Beachwood Planning and Zoning Commission Meeting
Thursday, July 31, 2025, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

Agenda

New Business

Agenda Items

1. Roll Call

2. Approval of Minutes of the June 26, 2025, Planning and Zoning Commission Meeting

3. Approval of Minutes of the July 1, 2025, Special Planning and Zoning Commission Meeting

4. Council Report

5. Citizen's Remarks

6. Planning and Zoning Commission **2025-23** — Debra Yasinow has requested a permit extension for the temporary sign located at 25701 Science Park Drive, Jewish Federation of Cleveland.

7. Planning and Zoning Commission **2025-24** — Patricia Williamson has requested approval to operate an adult day center to be located at 24000 Mercantile Road, Suite 16.

8. Planning and Zoning Commission **2025-26** — Dmitry Belkin has requested an appeal of the decision of the City of Beachwood Building Commissioner made in the enforcement of BCO Section 1111.02(k)(7) Classification of Uses, for the request for indoor storage usage at 23533 Mercantile Road.

9. Planning and Zoning Commission **2025-27** — Joseph Calderwood has requested a 5' rear yard setback variance, in accordance with BCO Section 1113.03 Rear Yards, and a 7.30' side yard setback variance, in accordance with BCO Section 1111.05, Side Yards, for an addition at 23312 Fernwood Drive.

10. Planning and Zoning Commission **2025-28** — Brandon and Jamie Rotsky has requested an 8' right-of-way variance for a fence at 24795 Shaker Blvd., in accordance with BCO Section 1146.02(b)(5) Fences Permitted in U-1 Use Districts.

11. Planning and Zoning Commission **2025-29** — Mordechai Giffin has requested a 4.10' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, a 4' north side yard setback variance and a 3.40' south side yard setback variance, in accordance with BCO Section 1113.05 Side Yards, for new home construction at 2640 Brentwood Road.

12. Planning and Zoning Commission **2025-30** — Jessica Drexler has requested a 17' right-of-way variance, in accordance with BCO Section 1146.02(b)(5), Fences Permitted in U-1 Use Districts, and to remove the 25% aggregate opening requirement, in accordance with BCO Section 1146.01(g), Nonconforming Fences and Section 1146.02(d)(9), Prohibited Fences, for a solid privacy fence to be located at 23404 Cedar Road.

New Business (Agenda Items)

13.	Planning and Zoning Commission **2025-31**	Jeremy Miller has requested a 21.40' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 682.69' total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, for a deck at 2355 Beachwood Blvd.