Beachwood Planning and Zoning Commission Meeting
Thursday, April 24, 2025, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

Amended Agenda

New Business

Agenda Items

1. Roll Call
2. Approval of Minutes of March 27, 2025, Planning and Zoning Commission Meeting
3. Approval of Minutes of April 10, 2025, Special Planning and Zoning Commission Meeting
4. Council Report
5. Citizen's Remarks
6. Planning and Zoning Commission **2024-2(B)** — Applicant has requested revised final site plan approval for the dumpster enclosure location at 25501 Bryden Road, Bryden Elementary School.
7. Planning and Zoning Commission **2024-13(A)** — Applicant has requested final site plan approval for warehouse addition, dumpster pad and compressor pad at 23800 Mercantile Road, BASF Catalysts, LLC.
8. Planning and Zoning Commission **2025-8** — Applicant has requested a 13' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards; 1' side yard setback variance, in accordance with BCO Section 1113.05, Side Yards; 48' total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required; and 97' front yard hardscape variance in accordance with BCO Section 1146.04, Driveways in Class U-1 District, for new home construction at 2549 Larchmont Drive.
9. Planning and Zoning Commission **2025-9** — Applicant has requested a 14.90' rear yard setback variance for an addition at 2472 Brentwood Road, in accordance with BCO Section 1113.03, Rear Yards.
10. Planning and Zoning Commission **2025-11** — Applicant has requested a 2,059.60' total lot allowed hardscape variance for a new pool and patio at 25741 Hurlingham Road, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lot Required.
11. Planning and Zoning Commission **2025-12** — Applicant has requested a 2' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 1.25' side yard setback variance, in accordance with BCO Section 1113.05, Side Yards, for an addition at 2409 Beachwood Blvd.

12.	Planning and Zoning Commission **2025-14**	Applicant has requested a variance for an additional accessory structure and a 1'-6" height variance for the covered porch at 2540 Buckhurst Drive, in accordance with BCO Section 11113.03, Rear Yards.
13.	Planning and Zoning Commission **2025-7**	Amending various sections of the City of Beachwood, Ohio, Planning and Zoning Code (Ordinance No. 2025-5, referred from Council 2/3/2025).

Tabled Items

1.	Planning and Zoning Commission **2024-40**	Review and possible vote on the Rules of Procedure for Beachwood Planning and Zoning Commission (Commission tabled on 10/29/2024 and 12/3/2024).
2.	Planning and Zoning Commission **2024-48**	Applicant is requesting preliminary and final site plan approval for a new residential apartment building to be located at 23250 Chagrin Blvd. (Commission tabled on 1/30/2025).