

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting
Thursday, October 30, 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 September 25, 2025, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2025-43 Arnold and Suzanne Kaufman have requested a 799' total lot allowed hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, and an accessory structure variance for a pergola, in accordance with BCO Section 1113.03, Rear Yards, at 24794 Tunbridge Lane.
6. Planning and Zoning Commission
2025-44 Shawn Starks has requested a 4' rear setback variance for a shed at 23250 Halburton Road, in accordance with BCO Section 1113.03, Rear Yards.
7. Planning and Zoning Commission
2025-35 Rezoning 2555 Edgewood Road (PPN 741-08-036) and 2561 Edgewood Road (PPN 741-08-037) from U-1 Single Family Residential District to U-5 Public and Institutional District (Ordinance No. 2025-32, referred from Council September 15, 2025).

Tabled Items

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.
3. 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.