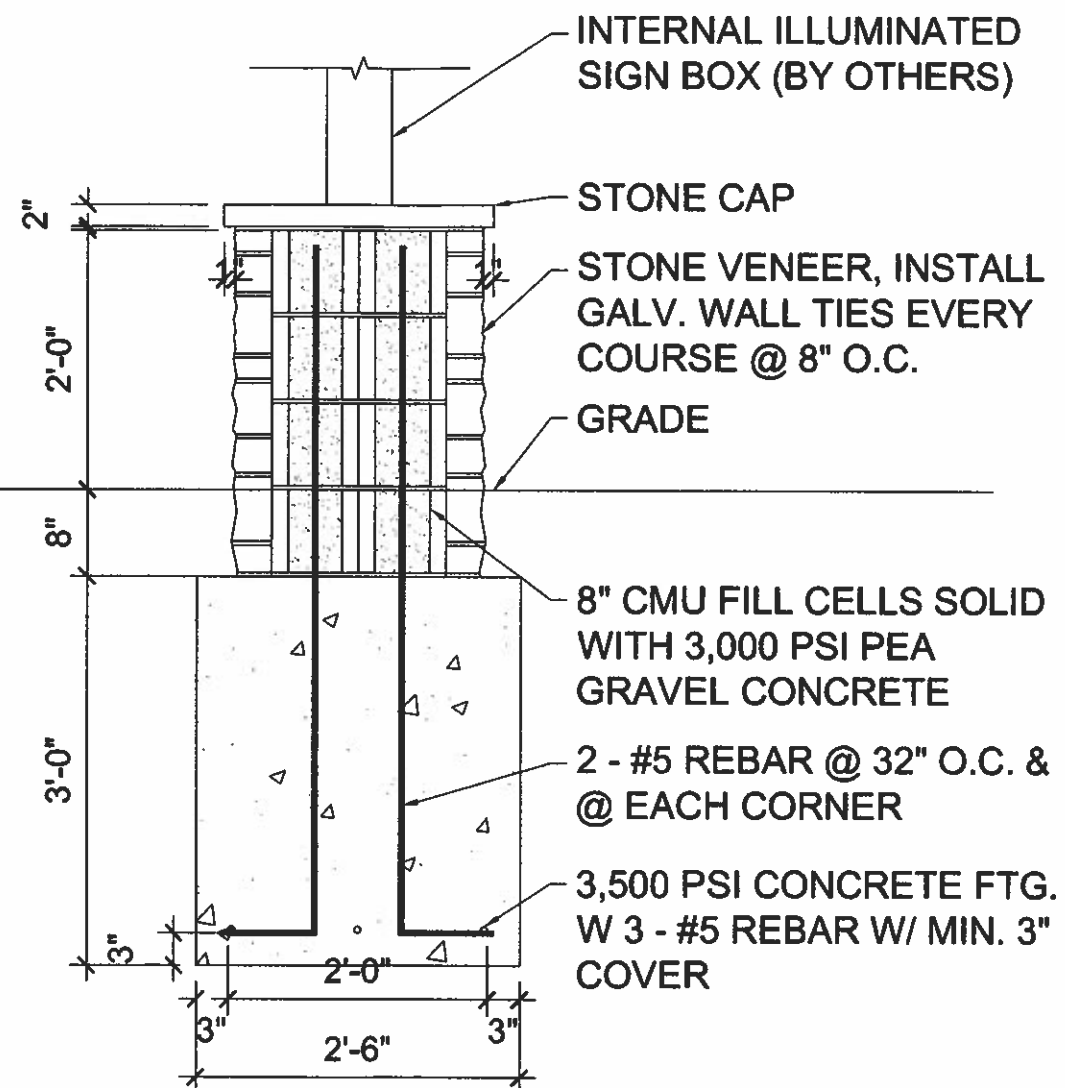
**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS · PLANNERS · SURVEYORS  
9025 Osborne Drive Mentor, Ohio 44060  
TEL: (440) 255-8463 (440) 951-1400

**THE GODDARD SCHOOL**  
3875 S. GREEN ROAD - PPN 742-39-001  
City of Beachwood-Cuyahoga County-Ohio

DATE	11-18-19
SCALE: HOR.	1"=30'
VERT	
FILENAME	BASE
COMPUTER	S
TAB NAME	SITE

**SITE PLAN**

SHEET OF	3 / 17
CONTRACT No.	NELLE1-1901



DATE SIGNED: 09.24.20  
EXPIRY DATE: 12.31.21



673 HIGH STREET, SUITE 204  
WORTHINGTON, OHIO 43085  
614.436.0555  
email - [baker@bakerarchitects.com](mailto:baker@bakerarchitects.com)

PROJECT: THE GODDARD SCHOOL	
ADDRESS: 3875 SOUTH GREEN RD., BEECHWOOD, OH 44122	
SUBJECT: MONUMENT SIGN BASE	
SCALE: 1/2" = 1'-0"	DATE: 09.24.20

SK-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: October 9, 2020

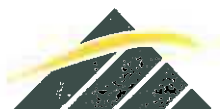
RE: **P&Z 2020-20**      **Select Sign, Inc.**  
**NELLEKBW / Goddard School**  
**3875 South Green Road**



This request is for approval of the sign package for The Goddard School. The applicant is requesting approval of both a wall sign and a free-standing monument sign. The wall sign is approximately 72 square feet in area and is proposed to be mounted on the front wall facing Green Road. The wall sign is blue, red, and white and consists of individually mounted letters and logo. The wall sign is not internally illuminated. The monument sign is approximately 26.5 square feet in area. The sign has an aluminum cabinet mounted on a stone base. The stone base is 2 feet in height and 9 feet in length and is intended to match the stone of the building. The overall height of the monument sign is 5.5 feet. The monument sign will be internally illuminated and will feature blue and white lettering and graphics.

The Planning and Zoning Commission has the authority to set sign standards in the U-10 Planned Mixed-Use Development District. The proposed sign package is consistent with the sign standards for the Chagrin Highlands PUD as previously established by the Commission. In addition, a letter indicating the approval of the Mater Developer for the PUD has been provided.

Approval of the sign package for Goddard School is recommended subject to approval of the exact placement of the monument sign by the Police and Building Departments.



**GPD GROUP®**  
Gizus, Pyle, Schenker, 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: October 29, 2020**

**Report Date: October 15, 2020**

2020120.01

To: Mr. William B. Griswold  
Building Commissioner

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

**AGENDA ITEM NO. 7**

**P & Z 2020-20**

**Tim Reynolds, Select Sign Inc., on behalf of NELLEKBW, property owner, is requesting preliminary and final site plan approval for exterior wall and monument sign to be located at 3875 South Green Road, The Goddard School.**

We have reviewed the application and there are no Engineering Comments on this item.



## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Shaun Lutz, Assistant Chief  
CC: File  
Date: 10-14-2020  
Re: P&Z # 20-20 – 3875 S. Green Rd – Goddard School Sign

---

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: Chief Kelly Stillman *KJS*  
DATE: 6 October 2020  
RE: **P&Z 2020-18-19-20**

---

Regarding P&Z 2020-18-19-20 listed on the Thursday, October 29 agenda, the police department has no questions or comments at this time.