



**Beachwood Planning and Zoning Commission Meeting  
Thursday, February 26, 2026, 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 December 11, 2025, Planning and Zoning Commission Meeting  
Approval of Minutes of the January 29, 2026, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission  
**2026-3**                      Jacob Wetherill has requested approval of a conditional use permit for the conversion of an existing office building to residential units on the upper floors and commercial/retail/building amenities on the ground floor for the property located at 23240 Chagrin Blvd.
6. Planning and Zoning Commission  
**2026-4**                      Jacob Wetherill has requested preliminary site plan approval for the property located at 23240 Chagrin Blvd.



**Planning & Zoning Submission Requirements:**

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

**Planning & Zoning Submission Filing Fees & Deposits:**

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	<b>\$300.00</b>
(2)	All other Zoning Districts for site development plan review (new building/addition)	<b>\$5,000.00</b>
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	<b>\$1,500.00</b>
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	<b>\$750.00</b>
(5)	Map Amendment	<b>\$2,500.00</b>

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.

  
**Jacob Wetherill**  
Digitally signed by Jacob Wetherill  
 DN: cn=US, email=jwetherill@geiscc.net,  
 cn=Jacob Wetherill  
 Date: 2026.01.30 15:12:32-0500'  
 \_\_\_\_\_  
 SIGNATURE

**Jacob Wetherill**  
 \_\_\_\_\_  
 PRINTED NAME

**1/30/26**  
 \_\_\_\_\_  
 DATE

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

PLANNING & ZONING COMMISSION - P&Z No. \_\_\_\_\_ MEETING DATE: \_\_\_\_\_

FEE: RECEIPT # \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_ DATE PAID \_\_\_\_\_

Preliminary Approval: \_\_\_\_\_  
 Date

Final Approval: \_\_\_\_\_  
 Date

Recommendation to Council:  YES  NO Meeting Date: \_\_\_\_\_

**Owner** EASTGATE LLC & HEPATICA HILL HOLDINGS, LTD  
**Address** 23240 CHAGRIN BLVD  
 BEACHWOOD, OH. 44122  
**Land Use** (4490) C - ELEVATOR OFFICE >2 ST  
**Description** sl 1 ff 313.00 d 486.00 3.47ac ol 54 2004s/r  
**Neighborhood Code** 32187

**SKETCH**

**Building 1**

If this is a residential property the sketch is unavailable.  
 Commercial building sketches are not available at this time.  
 Please contact us at appraisal@cuyahogacounty.gov  
 or call (216) 443-4663 for a copy of the building card.

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**Building 2**

If this is a residential property the sketch is unavailable.  
 Commercial building sketches are not available at this time.  
 Please contact us at appraisal@cuyahogacounty.gov  
 or call (216) 443-4663 for a copy of the building card.

**MAP VIEW**

Map Image

**BUILDING INFORMATION**

Building ID	1	Construction Class	CLASS C	Basement Type	FULL
Total Story Height	8	Usable Area	176,304	Condition	FAIR
Date Built	1981	Date Remodeled		Exterior Walls	PRE CNC
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	12	Heat Type	HOT-WATR/STM	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	
Building ID	2	Construction Class	CLASS B	Basement Type	SLAB
Total Story Height	1	Usable Area	52,377	Condition	AVERAGE
Date Built	1981	Date Remodeled		Exterior Walls	POURED CONC
Framing	REINFORCED CONCRETE	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	10	Heat Type	UNIT-HEAT	Air Conditioning	NONE
Office Finish		Retail Area		Retail Finish	

**LAND**

Code	Frontage	Depth	Acreage	Sq Ft
PRM	313		3.49	151,942

**VALUATION**

2025 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value

**PERMITS**

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2017	30 - New Construction			100%	No	INTERIOR ALTERATIONS COMPLETE NO VALUE 1-1-2017
2015	30 - New Construction			100%	No	2015 NEW CONSTRUCTION - PERMIT#2014-0040 - TENANT ALTERATIONS COMPLETE NO VALUE CHANGE 1-1-15 (ACM)
2013	30 - New Construction			100%	No	TENANT ALTERATIONS COMPLETE 1-1-13. NO VALUE CHANGE. (BMK)
2012	30 - New Construction			100%	No	PERMIT #BP-292 - TENANT ALTERATIONS COMPLETE 1/1/2012 - NO VALUE (ACM)
2011	30 - New Construction			100%	No	TENANT ALTS 100% COMP 1-1-2011 NO ADDED VALUE
2010	30 - New Construction			100%	No	TENANT ALTERATIONS 100% COMPLETE NO VALUE CHANGE 1-1-2010
2009	30 - New Construction			100%	No	TENANT ALTERATIONS 100% COMPLETE NO VALUE CHANGE 1-1-2009
2008	30 - New Construction			100%	No	TENANT ALTS 100% CMPNV 1-1-2008
2007	30 - New Construction			100%	No	INT ALTS 100% CMPNV 1-1-2007

**IMPROVEMENTS**

Type	Description	Size	Height	Depth
200	PAVING	100,000 SQUARE FEET		

Information included on this report is believed to be accurate, but is not guaranteed. Cuyahoga County is not liable for errors or omissions.

2006	30 - New Construction	100%	No	INT ALTS 100% CMPNV 1-1- 2006
2005	30 - New Construction	100%	No	INT COMM ALTS-NEW TENANT100% CMPNV 1-1- 2005
2004	130 - Sub register	100%	No	2004 S/R
2004	30 - New Construction	100%	No	DEMO INT TENANT100% CMPNV 1-1- 2004 INTS ALTS NEW TENANT COMM TENANT RENO DEMO INT COMM SPACE

**SALES**

Date	Buyer	Seller	Price
8/4/2022	EASTGATE LLC & HEPATICA HILL HOLDINGS, LTD	RSS WFRBS2012-C6-OH CP, LLC	\$5,434,778
3/12/2021	RSS WFRBS2012-C6-OH CP, LLC	COMMERCE PARK IV & V ASSOCIATES LLC & UI COMMERCE PARK LLC	\$0
12/21/2007	COMMERCE PARK IV & V ASSOCIATES LLC & UI COMMERCE PARK LLC	Chagrin-Green Llc	\$28,000,000
9/18/2001	Chagrin-Green Llc	Dobrowski, Thomas E	\$0
8/20/2001	Dobrowski, Thomas E	Lasalle U.S. Realty Income	\$0
11/20/1998	Lasalle U.S. Realty Income	Cb Commerce Park Inc	\$0
12/30/1994	Cb Commerce Park Inc	Commerce Four, Inc., An	\$9,350,000
5/28/1992	Commerce Four, Inc., An	Four C P S Co Ltd	\$0
12/1/1981	Four C P S Co Ltd	Green Charles L	\$670,000
1/1/1981	Green Charles L		\$0



1/30/2026

City of Beachwood  
Planning, Zoning, and Building Departments

To whom it may concern:

We are seeking an amended, previously approved, Conditional Use Permit for the property at 23240 Chagrin Blvd, parcel number 74223013. The originally approved CUP has minimal conflicts with our current plans, however after a market research study it was determined that we should reduce the unit count of the building and provide larger units. All other uses and conditions included within the previously approved CUP comply with our current plans. We respectfully request that the CUP be modified to match our currently submitted plans and unit mix.

The building currently houses offices, which ownership intends to convert to residential units on all upper floors, and commercial / retail / building amenities on the ground floor. Per section 1111.02 (k) (10) of the Codified Ordinances of Beachwood, Multi-Family Dwellings above the first floor are listed as an allowable use in U-7A districts with a Conditional Use Permit. The ground floor will contain office space, business accelerator/ co-working space, daycare facilities, restaurant/café, sports simulators, a fitness and business lounge, common lobby for residents, and potential rooftop deck.

Sincerely,  
Brandon Kline

Please reference attached document for originally approved CUP.

AN ORDINANCE ACCEPTING THE PLANNING AND ZONING COMMISSION'S RECOMMENDATIONS OF APPROVAL OF A PRELIMINARY SITE PLAN APPROVAL AND APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW MULTI-FAMILY RESIDENTIAL APARTMENTS ABOVE THE FIRST FLOOR OF THE BUILDING LOCATED AT 23240 CHAGRIN BOULEVARD; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, the City of Beachwood has sought to encourage mixed use, including residential use, in the U-7A General Office Building District; and

WHEREAS, in 2018 the Planning and Zoning Commission studied and recommended various Amendments to the Planning and Zoning Code and the Building Code, including Multi-Family Dwellings (as that term is defined in Beachwood Codified Ordinance Section 1101.18) above the first floor as a conditionally permitted use in the U-7A General Office Building District; and

WHEREAS, Council accepted the recommendations of the Planning and Zoning Commission and adopted Ordinance No. 2018-84 which included the addition of Codified Ordinance Section 1111.02(i)(10) which allows for Multi-Family Dwellings above the first floor with a Conditional Use Permit in the U-7A General Office Building District; and

WHEREAS, the City seeks to continue to encourage development including residential uses by exempting from taxation as permitted and provided in the Ohio Revised Code; and

WHEREAS, in furtherance of the foregoing and pursuant to Ordinance No. 2022-76, the City entered into a Tax Increment Finance Development Agreement dated June 10, 2022 (the "Development Agreement"), with Eastgate LLC, and Hepatica Hill Holdings, Ltd. (collectively, "Owner"), providing for tax incremental financing for the redevelopment of the property located at 23240 Chagrin Boulevard assigned Cuyahoga County Permanent Parcel No. 742-23-013 (the "Development Property"), which Development Property is owned by Owner, on the terms set forth therein; and

WHEREAS, pursuant to the Development Agreement the existing building located on the Development Property is to be renovated to create a residential luxury apartment building with approximately fifteen (15) studios, approximately fifty-nine (59) one bedroom units, and approximately fifty-nine (59) two-bedroom units and fourteen (14) three-bedroom units, approximately 19,900 square feet on the first floor for the following potential uses: office space, business accelerator/co-working space, daycare facilities, restaurant/café, sports simulators, a fitness and business lounge, a common lobby for residents, and a potential rooftop deck; and

WHEREAS, as set forth in Recital J of the Development Agreement, the City has determined "that the redevelopment of the Development Property by the Owner and fulfillment generally of the terms of [the] Development Agreement are in the best interests of the City and the health, safety, moral and welfare of its residents"; and

WHEREAS, pursuant to Section 2.6 of the Development Agreement, the Owner is required to use, develop, and redevelop the Development Property in accordance with the Development Agreement and is, therefore, required to use the Property principally for residential purposes; and

WHEREAS, Eastgate LLC and Hepatica Hill Holdings, Ltd., in furtherance of the Development Agreement and the renovation of the Development Property, requested that the Planning and Zoning Commission recommend to City Council the approval of the Preliminary Site Plan and a Conditional Use Permit to allow multi-family residential apartments above the first floor of the building located at the Development Property; and

WHEREAS, the Planning and Zoning Commission, on December 7, 2023, reviewed the request and recommended that City Council approve the Preliminary Site Plan and grant the Conditional Use Permit, subject to certain conditions, stipulations, and requirements; and

WHEREAS, the Council of the City of Beachwood determines that the Preliminary Site Plan and Conditional Use Permit for which Owner applied should be granted, and finds that the use of the Development Property for the uses specified in the Development Agreement, including its principal use for residential purposes is in the public interest and in furtherance of the public good and the public policy of the City and that: (a) economic conditions have adversely impacted continued use of the subject property for office purposes and, therefore, support its use for multi-family dwellings; (b) the location of the subject property on Green Road across from Highlands Golf Course makes the subject property well located for use for multi-family dwellings rather than office purposes; (c) the location of the subject property adjacent to property located in a U- 3C Zoning District which permits multi-family dwellings makes the subject property well located for use for multi-family dwellings rather than office purposes; and (d) to not use the Development Property for the uses approved by this Ordinance would be contrary to the public good and public policy of the City.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Beachwood, County of Cuyahoga and State of Ohio, that:

Section 1: Based on the foregoing findings in the recitals of this Ordinance, Council accepts the recommendation of the Planning and Zoning Commission made on December 7, 2023, in P & Z Case No. 2023-21 and grants approval of a Preliminary Site Plan and a Conditional Use Permit to Eastgate LLC and Hepatica Hill Holdings, Ltd. to allow multi-family residential apartments above the first floor of the building located at 23240 Chagrin Boulevard, Beachwood, Ohio, subject to compliance with the conditions, stipulations, and requirements recommended by the Planning and Zoning Commission, which shall include the following:

- A. This approval is subject to release of the existing deed restriction limiting residential use of the subject property.
- B. The applicant shall adequately address all of the safety concerns to the satisfaction of the Fire Department and City Engineer prior to submission of the final site development plan.
- C. The applicant shall provide evidence that the parking garage meets appropriate structural standards prior to submission of the final site development plan.
- D. Submission of a complete final site development plan package that includes evidence of compliance with the minimum parking requirements.

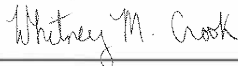
Section 2: The Building Commissioner is directed to include the conditions, stipulations, and requirements listed in Section 1 of this Ordinance in any conditional use permit and certificate of occupancy issued for 23240 Chagrin Boulevard. The failure to comply with any one or more of the conditions, stipulations, or requirements listed in Section 1 of this Ordinance and/or any other provision of the Zoning Code shall be deemed to be a violation of the Zoning Code and the Building Commissioner, and any other City official are authorized to take any action that may be necessary to enforce the conditions, stipulations and requirements.

Section 3: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public as required by Chapter 105 of the Codified Ordinances of the City.

Section 4: This Ordinance is declared to be an urgent measure necessary for the public peace, health, or safety or the efficient operation of the City, and for the further reason of the immediate necessity of granting a Conditional Use Permit to permit Eastgate LLC and Hepatica Hill Holdings, Ltd to allow multi-family residential apartments above the first floor of the building located at 23240 Chagrin Boulevard and to permit continued planning and design of the project and the timely construction of the project as permitted; wherefore; this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

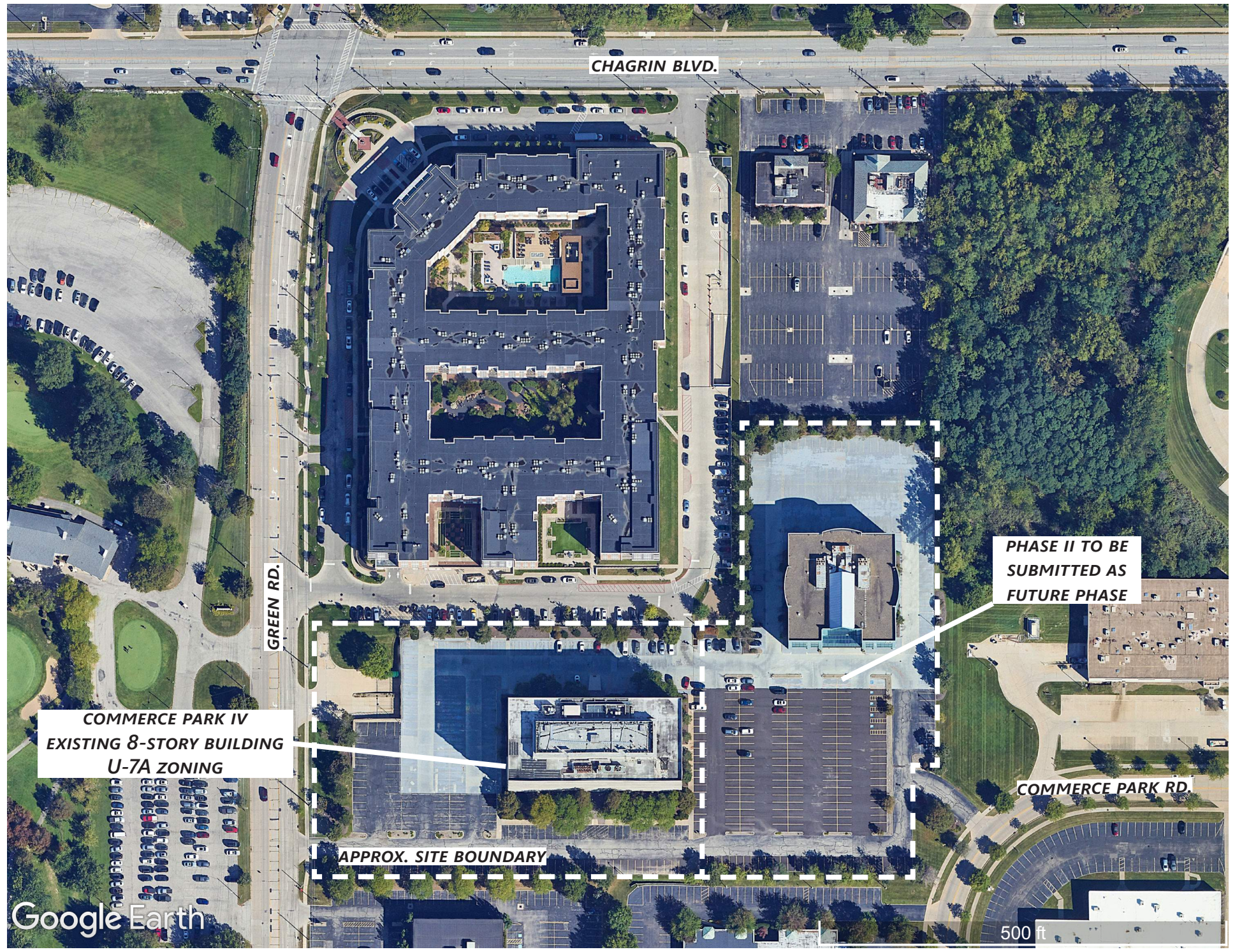
Attest: I hereby certify this legislation was duly adopted on the 22nd day of January, 2024, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 23rd day of January, 2024.

  
\_\_\_\_\_  
Clerk

Approval: I have approved this legislation this 22nd day of January, 2024, and filed it with the Clerk.

  
\_\_\_\_\_  
Mayor





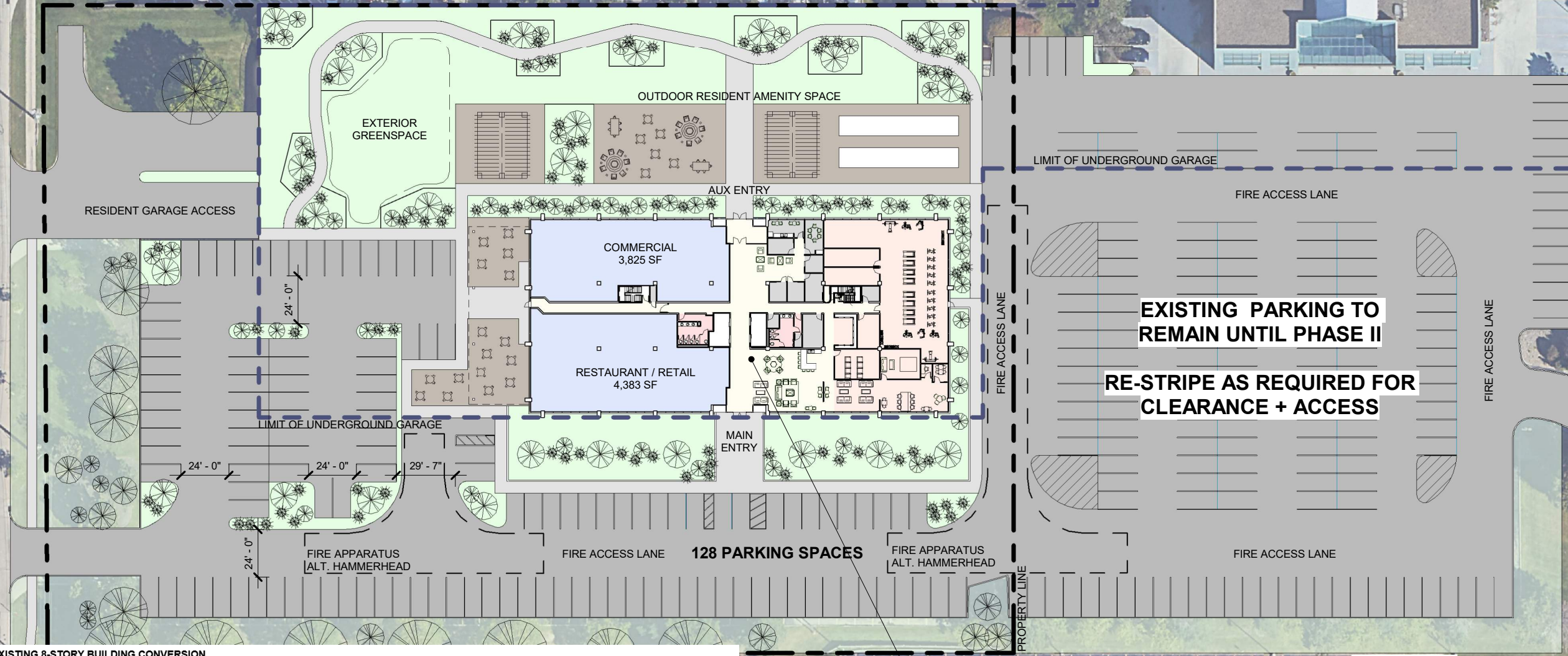
Google Earth

**PARCEL A  
SITE AREA - 3.62 AC**

**PARCEL B  
SITE AREA - 3.58 AC**

**GREEN RD.**

**COMMERCE PARK RD.**



**EXISTING PARKING TO  
REMAIN UNTIL PHASE II**

**RE-STRIPE AS REQUIRED FOR  
CLEARANCE + ACCESS**

**EXISTING 8-STORY  
BUILDING CONVERSION**

**EXISTING 8-STORY BUILDING CONVERSION**

1 BEDROOM	63 UNITS	RESIDENTIAL LEASABLE	112,650 SF
2 BEDROOM	35 UNITS	COMMERCIAL	3,825 SF
3 BEDROOM	7 UNITS	RESTAURANT / RETAIL	4,383 SF
<b>TOTAL</b>	<b>105 UNITS</b>	<b>TOTAL LEASABLE</b>	<b>120,858 SF</b>

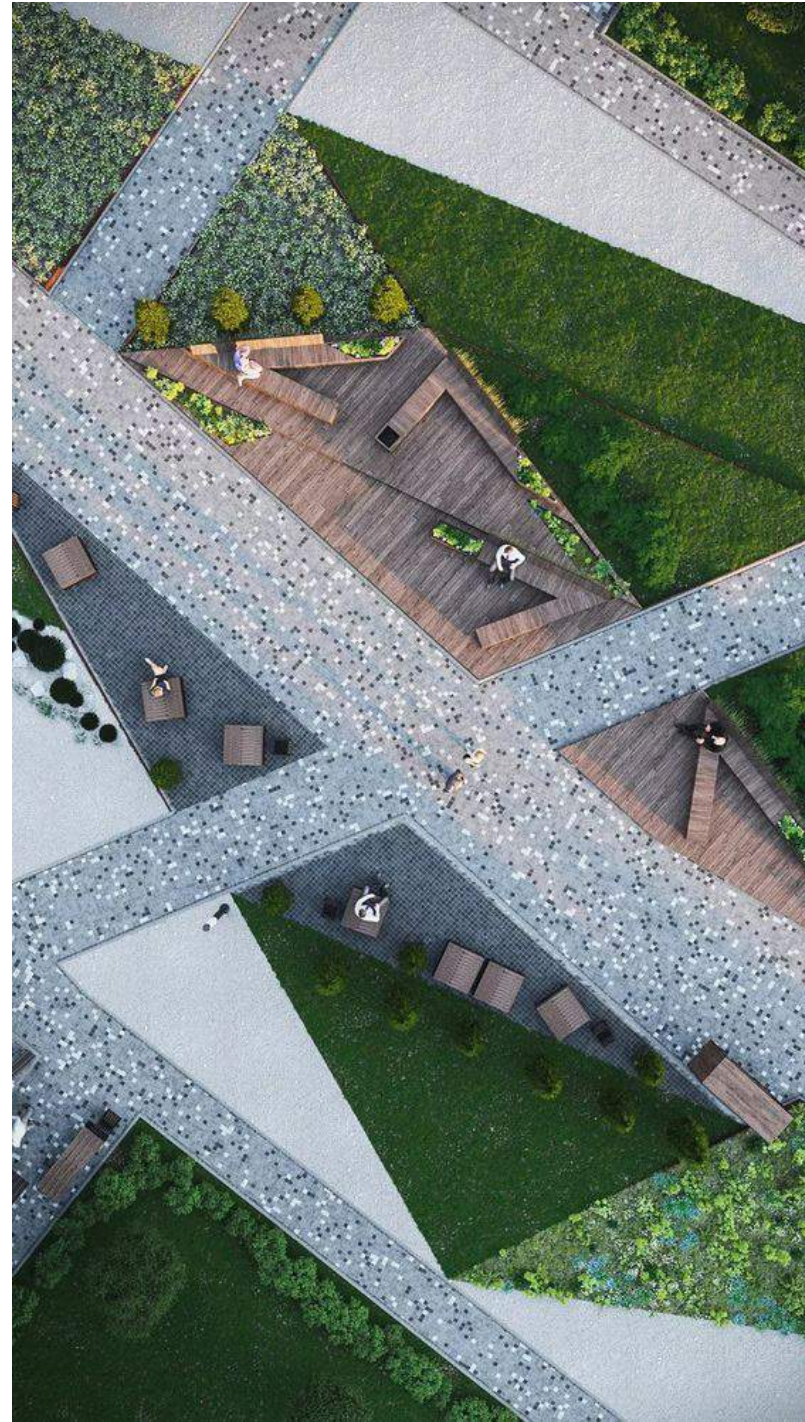
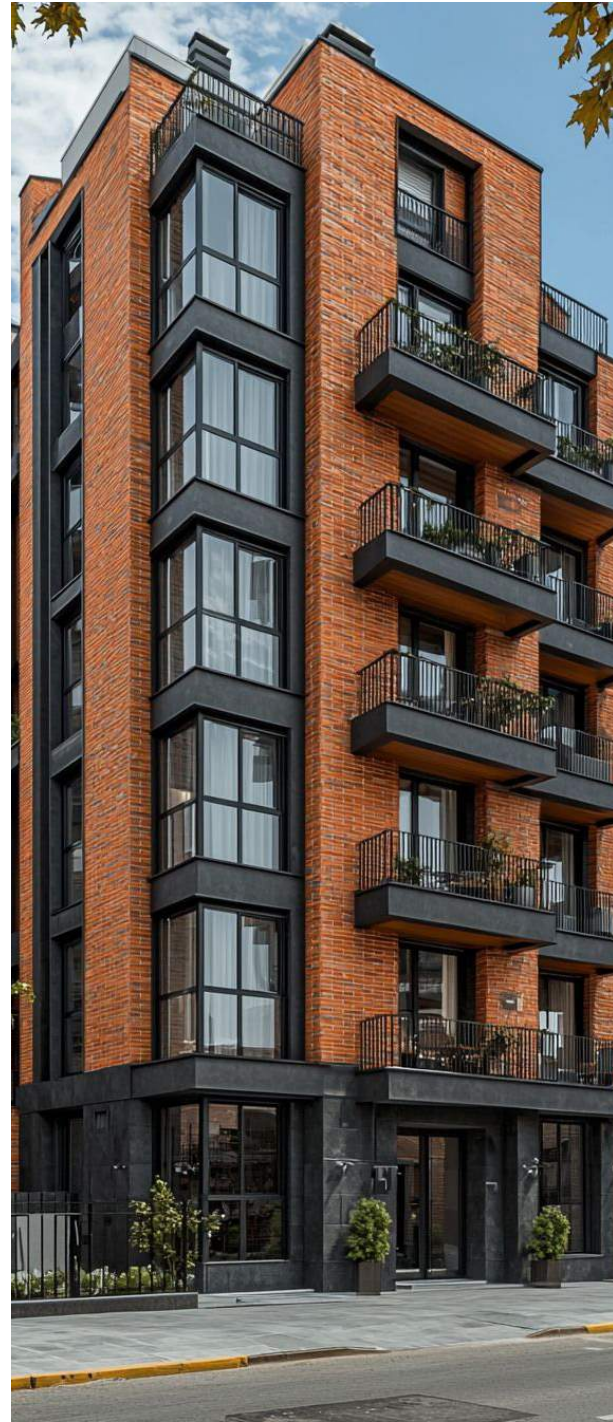
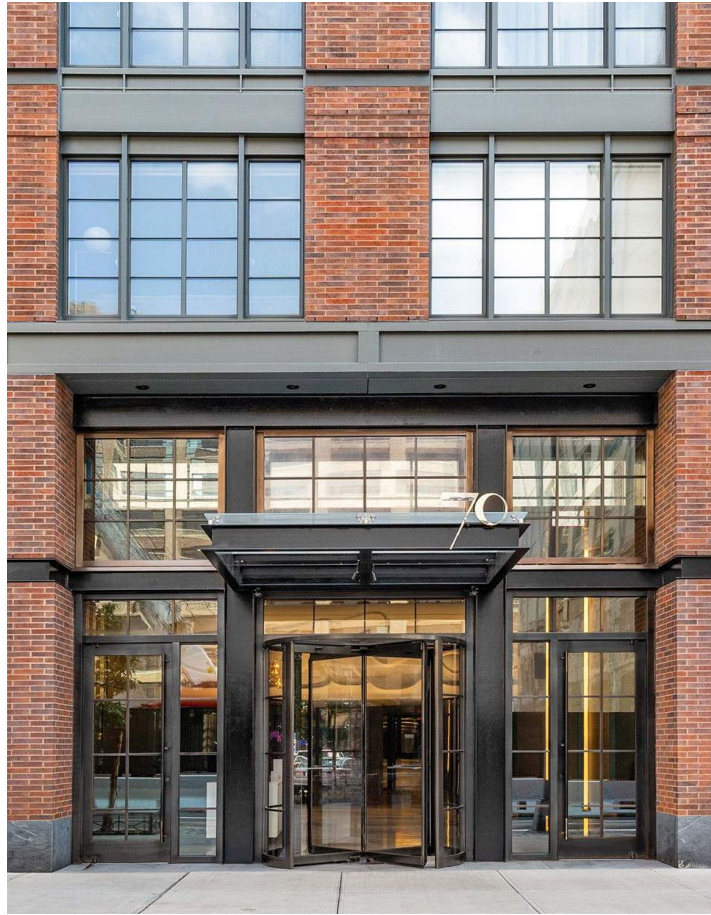
**TOTAL GROSS SQUARE FOOTAGE  
(EXCLUDING GARAGE) 152,641 SF**

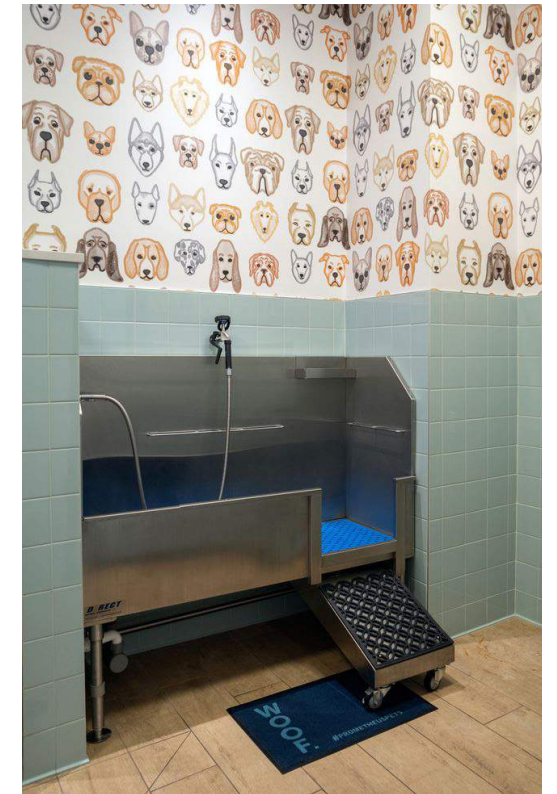
<b>PARKING REQUIRED</b>	<b>2 PER UNIT (105 UNITS)</b>	<b>210 SPACES</b>
COMMERCIAL		20 SPACES
RESTAURANT / RETAIL		80 SPACES
<b>TOTAL</b>		<b>310 SPACES</b>

<b>PARKING PROVIDED</b>	<b>200 SPACES</b>
UNDERGROUND GARAGE	128 SPACES
ABOVEGROUND LOT	128 SPACES
<b>TOTAL PARKING</b>	<b>328 SPACES</b>

**CONCEPTUAL SITE PLAN 1" = 60'-0"**

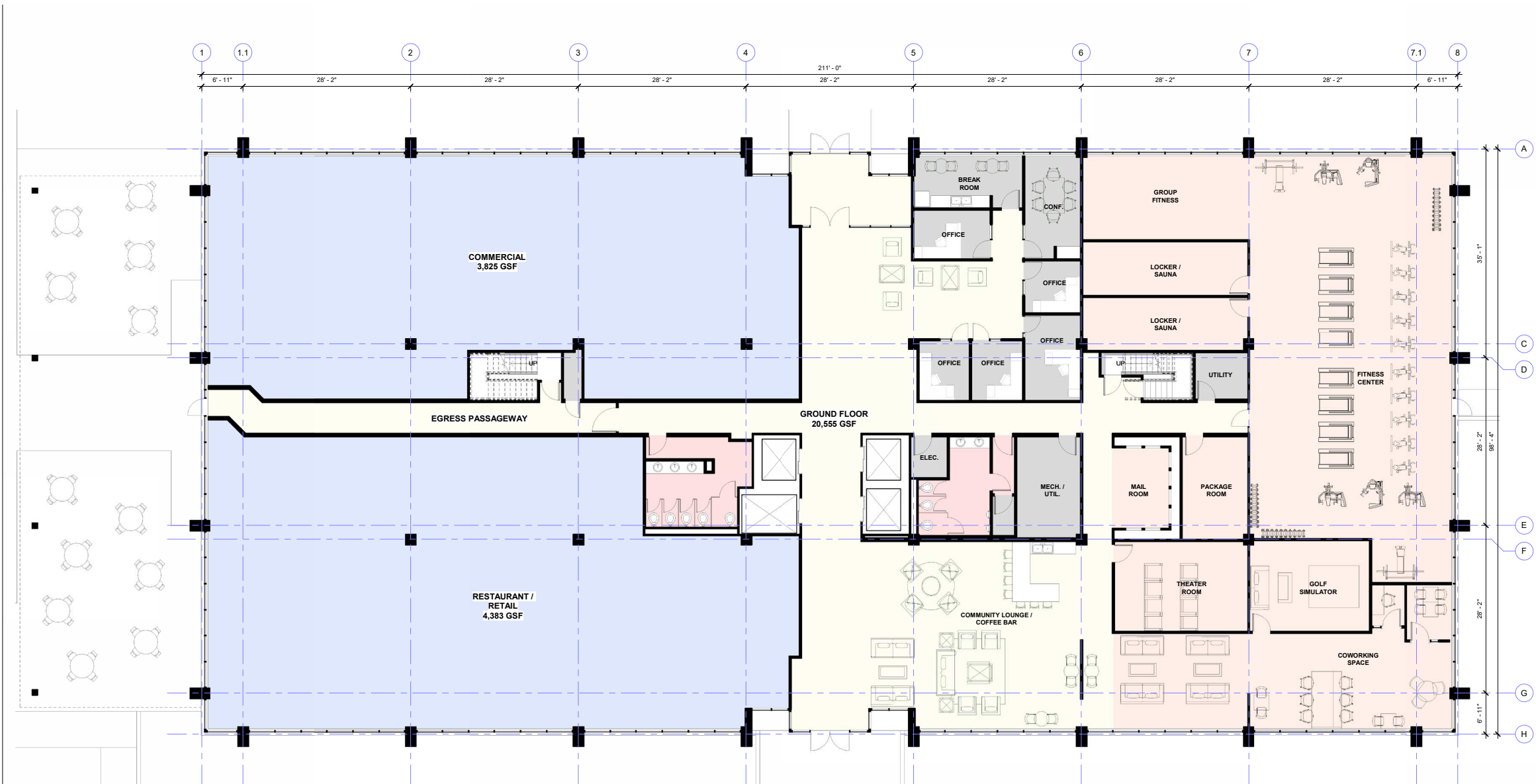












**TOTAL BUILDING UNIT MATRIX**

1 BEDROOM	21	20%
1 BEDROOM W/ DEN	42	40%
<b>1 BEDROOM TOTAL</b>	<b>63</b>	<b>60%</b>
2 BEDROOM	28	27%
2 BEDROOM W/ DEN	7	6.5
<b>2 BEDROOM TOTAL</b>	<b>35</b>	<b>33.5%</b>
3 BEDROOM TOTAL	7	6.5%
<b>TOTAL</b>	<b>105</b>	<b>100%</b>

RESIDENTIAL LEASABLE	112,650 SF
COMMERCIAL	3,825 SF
RESTAURANT / RETAIL	4,383 SF
<b>TOTAL LEASABLE</b>	<b>120,858 SF</b>
<b>TOTAL GROSS SQUARE FOOTAGE (EXCLUDING GARAGE)</b>	<b>152,641 SF</b>

GROUND FLOOR  
20,555 GSF



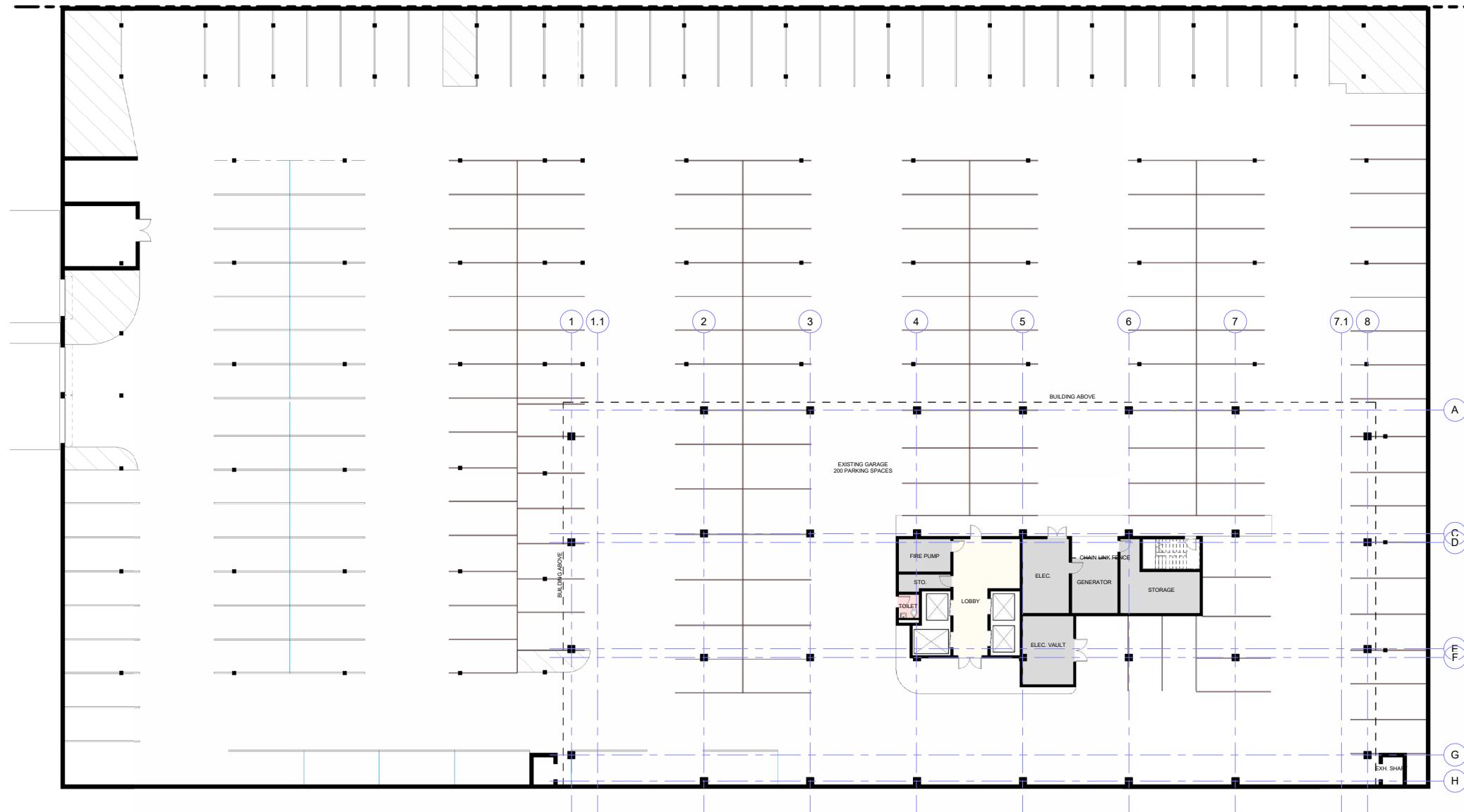
**GROUND FLOOR PLAN**

COMMERCE IV  
BEACHWOOD, OHIO



**TYPICAL FLOORS 3-8 UNIT MATRIX**

1 BEDROOM	4	25%
1 BEDROOM W/ DEN	6	37.5%
2 BEDROOM	6	37.5%
<b>TOTAL</b>	<b>16</b>	<b>100%</b>
RENTABLE SQUARE FOOTAGE	16,169 SF	
GROSS SQUARE FOOTAGE	18,947 SF	



# Tactical Planning, LLC

P.O. Box 3163  
Cuyahoga Falls, Ohio 44223  
Ph: 440-725-1886  
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner



DATE: February 9, 2026

RE: **P&Z 2026-3      Geis Companies**  
**P&Z 2026-4      Wangard Investment Real Estate**  
**23240 Chagrin Boulevard**  
**Conditional Use Permit**  
**Preliminary Site Plan Approval**

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This request is for modification of the previous Conditional Use Permit and Preliminary Site Plan approved in December 2023 to convert the upper seven (7) floors of the existing eight-story Commerce Park IV building from offices to multi-family dwellings. The subject site is zoned U-7A General Office Building District. Section 1111.02(i)(10) permits multi-family dwellings above the first floor in the U-7A General Office Building District.

The previous approval was for a total of 147 dwelling units with a specified mixture of unit types. The revised request indicates that the ground floor will be used for office space, a business accelerator/co-working space, a daycare facility, a restaurant/café, a fitness center with sports simulators, and a lounge or lobby area. The plan provides for 4,383 square feet of restaurant space and 3,825 square feet of commercial space. The new plan proposes a total of 105 dwelling units with 63 one-bedroom units, 35 two-bedroom units, and 7 three-bedroom units. The Code required parking for the proposed mix of uses is 310 spaces. The preliminary site plan provides for a total of 328 parking spaces.

Access to the site is provided from both Green Road and Commerce Park Road. Garage access is from Green Road. The main entry to the building is shown on the south building elevation. The site plan proposes a large outdoor green space and amenity area on the north side of the building. Landscaping and outdoor amenities wrap around the entire building.

There do not appear to be any issues with the proposed modifications to the previously approved Conditional Use Permit or Preliminary Site Plan. Approval of

P&Z 2026-3 & P&Z 2026-4  
Geis Companies  
Wangard Investment Real Estate  
23240 Chagrin Boulevard  
Conditional Use Permit  
Preliminary Site Plan Approval  
February 9, 2026  
Page 2

both the revised Conditional Use Permit and revised Preliminary Site Plan are recommended subject to the following stipulations:

1. Compliance with the comments of the City Engineer and Fire Department.
2. Submission of evidence that the garage meets appropriate structural standards as part of the final site development plan.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: February 26, 2026

Report Date: February 06, 2026

To: Brian Roenigk  
From: Joseph R. Ciuni P.E. P.S.  
City Engineer

**AGENDA ITEM - 5**

**P & Z 2026 -03**

**Jacob Wetherill has requested approval of a conditional use permit for the conversion of an existing office building to residential units on the upper floors and commercial/retail/building amenities on the ground floor for the property located at 23240 Chagrin Blvd.**

We have no comments on this Application.

Fire Prevention Bureau

## P&Z Report

**To:** Planning and Zoning Commission  
**From:** Matthew Domonkos, Assistant Chief  
**Date:** 2/13/2026  
**Re:** P&Z # 2026-3 23240 Chagrin Blvd. (Conditional use)

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The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has no questions or comments at this time.

*Matthew Domonkos*

Matthew Domonkos  
Assistant Fire Chief

## MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: February 26, 2026

Report Date: February 06, 2026

To: Brian Roenigk  
From: Joseph R. Ciuni P.E. P.S.  
City Engineer

### AGENDA ITEM - 6

**P & Z 2026 -04          Jacob Wetherill has requested preliminary site plan approval for the property located at 23240 Chagrin Blvd.**

We hereby recommend preliminary approval of the site plan. The applicant must provide evidence the existing parking garage meets appropriate structural and safety standards prior to submitting the final site plan for approval.

Fire Prevention Bureau

## P&Z Report

**To:** Planning and Zoning Commission  
**From:** Matthew Domonkos, Assistant Chief  
**Date:** 2/13/2026  
**Re:** P&Z # 2026-4 23240 Chagrin Blvd. (preliminary Site plan)

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The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. As discussed in preliminary meeting, FD access will be provided on North-East corner of building (Aux. Entry area)  
Vehicle specs were provided to developer for proper structural reinforcement of the area.

*Matthew Domonkos*

Matthew Domonkos  
Assistant Fire Chief