

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, APRIL 9, 2019 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

COMMUNICATIONS:

OLD BUSINESS:

Owner

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

Applicant

First Choice Development and Demolition LLC
Charlie Roscoe, President
2227 Wrenford Road
University Heights Ohio 44118

RE: 2019-LBK-06 ([case files](#))
PP#s 641-22-028 and 641-22-029
20970 and 21000 Arbor Avenue ([map](#))
Land Bank Purchase
Ward #2

Charlie Roscoe, President, First Choice Development and Demolition, has submitted an application to purchase the above referenced parcels 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 1,450 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 parcels are located in 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# 641-22-028 and 641-22-029 to First Choice Development and Demolition 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 no less than 1,381 square feet – a variance of 544 square feet – for a property located on PP# 641-22-028 and 641-22-029

1749.041

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

NEW BUSINESS:

Owner/ Applicant

Lakeland Realty Management, LLC
 David Pessar, Managing Partner
 25701 Lakeland Blvd. #103
 Euclid Ohio 44132

Architect

Eli Mahler
 Eli Mahler & Associates
 3947 West Ashe Lane
 Cleveland Ohio 44122

RE: 2019-UDE-02 ([case files](#))
PP# 643-25-010
25701 Lakeland Boulevard ([map](#))
Use District Exception
Ward #8

David Pessar, Managing Partner, Lakeland Realty Management, LLC, has submitted an application requesting a use district exception to create and operate 28 residential units in the westerly half of an existing approximate 40,000 square foot office, four story office building located at 25701 Lakeland Boulevard – a U8-Office Building District. One motion requested.*

1. A motion to grant and recommend to City Council a use district exception to create and operate 28 residential units in the westerly half of an existing approximate 40,000 square foot office, four story office building located on PP# 643-25-010*

1375.01(a)

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

Owner/ Applicant

Francis Realty Interstate
 22291 Euclid Avenue
 Euclid Ohio 44117

H L W Fast Track Inc,
 4900 Market Street
 Boardman Ohio 44512

Consultant
SES Branding
Charley Schalliol, Director
6001 Nimitz Parkway
South Bend Indiana 46628

RE: 2019-VAR-03 ([case files](#))
PP# 647-36-064
22291 Euclid Avenue ([map](#))
Variance
Ward #2

Charley Schalliol, Director, SES Branding, on behalf of Francis Realty Interstate, *dba* McDonald’s Restaurant, has submitted an application requesting the required variances to install two (2) 5’ 11.5” tall, 10.1 square foot “pre-sell menu” ground signs and two (2) 5’ 11.5” tall, 20 square foot “menu board” ground signs for a drive-thru lane of a fast food restaurant located at 22291 Euclid Avenue, a U4-Local Retail or Wholesale Store District. The applicant is requesting relief from sections of the Euclid Codified Ordinances permitting one (1) freestanding sign with a maximum area of 40 square feet and a maximum height of five (5) feet. Three motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit four (4) ground signs – a variance of three (3) ground signs – for a property located on PP# 647-36-064
1390.05(e)(1)A.1.
2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the total area of two (2) “pre-sell menu” and two (2) “menu board” ground signs to be 60.10 square feet – a variance of 20.10 square feet – for a property located on PP# 647-36-064
1390.05(e)(1)A.1.
3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the height of four (4) ground signs to be 5’ 11.5” each – a variance of 11.5” each – for a property located on PP# 647-36-064
1390.05(e)(1)A.1.

Owner/ Applicant
Lawrence and Patricia Day
28049 Gilchrist Drive
Euclid Ohio 44132

RE: 2019-VAR-04 ([case files](#))
PP# 645-06-020
28049 Gilchrist Drive ([map](#))
Variance
Ward #6

Lawrence and Patricia Day, co-owners and residents, have submitted an application requesting the required variances to install a permanent central air conditioning unit in the side yard 13 feet from the side yard property line and approximately 25 feet from the rear yard. The applicant is requesting relief from a section of the Euclid Codified Ordinances requiring central air conditioning units be placed at the rear of the house in between the side house lines, but not less than ten feet from any side property line for a property located at 28049 Gilchrist Avenue, a U1-ingle Family House District. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the location of permanent central air conditioning unit be placed approximately 25 feet from the rear yard and into the side yard – a variance of approximately 25 feet – for a property located on PP# 645-06-020

1749.04

Owner	Applicant
E&J Realty Advisors LLC, Eddy Chatmon 13940 Cedar Road, #308 University Heights Ohio 44118	Sharae Cook 544 East 200 th Street, Up Euclid Ohio 44119

RE: 2019-CUA-03 ([case files](#))
PP# 641-15-022
542 East 200th Street ([map](#))
Conditional Use
Variance
Ward #4

Sharae Cook, tenant, has submitted an application requesting a conditional use permit and the required variances to operate a tattoo shop specializing in semi-transparent eyebrows known as microblading in a business located at 542 East 200th Street, a U4-Local Retail or Wholesale Store District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring the proposed use be no less than 1,500 feet away from a school, daycare, or any parcel zoned single-family residential. Four motions requested.

1. A motion to grant a conditional use to permit the operation of a tattoo shop specializing microblading in a business located on PP# 641-15-022

1359.03(b)(22) & 1368.06

2. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo shop specializing microblading be located 60 feet from an elementary school property line – a variance of 1,440 feet – for PP# 641-15-022

1359.06(s)(2)A.

3. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo shop specializing microblading be located 200 feet from a day care facility – a variance of 1,300 feet – for PP# 641-15-022

1359.06(s)(2)B.

4. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo shop specializing microblading be located 270 feet from a U1-Single Family House District – a variance of 1,230 feet – for PP# 641-15-022

1359.06(s)(2)E.

MATTERS OF CONCERN:

RE: Ord. #016-19 ([*case files*](#))
Planned Unit Development

Public Presentation of Proposed ECO 1365.06 Residential Planned Development Overlay

Upon referral from Euclid City Council of Ord. #016-19, the City Council Business & Commercial Development Committee and the Planning and Zoning Commission are holding a joint public meeting and conducting a review of the proposed amendment to the Euclid Codified Ordinances, *Chapter 1365.06 Residential Planned Development Overlay*.

- A motion to recommend to City Council approving the proposed amendment to the Euclid Codified Ordinances, *Chapter 1365.06 Residential Planned Development Overlay*

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT