

# CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes  
Thursday, March 26, 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: Mayor Berns, A. Blue Donald, G. Carr, A. Jacobs, E. Silver, B. Zabell  
Absent: J. Shoykhet  
Also Present: J. Ciuni, M. Kurz, B. Roenigk, G. Smerigan

### **Approval of the Minutes**

Moved by A. Blue Donald, seconded by Mayor Berns, that the minutes of the Planning and Zoning Commission Meeting held on December 11, 2025, be approved.

Roll Call	Yes:	Mayor Berns, A. Blue Donald
	No:	None.
	Abstain:	G. Carr, A. Jacobs, E. Silver, B. Zabell
	Not Voting:	None.

MOTION – MINUTES APPROVED

Moved by A. Jacobs, seconded by A. Blue Donald, that the minutes of the Planning and Zoning Commission Meeting held on February 26, 2026, be approved.

Roll Call	Yes:	A. Blue Donald, G. Carr, A. Jacobs, B. Zabell
	No:	None.
	Abstain:	Mayor Berns, E. Silver
	Not Voting:	None.

MOTION – MINUTES APPROVED

### **Council Report**

None.

### **Citizen's Remarks**

None.

### **New Business**

#### **Agenda Items**

**P&Z 2026-5** Rebecca Fertel has requested an 8.1' rear yard setback variance for an addition at 2373 Beachwood Blvd., in accordance with BCO Section 1113.08(a), Rear Yards.

Ms. Rebecca Fertel, Architect, reviewed the variance request for the rear yard setback to accommodate both a kitchen addition and an in-law suite addition to the existing residence.

Mr. Ciuni stated Engineering recommends approval and requests the applicant submit a grading and drainage plan with the final plans.

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

Mr. Smerigan reviewed his staff report and noted it is not a substantial variance. He recommends approval subject to the two (2) stipulations listed in the staff report.

Moved by A. Blue Donald, seconded by E. Silver, that P&Z 2026-5 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 required rear yard setback; 2) Granting a variance of 8.1 feet to Section 1113.03 to permit the dwelling to be located 31.9 feet from the rear lot line in lieu of the 40 feet required by Code.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, G. Carr, A. Jacobs, E. Silver, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

**P&Z 2026-6** Grant Passell has requested approval of a conditional use permit for a dog daycare to be located at 24619 Chagrin Blvd.

Mr. Grant Passell and Mr. Evan Pascarella presented their proposed concept, Bark and Barrel, a full-service dog daycare, dog park, restaurant, and bar. They are seeking approval for a conditional use permit for the dog daycare aspect of their business.

Mr. Ciuni stated Engineering has no comments.

Mr. Roenigk stated Police and Fire Department had no comments. The Building Department has no issues with the similar/conditional use application. He recommended further discussion regarding the number of dogs permitted on site, noting that there are no ordinances addressing this matter.

Mr. Smerigan reviewed his staff report and provided a brief overview of the proposed dog day care facility. Based on discussions with the applicant, he outlined a set of standards reflecting their request.

Discussion ensued about the daily facility operations and the permitted number of dogs on site.

Moved by A. Jacobs, seconded by E. Silver, that P&Z 2026-6 be approved subject to the following stipulations and recommended to City Council: 1) The maximum number of dogs permitted on the subject site at any given time shall be determined at a later date; 2) The applicants shall provide arrangements for the control and removal of animal wastes in a manner approved by the Administration; 3) Outdoor exercise / play areas shall be fenced with a solid fence a minimum of six (6) feet in height. The final design, type, and location of the fencing shall be as shown on the final site development plan; 4) There shall be no overnight boarding of dogs; 5) Dog washing and grooming is

