

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, MAY 15, 2018 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

Notice: Icebreaker Windpower – [Notice of Proposed Major Utility Facility](#)

OLD BUSINESS:

Owner

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

Applicant

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

2018-LBK-01 ([case files](#))

PP# 645-18-032

360 East 266th Street ([map](#))

Land Bank Purchase

Variance

Ward #6

Dave Goda, owner, Groveswood Properties LLC, 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, and, requesting the required variances to construct a 1,350 square foot dwelling at 360 East

266th Street, a U1-Single Family House District. The applicant is requesting a variance from the section of the Euclid Codified Ordinances requiring a total finished livable floor area (exclusive of basement and utility room) of not less than 2,000 square feet per dwelling unit. Two motions requested.*

- 1. A motion to approve the sale of PP# 645-18-032 to Grovewood Properties LLC*
- 2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the total finished livable floor area for a new dwelling to be approximately 1,350 square feet – a variance of 650 square feet – for a property located on PP# 645-18-032

1749.01

WITHDRAWN

NEW BUSINESS:

Owner			Applicant		
City of Euclid Land Reutilization Program			Henry Williams		
585 East 222 nd Street			19501 Pasnow Avenue		
Euclid	Ohio	44123	Euclid	Ohio	44119

RE: 2018-LBK-06 ([case files](#))
PP#s 641-11-092 & 153
19481 Pasnow Avenue ([map](#))
Land Bank Purchase
Ward #4

Henry 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 recommend to City Council the sale of PP#s 641-11-092 & 153 to Henry Williams

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

Owner			Applicant		
City of Euclid Land Reutilization Program			Zachary Raddell		
585 East 222 nd Street			150 East 205 th Street		
Euclid	Ohio	44123	Euclid	Ohio	44123

RE: 2018-LBK-07 ([case files](#))
PP# 642-02-102
154 East 205th Street ([map](#))
Land Bank Purchase
Ward #5

Zachary Raddell, 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 recommend to City Council the sale of PP#642-02-102 to Zachary Raddell

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

Owner			Applicant		
City of Euclid Land Reutilization Program			Margaret Williams		
585 East 222 nd Street			824 East 232 nd Street		
Euclid	Ohio	44123	Euclid	Ohio	44123

RE: 2018-LBK-08 ([case files](#))
PP# 643-09-024
830 East 232nd Street ([map](#))
Land Bank Purchase
Ward #8

Margaret 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 recommend to City Council the sale of PP# 643-09-024 to Margaret Williams

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

Owner			Applicant		
Bishop of the Diocese of Cleveland as Implied Trustee for SS Robert & Williams Parish, Most Rev Nelson J. Perez 1404 East 9 th Street Cleveland			Fr John Betters SS Robert & Williams Parish 367 East 260 th Street Euclid		
	Ohio	44114		Ohio	44123

Consultant
John M. Wojtila, P.E.
27924 Gilchrist Dive
Euclid

Ohio 44132

RE: 2018-DMC-01 ([case files](#))
PP#s 645-21-004 & 005
307 & 321 East 260th Street ([map](#))
Rezoning
Ward #6

Fr John Betters, SS Robert & Williams Parish, on behalf of the Bishop of the Diocese of Cleveland, has submitted an application to rezone PP#s 645-21-004 and 645-21-004 from a U1-Single Family House District to a CI-Campus Institutional Use District. One motion requested.*

1. A motion to recommend to City Council a zoning change from a U1-Single Family House District to a CI-Campus Institutional Use District for PP#s 645-21-004 and 645-21-004

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

Owner			Applicant		
Bishop of the Diocese of Cleveland as Implied Trustee for SS Robert & Williams Parish, Most Rev Nelson J. Perez 1404 East 9 th Street Cleveland			Fr John Betters SS Robert & Williams Parish 367 East 260 th Street Euclid		
	Ohio	44114		Ohio	44123

Consultant
John M. Wojtila, P.E.
27924 Gilchrist Dive
Euclid

Ohio 44132

RE: 2018-LOT-01 ([case files](#))
PP#s 645-21-004 – 009, 013 – 015, and 043
351 & 367 East 260th Street ([map](#))
Lot Split & Consolidation
Conditional Use
Ward #6

Fr John Betters, SS Robert & Williams Parish, on behalf of the Bishop of the Diocese of Cleveland, has submitted an application requesting approval to split an approximate 2.10 acres from PP# 645-21-006 and consolidate it with PP#s 645-21-004 & 005, 641-21-015 and 641-21-043 creating a new 3.65 acre lot labeled “Parcel B”; and, consolidate the remainder of PP# 645-21-006 with PP#s 645-21-007 – 009, 645-21-013 and 014 creating a new 4.072 acre lot labeled “Parcel A”, as shown on the submitted lot split and consolidation plat. Additionally, an application was submitted requesting a conditional use approval to operate an expanded gymnasium located at 351 East 260th Street – a CI-Campus-Institutional Use District. Three motions requested.

1. A motion to recommend to City Council a lot split and consolidation to create 4.072 acre (“Parcel A”) and 3.65 acre (“Parcel B”) irregularly shaped parcels as shown on submitted lot split and consolidation plat

1301.11

2. A motion to grant a conditional use approval to operate an expanded gymnasium use for a property located on a newly created consolidated parcel located at 351 East 260th Street

1364.03

3. A motion finding that the proposed use – an expanded gymnasium use – will have equal or lesser impacts than the prior non-conforming condition

1371.06(a)

Owner/ Applicant
Gregory & JoAnn Sattler
91 East 197th Street
Euclid Ohio 44119

RE: 2018-VAR-04 ([case files](#))
PP# 641-05-056
91 East 197th Street ([map](#))
Variance
Ward #4

Gregory & JoAnn Sattler, owner and occupant, have submitted an application requesting the required variance to construct an approximate 20' x 20' patio deck as an accessory structure on an unaddressed, vacant parcel located adjacent to 91 East 197th Street – a U1-Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring decks or similar accessory structures are 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 20' x 20' patio deck as an accessory structure in the yard of a vacant parcel located on PP# 641-05-056

1377.01(a) & (f)(6)

Owner/ Applicant

Alexander Popadopoulos & Casey Logsdon
34 East 211th Street
Euclid Ohio 44123

RE: 2018-VAR-05 ([case files](#))

PP# 642-03-067

34 East 211th Street ([map](#))

Variance

Ward #5

Alexander Popadopoulos & Casey Logsdon, owners and occupants, have submitted an application requesting the required variance to erect a new 22' x 20' (440 square foot) two-car garage as an additional accessory structure in the rear yard of a property located at 34 East 211th Street – a U1-Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring the cumulative area of accessory structures total no more than 720 square feet. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit a cumulative area of two accessory structures totaling 800 square feet – a variance of 80 square feet – for a parcel located on PP#642-03-067

1377.01(b), 1377.02 & 1383.02(c)

Owner

City of Euclid
585 East 222nd Street
Euclid Ohio 44123

Applicant

Bridgett Sanders
420 East 275th Street
Euclid Ohio 44132

RE: 2018-CUA-04 ([case files](#))
PP# 643-01-002
291 Babbitt Road ([map](#))
Conditional Use
Ward #5

Bridgett Sanders, applicant and prospective tenant, has submitted an application requesting a conditional use approval to operate a day care facility in an existing space located at 291 Babbitt Road – a CI-Campus Institutional Facility and part of the Downtown Overlay District. Two motions requested

1. A motion to grant a conditional use approval to operate a day care facility located on PP# 643-01-002
1364.03
2. A motion finding that the proposed use – a day care and after school program – will have equal or lesser impacts than the prior non-conforming condition
1371.06(a)

Owner Catholic Charities Facilities Corporation 2012 West 25 th Street, #507 Cleveland Ohio 44113	Applicant Van Ness Development Corporation Clifford F. Boyle, President 106 Finnel Drive Weymouth Massachusetts 02188
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Attorney
J. Michael Dalton
101 South Fifth Street, 27th Floor
Louisville Kentucky 40202

RE: 2018-CUA-05 ([case files](#))
PP# 649-10-003
19350 Euclid Avenue ([map](#))
Conditional Use
Ward #1

Clifford F. Boyle, President, Van Ness Development Corporation, applicant and prospective owner, have submitted an application requesting a conditional use approval to operate a detoxification and substance abuse treatment center in a portion of an existing structure located at 19350 Euclid Avenue – a CI-Campus Institutional Facility. One motion requested.

1. A motion to grant a conditional use approval to operate a detoxification and substance abuse treatment center in an existing space located on PP# 649-10-003
1364.03
2. A motion finding that the proposed use – a detoxification and substance abuse treatment center – will have equal or lesser impacts than the prior non-conforming condition
1371.06(a)

Owner			Applicant		
Moira A Osborne			Pastor Judah Early, Mt Hebron COC		
4688 Stag Thicket Lane			3300 Mayfield Road		
Brunswick	Ohio	44212	Cleveland Heights	Ohio	44121

RE: 2018-UDE-03 ([case files](#))
PP# 648-28-001
27161 Tungsten Road ([map](#))
Use District Exception
 Ward #3

Pastor Judah Early, Mt Hebron COC, applicant and prospective tenant, has submitted an application requesting a use district exemption to operate a church assembly use in an existing 21,897 square foot building located at 27161 Tungsten Road – a U6-Industrial and Manufacturing District. One motion requested.*

1. A motion to grant and recommend to Council a use district exception for a church assembly use in a U6-Industrial and Manufacturing District located on PP# 648-28-001
1375.01(a)

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

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT