

AGENDA
CITY OF EUCLID
ARCHITECTURAL REVIEW BOARD

(REGULAR MEETING)

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS

THURSDAY, JUNE 27, 2019 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

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 220th 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 220th 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

Owner
City of Euclid,
Dan Knecht, Public Service Director
585 East 222nd 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 - 1st Return
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 – 1st Return
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 222nd Street
Euclid Ohio 44117

RE: 2019-ARB-11 ([case files](#))
PP# 647-19-002
1415 East 222nd Street ([map](#))
Storefront Renovation – 1st Return
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 222nd 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

NEW BUSINESS:

Owner/ Applicant

Great Expectations Preschool LLC
Nicole Wilson
771 East 260th Street
Euclid Ohio 44132

Consultant

Scott Whitley
12806 Northwood Avenue, Suite #5
Cleveland Ohio 44120

RE: 2019-ARB-13 ([case files](#))
PP# 647-11-004
25031 Rockwell Drive ([map](#))
Storefront Renovation
Ward #2

Nicole Wilson, owner, has submitted an application requesting design approval for a storefront renovation project consisting of fencing, sign improvements, lighting, concrete replacement, and new roofing for a daycare establishment located at 25031 Rockwell Drive, a U6-Industrial and Manufacturing District. This project is seeking approval as is required by the City’s Storefront Renovation Program. One motion requested.

1. A motion to approve the design for a storefront renovation project consisting of fencing, sign improvements, lighting, concrete replacement, and new roofing for a day care establishment located on PP# 647-11-004

Owner/ Applicant

Mark and Brandy Schillace
324 East 218th Street
Euclid Ohio 44132

Consultant

Hal Daugherty, Daugherty Construction

RE: 2019-ARB-14 ([case files](#))

PP# 642-12-047

324 East 218th Street ([map](#))

Residential Exterior – Front Porch

Ward #5

Mark and Brandy Schillace, owners, have submitted an application requesting the required design approval to construct an 8’ x 22’ front porch with roof to a dwelling located at 324 East 218th Street, a U1-single Family House District. This project has been reviewed by Staff and it meets all zoning requirements. One motion requested.

1. A motion to approve the design of an 8’ x 22’ front porch with roof to a dwelling located on PP# 642-12-047

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: 2019-ARB-15 ([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 and accompanying landscape plan of a retail business located at 321 Babbitt Road, U4 - Local Retail or Wholesale Store District and part of the Downtown Overlay District. This project has been reviewed by Staff and the applicant must submit a Petition for Conditional Use as required per *ECO 1359.03(d)(15)* to the Planning and Zoning Commission for the outside patio. Two motions requested.

1. A motion to approve the design of an exterior renovation of a retail business located on PP# 644-26-003
2. A motion to approve the landscape plan for a retail business located on PP# 644-26-003

MATTERS OF CONCERN:

Draft 2018 Planning and Development Annual Report ([case files](#))

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT