

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, April 30, 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. Jacobs, seconded by E. Silver, that the minutes of the Planning and Zoning Commission Meeting held on March 26, 2026, be approved.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, G. Carr, A. Jacobs, 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 2026-8 Ruth Hatchuel has requested a 5.4' side yard setback variance for a bathroom addition at 2657 Elmhurst Drive, in accordance with BCO Section 1113.07, Side Yards.

Ms. Ruth Hatchuel, property owner, and Mr. Roberto Pinedo, designer, reviewed the variance request for the side yard setback to accommodate an addition for an accessible bathroom to the existing dwelling.

Mr. Ciuni stated Engineering has no comments or objections to this approval.

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 there is a practical difficulty based on the shape and size of the lot. He recommends approval subject to the two (2) stipulations listed in the staff report.

Moved by G. Carr, seconded by E. Silver, that P&Z 2026-8 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 1113.07 with regard to the minimum required side yard setback; 2) Granting a variance of 5.4 feet to Section 1113.05 to permit the dwelling to be located 6.6 feet from the side lot line in lieu of the Code required 12 feet.

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 2026-9 Bryan Wietrzykowski has requested preliminary and final site plan approval for a parking lot addition at 3025 Science Park Drive, Select Medical.

Mr. Bill Vasko, Project Manager with Verdantas, and Mr. Bryan Wietrzykowski, Select Medical, provided a brief overview of the proposed parking lot addition for Cleveland Clinic Rehabilitation Hospital.

Mr. Ciuni stated the plan meets all City standards and protocols and recommends approval of the project.

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

Mr. Smerigan reviewed his staff report and recommends the Commission grant both preliminary and final site plan approval.

Moved by G. Carr, seconded by A. Blue Donald, that P&Z 2026-9 be approved.

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 2026-10 Ben Grinblatt has requested preliminary and final approval for lot consolidation of PPN 741-09-002, 2509 South Green Road, and PPN 741-09-001, 2515 South Green Road.

Mr. Ben Grinblatt, Architect, discussed the project and informed the Commission both properties obtained rezoning approval from U-1 to U-5 District in May 2025.

Mr. Ciuni stated the lot consolidation meets all City and County Standards and recommends approval.

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

Mr. Smerigan reviewed his staff report and recommended approval of the plat.

Moved by G. Carr, seconded by A. Jacobs, that P&Z 2026-10 be approved.

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 2026-11 William Leonetti has requested a 31' rear yard variance for a sunroom addition at 24430 Shaker Blvd, in accordance with BCO Section 1113.08(a), Rear Yards.

Mr. William Leonetti, Chagrin Valley Cornerstone, and Jim and Catherine Holloway, property owners, were present to request approval for a sunroom addition on the rear of the existing dwelling.

Mr. Ciuni stated Engineering has no issues with the request.

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 the practical difficulty is coming from the shape of the lot which severely restricts the usability of the western portion of the rear yard. He recommends approval subject to the two (2) stipulations listed in the staff report.

Discussion ensued.

Moved by G. Carr, seconded by A. Jacobs, that P&Z 2026-11 be approved with 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(a) with regard to the minimum required rear yard setback; 2) Granting a variance of 31 feet to Section 1113.08(a) to permit the sunroom addition to be located 9 feet from the rear lot line in lieu of the Code required 40 feet.

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		


Adjournment

Moved by G. Carr, seconded by E. Silver, to adjourn the Planning and Zoning Commission Meeting at 6:55 PM.

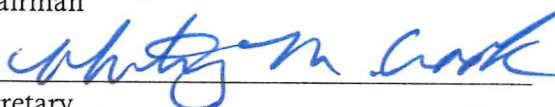
Roll Call	Yes:	Mayor Berns, A. Blue Donald, G. Carr, A. Jacobs, E. Silver, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

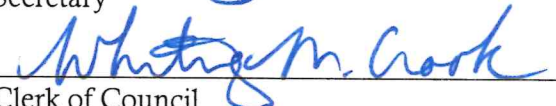
Approved:



 Chairman



 Secretary



 Clerk of Council

Next Regular Planning and Zoning Commission Meeting will be held on: Thursday, May 28, 2026, at 6:30 PM 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.