

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
JUNE 14, 2011 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

R. Todd Deegan, Meadowood Park Associates, LLC #1 – Applicant
19710 Euclid Avenue, Suite 3
Euclid, Ohio 44117

RE: 2011-LBK-03
PP# 649-08-002
24150 Euclid Avenue
Land Bank Purchase

Ward #2 – Councilwoman [Madeline Scarniench](#)

R. Todd Deegan, Meadowood Park Associates, LLC #1, has submitted an application to purchase the above referenced property from the Euclid Land Bank for yard expansion and open space as authorized by Ordinance #61-2010. One Motion is required

1. A motion to approve the sale of PP# 649-08-002 to Meadowood Park Associates, LLC #1

R. Todd Deegan, Meadowood Park Associates, LLC #1 – Applicant
19710 Euclid Avenue, Suite 3
Euclid, Ohio 44117

RE: 2011-LBK-03
PP# 650-30-005
19740 Euclid Avenue
Land Bank Purchase

Ward #2 – Councilwoman [Madeline Scarniench](#)

R. Todd Deegan, Meadowood Park Associates, LLC #1, has submitted an application to purchase the above referenced property from the Euclid Land Bank for yard expansion and open space as authorized by Ordinance #61-2010. One Motion is required

1. A motion to approve the sale of PP# 650-30-005 to Meadowood Park Associates, LLC #1
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Kathleen B. Foster – Applicant
26510 Forestview Avenue
Euclid, Ohio 44132

Irish American Club East Side, Inc – Owner
22770 Lake Shore Boulevard
Euclid, Ohio 44123

RE: 2011-CUA-02
PP# 644-24-027
22770 Lake Shore Boulevard – Irish American Club
Conditional Use Approval

Ward #5 – Councilman [Michael F. O'Neill](#)

Kathleen B. Foster, on behalf of the Irish American Club, has submitted an application for a Conditional Use Approval to allow the installation of an outdoor patio area in the rear parking area, adjacent to the rear building line of 22770 Lake Shore Boulevard, a U4 Local Retail – Wholesale Use District. One motion is required

1. A motion to Conditionally Approve the installation of an outdoor patio area in the rear parking area of PP# 644-24-027

1359.06(j)

Colonial Plaza Center - Owner
P.O. Box 39038
Solon, OH 44139

Saed Shehadeh - Applicant
23752 Curtis Drive
North Olmsted, Ohio 44070

RE: 2011-VAR-12
PP# 648-32-073
27589 Euclid Avenue – Colonial Plaza
Variance

Ward #3 – Councilwoman [Kandace Jones](#)

Mr. Saed Shehadeh has submitted an application requesting the required variances to permit the use of frozen confection sales cart for retail sales between the building line and the street line where merchandise, goods or wares shall not be displayed, sold or offered for sale between the building line and the street line.

1. A motion to allow sales on a service walk in front of a retail store between the building line and street line for PP# 648-32-073

1385.02(b)

Thomas J. & Margaret P. Luzar – Owner/Applicant
361 East 266th Street
Euclid, Ohio 44132

RE: 2011-VAR-13
PP# 645-18-039
361 East 266th Street
Variance

Ward #6 – Councilman [John M. Wojtila](#)

Thomas J. & Margaret P. Luzar, owner/applicant, have submitted an application requesting the required variance to erect 51 linear feet of six foot tall wood fence. A four foot section is in-between two structures where the maximum height of a side yard fence is four feet when located between dwellings. A variance of two feet is requested. One motion is required.

1. A motion to approve a two foot height variance on side yard fences between dwellings from four feet to six feet for PP# 645-18-039

1387.05(b)

Herman Gibans Fodor, Inc – Applicant
1939 West 25th Street – Suite
Cleveland, Ohio 44113

Sisters of St. Joseph of St. Mark Generalate Ohio – Owner
21800 Chardon Road
Euclid, Ohio

RE: 2011-VAR-14
PP# 649-25-002
21800 Chardon Road
Variance

Ward #2 – Councilwoman [Madeline Scarniench](#)

Herman Gibans Fodor, Inc, on behalf of the Sisters of St. Joseph of St. Mark, has submitted an application requesting the required variances to erect two (2) new replacement 8’8”X40” ornamental railing and stone veneer posts signs; where one sign and a 5’ height are permitted. A variance of one additional sign; and a height variance from 1’ 5 ¼” to 3’ 8” are requested. Additionally, an approximately 1,255 lineal feet long and 48” high, galvanized aluminum decorative front yard fence is proposed less than 15” from the right of way; where a height of 36’, wood, split-rail fence with at least 15” setback from the right of way is required. A variance of 12” in height, style, materials and a 1” to 15” set back from the right of way is requested for 21800 Chardon Road. Six motions are required.

1. A motion to approve a variance of one additional sign for PP# 649-25-002 (1390.05(e)(1))
2. A motion to approve a 1’ 5 ¼” to 3’ 8” variance on sign height from 5’ to 8’ 8” for PP# 649-25-002 (1390.05(e)(1))
3. A motion to approve 12” variance on fence height for a front yard fence from 36” to 48” for PP# 649-25-002 (1387.02)
4. A motion to approve a materials variance from wood to galvanized aluminum for PP# 649-25-002 (1387.02)
5. A motion to approve a front yard fence type variance from split rail to ornamental metal for PP# 649-25-002 (1387.02)
6. A motion to approve a 1” to 15” setback from the right of way for a fence for PP# 649-25-002 (1387.02)

Julia I. Sadd – Applicant/Owner
370 East 214th Street
Euclid, Ohio 44123

RE: 2011-VAR-15

PP# 642-18-010
370 East 214th Street
Variance

Ward #5 – Councilman [Michael F. O'Neill](#)

Julia I. Sadd, owner/applicant, 370 East 214th Street, has submitted an application requesting the required variances to construct a replacement garage one foot from the rear and two feet from the side property lines where three foot is required. A variance of two feet and one foot is requested respectively. One motion is required.

1. A motion to approve a variance of two feet for the rear lot line and one foot for the side lot line for PP# 642-18-010

(1377.01(f)(5))

Thomas & Eileen Fallon – Owner/Applicant
311 East 232nd Street
Euclid, Ohio 44123

RE: 2011-VAR-16
PP# 644-23-024
311 East 232nd Street
Variance

Ward #5 – Councilman [Michael F. O'Neill](#)

Thomas & Eileen Fallon, owner/applicant, 311 East 232nd Street, have submitted an application requesting the required variance to replace 91 linear feet, 6' tall privacy fence. Approximately 30 feet of the fence is in-between two structures where the maximum height of a side yard fence is four (4) feet when located between dwellings. A variance of two feet is requested. One motion is required.

1. A motion to approve a two foot height variance on side yard fences between dwellings from four feet to six feet for PP# 644-23-024

(1387.05)

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT