

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, January 29, 2026, 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: A. Blue Donald, G. Carr, A. Jacobs, J. Shoykhet, B. Zabell
Absent: Mayor Berns, E. Silver
Also Present: J. Ciuni, M. Kurz, B. Roenigk, G. Smerigan

Council Report

None.

Citizen's Remarks

None.

New Business

Agenda Items

P&Z 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.

Mr. Mikhail Sudnitsyn, Architect, stated the property owners are proposing to convert the existing sunroom into a new family room which requires a setback variance for the addition.

Mr. Ciuni stated Engineering has no comments.

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

Mr. Smerigan reviewed his staff report and recommends the Commission grant approval of the variance.

Moved by A. Blue Donald, seconded by J. Shoykhet, that P&Z 2026-1 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 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.

Roll Call Yes: A. Blue Donald, G. Carr, A. Jacobs,
J. Shoykhet, B. Zabell
No: None.
Abstain: None.
Not Voting: None.
MOTION APPROVED

P&Z 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.

Mr. Allan Pearl, contractor, and Mr. Jonathan Freud, homeowner, were present at the meeting.

Mr. Pearl reviewed the proposed patio project for the new house.

Mr. Ciuni stated Engineering has no comments.

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

Mr. Smerigan reviewed his staff report and recommends the Commission grant approval.

Chairman Zabell informed the applicant that the City had received correspondence from a neighboring property owner expressing concerns and formally objecting to the variance application.

Moved by A. Jacobs, seconded by A. Blue Donald, that P&Z 2026-2 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 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.

Roll Call	Yes:	A. Blue Donald, A. Jacobs, J. Shoykhet, B. Zabell
	No:	G. Carr
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED

Tabled Items

P&Z 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.

Chairman Zabell stated this item has been tabled for several months and the applicant has not submitted any additional materials. He recommended that the item be removed from the agenda.

Moved by J. Shoykhet, seconded by G. Carr, that P&Z 2025-34 be taken from the Table.

Roll Call	Yes:	A. Blue Donald, G. Carr, A. Jacobs, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED

Moved by J. Shoykhet, seconded by A. Jacobs, that P&Z 2025-34 be removed from the Agenda.

Roll Call	Yes:	A. Blue Donald, G. Carr, A. Jacobs, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Chairman Zabell welcomed both George Carr and Alex Jacobs to the Planning and Zoning Commission.


Adjournment

Moved by A. Blue Donald, seconded by A. Jacobs, to adjourn the Planning and Zoning Commission Meeting at 6:46 P.M.

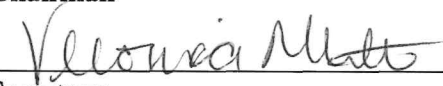
Roll Call	Yes:	A. Blue Donald, G. Carr, A. Jacobs, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED


Approved:



 Chairman



 Secretary



 Clerk of Council

Next Regular Planning and Zoning Commission Meeting will be held on: Thursday, February 26, 2026, 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.