

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, JUNE 9, 2015 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Patti Becker – Applicant
6787 Wildwood Trail
Mayfield Village, Ohio 44143

RE: 2015-LBK-03
PP# 643-23-096
[890 East 260th Street](#)
Land Bank Purchase
Ward #8

Patti Becker, applicant, has submitted an application to purchase the above referenced property from the Euclid Land Bank as authorized by Ordinance #98-2010 as amended by Ordinance #101-2011. Said purchased parcel is for property expansion. One motion requested.*

1. A motion to approve the sale of PP# 643-23-096 to Patti Becker

***NOTE: CONFIRMATION BY COUNCIL IS REQUIRED**

Roger Luthanen – Applicant
14484 Polo Club Drive
Strongsville, Ohio 44136

RE: 2015-LBK-04
PP# 645-03-020
111 East 270th Street
Land Bank Purchase
Ward #6

Roger Luthanen, applicant, has submitted an application to purchase the above referenced property from the Euclid Land Bank as authorized by Ordinance #98-2010 as amended by Ordinance #101-2011. Said purchased parcel is for new construction. One motion requested.*

1. A motion to approve the sale of PP# 645-03-020 to Roger Luthanen

***NOTE: CONFIRMATION BY COUNCIL IS REQUIRED**

Anthony and Jenna Wise – Owner/Applicants
25564 Chatworth Drive
Euclid, Ohio 44117

RE: 2015-VAR-04
PP# 648-57-014
25564 Chatworth Drive
Variance
Ward #3

Anthony and Jenna Wise, owner-applicants, 25564 Chatworth Drive, have submitted an application requesting the required variances to erect a four (4) foot tall, 24-foot diameter, above ground pool located four feet six inches from a property line where ten (10) feet are required – a variance of five feet six inches – for PP# 648-57-014, a U1-Single Family House District, per plans submitted. One motion requested.

1. A motion to erect a four (4) foot tall 24-foot diameter above ground pool four feet six inches from a property line where ten (10) feet are required – a variance of five feet six inches – for PP# 648-57-014, a U1-Single Family House District, per plans submitted.

1741.04

Ronald Carpenter – Owner
10745 Johnnycake Ridge
Painesville Township, Ohio 44077

Lori Carpenter – Applicant
569 Walnut Drive
Euclid, Ohio 44132

RE: 2015-VAR-05
PP# 645-25-048
569 Walnut Drive
Variance
Ward #6

Lori Carpenter, applicant and resident 569 Walnut Drive, has submitted an application requesting the required variance to expand the single-car width driveway to a double-car width drive and, to establish a parking pad in the front yard area of a property located on PP# 645-25-048, a U1-Single Family House District, per plans submitted where none is permitted. Two motions requested.

1. A motion to approve parking in a side yard less than three feet (3') from a property line – a variance of approximately one foot – for PP# 645-25-048
2. A motion to approve parking twenty (20) feet in front of the required setback line where thirty (30) feet are required – a variance of ten feet – for PP# 645-25-048

1389.12(c)(1)

Fogg Euclid, LLC – Owner
981 Keynote Circle, Suite 15
Cleveland, Ohio 44131

Michael Novachek, Fogg Building Methods, Inc – Applicant
981 Keynote Circle, Suite 15
Cleveland, Ohio 44131

RE: 2015-VAR-06
PP# 648-06-001
2655 Bluestone Boulevard
Variance
Ward #3

Michael Novachek, Fogg Building Methods, Inc. has submitted an application requesting the required variances to legally establish one existing sign, (sign permit issued in error) and to permit an additional monument sign six (6) feet in height and 33.75 square feet located within a driveway vision clearance area at 2655 Bluestone Boulevard, a U6-Industrial and Manufacturing District, per plans submitted. Two motions requested.

1. A motion to approve a variance of one foot in height for two, six (6) foot tall monument signs located at PP# 648-06-001

1390.05(e)(1)A.3.

2. A motion to allow two monument signs placed in the driveway vision clearance area, a variance of four ft. six inches of projection for PP# 648-06-001

1390.05(e)(2)B.6. & 1390.10(a)

Joe & Tina Grzincic – Owner/Applicant
140 Noble Beach Drive
Euclid, Ohio 44123

RE: 2015-VAR-07
PP# 642-10-035
144 Noble Beach Drive
Variance
Ward #5

Joe & Tina Grzincic, residents, 144 Noble Beach Drive, have submitted an application requesting the required variances to approve the construction of a 12’x16’x11.5’ accessory structure in the rear yard of a lot with no required habitable house on it and where only ten (10) feet in height is permitted – a variance of 1.5 feet – for PP# 642-10-035, a U1-Single Family House District, per plans submitted. Two motions requested.

1. A motion to approve the construction of a 12’x16’x11.5’ accessory structure in the rear yard of a lot with no required habitable house for PP# 642-10-035, per plans submitted.

1377.01(f)(6)

2. A motion to approve the construction of an accessory structure 11.5’ in height where only ten (10) feet is permitted – a variance of 1.5’ – for PP# 642-10-035, per plans submitted.

1377.01(f)(3)

Lakeland Realty Management, LLC – Owner
25701 Lakeland Blvd. #105
Euclid, Ohio 44132

Allison Stewart – Applicant
520 West 10th Street
Charlotte, North Carolina 28202

RE: 2015-UDE-03
PP# 643-25-010
25701 Lakeland Boulevard
Use District Exemption
Ward #8

Allison Stewart, prospective tenant, has submitted an application requesting a use district exemption to permit a hair salon in a ground floor tenant space of an office building located 25701 Lakeland Boulevard, a U8-Office Building District. One motion requested

1. A motion to grant a use district exemption to permit a hair salon in a tenant space of an office building located PP# 643-25-010, a U8-Office Building District.

1375.01(a)(3)

***NOTE: CONFIRMATION BY COUNCIL IS REQUIRED**

Dushen Carter – Applicant
25650 Edgecliff Drive
Euclid, Ohio 44132

C&C Rehab, LLC – c/o Dushen Carter, Authorized Representative
972 Paxton Road
Cleveland, Ohio 44108

RE: 2015-APL-01
PP# 643-26-045
941 East 245th Street
Appeal
Ward #8

Dushen L. Carter, Authorized Representative C&C Rehab, LLC, has submitted an application requesting an appeal to the order of demolition of notice dated March 27, 2015 for the building located at 941 East 245th Street. Appeal is filed per Section 1301.07 (a) of the Planning & Zoning Code. Two motions requested.

1. A motion to grant the appeal and stay the demolition of the building located at 941 East 245th Street for PP# 643-26-045
2. A motion to establish a date when the motion to stay will expire for PP# 643-26-045

1301.07(a)

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT