

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 13, 2016, 2016 – 7:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**Owner**

C M P Properties Ltd Part &  
MJ 940 LLC  
940 Babbitt Road  
Euclid Ohio 44123

**Applicant**

Doug Dorer and Charles Sims Partner  
*dba* Sims Buick  
940 Babbitt Road  
Euclid Ohio 44123

**Attorney**

David Lynch  
333 Babbitt Road  
Euclid Ohio 44123

**RE: 2016-VAR-07**  
**PP# 643-19-026**  
**940 Babbitt Road ([map](#))**  
**Variance**  
*Ward #8*

Doug Dorer and Charles Sims Partner Sims Buick, tenants and C M 940 LLC, Owner, have submitted an application requesting the required variances to alter the way messages are delivered on an existing electronic changeable copy sign located at 940 Babbitt Road, a U4-Local Retail or Wholesale Store District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring all portions of the message to have a minimum duration of ten seconds and be a static display; and, the maximum duration of

the transition of the electronic image or message change shall be no more than two seconds. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances from ten (10) seconds of stable display to five (5) seconds – a variance of five (5) seconds per display – for an existing electronic changeable copy sign located on PP# 643-19-026.

1390.09(a)(1)A.

2. A motion to grant a variance to a section of the Euclid Codified Ordinances to allow a scrolling transition time of four (4) seconds from a maximum transition time of two (2) seconds – a variance of two (2) seconds per transition – for an existing electronic changeable copy sign located on PP# 643-19-026.

1390.09(a)(1)B.

**Owner**

HLC Euclid Properties LLC  
 Esat Albulut, Manager  
 1050 E. 200 Street  
 Euclid Ohio 44117

**Applicant**

HLC Euclid Properties LLC  
*dba* Horizon Learning Center,  
 Esat Albulut, Manager  
 1050 East 200<sup>th</sup> Street  
 Euclid Ohio 44117

**Consultant**

Ed Castro  
 P.O. Box 1062  
 Willoughby Ohio 44096

**RE: 2016-UDE-04**  
**PP# 646-010-16**  
**1054 East 200<sup>th</sup> Street ([map](#))**  
**Use District Exception / Conditional Use**  
**Ward #2**

Esat Albulut, Manager, HLC Euclid Properties LLC, has submitted an application requesting a use district exception to allow a child day care center in a U2-Two Family House District and a conditional use approval. The 1,392 square foot proposed day care is planned as a tenant located at 1054 East 200<sup>th</sup> Street. Two motions requested.

1. A motion to grant a use district exception to permit a child day care establishment in a U2-Two Family House District at PP# 646-010-16.\*

1375

2. A motion to grant a conditional use approval to permit a child day care establishment in a U2-Two Family House District at PP# 646-010-16

1368.15

**NEW BUSINESS:**

<b>Owner</b>			<b>Applicant</b>		
City of Euclid Land Reutilization Program			James H. Williams		
585 East 222nd Street			1471 East 196 <sup>th</sup> Street		
Euclid	Ohio	44123	Euclid	Ohio	44117

**RE: 2016-LBK-05**  
**PP# 646-23-022**  
**1465 East 196<sup>th</sup> Street ([map](#))**  
**Land Bank Purchase**  
*Ward #1*

James Williams, adjacent property owner, has 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. The parcel is located in a U1-Single Family House District and proposed for property expansion. One motion requested.\*

1. A motion to approve the sale of PP# 46-23-022 to James Williams

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

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<b>Owner/Applicant</b>		
Corey Tersigni		
105 East 214 <sup>th</sup> Street		
Euclid	Ohio	44123

**RE: 2016-VAR-13**  
**PP# 642-06-108**  
**101 East 214<sup>th</sup> Street ([map](#))**  
**Variance**  
*Ward #5*

Corey Tersigni, owner and resident, has submitted an application requesting the required variances to erect a new 12' x 10' x 10' shed in the rear yard of a vacant parcel located at 101 East 214<sup>th</sup> Street, a U1-Single Family House District, per plans submitted. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring sheds or similar outbuildings to be located on a lot that has a habitable house on it. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit the installation of a new 12' x 10' x 10' shed in the rear yard of a vacant parcel located on PP# 642-06-108

*1377.01(a) & (f)(6)*

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**Owner/Applicant**

Roger Luthanen  
111 East 270<sup>th</sup> Street  
Euclid Ohio 44132

**RE: 2016-VAR-14**

**111 East 270<sup>th</sup> Street** ([map](#))

**PP# 645-03-020**

**Variance**

*Ward #6*

Roger Luthanen, owner and resident, has submitted an application requesting the required retroactive variances to construct a new 864 square foot, 22' 7" tall garage as an accessory structure for a property located at 111 East 270<sup>th</sup> Street – a U1-Single Family House District – per plans submitted. The applicant is requesting relief from sections of the Euclid Codified Ordinances requiring garages as accessory structures not exceed 720 square feet in area and be not more than fifteen feet in height. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances permitting the area of a garage as an accessory structure to be 864 square feet – a variance of 144 square feet – located on PP# 645-03-020.

*1377.01(b) & 1377.02*

2. A motion to grant a variance to a section of the Euclid Codified Ordinances permitting the height of a garage as an accessory structure to be 22' 7" – a variance of 7' 6" – located on PP# 645-03-020

*1383.02(c)*

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**Co-Owners/Applicants**

Jerum & Nancy Newman  
257 East 255<sup>th</sup> Street  
Euclid Ohio 44132

**RE: 2016-VAR-15**

**257 East 255<sup>th</sup> Street** ([map](#))

**PP# 644-11-035**

**Variance**

*Ward #7*

Jerum & Nancy Newman, owners and residents, have submitted an application requesting the required variances to erect 223 lineal feet of privacy fence along the rear and side lot lines – approximately 25 feet of this is located within the side yard area – for a property located 257 East 255<sup>th</sup> Street, a U1-Single Family House District, per plans submitted.

The applicant is requesting relief from a section of the Euclid Codified Ordinances requiring fences not exceed four feet above grade within a side yard area. One motion requested

1. A motion to grant a variance to a section of the Euclid Codified Ordinances permitting the height of a fence in the side yard area to be six feet in height – a variance of two feet – for a property located in PP# 644-11-055

*1388.02(b)*

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**MATTERS OF CONCERN:**

**1377.12 Temporary Portable Storage Units and Dumpsters**

Referred to Planning and Zoning Commission by City Council for review and recommendation

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**1371 Nonconforming and Existing Uses; Restoration**

Discussion regarding revision to this section of the Codified Ordinances

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**PUBLIC PARTICIPATION:**

**DIRECTOR’S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**