

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, JULY 11, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Owner			Applicant		
City of Euclid Land Reutilization Program			Louis Dantzler		
585 East 222 nd Street			1447 East 252 nd Street		
Euclid	Ohio	44123	Euclid	Ohio	44117

RE: 2017-LBK-08 ([Case Files](#))
PP# 647-33-156
Unaddressed Parcel ([map](#))
Land Bank Purchase
Ward #3

Louis Dantzler, perspective purchaser, 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 U2-Two Family House District and proposed for property expansion. One motion requested.*

1. A motion to recommend to City Council the sale of PP# 647-33-156 to Louis Dantzler

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

Owner

City of Euclid Land Reutilization Program
585 East 222nd Street
Euclid Ohio 44123

Applicant

Sharon Kane
21671 Priday Avenue
Euclid Ohio 44123

RE: 2017-LBK-09 ([case files](#))
PP# 642-15-018
21701 Priday Avenue ([map](#))
Land Bank Purchase
Ward #8

Sharon Kane, perspective purchaser, 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 U2-Two Family House District and proposed for property expansion. One motion requested.*

1. A motion to recommend to City Council the sale of PP# 642-15-018 to Sharon Kane

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

Owner/Applicant

MJB Investments, LLC
Michael Bastian, Statutory Agent
1441 Dille Road
Euclid Ohio 44117

RE: 2017-VAR-13 ([case files](#))
PP# 642-25-068
21800 Westport Avenue ([map](#))
Variance
Ward #8

MJB Investments, LLC, Michael Bastian, agent, has submitted an application requesting the required variances to install new 115' x 8'10" concrete driveway in the side yard and two inches from the property line of a property located at 21800 Westport Avenue – a U2-Two Family House District. The applicant is requesting a variance from the section of the Euclid Codified Ordinances that states if parking is provided in the side yard, it shall be located a minimum of three feet from the side lot line. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a concrete driveway two inches from a property line – a variance of two feet and ten inches – for a property located on PP# 642-25-068

1389.12(c)(1)

Owner/ Applicant

ZRNR Properties Enterprises, LLC
Ziad M. Ramahi, Statutory Agent
33416 Streamview Drive
Avon Ohio 44011

Consultant

William Mangelluzzi
All Disaster Services
22380 Lakeland Boulevard
Euclid Ohio 44132

RE: 2017-VAR-14 (case files: [1](#) & [2](#))

PP# 641-27-007

940 East 222nd Street ([map](#))

Variance

Ward #2

Ziad M. Ramahi, business owner, has submitted an application requesting the required variances to construct a 930 ft², one story, masonry addition to an existing gas station and convenience store located at 940 East 222nd Street, a U4-Local Retail or Wholesale Store District. The applicant is requesting a variance from sections of the Euclid Codified Ordinances that state the least dimension of the rear yard where a Class U4 District abuts a Residential Use District to be at least twenty percent of the depth of the lot; a parcel shall be limited to no more than one access drive per street frontage; requires a ten-foot landscape strip in the front yard; and, requires a ten-foot landscaped buffer zone along the entire length of the common boundary between the Commercial and the Residential use district. Four motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the rear setback of a 930 ft², one story, masonry addition to an existing gas station and convenience store to be fifteen feet from the rear lot line – a variance of 12' 7" – for a property located on PP# 641-27-007
1383.05(b)
2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit two access drives per frontage – a variance of two aprons – for a property located on PP# 641-27-007
1356.06(f)(11)B.
3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the addition with no landscaped frontage strip for the front yard of a building – a variance of ten feet – for a property located on PP# 641-27-007
1359.05(f)(1)A.
4. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a two-foot wide landscaped buffer zone along the rear property line – a variance of eight feet – for a property located on PP# 641-27-007
1359.05(f)(2)A.

MATTERS OF CONCERN:

2016 Annual Report

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT