

(AMENDED) AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, NOVEMBER 14, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner

ULE-PROP LLC

Patrick Nusrala, President

20600 Lakeland Boulevard

Euclid

Ohio

44119

Applicant

VA Motorcars LLC

Alex Babaev, Member

2260 Par Lane, #122

Willoughby

Ohio

44094

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

PP# 641-29-068

21100 Lakeland Boulevard ([map](#))

Variance

Ward #2

Alex Babaev, Member VA Motorcars LLC, has submitted an application requesting the required variances to display up to ten (10) vehicles for-sale in an unscreened area of a business located at 21100 Lakeland Boulevard – a U5-Commercial District. The applicant is requesting relief from the following sections of the Euclid Codified Ordinances that require:

- A minimum of three (3) customer parking spaces;
- No outdoor display of merchandise for sale to be permitted between the front wall of the principal building and the adjacent street;
- A minimum lot area of two acres and a minimum lot width of 200 feet;

- The outdoor display area for vehicles to be setback at least ten feet from the side and rear lot lines; and,
- Any car sales business shall have office space of a minimum floor area of 400 square feet.

Six motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit zero (0) customer parking spaces – a variance of three (3) parking spaces – for a property located on PP# 641-29-068

1389.04(d)(6)B.

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the outdoor display of merchandise for sale between the front wall of the principal building and the adjacent street for a property located on PP# 641-29-068

1359.06(k)(5)

3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a lot area of a used automobile sales facility to be 0.23 acres – a variance of 1.77 acres – for a property located on PP# 641-29-068

1359.06(q)(1)

4. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a lot width for a used automobile sales facility to be approximately 115 feet – a variance of approximately 85 feet – for a property located on PP# 641-29-068

1359.06(q)(1)

5. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the side, and rear setbacks of an outdoor display area to be approximately one (1) foot from the side and rear lot lines – a variance of nine (9) feet for each side – for a property located on PP# 641-29-068

1359.06(q)(4)

6. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the minimum floor area of an office space to be 227 square feet – a variance of 173 square feet – for a property located on PP# 641-29-068

1359.06(q)(7)

NEW BUSINESS:

Owner			Applicant		
City of Euclid Land Reutilization Program			Edward E. Howard, Jr.		
585 East 222 nd Street			9413 Bancroft Avenue		
Euclid	Ohio	44123	Cleveland	Ohio	44105

RE: 2017-LBK-09 ([case files](#))
PP# 648-25-070
1412 East 264th Street ([map](#))
Land Bank Purchase
Ward #3

Edward E. Howard, Jr., adjacent property owner and 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 U1-Single Family House District and proposed for property expansion. One motion requested.*

1. A motion to recommend to City Council the sale of PP# 648-25-070 to Edward E. Howard, Jr.

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

Owner			Applicant		
Coral Edgecliff L, LLC			Rami Gadelsayed		
Peter Rubin, President			460 East 260 th Street		
13219 Shaker Square			Euclid	Ohio	44132
Cleveland	Ohio	44120			
Attorney					
Keith Belkin					
20600 Chagrin Boulevard					
Shaker Heights	Ohio	44122			

RE: 2017-LOT-01 ([case files](#))
PP#s 642-01-099, 100 & 106
20537 Edgecliff Drive ([map](#))
Lot Consolidation
Ward #5

Rami Gadelsayed, prospective purchaser, has submitted an application requesting amendment of a previously approved sub-division layout and consolidation of three parcels into a single parcel for the purpose of building a single-family home located at the future address of 20537 Edgecliff Drive – a UASF-Attached Single Family House District. One motion requested.*

1. A motion to recommend to City Council the amendment of a previously approved sub-division layout and consolidation of three parcels into a single parcel for the purpose of building a single-family home located on PP#s 642-01-099, 100 & 106

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

Owner

Crozier Enterprises, Inc.
Bernadine Crozier
401 Harris Road
Cleveland Ohio 44143

Applicant

Reboboth Temple Church
Traci D. Whitthorne, Pastor
41178 Harwood Road
South Euclid Ohio 44121

RE: 2017-CUA-12 ([case files](#))
PP#s 642-22-014 – 017, 050 & 051
373 East 200th Street ([map](#))
Conditional Use
Variance
Ward #4

POSTPONED BY REQUEST

Owner/ Applicant

O'Reilly Auto Enterprises, LLC
Mike Young, Vice-President
233 South Patterson
Springfield Missouri 65802

RE: 2017-VAR-24 ([case files](#))
PP#s 641-23-013 thru 016
689 East 200th Street ([map](#))
Variance
Ward #2

POSTPONED BY REQUEST

Owner/ Applicant

Robert and Leah McSween
93 Noble Beach Drive
Euclid Ohio 44123

RE: 2017-VAR-26 ([case files](#))
PP# 642-09-024
93 Noble Beach Drive ([map](#))
Variance
Ward #5

Robert and Leah McSween, co-owners and residents, have submitted an application requesting the required variances to permit the use of accessory structures on a vacant property adjacent to a parcel with a principal dwelling. The applicants are requesting relief from the section of the Euclid Codified Ordinances permitting an accessory use provided use is located upon the same lot with the building or use to which it is accessory. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit an accessory use not located upon the same lot with a building or use to which it is an accessory

1377.01(a)

Owner/ Applicant

Daniel Zgela
111 East 212th Street
Euclid Ohio 44123

RE: 2017-VAR-27 ([case files](#))
PP# 642-06-049
111 East 212th Street ([map](#))
Variance
Ward #5

Daniel Zgela, owner and resident, has submitted an application requesting the required variances to construct a 25'x8'4" (208.33 square foot) covered porch and steps on a property located at 111 East 212th Street, a U1-Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring an unenclosed porch, stoop, landing, and steps not to exceed 20% of the width of the building façade and not exceed six (6) feet into the setback. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a porch making up approximately 93% of the width of a building façade – a variance of approximately 73% - for a property located on PP# 642-06-049

1385.03(a)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the depth of a 8'4" covered porch to extend 2'4" into the required 30' setback

1385.03(a)

Owner/ Applicant

Blackmore Group, LLC
Charles Waller, Partner
1444 Blackmore Road
Cleveland Heights

Ohio 44118

Consultant

T. Michael Tomsik, Architect
Tomsik-Tomsik Architects, Inc.
921 Literary Road

Cleveland Ohio 44113

RE: 2017-VAR-28 ([case files](#))

PP# 646-32-031

21877 Euclid Avenue ([map](#))

Variance

Ward #1

Charles Waller, partner, Blackmore Group, LLC, prospective business operator, has submitted an application requesting the required variances to erect a six foot (6') tall privacy fence along the rear property line. The applicant is requesting relief from the Euclid Codified Ordinances requiring fence three foot (3') in height from the residential building line to the street and six feet (6') in height from such residential building line to the rear of the residential district property line, in addition to a ten foot landscaped buffer along the lot line that abuts the residential district. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and waive the required ten foot landscaped buffer along the lot line that abuts the residential district for a business located on PP# 646-32-031

1359.05(f)(2)A.

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and waive the required fence from the residential building line to the street from such residential building line to the rear of the residential district property line for a business located on PP# 646-32-031

1359.05(f)(2)C.

Owner/Applicant

Lakeshore Building Complex, LLC
 Janet C. H. Scott, President
 21801 Lakeshore Boulevard
 Euclid Ohio 44123

Consultant

Boyer Signs and Digital Graphics
 Doug Mann
 21611 Tungsten Road
 Euclid Ohio 44117

RE: 2017-VAR-29 ([case files](#))

PP# 642-08-045

21801 Lakeshore Boulevard ([map](#))

Variance

Ward #5

Janet C. H. Scott, President, Lakeshore Building Complex, LLC, has submitted an application requesting the required variances to install a four foot, ten inch foot (4' 10") tall, 15.91 square foot electronic message board type sign at the right-of-way line for a business located at 21801 Lakeshore Boulevard, a U4-Local Retail or Wholesale Store District and part of the Downtown Overlay District. The applicant is requesting relief from the Euclid Codified Ordinances requiring ground signs have a setback equal to the height of the sign. The proposed sign was approved by the Architectural Review Board at their October 26 meeting. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a free standing, electronic message board type sign approximately ten inches (10") from the right-of-way line – a variance of approximately four feet (4') – for a business located on PP# 642-08-045

1390.06(e)(1)A.1.

Owner/ Applicant

Catholic Diocese of Cleveland
 Fr John Betters, SS Robert & Williams Parish
 367 East 260th Street
 Euclid Ohio 44123

Consultant

Russ Kalina
 Wagner Electric Sign Co.
 7135 West Ridge Road
 Elyria Ohio 44035

RE: 2017-VAR-25 ([case files](#))

PP# 645-21-007

367 East 260th Street ([map](#))

Variance

Ward #6

Russ Kalina, Wagner Electric Sign Co, on behalf of Fr John Betters, SS Robert & Williams Parish, has submitted an application requesting the required variances to install an eight foot, two inch (8'2") tall, approximate 40 square foot, double faced, internally illuminate with LED message board sign on a property located at 367 East 260th Street –

a CI-Campus Institutional Use District. The applicant is requesting relief from sections of the codified ordinances requiring permanent free-standing signs be no more than five (5) feet in height from grade; the leading edge of the sign to be a minimum distance of 100 feet from an abutting residential district boundary; and, when located within 150 feet of a residentially-used lot in a residential district, all parts of the electronic changeable copy sign to be oriented so that no portion of the sign face is visible from an existing structure on a residential lot. Three motion requested

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a permanent free-standing sign to be eight feet, two inches (8'2") in height from grade – a variance of three feet, two inches (3'2") – for a church use located on PP# 645-21-007

1390.05(e)(1)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the leading edge of an electronic message board type sign to be 82 feet from an abutting residential property – a variance of 18 feet – for church use located on PP# 645-21-007

1390.09(a)(2)

3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit an electronic message board type sign to be oriented toward residential structures less than 150 feet in distance for a church use located on PP# 645-21-007

1390.09(a)(4)

MATTERS OF CONCERN:

Ord 014-17 ([case files](#)) – Amend Section 1377.12 *Temporary Portable Storage Units and Dumpsters**

1. A motion to recommend to City Council the referred changes to Section 1377.12 *Temporary Portable Storage Units and Dumpsters*

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

City of Euclid Master Plan ([website](#))

A presentation of the updated City of Euclid Master Plan

1. A motion to approve and refer to Council the update to the City of Euclid Master Plan

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

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT