

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
(REGULAR MEETING)  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
MAY 10, 2011 – 7:00 PM

---

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**Re: Resolution 251-11  
Memorial Park Concept Plan**

Upon referral from Euclid City Council of Resolution #251-11, approve the Memorial Park Concept Plan for adoption as an official addendum to the City of Euclid Master Plan. One motion is required.

1. A motion to accept the Memorial Park Concept Plan, dated March 2011, as an official addendum to the City's 1996 Master Plan as referred by Euclid City Council

---

Rad Petrovich – Owner/Applicant  
641 Walnut Drive  
Euclid, Ohio 44132

**RE: 2011-VAR-05  
PP# 645-40-052  
641 Walnut Drive  
Variance – First Return**

Mr. Rad Petrovich has submitted an application requesting the required variances to install 3 ½' tall vinyl picket fence in the front yard of 641 Walnut Drive. Three motions are required.

1. A motion to approve a front yard fence variance for PP# 645-40-052
2. A motion to approve a ½ foot variance from 3' to 3 1/2' feet for PP# 645-40-052
3. A motion to approve a fence type variance from wood material and finish to vinyl for PP# 645-40-052

1387.02

---

**NEW BUSINESS:**

Boris Maryanorsky – Owner  
5160 Dickens Drive  
Richmond Heights, Ohio 44143

Boris Maryanorsky - Applicant  
21734 St. Clair Avenue  
Euclid, Ohio 44117

**RE: 2011-VAR-08**  
**PP# 648-02-004**  
**25030 Lakeland Boulevard**  
**Variance**

Mr. Boris Maryanorsky, owner, Street Machinery, has submitted an application requesting the required variances to install a 20'x41' concrete parking deck to accommodate four parking spaces at 25030 Lakeland Boulevard, a U6 – Industrial and Manufacturing District. A variance of forty-one (41) feet is requested. One motion is required.

4. A motion to approve a variance for a concrete deck for four (4) parking spaces for PP# 648-02-004 where no parking is allowed between the street line and the building line in a U6 – Industrial and Manufacturing District. A variance of forty-one (41) feet is requested.

1385.02

---

Rodrick Mays - Applicant  
11903 Fairport Avenue  
Cleveland, Ohio 44108

MCM Beverly Terrace LTD - Owner  
100 Euclid Square Mall  
Euclid, Ohio 44132

**RE: 2011-VAR-09**  
**PP# 648-03-003**  
**100 Euclid Square Mall, Suite #482**  
**Variance**

Rodrick Mays, Steward, United Fellowship, has submitted an application requesting a variance to allow a church use in a multi tenant retail center, not freestanding as required by Section 1359.03 (d)(1) in a U4 Local Retail Use District for 252 Euclid Square Mall. One motion is required.

1. A motion to approve a variance to allow a Church use in a multi tenant retail center, U4 (Local Retail) Use District for PP# 648-03-003.

1359.03 (d)(1)

---

Rugrats Unlimited - Applicant  
20121 Wilmore Avenue  
Euclid, Ohio 44123

Linda Mitchell - Owner  
20121 Wilmore Avenue  
Euclid, Ohio 41123

**RE: 2011-VAR-10**  
**PP# 642-22-018**  
**20121 Wilmore Avenue**  
**Variance**

Linda Mitchell, owner, Rugrats Unlimited, has submitted an application requesting the required variances to allow an additional day care staff member, a variance of one, at a home business located at 20121 Wilmore Avenue. One motion is required.

1. A motion to approve one additional non-household employee located at 20121 Wilmore Avenue

1377.01(e)

---

Daphene Smith - Applicant  
3900 Windsor Road  
Cleveland Heights, Ohio 44121

Olga Nosan - Owner  
144 East 192<sup>nd</sup> Street  
Euclid, Ohio 44119

**RE: 2011-CUA-01  
PP# 641-20-005  
567 East 200<sup>th</sup> Street  
Conditional Use Permit**

Mrs. Daphene Smith has submitted an application requesting the conditional use approval to allow a day care center in a U4 – Local Retail or Wholesale Store District located at 567 East 200<sup>th</sup> Street. One motion is required.

1. A motion to approve a conditional use to allow a day care center in a U4 – Local Retail or Wholesale Store District for PP# 641-20-005.

Schedule 1359.03(d)(4)  
1368.06

---

Patrick J. Vuyancik, Jr. – Owner/Applicant  
400 East 257<sup>th</sup> Street  
Euclid, Ohio 44132

**RE: 2011-VAR-11  
PP# 644-14-033  
400 East 257<sup>th</sup> Street  
Variance**

Mr. Patrick Vuyancik, Jr. has submitted an application requesting the required variances to allow the installation of a thirty-four (34) foot wooden fence immediately adjacent to an existing fence at 400 East 257<sup>th</sup> Street, a U1 - Single Family House District. A three (3) foot buffer is required between fences – a variance of three (3) feet is requested. The maximum permitted height of a side yard fence is 4’ when located between dwellings – a variance of two (2) feet is requested. Two Motions are required.

1. A motion to approve a three (3) foot variance between fences for PP# 644-14-033  
1387.06
2. A motion to approve a 2’ height variance on side yard fences from 4’ to 6’ for PP# 644-14-033

1387.05(b)

---

**MATTERS OF CONCERN:**

**PUBLIC PARTICIPATION:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**