

# CITY OF *Beachwood*

**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.