

# CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes  
Thursday, September 25, 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, J. DeLong, J. Shoykhet, E. Silver, B. Zabell  
Absent: A. Blue Donald, R. Hecht  
Also Present: M. Kurz, B. Roenigk, G. Smerigan

### **Approval of the Minutes**

Moved by J. Shoykhet, seconded by E. Silver, that the minutes of the Planning and Zoning Commission Meeting held on August 28, 2025, be approved.

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

MOTION – MINUTES APPROVED

### **Council Report**

None.

### **Citizen's Remarks**

None.

### **New Business**

#### **Agenda Items**

**P&Z 2025-36** Ronald Kluchin has requested an 8' rear yard setback variance for addition at 2797 Shakercrest Blvd., in accordance with BCO Section 1113.03, Rear Yards.

Mr. Ronald Kluchin, Architect, explained the reasons for the variance, which is required to complete the rear addition to the existing house.

In lieu of Mr. Ciuni's absence, Mr. Roenigk stated Engineering has no comments on this item and recommends approval. He noted Fire Department had no comments and Building Department has no issues with the variance.

Mr. Smerigan reviewed his staff report and believes there is sufficient evidence for the Commission to determine that there is a practical difficulty. If the Commission decides to grant the variance, he has suggested two (2) stipulations listed in his staff report.

Moved by J. Shoykhet, seconded by E. Silver, that P&Z 2025-36 be approved subject to the following findings and 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 1113.03 with regard to the minimum rear yard setback; 2) Granting a variance of eight (8) feet to Section 1113.03 to permit the dwelling to be 32 feet from the rear lot line in lieu of the Code required 40 feet.

Roll Call      Yes:            Mayor Berns, J. DeLong, J. Shoykhet, E. Silver, B. Zabell  
                         No:            None.  
                         Abstain:      None.  
                         Not Voting:   None.  
                         MOTION APPROVED

**P&Z 2025-37**            Rebecca Fertel has requested a 5.40' rear yard setback variance for addition at 23413 Greenlawn Avenue, in accordance with BCO Section 1113.03, Rear Yards.

Ms. Rebecca Fertel, Architect, stated the Commission granted a variance for a two-story addition in 2022. The applicant changed the scope of design to a one-story addition which requires a variance due to the expanded footprint and odd angle of the rear lot line.

Mr. Roenigk stated Engineering has no comments on this item and recommends approval. He noted Police and Fire Department had no questions or comments. The Building Department has no issues with the variance.

Mr. Smerigan reviewed his staff report and stated there is a practical difficulty caused by the unusual shape of the lot. He recommends approval subject to the listed stipulations in his staff report.

Chairman Zabell questioned what becomes of a previously granted variance.

Mr. Smerigan replied variances run with the land, but the new variance will supersede the old variance.

Moved by J. Shoykhet, seconded by E. Silver, that P&Z 2025-37 be approved subject to the following findings and 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 1113.03 with regard to the minimum rear yard setback; 2) Granting a variance of 5.4 feet to Section 1113.03 to permit the dwelling to be 29.1 feet from the rear lot line in lieu of the Code required 34.5 feet.

Roll Call      Yes:            Mayor Berns, J. DeLong, J. Shoykhet, E. Silver, B. Zabell  
                         No:            None.  
                         Abstain:      None.  
                         Not Voting:   None.  
                         MOTION APPROVED

**P&Z 2025-39** Marc R. Freedman has requested a 190.50' total lot allowed hardscape variance for a paver walkway at 24803 Wimbledon Road, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required.

Mr. Marc Freedman, property owner, provided details on the proposed extension of a paver walkway to the existing patio and fence gate which requires approval of a hardscape variance. He plans to use permeable pavers to prevent any additional runoff from this project.

Mr. Roenigk stated Engineering recommends approval and applauds the use of permeable pavers for this application. He noted Police and Fire Department had no questions or comments. The Building Department has no issues with the variance.

Mr. Smerigan reviewed his staff report and stated there is clearly a practical difficulty. He recommends granting approval of the variance subject to the findings and stipulations listed in his staff report.

Moved by J. Shoykhet, seconded by E. Silver, that P&Z 2025-39 be approved subject to the following findings and 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 190.5 square feet to Section 1146.03(c) to permit a total of 1,783 square feet of hardscaping in lieu of the Code permitted maximum of 1,687.5 square feet.

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

MOTION APPROVED

**P&Z 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.

Chairman Zabell stated the applicant requested to table their submission.

Moved by E. Silver, seconded by J. DeLong, that P&Z 2025-40 be tabled.

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

MOTION APPROVED - TABLED

**P&Z 2025-41** Ron Flauto has requested preliminary and final approval of a lot split plat for PPN 742-25-001, 23600 Commerce Park Road and 23650 Commerce Park Road.

Ms. Jennifer Hondroudakis, property manager, stated the owners are requesting approval of a lot split as they have a potential buyer who only wants the front property, not both properties.

Joe Gutosky, Gutosky & Associates, introduced himself.

Mr. Roenigk stated Engineering recommends approval of the plat as it meets city standards and has approved the shared ingress-egress easement document requested in his staff report. He noted Police and Fire Department had no questions or comments. The Building Department has no issues.

Mr. Smerigan reviewed his staff report. He does not think granting the variance for the frontage has any impact given the fact the buildings already exist. He recommends the Commission approve the lot split subject to the stipulations listed in his staff report.

Moved by J. Shoykhet, seconded by E. Silver, that P&Z 2025-41 be approved subject to the following findings and 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 1129.03(a) with regard to minimum lot frontage and Code Section 1129.03(b)(5) with regard to minimum parking setbacks; 2) Granting a variance of 120 feet to Section 1129.03(a) to permit the applicant to subdivide PPN 742-25-001 in accordance with the proposed lot split plat creating Parcel B with 30 feet of street frontage in lieu of the Code required minimum of 150 feet; 3) Granting a 3 feet parking setback variance to both Parcels to permit the parking setback to be zero feet in lieu of the Code required minimum of 3 feet; 4) Submission and recording of a perpetual cross access and parking agreement in a form approved by the Law Department.


Roll Call	Yes:	Mayor Berns, J. DeLong, J. Shoykhet, E. Silver, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
MOTION APPROVED		

**Adjournment**

Moved by J. Shoykhet, seconded by E. Silver, to adjourn the Planning and Zoning Commission Meeting at 7:00 P.M.

Roll Call	Yes:	Mayor Berns, J. DeLong, J. Shoykhet, E. Silver, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
MOTION APPROVED		

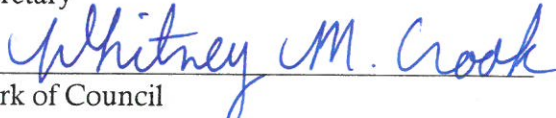
Approved:

  
\_\_\_\_\_

Chairman

  
\_\_\_\_\_

Secretary

  
\_\_\_\_\_

Clerk of Council

Next Regular Planning and Zoning Commission Meeting will be held on: Thursday, October 30, 2025, at 6:30 P.M. in Council Chambers. For all updates regarding Planning and Zoning Commission Meetings, please visit: [www.BeachwoodOhio.com](http://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.**