

CITY OF *Beachwood*

Beachwood Planning and Zoning Commission Meeting Minutes

Thursday, October 30, 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, J. Shoykhet, B. Zabell
Absent: R. Hecht, E. Silver
Also Present: J. Ciuni, T. Hunt, B. Roenigk, G. Smerigan

Approval of the Minutes

Moved by J. Shoykhet, seconded by J. DeLong, that the minutes of the Planning and Zoning Commission Meeting held on September 25, 2025, be approved.

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

MOTION – MINUTES APPROVED

Council Report

Ms. Jillian DeLong, Council Representative, reminded residents to please exercise their right to vote on Tuesday, November 4, 2025.

Citizen's Remarks

Marina Kaplan

Mrs. Kaplan made remarks.

New Business

Agenda Items

P&Z 2025-43

Arnold and Suzanne Kaufman have requested a 799' total lot allowed hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, and an accessory structure variance for a pergola, in accordance with BCO Section 1113.03, Rear Yards, at 24794 Tunbridge Lane.

Mr. David Kaplan, Oliver Architectue, reviewed the variances required to install an open-air pergola and small portion of sidewalk.

Mr. Ciuni stated Engineering has no comments or objections.

Mr. Roenigk stated he has no issues with the structure being built and the additional concrete should have no issues on drainage. Both the Police and Fire Department had no comments.

Mr. Smerigan reviewed his staff report. He believes there are several mitigating factors and no impact to the adjacent properties to the rear. He recommends the Commission move forward with both variances subject to the stipulations listed in his staff report.

Moved by J. Shoykhet, seconded by A. Blue Donald, that P&Z 2025-43 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 number of accessory buildings, and Code Section 1146.03(c) with regard to maximum permitted hardscape; 2) Granting a variance to Section 1113.03 to permit an accessory pergola to be installed on the property; 3) Granting a variance of 799 square feet to Section 1146.03(c) to permit the total amount of hardscape to be 3,904 square feet in lieu of the Code permitted 3,105 square feet.

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

P&Z 2025-44 Shawn Starks has requested a 4' rear setback variance for a shed at 23250 Halburton Road, in accordance with BCO Section 1113.03, Rear Yards.

Mr. Shawn Starks, property owner, reviewed his request to install a storage shed six (6) feet from the rear lot line of his corner property.

Mr. Ciuni stated that he believes a hardship exists due to the pie-shaped lot and therefore recommends approval.

Mr. Roenigk stated Police and Fire Department had no comments. The Building Department has no issues with the variance.

Mr. Smerigan reviewed his staff report and stated there is a practical difficulty based on the odd shape of the lot. He recommends the Commission grant approval subject to the stipulations listed in his staff report.

Moved by A. Blue Donald, seconded by J. Shoykhet, that P&Z 2025-44 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 1113.08(d) with regard to the required rear setback for an accessory building on a corner lot; 2) Granting a variance of four (4) feet to Section 1113.08(d) to permit an accessory building to be located six (6) feet from the rear line in lieu of the Code required ten (10).

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

P&Z 2025-35 Rezoning 2555 Edgewood Road (PPN 741-08-036) and 2561 Edgewood Road (PPN 741-08-037) from U-1 Single Family Residential District to U-5 Public and Institutional District (Ordinance No. 2025-32, referred from Council September 15, 2025).

Mr. Akiva Shawel, representative, kindly asked the Commission to allow additional public comments as many congregants were delayed as evening services coincided with tonight’s meeting.

Chairman Zabell permitted the continuation of citizen’s remarks.

Citizen’s Remarks

Robert Schloss

Mr. Schloss made remarks.

Rabbi Nissim Abrin

Rabbi Abrin made remarks.

Chairman Zabell resumed the meeting with Agenda Item Number 7.

Mr. Shawel proceeded with the presentation, seeking approval for the congregation’s modest building expansion.

Mr. Smerigan explained that the revised application proposes demolishing the northern house, which is currently being used for services, and expand and renovate the southern dwelling to bring it up to code for a place of assembly. The updated dwelling would serve as the facility going forward. He noted the application still requires a variance for minimum lot area and the Commission will need to act in the form of a recommendation to City Council.

Mr. Ciuni stated Engineering has no comments.

Mr. Roenigk stated that the Police, Fire, and Building Department had no comments.

Discussion ensued.

Moved by A. Blue Donald, seconded by J. Shoykhet, that P&Z 2025-35 be approved and recommended to City Council with the following stipulations: 1) That Ordinance 2025-32 be amended to include a variance to Section 1124.03 Lot Dimensions to permit the newly created U-5 District to be 13,200 square feet in area in lieu of the Code required minimum of 18,000 square feet; and 2) That Ordinance 2025-32 be amended to include a stipulation that the second floor of the proposed place of worship shall not exceed a maximum of 750 square feet.

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

Mr. Todd Hunt, Law Director, informed the Commission that an affirmative motion is required to recommend the denial of the request.

Adjournment

Moved by J. Shoykhet, seconded by A. Blue Donald, to adjourn the Planning and Zoning Commission Meeting at 7:15 P.M.

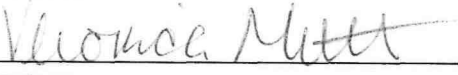
Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Approved:



 Chairman



 Secretary



 Clerk of Council

Next Regular Planning and Zoning Commission Meeting will be held on: Thursday, December 11, 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.