

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**

**(REGULAR MEETING)**

**EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS**

**TUESDAY, JANUARY 12, 2016 – 7:00 PM**

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**SWEARING IN OF NEW COMMISSIONERS**

**ROLL CALL OF MEMBERS:**

**ELECTIONS**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

Willard E. & Gwendolyn S. Washington – Co-Applicants  
19601 Pasnow Avenue  
Euclid, Ohio 44119

**RE: 2016-LBK-01**  
**PP# 641-12-082**  
**19561 Pasnow Avenue ([map](#))**  
**Land Bank Purchase**  
*Ward #4*

Willard E. & Gwendolyn S. Washington, co-owners and perspective purchasers, have submitted an application to purchase the above referenced parcel 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# 641-12-082 to Willard E. & Gwendolyn S. Washington

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

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Richard J. & Deborah L. Brichacek – Owners  
27115 Fullerwood Drive  
Euclid, Ohio 44132

Deborah L. Brichacek – Applicant  
27115 Fullerwood Drive  
Euclid, Ohio 44132

David M. Lynch & Brian Mester – Attorneys  
333 Babbitt Road, Suite 333  
Euclid, Ohio 44125

**RE: 2016-APL-01**  
**PP# 645-13-035**  
**27115 Fullerwood Drive ([map](#))**  
**Appeal**  
*Ward #6*

Deborah L. Brichacek, co-owner and applicant, as represented by David M. Lynch and Brian Mester, Attorneys, has submitted an application requesting an appeal to the Notice of Violation (*Housing Complaints 2015-00000591*) dated December 18, 2015 for the structures located at 27115 Fullerwood Drive. Appeal is filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.

1. A motion to grant the appeal as requested for structures located at PP# 645-13-035
2. A motion to establish a date when the motion for an appeal will expire for PP# 645-13-035  
*1301.07(a) & (b)*

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Greg Andersky – Owner/Applicant  
348 Walworth Avenue  
Euclid, Ohio 44132

**RE: 2016-VAR-01**  
**PP# 644-12-078**  
**348 Walworth Avenue ([map](#))**  
**Variance**  
*Ward #7*

Greg Andersky, owner and resident, has submitted an application requesting relief from the section of the Euclid Codified Ordinances prohibiting parking spaces located in a front yard. A driveway expansion of six (6) feet is requested – a variance of six (6) feet – for a parcel located at 348 Walworth Avenue, a U1-Single Family District, per plans submitted. One motion requested.

1. A motion to grant a variance to the section of the Euclid Codified Ordinances prohibiting parking spaces located in a front yard. A driveway expansion of six (6) feet is requested – a variance of six (6) feet – for PP# 644-12-078, a U1-Singly Family District, per plans submitted.  
*1389.12(c)(1)*

Lakeshore Associates, an Ohio general partnership, Owner c/o  
Harvey & Edith Tesler, Partners,  
2483 Warrensville Center Road  
University Heights, Ohio 44118

Michael J. Krause, Vice President, The Woda Group, Inc. – Applicant  
229 Huber Village Boulevard, Suite 100  
Westerville, Ohio 43081

Adam Saad – Attorney  
229 Huber Village Boulevard, Suite 130  
Westerville, Ohio 43801

**RE: 2015-DMC-01**  
**PPs# 645-19-009, 010, 011, and 041**  
**26550 – 26598 Lake Shore Boulevard ([map](#))**  
**Rezoning**  
*Ward #6*

Michael J. Krause, Vice President, The Woda Group, Inc., as an authorized representative of Lakeshore Associates, has submitted an application requesting a rezoning from a U4-Local Retail or Wholesale Store District to a U3EL-Senior Citizen Use District; and, to establish a building setback line on the south side of Lake Shore Boulevard from the westerly property line of parcel 645-19-009 to East 266<sup>th</sup> Street at 20 feet from the right-of-way line. The proposed rezoning is for four (4) parcels - an irregularly shaped area of the approximate dimensions 246 feet x 327 feet and approximating 1.19 acres of land located at the southwest corner of Lake Shore Boulevard and East 266<sup>th</sup> Street. These lots are commonly referred to as 26550-26598 Lake Shore Boulevard and are assigned the parcel numbers 645-19-009, 645-19-010, 645-19-011, and 645-19-041.

1. A motion to permit a zoning use district change from a U4-Local Retail or Wholesale Store District to a U3EL-Senior Citizen Use District and, to establish a building setback line for the south side of Lake Shore Boulevard from the westerly property line of PP# 645-19-009 to East 266<sup>th</sup> Street at 20 feet from the right of way line for parcels numbered 645-19-009, 645-19-010, 645-19-011, and 645-19-041

*1343.01(a)*

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

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**MATTERS OF CONCERN:**

**PUBLIC PARTICIPATION:**

**DIRECTOR’S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**