Beachwood Planning and Zoning Commission Meeting
Thursday, September 25, 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 the August 28, 2025, Planning and Zoning Commission Meeting

3. Council Report

4. Citizen's Remarks

5. Planning and Zoning Commission **2025-36** — Ronald Kluchin has requested an 8' rear yard setback variance for addition at 2797 Shakercrest Blvd., in accordance with BCO Section 1113.03, Rear Yards.

6. Planning and Zoning Commission **2025-37** — Rebecca Fertel has requested a 5.40' rear yard setback variance for addition at 23413 Greenlawn Avenue, in accordance with BCO Section 1113.03, Rear Yards.

7. Planning and Zoning Commission **2025-39** — Marc R. Freedman has requested a 190.50' total lot allowed hardscape variance for a paver walkway at 24803 Wimbledon Road, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required.

8. Planning and Zoning Commission **2025-40** — Jill Brandt has requested a 2' variance for an 8' high fence in the rear yard and variance to allow a 6' high fence to extend beyond the foundation wall of the house, in accordance with BCO Section 1146.02(b), Fences Permitted in U-1, U-2A, U-3, and U-3A Use Districts; a 1,017' total lot allowed hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, and a 56' front yard hardscape variance in accordance with BCO Section 1146.04, Driveways in Class U-1 District, for property improvements at 25405 Bryden Road.

9. Planning and Zoning Commission **2025-41** — Ron Flauto has requested preliminary and final approval of a lot split plat for PPN 742-25-001, 23600 Commerce Park Road and 23650 Commerce Park Road.

Tabled

1. Planning and Zoning Commission **2025-32** — Cody Crum has requested preliminary and final approval of a lot split plat and a lot frontage variance for PPN 741-12-001, The Hangar Club, located at 24400 Cedar Road.

2. Planning and Zoning Commission **2025-34** — Dmitry Belkin has requested a determination as a similar, harmonious, and compatible use in a U-8 District pursuant to BCO Section 1129.02(a), Buildings and Uses to Conform, to operate an indoor storage business at 23533 Mercantile Road.