

AGENDA
CITY OF EUCLID
ARCHITECTURAL REVIEW BOARD

(REGULAR MEETING)

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
THURSDAY, MARCH 28, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner

Leonard C Rosenberg Foundation
Jeffrey Marusic, Director of Facilities
4877 Galaxy Parkway
Warrensville Ohio 44128
Heights

Applicant

Rhonda Hansal & Michael Lipowski
Perspectus Architects
13212 Shaker Square
Cleveland Ohio 44120

RE: 2017-ARB-12 ([case files](#))
PP# 647-34-023
25403 Euclid Avenue ([map](#))
Landscaping Plan
Ward #3

Rhonda Hansal & Michael Lipowski, Perspectus Architects, on behalf of Leonard C. Rosenberg Foundation, have submitted an application requesting design approval for a revised landscape plan for a new 15 space private parking lot located at 25403 Euclid Avenue, a U4 - Local Retail or Wholesale Store District, per plans submitted. Said project was originally approved at the May 25, 2017 Architectural Review Board meeting. One motion requested.

1. A motion to approve the revised landscape plan for a new 15 space parking lot located on PP# 647-34-023

Owner

Euclid City Schools
Stephen A. Vasek
Treasurer
651 East 222nd Street
Euclid

Ohio 44123

Applicant

Euclid City Schools
Patrick Higley,
Business & Athletic Operations Director
651 East 222nd Street
Euclid

Ohio 44123

Architect

Then Design Architecture
Chris Smith & Brad Gellert
4135 Erie Street
Willoughby

Ohio 44094

RE: 2017-ARB-18 ([case files](#))
PP# 643-08-004
711 East 222nd Street ([map](#))
New Construction
Ward #8

Patrick Higley, Business & Athletic Operations Director, of and on behalf of Euclid City Schools, and Then Design Architects, have submitted an application requesting final approval of the design of the rebuild of the existing softball fields around a new synthetic, turf football, practice field for Euclid High School located at 711 East 222nd Street, a CI-Campus-Institutional Use District. One motion requested.

1. A motion to grant final approval of the design of the rebuild of the existing softball fields around a new synthetic, turf football, practice field for Euclid High School located on PP# 643-08-004

Owner

Keene Holdings, LTD
Dennis Barba, General Manager
23750 St. Clair Avenue
Euclid Ohio 44117

Applicant

Solid Steel Construction
Erin Masula, President
7114 Church Avenue
Pittsburgh Pennsylvania 15202

Consultant

Carl R. Petrus
Petrus Engineering
26 Nesbitt Road
New Castle Pennsylvania 16105

RE: 2017-ARB-21 ([case files](#))
PP# 647-10-002
23750 St. Clair Avenue ([map](#))
New Construction
Ward #2

Erin Masula, President, Solid Steel Construction on behalf of Dennis Barba, General Manager, Keene Holdings, LTD has submitted an application requesting final approval for the landscape plan located at 23750 St. Clair Avenue, a U6-Industrial and Manufacturing District. One motion requested

1. A motion to grant final approval the landscaping plan for a new 24,960 square foot steel warehouse next to an existing manufacturing building located on PP# 647-10-002

Owner
Ritchie Arnold
711 Babbitt Road
Euclid Ohio 44123

Applicant
Fran Lausin
28001 Lakeshore Boulevard
Euclid Ohio 44132

Consultant
Adam New
4124 Erie Street
Willoughby Ohio 44094

RE: 2017-ARB-24 ([case files](#))
PP# 643-30-011
711 Babbitt Road ([map](#))
Storefront Renovation
Ward #8

Fran Lausin, business operator, has submitted an application requesting the required design approval to install new signage, doors, and windows for a tenant space located at 711 Babbitt Road, U4-Local Retail or Wholesale Store District. This project is seeking approval as is required by the City's Storefront Renovation Program. It has been reviewed by Staff for zoning conformance and will be required to be heard before the Planning and Zoning Commission for a variance and conditional use approval. One motion requested.

1. A motion to approve the design of an exterior renovation of a storefront located on PP# 643-30-011

NEW BUSINESS:

Owner

Jim Knauss
22100 Lake Shore Boulevard
Euclid Ohio 44123

Applicant

Boost Mobile
22100 Lake Shore Boulevard
Euclid Ohio 44123

Consultant

Aldo Dure
Bnext Design & Graphic Inc
5109 Clark Avenue
Cleveland Ohio 44102

RE: 2017-ARB-25
PP# 642-11-001
22100 Lake Shore Boulevard ([map](#))
Sign
Ward #5

Manager, Boost Mobile, has submitted an application requesting design approval to for new 78.38 square foot back-lit, channel letter sign package for a retail tenant located at 22100 Lake Shore Boulevard, a U4 - Local Retail or Wholesale Store District and part of the Downtown Overlay District. Said project has been review by Staff and meets all zoning requirements. One motion requested.

1. A motion to approve the design of a 78.38 square foot back-lit, channel letter sign package for a retail tenant located on PP# 642-11-001

Owner

Imani United Church of Christ
Rev. Michelle Teague-Humphry
1505 East 260th Street
Euclid Ohio 44132

Applicant

Daryl Mapson
Tribe Architects
1300 East 187th Street
Cleveland Ohio 44110

RE: 2017-ARB-26 ([case files](#))
PPs# 648-23-046, 648-23-057 thru 068, 647-24-001 thru 003, and 648-24-040 thru 042
1505 East 260th Street ([map](#))
New Construction – Building Addition & Landscape
Ward #3

Daryl Mapson, Tribe Architects, on behalf of Rev. Michelle Teague-Humphry has submitted an application requesting design approval for a new approximate 11,500 square

foot sanctuary and office area attached to an existing structure and accompanying landscape plan located at 1505 East 260th Street – a combination of U3-Apartment House, U4-Local Retail or Wholesale Store, and U8-Office Building Districts. Said project received variances for the size of a landscape strip and the number of required parking spaces at the September 12, 2017 Planning and Zoning Commission meeting. Two motions requested.

1. A motion to approve the design of a new approximate 11,500 square foot sanctuary and office area attached to an existing structure located on PPs# 648-23-046, 648-23-058 thru 062, 647-24-001, 003, and 648-24-040 thru 042
2. A motion to approve the landscape plan for a project located on PPs# 648-23-046, 648-23-058 thru 062, 647-24-001, 003, and 648-24-040 thru 042

Owner

Lakeshore Building Complex, LLC
Janet Scott
21801 Lake Shore Boulevard
Euclid Ohio 44123

Applicant

Doug Mann
Boyer Signs & Digital Graphics
3200 Valley View Drive
Columbus Ohio 43204

Consultant

Tony Rinicella
Boyer Signs & Digital Graphics
21611 Tungsten Road
Euclid Ohio 44117

RE: 2017-ARB-27 ([case files](#))
PP# 642-08-045
21801 Lake Shore Boulevard ([map](#))
Sign – Downtown Overlay District
Ward #5

Tony Rinicella, Boyer Signs & Digital Graphics, on behalf of Lakeshore Building Complex, LLC., has submitted an application requesting design approval to install an approximate 32 square foot wall mounted sign and message board to a building located at 21801 Lake Shore Boulevard, a U4-Local Retail or Wholesale Store and part of the Downtown Overlay District. The proposed sign has been reviewed by Staff and meets all zoning requirements. No motion requested.

1. A motion to approve the installation of an approximate 32 square foot wall mounted sign and message board to a building located on PP# 642-08-045

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT