

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, AUGUST 11, 2015 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Andre Williams, President, DVIP, LLC – Owner/Applicant
15608 Euclid Avenue
Cleveland, Ohio 44112

Jazmine Greer – Attorney
21403 Chagrin Boulevard, Suite 295
Beachwood, Ohio 44122

RE: 2015-APL-03
PP# 644-28-076
[22701 Shore Center Drive](#) (*map*)
Appeal
Ward# 5

Andre Williams, President, DVIP, LLC, has submitted an application requesting an appeal to the order of demolition of notice for the building located at 22701 Shore Center Drive. Appeal is filed per Section 1301.07(a) of the Planning and Zoning Code. Two motions requested.

1. A motion to grant the appeal and stay the demolition of the structure located on PP# 644-28-076

1301.07(a)

2. A motion to establish a date when the motion to stay will expire for a structure located on PP# 644-28-076

Mark Simms, Simbo Properties – Owner/Applicant
23600 Lakeland Boulevard
Euclid, Ohio 44132

RE: 2015-VAR-09
PP# 647-07-011
23600 Lakeland Boulevard (*map*)
Variance
Ward# 2

Mark Simms, Simbo Properties, has submitted an application requesting the required variances to permit 100% coverage of windows with signs where only 25% window coverage is permitted for a property located at 23600 Lakeland Boulevard, a U6 – Industrial Manufacturing District. One motion requested.

1. A motion to permit 100% coverage of windows with signs where only 25% window coverage is permitted for a property located at PP# 647-07-011, a U6 – Industrial Manufacturing District.

1390.05(a)(3)

NEW BUSINESS:

Edith Tesler, Lakeshore Associates – Owner/Applicant
25005 Margot Court
Beachwood, Ohio 44122

Leonard Ehrenreich, Esq. – Attorney
526 Superior East, Suite 1130
Cleveland, Ohio 44114

RE: 2015-APL-04
PP# 645-19-010
26580 Lakeshore Boulevard (*map*)
Appeal
Ward #6

Edith Tesler, owner and applicant, Lakeshore Associates, has submitted an application requesting an appeal to the order of demolition of notice for the building located at 26580 Lakeshore Boulevard. Appeal is filed per Section 1301.07(a) of the Planning and Zoning Code. Two motions requested.

1. A motion to grant the appeal and stay the demolition of the structure located on PP# 645-19-010

1301.07(a)

2. A motion to establish a date when the motion to stay will expire for a structure located on PP# 645-19-010

Patrick Nusrala, Managing Member, TCB Properties LTD - Applicant
20600 Lakeland Boulevard
Euclid, Ohio 44119

Patrick Nusrala, DBA Suburban Collision Services, Inc – Owner
20600 Lakeland Boulevard
Euclid, Ohio 44119

James W. Tekavec – Attorney
38106 Third Street
Willoughby, Ohio 44094

RE: 2015-VAR-12
PP# 641-32-001
20600 Lakeland Boulevard ([map](#))
Variance
Ward #2

Patrick Nusrala, Managing Member, TCB Properties LTD and operator Suburban Collision Center, has submitted an application appealing for relief from the section of the Euclid Codified Ordinances requiring parking of stored vehicles be behind the front line of the principal building on property located at 20600 Lakeland Boulevard, a U6-Industrial and Manufacturing District, per plans submitted. Three motions requested.

1. A motion to grant a variance to the section of the Euclid Codified Ordinances allowing the parking and overnight storage up to 21 cars beyond the front of a proposed screening fence to be installed on a property located at PP# 641-32-001 per plans submitted.

1359.06 (g) (1)

2. A motion to grant a variance to the section of the Euclid Codified Ordinances allowing overnight parking of up to ten (10) stored vehicles beyond the front line of the principal building of a property located at PP# 641-32-001, per plans submitted.

1359.06(g)(3)

3. A motion to grant a variance to the section of the Euclid Codified Ordinances allowing parking of ten (10) vehicles between the right-of-way line and the front building line of the principal building of a property located at PP# 641-32-001, per plans submitted.

1385.02 (a)

George & Toni Sambula – Co-Owner/Applicants
790 East 272nd Street
Euclid, Ohio 44132

RE: 2015-VAR-13
PP# 645-34-010
790 East 272nd Street ([map](#))
Variance
Ward #6

George & Toni Sambula, co-owners and applicants, have submitted an application appealing for relief from the section of the Euclid Codified Ordinances requiring fences on a corner lot be constructed no closer than six (6) feet from the right of way on property located at 790 East 272nd Street, a U1-Single Family House District, per plans submitted. One motion requested.

1. A motion to grant a variance to the section of the Euclid Codified Ordinances allowing fences on a corner lot be constructed no closer than six (6) feet from the street right of way. A variance of five (5) feet for a property located at 790 East 272nd Street, a U1-Single Family House District, per plans submitted

1387.05(c)

Ifeoma Ezepue – Owner/Applicant
20120 Ardwell Drive
Euclid, Ohio 44123

RE: 2015-VAR-14
PP# 642-21-012
20120 Ardwell Drive ([map](#))
Variance
Ward# 4

Ifeoma Ezepue, owner, 20120 Ardwell Drive, has submitted an application appealing for relief from the section of the Euclid Codified Ordinances stating in no case shall the combined total of accessory storage structures exceed 720 square feet in area for a property located at 20120 Ardwell Drive, a U1-Single Family House District, per plans submitted. One motion requested.

1. A motion to grant a variance allowing a 448 square foot hoop house where Euclid Codified Ordinances requires the combined total of accessory storage structures not exceed 720 square feet in area – a variance of 308 square feet – for a property located at PP# 642-21-012, a U1-Single Family House District, per plans submitted.

1377.01(b)

Paul Beno, Zoning Commissioner, City of Euclid – Applicant
585 East 222nd Street
Euclid, Ohio 44123

RE: 2015-DMC-02
PPs# 646-01-001 thru 008, and 028 ([map](#))
Rezoning
Ward #2

Paul Beno, Zoning Commissioner, on behalf of the City of Euclid, has submitted an application requesting a rezoning from a U3-Apartment House District and U4-Local Retail or Wholesale District to a U6-Industrial and Manufacturing District, for nine (9) irregularly shaped parcels commonly referred to as PPs# 646-01-001, 646-01-002, 646-01-003, 646-01-004, 646-01-005, 646-01-006, 646-01-007, 646-01-008, and 646-01-028 containing approximately 3.21 acres.

1. A motion to allow a zoning change from a U3-Apartment House District and U4-Local Retail or Wholesale District to a U6-Industrial and Manufacturing District, for nine (9) irregularly shaped parcels commonly referred to as PPs# 646-01-001 thru 008, and 028*
1343.01(a)

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

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT