

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting
Thursday, December 11, 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 October 30, 2025, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2025-45 Rezoning 24700 Chagrin Boulevard, Beachwood, Ohio (PPN # 742-25-010) from U-7A General Office to U-9 Motor Service District (Ordinance No. 2025-36, referred from Council 10/20/2025).
6. Planning and Zoning Commission
2025-46 Jefferson Kiser has requested preliminary and final approval for lot consolidation of PPN's 741-25-002, 741-25-003, 741-25-004 and 741-25-007, creating Parcel A, for 27020-27060 Cedar Road.
7. Planning and Zoning Commission
2025-47 Courtney Evenchik has requested a 3.60' rear yard setback variance for a new deck, in accordance with BCO Section 1113.03 Rear Yards, an 8' rear yard setback variance, in accordance with BCO Section 1113.03 Rear Yards, a 4.60' north side front yard setback variance and a 3.10' south side front yard setback variance, in accordance with BCO Section 1113.04 Location of Building Line, for a new house to be located at 2350 Beachwood Blvd.

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.