

**AGENDA**  
**CITY OF EUCLID**  
**ARCHITECTURAL REVIEW BOARD**  
(REGULAR MEETING)  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
THURSDAY, APRIL 26, 2018 – 7:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**Owner**

Yurch Properties, LLC  
21939 Lakeshore Boulevard  
Euclid Ohio 44123

**Applicant**

Greg Jurcisin, Beach Club Bistro  
21939 Lake Shore Boulevard  
Euclid Ohio 44123

**RE: 2018-ARB-03 ([case files](#))**  
**PP# 642-08-083**  
**21939 Lake Shore Boulevard ([map](#))**  
**Sign – Downtown Overlay District**  
*Ward #5*

Greg Jurcisin, owner & operator, Beach Club Bistro, has submitted an application requesting the required design approval for a new rear patio entrance, “archway” type sign for a property located at 21939 Lake Shore Boulevard, a U4 - Local Retail or Wholesale Store District and part of the Downtown Overlay District. One motion requested.

1. A motion to grant design approval for a new rear patio entrance, “archway” type sign for a property located on PP# 642-08-083

**NEW BUSINESS:**

**Owner**

Carole Mozeleski  
20110 Wilmore Avenue  
Euclid Ohio 44119

**Applicant**

Margaret Garbincus  
651 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**RE: 2018-ARB-04** ([case files](#))  
**PP# 641-16-001**  
**20110 Wilmore Avenue** ([map](#))  
**Mural**  
*Ward #4*

Margaret Garbincus, applicant, has submitted an application requesting the required design approval to install an approximate 8' x 20' painted mural on an existing masonry wall located at 20110 Wilmore Avenue, a U4-Local Retail or Wholesale Store District. Said project has been reviewed by Staff and meets all zoning requirements. One motion requested.

1. A motion to grant design approval an approximate 8' x 20' painted mural on an existing masonry wall located on PP# 641-16-001

*1390.12(e)*

**Owner**

City of Euclid  
Land Reutilization Program  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**Applicant**

Groveswood Properties LLC  
Dave Goda, Owner  
503 East 200<sup>th</sup> Street, Suite #104  
Euclid Ohio 44119

**RE: 2018-ARB-05** ([case files](#))  
**PP# 645-30-011**  
**26550 Zeman Avenue** ([map](#))  
**New Construction**  
*Ward #6*

Dave Goda, Owner, Groveswood Properties LLC, has submitted an application requesting design approval of a new two-story, 1,275 square foot single family home, 400 square foot garage, and accompanying landscape plan for a property located at 26550 Zeman Avenue, a U1-Single Family House District. Said project received a variance to permit the total finished livable floor area for a new dwelling to be approximately 1,275 square feet – a variance of 725 square feet – from the Planning and Zoning Commission at their April meeting. One motion requested.

1. A motion to approve the design of a new two-story, 1,275 square foot single family home, 400 square foot garage, and accompanying landscape plan for a property located on PP# 645-30-011

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**Owner**

City of Euclid  
Land Reutilization Program  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**Applicant**

Groveswood Properties LLC  
Dave Goda, Owner  
503 East 200<sup>th</sup> Street, Suite #104  
Euclid Ohio 44119

**RE: 2018-ARB-06** ([case files](#))  
**PP# 645-17-096**  
**470 East 266<sup>th</sup> Street** ([map](#))  
**New Construction**  
*Ward #6*

Dave Goda, Owner, Groveswood Properties LLC, has submitted an application requesting design approval of a new two-story, 1,350 square foot single family home, attached 400 square foot garage, and accompanying landscape plan for a property located at 470 East 266<sup>th</sup> Street, a U1-Single Family House District. Said project received a variance to permit the total finished livable floor area for a new dwelling to be approximately 1,350 square feet – a variance of 650 square feet – from the Planning and Zoning Commission at their April meeting. One motion requested.

1. A motion to approve the design of a new two-story, 1,350 square foot single family home, attached 400 square foot garage, and accompanying landscape plan for a property located on PP# 645-17-096

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**Owner**

City of Euclid  
Land Reutilization Program  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**Applicant**

Groveswood Properties LLC  
Dave Goda, Owner  
503 East 200<sup>th</sup> Street, Suite #104  
Euclid Ohio 44119

**RE: 2018-ARB-07** ([case files](#))  
**PP# 645-27-043**  
**26471 Mallard Avenue** ([map](#))  
**New Construction**  
*Ward #6*

Dave Goda, Owner, Grovewood Properties LLC, has submitted an application requesting design approval of a new two-story, 1,275 square foot single family home, 400 square foot garage, and accompanying landscape plan for a property located at 26471 Mallard Avenue, a U1-Single Family House District. Said project received a variance to permit the total finished livable floor area for a new dwelling to be approximately 1,275 square feet – a variance of 725 square feet – from the Planning and Zoning Commission at their April meeting. One motion requested.

2. A motion to approve the design of a new two-story, 1,275 square foot single family home, 400 square foot garage, and accompanying landscape plan for a property located on PP# 645-27-043

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**MATTERS OF CONCERN:**

**PUBLIC PARTICIPATION:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**