



Beachwood Architectural Board of Review Meeting Minutes
Monday, August 18, 2025, 4:30 PM
at Beachwood City Hall, Conference Room B,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

MEMBERS PRESENT: GEORGE SMERIGAN, MARY ANN PELLERANO

25-37 MIKE KHMELNITSKY, HOMES ON DEMAND/BUILD CLE, CONTRACTOR/HOMEOWNER, PRESENT AT THE MEETING RE: PLANS SUBMITTED FOR A NEW SINGLE-FAMILY DWELLING TO BE LOCATED AT 2546 LARCHMONT ROAD (OWNER, BUILD CLE).

BOARD APPROVED WITH THE FOLLOWING NOTES:
SEE DRAWINGS FOR COLOR CHANGES.

25-38 MICHAEL FANT, GROVE HILL DESIGN, ARCHITECT, WAS PRESENT AT THE MEETING RE: PLANS SUBMITTED FOR SINGLE-STORY ADDITION AT 3875 SOUTH GREEN ROAD, THE GODDARD SCHOOL (OWNER, NELLEKBW, LLC).

BOARD APPROVED.

25-39 KEVIN POTOCZAK, OHIO AWNING & MANUFACTURING COMPANY, CONTRACTOR, WAS PRESENT AT THE MEETING RE: PLANS SUBMITTED FOR NEW TENANT SIGNAGE ON EXISTING AWNING SIGN PANEL AT 24000 MERCANTILE ROAD, SUITE 9, BURNING RIVER BRAZILIAN JIU-JITSU (OWNER, 24000 MERCANTILE INC.).

BOARD APPROVED.

MEETING ADJOURNED AT 4:45 PM

G. SMERIGAN

M.A. PELLERANO