

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, JANUARY 8, 2019 – 7:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**Owner**

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

**Applicant**

Property Improvement Specialist LLC  
Adam Metz  
10663 Angela Drive  
Kirtland Ohio 44094

**RE: 2019-LBK-01 ([case files](#))**  
**PP# 641-10-097**  
**18930 Pasnow Avenue ([map](#))**  
**Land Bank Purchase**  
**Variance**  
*Ward #4*

Adam Metz, on behalf of Property Improvement Specialist LLC, 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 an approximate 1,550 square foot dwelling. 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. The parcel is located on a U2-Two Family House District and new construction is proposed. Two motions requested.\*

1. A motion to recommend to City Council the sale of PP# 641-10-097 to Property Improvement Specialist 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 1,550 square feet – a variance of approximately 450 square feet – for a property located on PP# 641-10-097

1749.041

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

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<b>Owner</b>			<b>Applicant</b>		
City of Euclid			Property Improvement Specialist LLC		
Land Reutilization Program			Adam Metz		
585 East 222 <sup>nd</sup> Street			10663 Angela Drive		
Euclid	Ohio	44123	Kirtland	Ohio	44094

**RE: 2019-LBK-02** ([case files](#))  
**PP# 641-10-071**  
**18951 Pasnow Avenue** ([map](#))  
**Land Bank Purchase**  
**Variance**  
*Ward #4*

Adam Metz, on behalf of Property Improvement Specialist LLC, 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 an approximate 1,550 square foot dwelling. 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. The parcel is located on a U2-Two Family House District and new construction is proposed. Two motions requested.\*

1. A motion to recommend to City Council the sale of PP# 641-10-071 to Property Improvement Specialist 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

1,550 square feet – a variance of approximately 450 square feet – for a property located on PP# 641-10-071

1749.041

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

**Owner**

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

**Applicant**

Property Improvement Specialist LLC  
Adam Metz  
10663 Angela Drive  
Kirtland Ohio 44094

**RE: 2019-LBK-03** ([case files](#))  
**PP# 641-20-044**  
**20330 Naumann Avenue** ([map](#))  
**Land Bank Purchase**  
**Variance**  
*Ward #2*

Adam Metz, on behalf of Property Improvement Specialist LLC, 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 an approximate 1,550 square foot dwelling. 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 and that the aggregate of two side yards are to be no less than ten (10) feet. The parcel is located on a U2-Two Family House District and new construction is proposed. Three motions requested.\*

1. A motion to recommend to City Council the sale of PP# 641-20-044 to Property Improvement Specialist 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 1,550 square feet – a variance of approximately 450 square feet – for a property located on PP# 641-20-044
3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a proposed aggregate of eight feet, eight inches (8’8”) – a variance of one foot, four inches (1’4”) – for a property located on PP# 641-20-044

1749.041

1383.01(c)

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

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**Owner**

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

**Applicant**

Property Improvement Specialist LLC  
Adam Metz  
10663 Angela Drive  
Kirtland Ohio 44094

**RE: 2018-LBK-04** ([case files](#))  
**PP# 642-19-075**  
**20651 Crystal Avenue** ([map](#))  
**Land Bank Purchase**  
**Variance**  
*Ward #4*

Adam Metz, on behalf of Property Improvement Specialist LLC, 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 an approximate 1,700 square foot dwelling. 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. The parcel is located on a U2-Two Family House District and new construction is proposed. Two motions requested.\*

1. A motion to recommend to City Council the sale of PP# 642-19-075 to Property Improvement Specialist 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 1,640 square feet – a variance of approximately 360 square feet – for a property located on PP# 642-19-075

*1749.041*

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

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**Owner**

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

**Applicant**

Property Improvement Specialist LLC  
Adam Metz  
10663 Angela Drive  
Kirtland Ohio 44094

**RE: 2018-LBK-05** ([case files](#))  
**PP# 642-19-042**  
**21050 South Lakeshore Boulevard** ([map](#))  
**Land Bank Purchase**  
**Variance**  
*Ward #4*

Adam Metz, on behalf of Property Improvement Specialist LLC, 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 an approximate 1,700 square foot dwelling. 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 and that the aggregate of two side yards on lots of fifty feet or more to be 15 feet. The parcel is located in a U2-Two Family House District and new construction is proposed. Three motions requested.\*

1. A motion to recommend to City Council the sale of PP# 642-19-042 to Property Improvement Specialist 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 1,700 square feet – a variance of approximately 300 square feet – for a property located on PP# 642-19-042

*1749.041*

3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a proposed aggregate of 13’8” – a variance of one foot, four inches (1’4”) – for a property located on PP# 642-19-042

*1383.01(d)*

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

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**MATTERS OF CONCERN:**

**PUBLIC PARTICIPATION:**

**DIRECTOR’S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**