



**Beachwood Architectural Board of Review Meeting Minutes  
Monday, April 15, 2024, 4:30 PM  
at Beachwood City Hall, Conference Room B,  
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

MEMBERS PRESENT: BRIAN ROENIGK, GEORGE SMERIGAN, MARY ANN PELLERANO, AND PAUL KOWALCZYK

24-17 EDWARD BLOOM, HOWEOWNER, WAS PRESENT AT THE MEETING RE: PLANS SUBMITTED FOR ROOFTOP SOLAR PANELS AT 25300 SHAKER BLVD. (OWNER, BLOOM).

BOARD APPROVED.

24-18 GINA COPE, ARCHER SIGN GROUP, CONTRACTOR, WAS NOT PRESENT AT THE MEETING RE: PLANS SUBMITTED FOR A NEW MONUMENT SIGN WITH LED DISPLAY AT 25325 FAIRMOUNT BLVD., BEACHWOOD CITY HALL (OWNER, CITY OF BEACHWOOD).

BOARD APPROVED.

24-19 BEN GRINBLATT, BGAD LLC, ARCHITECT, WAS PRESENT AT THE MEETING RE: PLANS SUBMITTED FOR NEW FIRST FLOOR SLIDING DOOR, SECOND FLOOR WINDOW, DECK AND PERGOLA AT 24896 TUNBRIDGE LANE (OWNER, SILVER).

BOARD APPROVED.

24-20 ELI MAHLER, ARCHITECT, WAS PRESENT AT THE MEETING RE: PLANS SUBMITTED FOR NEW SINGLE-FAMILY DWELLING TO BE LOCATED AT 23227 TIMBERLANE DRIVE, PPN 741-10-050 (OWNER, ZAK).

BOARD APPROVED WITH FOLLOWING NOTES:  
RAISE ENTRY FEATURE HEIGHT, ADD TWO (2) DORMERS, AND MOVE DWELLING FORWARD FIVE (5) FEET. CHARCOAL GREY FRONT SHAKE, PLATINUM LEDGESTONE STONE, STERLING GREY SIDE SIDING, AND WINDOW TRIM TO BE GREY TONE.

24-21 MIKE KHMELNITSKY, HOMES ON DEMAND/BUILD CLE,  
CONTRACTOR/HOMEOWNER, WAS PRESENT AT THE MEETING RE:  
PLANS SUBMITTED FOR A NEW SINGLE-FAMILY DWELLING TO BE  
LOCATED AT 3220 SULGRAVE ROAD (OWNER, BUILD CLE).

BOARD APPROVED WITH FOLLOWING NOTES:  
APPLICANT TO EMAIL CHANGES FOR APPROVAL.

24-22 MIKE KHMELNITSKY, HOMES ON DEMAND/BUILD CLE,  
CONTRACTOR/HOMEOWNER, WAS PRESENT AT THE MEETING RE:  
PLANS SUBMITTED FOR A NEW SINGLE-FAMILY DWELLING TO BE  
LOCATED AT 2586 ELMHURST DRIVE (OWNER, BUILD CLE).

BOARD TABLED WITH FOLLOWING NOTES:  
APPLICANT TO SUBMIT REVISIONS. BLACK GARAGE DOOR, WHITE  
STONE, POLAR WHITE SIDING, CAST IRON BOARD AND TRIM, CAST  
IRON BLACK FACIA, GUTTER AND WINDOWS, BLACK METAL ROOF.

24-23 ERICK ANDERSON, HOMEOWNER, WAS PRESENT AT THE MEETING  
RE: PLANS SUBMITTED FOR TWO (2) NEW WINDOWS AT 25483  
BRYDEN ROAD (OWNER, ANDERSON).

BOARD APPROVED.

MEETING ADJOURNED AT 5:30 PM

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B. ROENIGK

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G. SMERIGAN

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M.A. PELLERANO

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P. KOWALCZYK