

# CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes  
Thursday, April 25, 2024, 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, I. Dhillon, R. Hecht, J. Shoykhet,  
E. Synenberg, B. Zabell  
Absent: None  
Also Present: J. Ciuni, M. Kurz, B. Roenigk, G. Smerigan

## **Approval of the Minutes**

Moved by J. Shoykhet, seconded by A. Blue Donald, that the minutes of the Planning and Zoning Commission Meeting held on February 29, 2024, be approved.

Roll Call Yes: Mayor Berns, A. Blue Donald, I. Dhillon,  
R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell  
No: None.  
Abstain: None.  
Not Voting: None.  
MOTION – MINUTES APPROVED

## **Council Report**

None.

## **Citizen's Remarks**

None.

## **Agenda Items**

**P&Z 2024-11** Allan Pearl, Allan Builders, Inc., on behalf of Boaz Shevach, property owner, is requesting preliminary and final site plan approval for variance request for solid surface coverage of ground located at 24760 Greenwich Lane.

Mr. Allan Pearl, Allan Builders, Inc., stated they are requesting 65 square feet of additional hard surface concrete for the whole lot.

Chairman Zabell asked if it was in connection with the driveway.

Mr. Pearl replied yes.

Mr. Roenigk stated the Fire and Police Departments had no comments. He explained they had been given approval for a walkway and they want to add extra square footage for vehicles. The issue is due to the amount of concrete already installed and the upcoming u-shaped driveway in the front, they will be well over the amount allotted for the property. The Building Department is against the approval of this variance based on square footage.

Mr. Cuini stated he does not see any hardship or practical difficulty staying within the code on the minimum landscape area required. He explained more hard surface means more water runoff. We have basement flooding issues in those areas, and this would make it worse than it is today. He recommends denying this application.

Mr. Smerigan stated he concurs with Mr. Ciuni. This has been a series of individual choices and preferences which has led to this condition, not a situation where there is a practical difficulty, but it is self-created. He does not recommend Commission grant a variance.

Mr. Roenigk added part of the zoning ordinance is concerned about the water runoff, but it is also concerning the amount of green space left on the property. Approximately 64% of the entire lot is covered, whether it is the house, pervious or impervious concrete, patio, or pavers.

Chairman Zabell questioned if there are alternative building materials available that would be acceptable to the city.

Mr. Smerigan replied they have tried it in the past, but it has not been successful.

Mr. Roenigk explained that by putting something on top of a pervious concrete pad such as a shed or generator defeats the purpose of the pervious surface, because it is not going to go through the footprint of whatever is sitting on it. As he stated before, preservation of green space is part of the city ordinance.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-11 be adopted.

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|-----------|-------------|--|
| Roll Call | Yes:        | None.  |
|           | No:         | Mayor Berns, A. Blue Donald, I. Dhillon,<br>R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell |
|           | Abstain:    | None.  |
|           | Not Voting: | None.  |
|           |             | MOTION FAILED  |

**P&Z 2024-7** Bryan Barkley, PDI Toledo dba Allegiance Ohio, is requesting preliminary and final site plan approval for a mobile MRI unit to be located at 3690 Orange Place.

Mr. Roenigk stated the MRI machine has been completely removed from the property.

Moved by R. Hecht, seconded by E. Synenberg, that P&Z 2024-7 be taken from the table.

