

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION

(REGULAR MEETING)

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS

TUESDAY, JANUARY 14, 2014 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS

SWEARING IN OF NEW COMMISSIONERS

ELECTIONS

APPROVAL OF MINUTES

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

John Kedzior, Attorney
Lakeshore Building Complex, LLC – Owner/Applicant
6055 Rockside Woods Boulevard, Suite 200
Cleveland, Ohio 44131

RE: 214-CUA-01
2014-VAR-01
PP# 642-08-045, 080
21801 Lake Shore Boulevard
Variance
Ward #5

Mr. John D. Kedzior, Attorney for Lakeshore Building Complex LLC, and owner of 21801 Lake Shore Boulevard, has submitted an application requesting a conditional use approval for outdoor service and dining area and the required variances for parking for a new restaurant facility located at 21801 Lake Shore Boulevard. Four motions are requested.

1. A motion to grant conditional use approval for a 2,676 square foot outdoor service and dining area, for parcels 642-08-045 & 080

1359.03(b)(14)

2. A motion to approve a parking variance for a restaurant requiring 111 parking spaces and will be provided 63 spaces a variance of 48 spaces for parcels 642-08-045 & 080
1389.03(d)(2)
 3. A motion to continue use of parking spaces nonconforming to the screening and buffering requirements for a ten foot depth landscape strip with plant materials and screening fence adjacent to residence district. A variance of ten (10) feet landscape strip and six (6) foot height screening fence for parcels 642-08-045 & 080
1359.05(f)(2)
 4. A motion to reduce front landscaping strip requirement from ten (10) feet to three (3) feet for PP# 642-08-045 & 080
1359.05(f)(1)(a) thru (d)
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Paul Kiebler, President, Northpointe Towers, Ltd – Owner
30195 Chagrin Boulevard, Suite N320
Pepper Pike, Ohio 44124

Jeff Gibbon, VOCON – Applicant
3142 Prospect Avenue
Cleveland, Ohio 44115

David M. Lynch – Attorney
29311 Euclid Avenue
Wickliffe, Ohio 44092

RE: 2014-VAR-02
PP# 644-09-004
26151 Lake Shore Boulevard
Variance
Ward #7

Jeff Gibbon, Architect and applicant on behalf of Northpointe Towers LTD, has submitted an application requesting the required variances to reduce parking for an apartment building complex located at 26151 Lake Shore Boulevard. One motion is requested.

1. A motion to approve a parking variance to allow a reduction of existing parking spaces from 1,545 to 1,420 spaces – a variance of 125 spaces – for PP#644-09-004
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MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT