

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, June 26, 2025, 6:30 PM
at Beachwood City Hall, Council Chambers
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 6:30 PM by Chairman Bryan Zabell.

Roll Call: Present: Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, E. Silver,
J. Shoykhet (arrived at Item #3), B. Zabell
Absent: None.
Also Present: J. Ciuni, M. Kurz, B. Roenigk, G. Smerigan

Approval of the Minutes

Moved by R. Hecht, seconded by A. Blue Donald, that the minutes of the Planning and Zoning Commission and City Council Joint Meeting held on May 8, 2025, be approved.

Roll Call Yes: Mayor Berns, A. Blue Donald, J. DeLong,
R. Hecht, E. Silver, B. Zabell
No: None.
Abstain: None.
Not Voting: None.
MOTION – MINUTES APPROVED

Moved by A. Blue Donald, seconded by J. DeLong, that the minutes of the Planning and Zoning Commission Meeting held on May 29, 2025, be approved.

Roll Call Yes: Mayor Berns, A. Blue Donald, J. DeLong,
B. Zabell
No: None.
Abstain: R. Hecht, E. Silver
Not Voting: None.
MOTION – MINUTES APPROVED

Council Report

None.

Citizen's Remarks

None.

New Business

Agenda Items

P&Z 2025-19 Bassam Ramadan has requested a 559' total lot allowed hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, a 2' side yard setback variance, and a 2' rear yard setback variance, in accordance with BCO Section 1113.08, Rear Yards, for a shed at 23818 East Baintree Road.

Chairman Zabell requested the item be placed at the end of the agenda as applicant was not present.

P&Z 2025-20 James Martin has requested a 773' total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, at 2664 Brentwood Road.

Mr. James Martin reviewed the proposed projects which include installation of a pool, patio and walkways, to provide the homeowner's disabled child access to the backyard of the property.

Mr. Ciuni stated his concerns with the project and requested no drains be installed in the back yard if it is approved.

Mr. Roenigk stated Police and Fire Departments had no comments. He briefly explained the hardscape areas for the project.

Mr. Smerigan reviewed his staff report and believes the updated variance request of 558 square feet is a reasonable compromise to resolve this issue.

Discussion ensued.

Moved by A. Blue Donald, seconded by R. Hecht, that P&Z 2025-20 be approved and advance the amended application with the following stipulations: 1) Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1146.03(c) with regard to maximum permitted hardscaping; 2) Granting a variance of 558 square feet to Section 1146.03(c) to permit a total of 2,687.94 square feet of hardscaping in lieu of the Code permitted maximum of 2,130 square feet.

Roll Call	Yes:	None.
	No:	Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, J. Shoykhet, E. Silver, B. Zabell
	Abstain:	None.
	Not Voting:	None.
		MOTION DENIED

P&Z 2025-22

James B. Heller has requested a combined unit variance, in accordance with BCO Section 1118.04(e), Minimum Dwelling Unit Area, at 23250 Chagrin Blvd.

Ms. Diane Calta, Mansour Gavin Land Development Counsel with Wangard Partners, and Mr. James Heller were present at the meeting and spoke about the composition of units for the proposed apartment building.

Mr. Ciuni had no comments.

Mr. Roenigk stated Police, Fire and Building Departments had no comments.

Mr. Smerigan reviewed his staff report and recommended the Commission grant the variance and to waive the requirement to have a specified percentage mix.

Discussion ensued.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2025-22 be approved and recommended to City Council with the following stipulations: 1) Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1118.04(e) with regard to required dwelling unit mix; 2) Granting a variance to Section 1118.04(e) to permit a total of 83% of apartments to be studio and/or one bedroom units.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, J. Shoykhet, E. Silver, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED –
RECOMMENDATION TO COUNCIL
(Monday, July 14, 2025)

P&Z 2025-19

Bassam Ramadan has requested a 559' total lot allowed hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, a 2' side yard setback variance, and a 2' rear yard setback variance, in accordance with BCO Section 1113.08, Rear Yards, for a shed at 23818 East Baintree Road.

Mr. Bassam Ramadan, property owner, explained his request for the shed.

Mr. Ciuni stated they do understand the practical difficulty of having a one (1) car garage and requested there be no gutters or drains on the shed to keep the water out of the storm sewers.


Mr. Roenigk stated Police and Fire Departments had no comments. He mentioned the applicant was willing to reduce the setback number.

Mr. Smerigan reviewed his staff report. He commented that the variances make sense, there is a practical difficulty, and the Commission has final authority to either grant or deny.

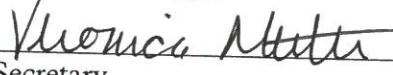
Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, J. Shoykhet, E. Silver, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

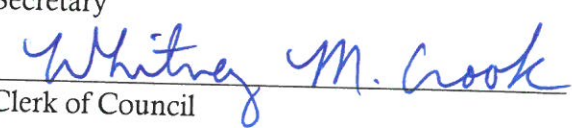
Approved:



 Chairwoman



 Secretary



 Clerk of Council

Next Regular Planning and Zoning Commission Meeting will be held on: Thursday, July 31, 2025, at 6:30 P.M. in Council Chambers. For all updates regarding Planning and Zoning Commission Meetings, please visit: www.BeachwoodOhio.com.

Pursuant to Ordinance Number 2020-78 Council has determined that the Video Recording of the meetings shall stand as the official Minutes of its Body, its Committees, and those of the Planning and Zoning Commission. A written synopsis of all agenda items and votes shall also be promptly prepared and kept.