

CITY OF *Beachwood*

Beachwood Planning and Zoning Commission Meeting Agenda
Thursday, January 29, 2026, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

New Business

Agenda Items

1. Roll Call
2. Approval of Minutes of the December 11, 2025, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2026-1 Moshe David has requested a 6' rear yard setback variance for a proposed addition and deck at 23106 Fernwood Drive, in accordance with BCO Section 1113.03 Rear Yards.
6. Planning and Zoning Commission
2026-2 Allan Pearl has requested an 8.2' rear yard setback variance for a patio at 2435 Brentwood Road, in accordance with BCO Section 1113.03 Rear Yards.

Tabled Items

1. 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.



25325 Fairmount Blvd. • Beachwood, Ohio 44122

Phone (216)292-1914 • Fax (216)292-1917

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: November 12, 2025

OWNER OF BUILDING: Moshe David PHONE: 7186371971

STREET ADDRESS: 23106 Fernwood Drive

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: MOSHE DAVID PHONE: 7186371971

COMPANY OR FIRM:

EMAIL: MDAVIDLAUFER@GMAIL.COM

STREET ADDRESS: 23106 FERNWOOD DRIVE

CITY/STATE/ZIP: BEACHWOOD OH 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Mikhail Sudnitsyn
LMS Design, LLC
440-796-3598 lmsgroupcle2023@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23106 Fernwood Drive SUITE #

TENANT NAME: Owner occupied

PERMANENT PARCEL # 741 .07 .123 PRESENT USE: residence PROPOSED USE: residence

PURPOSE OF APPLICATION: VARIANCE

NATURE OF THE REQUEST (check as many as apply):

- [X] Preliminary site plan approval
[] Final site plan approval
[] Lot split
[] Lot consolidation
[] Conditional use permit
[] Rezoning
[] Zoning text amendment
[] Other
[] Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (must indicate a hardship):

The master bedroom, laundry is being reconfigured to go on the main floor because it is difficult for us to do the steps so we need to add more living space to the existing small den area and we also need a deck

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain.

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.

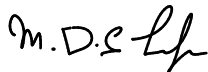
Planning & Zoning Submission Filing Fees & Deposits:

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.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder’s Office	\$1,500.00
(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	\$750.00
(5)	Map Amendment	\$2,500.00

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.



Moshe David Laufer

11/12/2025

SIGNATURE

PRINTED NAME

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: _____

 An official website of the Cuyahoga County government. Here's how you know



CUYAHOGA COUNTY, *Ohio*

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City

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PROPERTY DATA

- [General Information](#)
- [Transfers](#)
- [Values](#)
- [Land](#)
- [Building Information](#)
- [Building Sketch](#)
- [Other Improvements](#)
- [Permits](#)
- [Property Summary Report](#)

TAXES

- [Tax By Year](#)
- [Pay Your Taxes Online](#)

LEGAL RECORDINGS

- [Get a Document List](#)

Primary Owner

LAUFER, MOSHE DAVID & JUDITH MINDY

Property Address

23106 Fernwood Beachwood, OH 44122

Tax Mailing Address

LAUFER, MOSHE DAVID 23106 FERNWOOD BEACHWOOD, OH 44122

Description

18 S/L 48 NP & PT VAC ST

Property Class

SINGLE FAMILY DWELLING

Parcel Number

741-07-123

Taxset

Beachwood

Tax Year

2025 Pay 2026

Outstanding Taxes

Please use the Pay Your Taxes Online to pay your tax bill for the current tax year

[Assessed Values - Pending](#)

ACTIVITY
Informal Reviews
Board of Revisions Cases

Land Value
 Building Value
 Total Value
 Homestead Value

First Half Year Charge Amounts - Pending

Gross Tax
 Less 920 Reduction
 Sub Total
 Non-business Credit
 Owner Occupancy Credit
 Homestead Reduction
 Total Assessments
 Half Year Net Taxes

Market Values - Pending

Land Value
 Building Value
 Total Value

Second Half Year Charge Amounts - Pending

Gross Tax
 Less 920 Reduction
 Sub Total
 Non-business Credit
 Owner Occupancy Credit
 Homestead Reduction
 Total Assessments
 Half Year Net Taxes

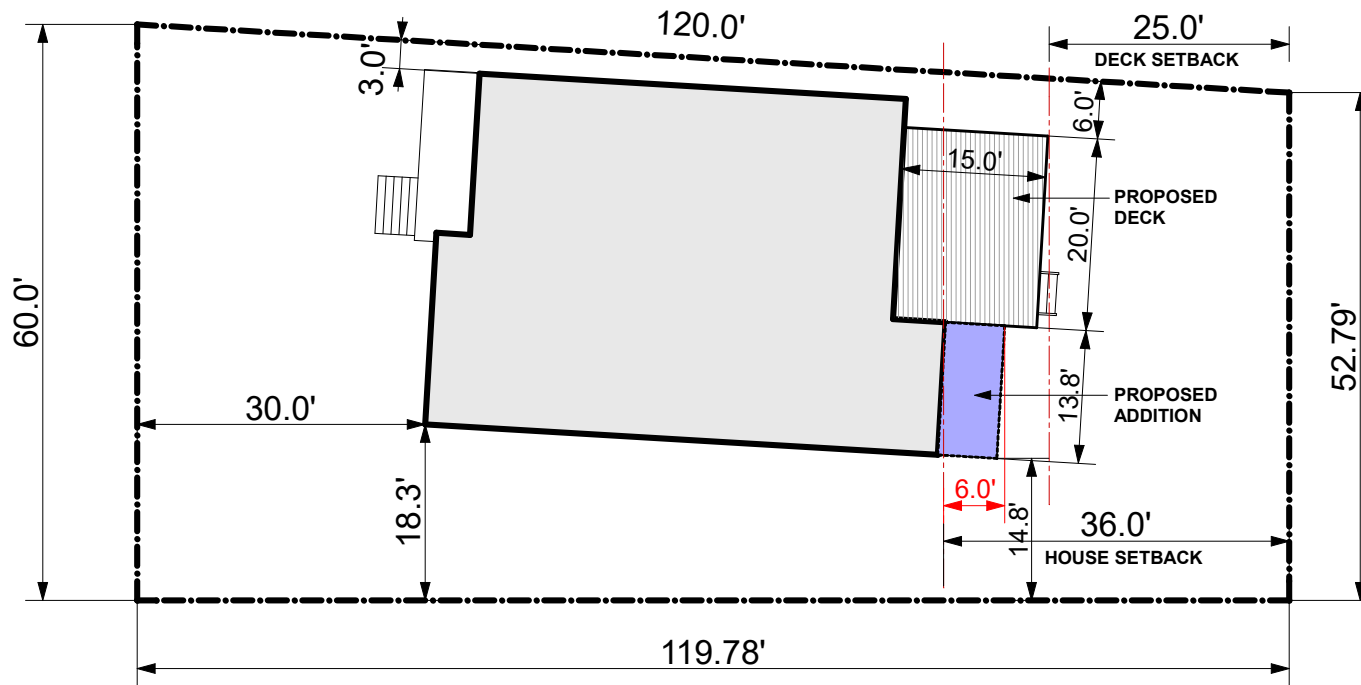
Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N

public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU



SCHEMATIC SITE PLAN

SCALE: 1"=20'-0"



Residential Calculations

Date: 11/24/2025

Address: 23106 Fernwood Dr.

Lot Information: 60.00' x 120.00' (45.00' Effective Front Per CC)

Total square foot of Lot Area: 5400.00'

Rear Yard: 30% of Average depth. (Need not be more than 40' and not less than ½ height of the structure.

Required: 36.00'

Proposed: 30.00'

Variance: 6.00'

Side Yards: BCO 1113.05 Table

Required: 7.00' Minimum; 15.00' Combined

Proposed: No change to current conditions.

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: January 10, 2026

RE: **P&Z 2026-1** **Moshe David**
23106 Fernwood Drive
Rear Building Setback Variance



The applicant is requesting approval of a rear building setback variance in order to construct an addition to create a first-floor master bedroom. The Code requires a rear yard building setback on the subject site of 36 feet. The site plan proposes a rear setback for the addition of 30 feet. That equates to a rear building setback variance of 6 feet. While the setback variance from 36 feet to 30 feet is approximately 16.7%, the actual area of the encroachment is only 84 square feet or about 4.5% of the required rear yard. From that perspective the variance is not substantial. The proposed deck will comply with the Code required setbacks and does not need any variances.

The Commission has final authority to either grant or deny the requested variance. Should the Commission determine to grant approval, the following findings and stipulations are recommended:

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 required rear setback for the building.
2. Granting a variance of 6 feet to Section 1113.03 to permit the addition to the dwelling to have a rear setback of 30 feet in lieu of the Code required 36 feet.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 29, 2026

Report Date: January 07, 2026

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

AGENDA ITEM - 5

P & Z 2026 -01

Moshe David has requested a 6 ft. rear yard setback variance for a proposed addition and deck at 23106 Fernwood Drive, in accordance with BCO Section 1113.03, Rear Yards.

We have no comments on this Application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 1/27/2026
Re: P&Z # 2026-1 23106 Fernwood Dr. (Variance)

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

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11/24/25

OWNER OF BUILDING: JONATHAN FERGUSON PHONE: 718-928-4248

STREET ADDRESS: 24064 GREENLAW AVE

CITY/STATE/ZIP: BEACHWOOD

APPLICANT: ALLAN PEARL PHONE: 216-468-7557

COMPANY OR FIRM: ALLAN BUILDERS, INC.

EMAIL: ALLANBUILDERS@AOL.COM

STREET ADDRESS: 30 BRANDON CT.

CITY/STATE/ZIP: MORELAND HILLS, OHIO 44022

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

JONATHAN FERGUSON - JONATHANFERGUSON@YAHOO.COM

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2435 BRENTWOOD SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # 741 - 10 - 035 PRESENT USE: _____ PROPOSED USE: _____

PURPOSE OF APPLICATION: VARIANCE FOR PATIO DISTANCE TO REAR
PROPERTY LINE

NATURE OF THE REQUEST (check as many as apply):

- Preliminary site plan approval
- Final site plan approval
- Lot split
- Lot consolidation
- Conditional use permit
- Rezoning
- Zoning text amendment
- Other _____
- Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (must indicate a hardship):

NEED A DEEPER PATIO TO ACCOMMODATE A SUCCUBA FOR RELIGIOUS PURPOSES

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF BEACHWOOD, BEING PART OF ORIGINAL SUBDIVISION OF LOT NO. 18, AND BEING SUBLOT 2 IN FRANK BROWN RESUBDIVISION NO. 1 PER PLAT VOL. 170 PG. 3

BASIS OF BEARINGS
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.



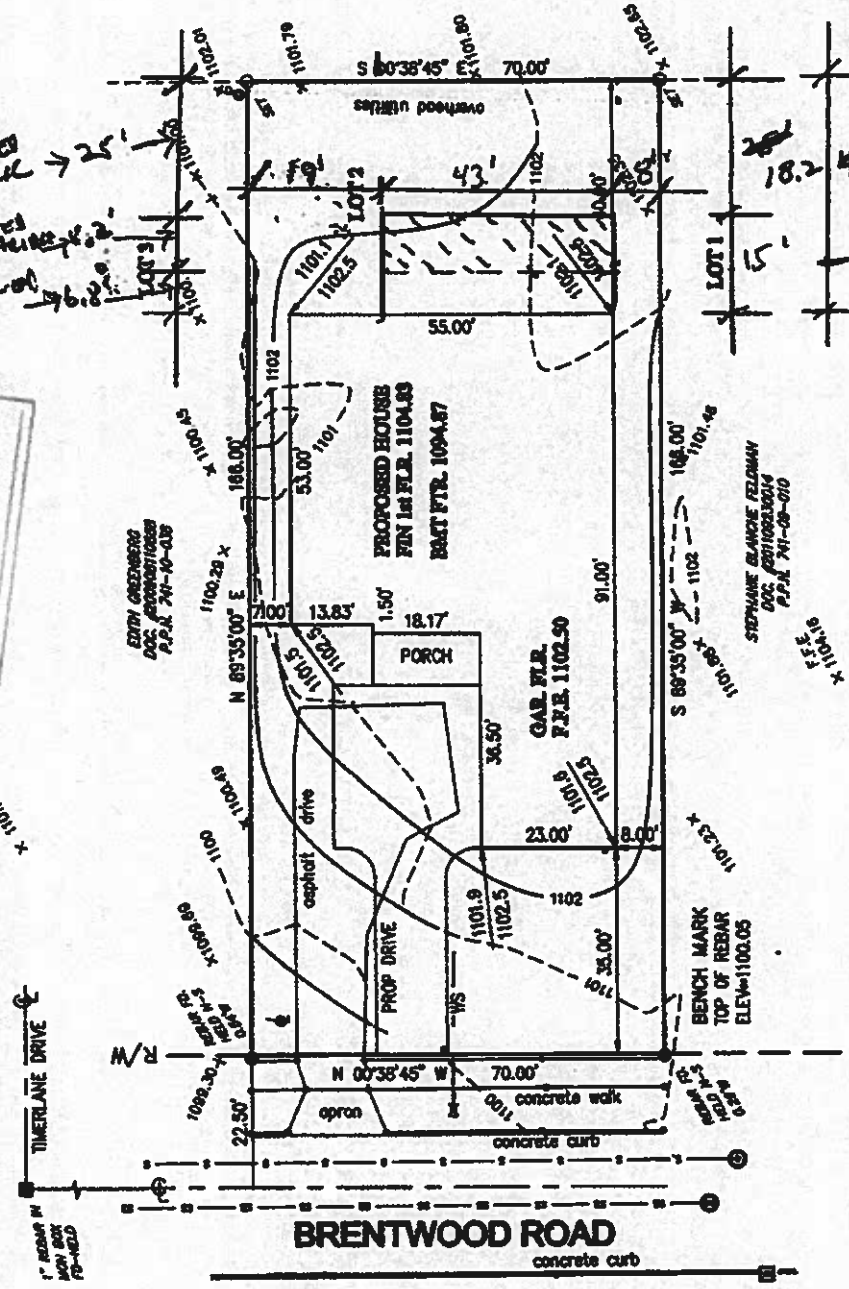
DATA USED
FRANK BROWN RESUBDIVISION NO. 1
PLAT VOL. 170 PG. 3

- LEGEND**
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP ID 6028
 - - MONUMENT FOUND, SIZE & TYPE AS INDICATED
 - △ - PA(L)ASTIC(ARY) NAIL SET
 - ⊕ - POWER POLE
 - ⊖ - LIGHT POLE
 - ⊙ - HYDRANT
 - ⊞ - CATCH BASIN
 - ⊠ - WATER VALVE
 - ⊠ - FENCE
 - ⊠ - SS - SANITARY SEWER
 - ⊠ - S - STORM SEWER
 - ⊠ - SANITARY MANHOLE
 - ⊠ - STORM MANHOLE
 - ⊠ - EX. GRADE
 - ⊠ - PROP. GRADE

CUB SURVEY GROUP

8607 FOSSIL DRIVE
COLUMBIANA, OHIO 43204 (614-383-0418)
BOUNDARY / SITE PLAN
JONATHAN FREDMAN & JULIA SEDRAL
5885 BRENTWOOD ROAD, BEACHWOOD, OHIO 44128

SCALE: 1" = 20'	REVISIONS	SHEET 1
DATE: 11/8/24		JOB 24-108
DRAWN BY: WRF		DOC: 202408200155
CHECKED BY: WRF		P.P.A. 741-10-015



NOTE:
LOCATION OF UTILITY LATERALS ARE UNKNOWN AND ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CALL 811 OHIO UTILITY PROTECTION SERVICE.



I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN OCTOBER, 2024.

William R. Wallace 11/8/24
WILLIAM R. WALLACE REG. NO. 8286 DATE



Residential Deck/ Patio Calculations

Date: 11/05/2025

Address: 2435 Brentwood

Lot Information: 70.00' x 166.00'

Total square foot of Lot Area: 11,620.00'

Required: 1113.03 - Rear yards.

In a Class U-1 District, every building erected shall have a rear yard. The least dimension of such rear yard shall be thirty percent (30%) of the average depth of the lot, but such least dimension need not be more than forty feet (40'), provided such least dimension shall be in no case less than one-half (½) of the height of the building. Decks and similar unenclosed structures, or portions thereof, may extend into said rear yards, but no such structure shall extend closer to the rear lot line than a least dimension of twenty percent (20%) of the average depth of the lot.

Required: 33.20' $166.00' \times 20\% = 33.20'$

Proposed: 25.00'

Variance: 8.20'

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: January 12, 2026

RE: **P&Z 2026-2** **Allan Pearl**
Jonathan Freund
2435 Brentwood Road
Rear Yard Setback Variance



The applicant is requesting approval of a rear setback variance in order to construct a patio of sufficient size to accommodate a sukkah. The Code requires a rear yard setback for accessory structures of 20% of the rear yard. On the subject site that is 33.2 feet. A code compliant patio could only extend 6.8 feet from the rear of the dwelling due to the existing location of the house. The site plan proposes a 15 feet deep patio with a rear setback of 25 feet. That equates to a variance of 8.2 feet or 24.6% of the setback distance or approximately 15% of the required rear yard area. A patio of less than 7 feet in width would have limited utility. Potential impacts are mitigated by the fact that the encroachment is merely concrete at grade so the neighbor to the rear would only be impacted when the patio was actually in use.

The Commission has final authority to either grant or deny the requested variance. Should the Commission determine to grant approval, the following findings and stipulations are recommended:

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 required rear setback for an accessory structure.
2. Granting a variance of 8.2 feet to Section 1113.03 to permit the patio to have a rear setback of 25 feet in lieu of the Code required 33.2 feet.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 29, 2026

Report Date: January 07, 2026

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

AGENDA ITEM -

P&Z 2026 -02

Allan Pearl has requested an 8.2 ft. rear yard setback variance for a patio at 2435 Brentwood Road, in accordance with BCO Section 1113.03, Rear Yards.

We have no comments on this Application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 1/27/2026
Re: P&Z # 2026-2 2435 Brentwood Rd. (Variance)

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