

**AGENDA**  
**CITY OF EUCLID**  
**ARCHITECTURAL REVIEW BOARD**

(REGULAR MEETING)

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS

THURSDAY, MAY 23, 2019 – 7:00 PM

---

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**Owner/Applicant**

WSAKO LLC, Walid & Ahmed Khaled  
22808 Lake Shore Boulevard  
Euclid Ohio 44123

**Consultant**

Michael Meyer  
4918 Cleveland Road East  
Huron Ohio 44839

**RE: 2017-ARB-32 ([case files](#))**

**PP# 644-26-003**

**321 Babbitt Road ([map](#))**

**Exterior Renovation – Downtown Overlay District**

*Ward #5*

Michael Meyer, architect, on behalf of WSAKO LLC, has submitted an application requesting design approval of an exterior renovation of a retail business located at 321 Babbitt Road, U4 - Local Retail or Wholesale Store District and part of the Downtown Overlay District. One motion requested.

1. A motion to dismiss Case 2017-ARB-32 as expired for PP# 644-26-003
-

**Owner/ Applicant**  
786 Management, LLC  
25801 Euclid Avenue  
Euclid Ohio 44132

**Consultant**  
Michael Meyer  
4918 Cleveland Road, East  
Huron Ohio 44839

**RE: 2019-ARB-07** ([case files](#))  
**PP# 648-22-001**  
**25801 Euclid Avenue** ([map](#))  
**Storefront Renovation – 1<sup>st</sup> Return**  
*Ward #8*

Basharat Hussain, owner, has submitted an application requesting the required design approval for the renovation of an existing shopping center parking lot and accompanying landscape plan located at 25831 Euclid Avenue, a U4-Local Retail or Wholesale Store District. This project is seeking approval as is required by the City’s Storefront Renovation Program. Said project has been reviewed by staff and meets all zoning requirements. One motion requested.

1. A motion to approve the design of the renovation of an existing shopping center parking lot and accompanying landscape plan for a property located on PP# 648-22-001

---

**NEW BUSINESS:**

**Owner**  
City of Euclid,  
Dan Knecht, Public Service Director  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**Applicant**  
Security Vault Works, Inc  
Mort Brickles, Project Manager  
980 Western Drive  
Indianapolis Indiana 46241

**RE: 2019-ARB-09** ([case files](#))  
**PP# 644-25-024**  
**City of Euclid Municipal Parking Lot** ([map](#))  
**ATM**  
*Ward #5*

Mort Brickles, on behalf of Hunting Bank, has submitted an application requesting design approval for the installation of an automatic teller machine, accompanying landscaping, and any associated signage, located within the City of Euclid Downtown Municipal Parking Lot, part of the Downtown Overlay District. Said project will require Planning and Zoning Commission approval. One motion requested.

1. A motion to approve the design of an automatic teller machine, accompanying landscape, and signage located on PP# 644-25-024
- 

**Owner**

Nickle Plate Station, LLC  
Brian Krueger, CEO, HGR Industrial Surplus  
20001 Euclid Avenue  
Euclid Ohio 44117

**Applicant**

Zaremba Group, LLC  
Mary Ann Warvey, Principal  
14600 Detroit Avenue, #1500  
Lakewood Ohio 44107

**RE: 2019-ARB-10** ([case files](#))  
**PP# 646-25-003**  
**20001 Euclid Avenue** ([map](#))  
**New Construction**  
*Ward #1*

Mary Ann Warvey, Principal, Zaremba Group, LLC, has submitted an application requesting design approval for a new 7,498 square foot commercial structure and accompanying landscape plan located at 20001 Euclid Avenue, a U4-Local Retail or Wholesale Store District. Said project received a setback variance from the Planning and Zoning Commission and was rezoned from U8-Office Building District by City Council. Two motions requested.

1. A motion to approve the design of a new 7,498 square foot commercial structure located on PP# 646-25-003
  2. A motion to approve the landscaping plan for commercial property located on PP# 646-25-003
- 

**Owner**

Scarl Rental Agency, LLC  
1491 Villa Grande Drive  
Painesville Ohio 44077

**Applicant**

Margaret Scarl, President  
1415 East 222<sup>nd</sup> Street  
Euclid Ohio 44117

**RE: 2019-ARB-11** ([case files](#))  
**PP# 647-19-002**  
**1415 East 222<sup>nd</sup> Street** ([map](#))  
**Storefront Renovation**  
*Ward #2*

Margaret Scarl, President, Thermo-Tec Insulation, has an application for design approval of a new fence and accompanying landscape plan for a business located at 1415 East 222<sup>nd</sup> Street, a U6-Industrial and Manufacturing District. This project is seeking approval as is required by the City's Storefront Renovation Program. Said project has been reviewed by staff and meets all zoning requirements. Two motions requested.

1. A motion to approve the design of a fence as part of the Storefront Renovation Program for a business located on PP# 647-19-002
2. A motion to approve the landscape plan as part of the Storefront Renovation Program for a business located on PP# 647-19-002

---

**Owner**

Frederick and Linda Audi  
32319 Lakeshore Boulevard  
Willowick Ohio 44095

**Applicant**

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

**RE: 2019-ARB-12** ([case files](#))  
**PP# 642-07-044**  
**25 East 220<sup>th</sup> Street** ([map](#))  
**New Residential Construction**  
*Ward #5*

Charlie Roscoe, has submitted an application requesting design approval for a new 2,200 square foot, two-story, single family home situated on a vacant lot located at 25 East 220<sup>th</sup> Street, a U1-single Family House District. One motion requested.

1. A motion to approve the design of a new 2,200 square foot, two-story, single family home located on PP# 642-07-044

---

**MATTERS OF CONCERN:**

**PUBLIC PARTICIPATION:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**