

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 11, 2012 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

Planning and Zoning Commission received a DVD from George Braidich regarding 23701 Lake Shore Boulevard (2012-APL-03)

OLD BUSINESS:

F. Kevin Cody – Owner/Applicant
23701 Lake Shore Boulevard
Euclid, Ohio 44123

RE: 2012-APL-03
PP# 644-04-001
23701 Lake Shore Boulevard
Demo Appeal
Ward #5

Mr. F. Kevin Cody, applicant and resident, 23701 Lake Shore Boulevard, has submitted an application requesting an appeal to the order of demolition of notice dated May 14, 2012 for the structures to include all buildings and pool except the southernmost dwelling located at 23701 Lake Shore Boulevard. Appeal is filed per Section 1301.07 (a) of the Planning & Zoning Code. Two motions are required.

1. A motion to grant the appeal and stay the demolition of all buildings and pool except the southernmost dwelling located at 23701 Lake Shore Boulevard for PP# 644-04-001
2. A motion to establish a date when the motion to stay will expire for PP# 644-04-001
1301.07 (a)

NEW BUSINESS:

Dennis Svoboda – Owner
18850 Monterey Avenue
Euclid, Ohio 44119

Mechanically Sound Inc. DBA Platinum Auto
604 East 200th Street
Euclid, Ohio 44119

RE: 2012-VAR-22
PP# 641-15-033
604 East 200th Street
Variance
Ward #8

Dennis Svoboda, owner/applicant, Platinum Auto, Inc., has submitted a proposal requesting the required variances to allow the construction of a 4' x 9' one story masonry addition to the westerly wall of an existing auto repair facility. One motion is required.

1. A motion to allow the 4' x 9' addition to extend into a required ten foot (10) side yard buffer strip, six (6) foot side yard remaining - a variance of four feet (4).
1359.05 (f)(2)(A)

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

Jerry Jackson, dba Christ Temple Bible Way
782 East 130th Street
Cleveland, Ohio 44108

RE: 2012-VAR-23

PP# 648-13-003
100 Euclid Square Mall, Suite #314
Variance
Ward #3

Jerry Jackson, dba Christ Temple Bible Way, has submitted an application requesting the required variance to allow a church use in a multi-tenant retail center, not freestanding, as required in a U4 – Local Retail use District for 100 Euclid Square Mall, #314. One motion is required

1. A motion to approve a variance to allow a church use in a multi-tenant retail center for PP# 648-03-003

1359.03(d)(1)

Eric W. Bambic – Owner/Applicant
687 East 241st Street
Euclid, Ohio 44123

RE: 2012-VAR-24
PP# 643-32-049
687 East 241st Street
Variance
Ward #8

Eric W. Bambic, Owner/Applicant 687 East 241st Street, has submitted an application requesting the required variances to erect a side yard fence on a corner lot two feet from the right-of-way / sidewalk line of Glenforest Rd. where six (6) feet is required – a variance of four (4) feet. One motion is required.

1. A motion to approve a variance to a side yard fence on a corner lot located two (2) feet from the sidewalk where six (6) feet are required – a variance of four (4) feet – for PP# 643-32-049

1387.05(c)

Euclid City Schools – Owner/Applicant
651 East 222nd Street
Euclid, Ohio 44123

RE: 2012-ARB-25
PP# 644-14-020
490 East 260th Street – Shoreview Elementary
Variance
Ward #7

Patrick Higley, Business Manager, Euclid City Schools, has submitted an application requesting the required variances to erect a monument sign of 33.29 square feet and 5ft. 7in. in height with illuminated changeable copy approximately eighty (80) feet away from and oriented to face a

residentially-used lot in a residential district 130 feet away where 150 feet of separation required. Three motions are required.

1. A motion to approve a variance to sign height limits from five feet to 5 ft. 7 in. a variance of seven inches. Also to approve a sign size increase from thirty square feet to 33.29 Square feet.

1390.05(e)(1)(A)(1)

2. A motion to approve a variance for the distance of a monument sign with illuminated changeable copy is to be located from a residential district from 100 feet to 80 feet – a variance of twenty feet.

1390.09(a)(2)

3. A motion to approve a variance for the distance an electronically changeable copy sign is to be from a lot in a residential district from a minimum of 150 feet to 130 feet a variance of twenty feet.

1390.09(a)(4)

Euclid City Schools – Owner/Applicant
651 East 222nd Street
Euclid, Ohio 44123

RE: 2012-VAR-26
PP# 650-13-003
1750 East 234th Street – Chardon Hills Elementary
Variance
Ward #2

Patrick Higley, Business Manager, Euclid City Schools, has submitted an application requesting the required variances to erect a monument sign of 33.29 square feet and 5ft. 7in. in height with illuminated changeable copy. One motion is required.

1. A motion to approve a variance to sign height limits from five feet to 5 ft. 7 in. a variance of seven inches. Also to approve a sign size increase from thirty square feet to 33.29 Square feet.

1390.05(e)(1)(A)(1)

Euclid City Schools – Owner/Applicant
651 East 222nd Street
Euclid, Ohio 44123

RE: 2012-VAR-27
PP# 648-24-004
1455 East 260th Street – Bluestone Elementary

Variance

Ward #3

Patrick Higley, Business Manager, Euclid City Schools, has submitted an application requesting the required variances to erect a monument sign of 33.29 square feet and 5ft. 7in. in height with illuminated changeable copy. One motion is required.

1. A motion to approve a variance to sign height limits from five feet to 5 ft. 7 in. a variance of seven inches. Also to approve a sign size increase from thirty square feet to 33.29 Square feet.

1390.05(e)(1)(A)(1)

Euclid City Schools – Owner/Applicant
651 East 222nd Street
Euclid, Ohio 44123

RE: 2012-VAR-28
PP# 641-20-004
20400 Arbor Avenue – Arbor Elementary
Variance
Ward #2

Patrick Higley, Business Manager, Euclid City Schools, has submitted an application requesting the required variances to erect a monument sign of 33.29 square feet and 5ft. 7in. in height with illuminated changeable copy. One motion is required.

1. A motion to approve a variance to sign height limits from five feet to 5 ft. 7 in. a variance of seven inches. Also to approve a sign size increase from thirty square feet to 33.29 Square feet.

1390.05(e)(1)(A)(1)

HBP Euclid Corp – Owner
c/o Ohio Reality Advisors, LLC (managing agent)
3623 Brecksville Road, Suite A
Richfield, Ohio 44286

New Day Academy Boarding & Day School
8566 Barbara Drive
Mentor, Ohio 44060

RE: 2012-UDE-04
PP# 647-19-001
23555 Euclid Avenue – New Day Academy Boarding and Day School
Use District Exception
Ward #2

Terrence Walton, Headmaster/Applicant, has submitted an application requesting all approvals required to establish and operate a Kindergarten through 12 charter school in an existing office building within a U-6 Industrial and Manufacturing District. Elementary through High School use is permitted in U-1, U-2 & U-3 Use districts as a Conditional Use. Two motions required.

1. A motion to recommend the approval of a Use District Exception for a K through 12 Charter School in a U-6 Industrial and Manufacturing District.

1359.02 & .03

2. A motion to approve a conditional use as meeting the general criteria for a conditional use and the specific criteria elementary and secondary school uses.

1368.06 (a) (1-8) & 1368.14 (a) through (l)

NOTE: CONFIRMATION BY COUNCIL IS REQUIRED

MATTERS OF CONCERN:

- REMINDER: October Planning and Zoning Commission meeting – 10/16/2012

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT