

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, OCTOBER 13, 2015 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

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 requesting 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)

1. 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)

2. 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)

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

RE: 2015-VAR-17
PP# 642-08-045, 080
21801 Lakeshore Boulevard ([map](#))
Variance
Ward #5

John Kedzior, owner, Lakeshore Building Complex, LLC, has submitted an application requesting relief from the section of the Euclid Codified Ordinances requiring one (1) parking space per 50 square feet of area used by customers for a new banquet space on the second floor of a renovated building housing a restaurant on the first floor, – a variance of 22 – per plans submitted. Said business is located at 21801 Lakeshore Boulevard, a U4-Local Retail or Wholesale Store Districts and part of the Downtown Overlay District. One motion requested.

1. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring one (1) parking space per 50 square feet of area used by customers for a new banquet space – a variance of 22 parking spaces – for a property located at PP# 642-08-045 & 080, a U4-Local Retail or Wholesale Store Districts and part of the Downtown Overlay District, per plans submitted

1389.04(d) and 1389.06(b)(1) & (3)

NEW BUSINESS:

Peter Malone – Owner
5541 West Heisley Road
Mentor, Ohio 44060

Billy J. Tate, Member, The Shore Inc. – Applicant
19012 Pawnee Avenue
Euclid, Ohio 44130

RE: 2015-UDE-07
PP# 643-07-004
640 Voelker Avenue ([map](#))
Variance
Ward #8

Billy J. Tate, member, Shore Inc., has submitted an application requesting a use district exemption to permit a “residential facility family home” providing accommodations for 10 adults where only five (5) are permitted for a dwelling located at 640 Voelker Avenue, a U2-Two Family House District. One motion requested.

1. A motion to grant a use district exemption to permit a “residential facility family home” providing accommodations for 10 adults where only five (5) are permitted for a dwelling located at PP# 643-07-004, a U2-Two Family House District.
1351.02(d)(1) & 1353.02

John Chu, Managing Partner, Chu Brothers Charter House Motel Partnership P.L.L. – Owner
2875 Medina Road
Medina, Ohio 44256

Robert A. Huff, Member, Rob’s Construction LLC, Land Contract Purchaser – Co-Applicant
Raymond A. Huff, Sr., Member, Rob’s Construction LLC, Land Contract Purchaser – Co-Applicant
19702 Lunn Road
Strongsville, Ohio 44149

RE: 2015-APL-05
PP# 648-56-001
24800 Euclid Avenue ([map](#))
Appeal
Ward #3

Robert A. Huff and Raymond A. Huff, Sr, members, Rob’s Construction LLC and land contract purchaser, have submitted an application requesting an appeal to the order of

demolition of notice dated September 3, 2015 for the building located at 24800 Euclid Avenue. 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 PP# 648-56-001
2. A motion to establish a date when the motion to stay will expire for PP# 648-56-001

Mike Frangos, President, Euclid Retail Investments, LLC
dba Rascal House Pizza – Owner/Applicant
1836 Euclid Avenue
Cleveland, Ohio 44120

George M. Dragon, Regional Sales Rep, Cicogna Sign Co. – Consultant
4330 Bend Road
Ashtabula, Ohio 44004

RE: 2015-VAR-19
PP# 650-01-012
21050 Euclid Avenue ([map](#))
Variance
Ward #2

Mike Frangos, President, Euclid Retail Investments, LLC, *dba* Rascal House Pizza, has submitted an application requesting relief from the section of the Euclid Codified Ordinances requiring permanent freestanding signs have an area of no more than thirty square feet and be no higher than five (5) feet from grade, for a property located at 21050 Euclid Avenue, a U4-Local Retail or Wholesale District, per plans submitted. The sign has a proposed area of 42 square feet – requiring a variance of 12 square feet – and a proposed height of eight (8) feet from grade – requiring a variance of three (3) feet. Two motion requested.

1. A motion to grant a variance from the section of the Euclid Codified Ordinances requiring permanent freestanding signs have an area of no more than 30 square feet where 42 square feet are requested – a variance of 12 square feet – for a property located at PP# 650-01-012, a U4-Local Retail or Wholesale District, per plans submitted.
2. A motion to grant a variance from the section of the Euclid Codified Ordinances requiring permanent freestanding signs be no higher than five (5) feet from grade where eight (8) feet are requested – a variance of three (3) feet – for a property located at PP# 650-01-012, a U4-Local Retail or Wholesale District, per plans submitted.

1390.05(e)(1)A.2.

Basharat Hussain, Owner, 786 Management LLC – Owner
25801 Euclid Avenue
Euclid, Ohio 44132

Tynette Watkins, Daycare Operator – Applicant
255 East 232nd Street
Euclid, Ohio 44123

RE: 2015-CUA-04
PP# 648-22-001
25921 Euclid Avenue ([map](#))
Conditional Use
Ward #3

Tynetta Watkins, daycare operator and perspective tenant, has submitted an application requesting a conditional use approval to operate a 3,375 square foot day care center in a vacant tenant space located at 25921 Euclid Avenue, a U4-Local Retail or Wholesale District. One motion requested.

1. A motion to grant a conditional use approval to permit a 3,375 square foot day care center in a vacant tenant space located at PP# 648-56-004, a U4-Local Retail or Wholesale District.

1359.06(c)(1)&(2)

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT