

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

COMMUNICATIONS:

NEW BUSINESS:

Co-Owners/ Applicants

Sharon E. & Jonathan H. Oliver
24551 Glenbrook Boulevard
Euclid Ohio 44117

RE: 2019-VAR-11 ([case files](#))
PP# 650-33-041
24551 Glenbrook Boulevard ([map](#))
Variance
Ward #2

Sharon E. & Jonathan H. Oliver, occupants, have submitted an application requesting the required variances to install a 12' x 24' wood deck approximately 3' feet from the side right-of-way line for a property located at 24551 Glenbrook Boulevard, a U1-Single Family House District. The applicants are requesting relief from a section of the Euclid Codified Ordinances requiring an unoccupied side-yard setback to be a minimum of four (4) feet from the right-of-way line. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a 12' x 24' wood deck approximately 3' feet from the right-of-way line – a variance of four (4) feet – for a property located on PP# 650-33-041
1321.09, 1385.04(b), & 1385.03(b)

Owner

Estate of Frank Zigman
Maryann Zigman, Executor
26601 White Road
Wickliffe

Ohio 44095

Co-Applicants

Sergio DiFranco & Gianmichele Bruno
Adelios Contracting & Cemex Construction
270 Legacy Drive
Highland Heights

Ohio 44143

RE: 2019-UDE-03 ([case files](#))

PP# 648-51-002

26110 Euclid Avenue ([map](#))

Use District Exception

Conditional Use

Variance

Ward #3

Sergio DiFranco, owner, Adelios Contracting, and Gianmichele Bruno, owner, Cemex Construction, and perspective purchasers, have submitted an application requesting a use district exception, a conditional use, and the required variances to establish and operate a plumbing contractor and concrete contractor businesses in two existing vacant buildings (29,000 and 28,500 square feet) located at 26110 Euclid Avenue, a U4-Local Retail or Wholesale Store District. The applicant is requesting relief from sections of the Euclid Codified Ordinances limiting the number and type of, and prohibiting the overnight storage of fleet vehicles on a commercially zoned property. Five motions requested.

1. A motion to grant and recommend to City Council a use district exception to a section of the permitted table *Section 1359.03(e)(6)* of the Euclid Codified Ordinances to establish and operate both a plumbing contractor and concrete contractor in two existing vacant buildings located on PP# 648-51-002*

1375

2. A motion to grant a conditional use and permit the outdoor storage of fleet vehicles for a plumbing contractor and concrete contractor in two existing vacant buildings located on PP# 648-51-002

1359.03(f)(5)

3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a maximum of 15 fleet vehicles to be stored or parked overnight – a variance of 12 – for a property located on PP# 648-51-002

1389.14(c)(2)

4. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit overnight, outdoor parking or storage of a fleet vehicle to be located in the general parking area of a property located on PP# 648-51-002

1389.14(c)(3)

5. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit semi-tractor, cab, trailer, or tractor-trailer vehicles to be parked outdoors overnight for a property located on PP# 648-51-002

1389.14(c)(6)

MATTERS OF CONCERN:

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

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT