

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**

**\*VIRTUAL\***

TUESDAY, SEPTEMBER 15, 2020 – 7:00 PM

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The City of Euclid Planning and Zoning Commission meeting for September 15, 2020, at 7:00 P.M. will be conducted using virtual technology. This is permissive per the Ohio Legislature's passage of H.B. 197, Amendment G-0351-2, and in compliance with the Governor's Stay at Home Order related to the Covid-19 pandemic.

The public shall have electronic access to such meetings. You may view the Commission meeting live through the following: Spectrum channel 1020, U-Verse channel 99, and the Euclid Community Television channel ([link](#)).

If you have any questions or comments for any case on the agenda or the Public Participation portion of the Commission meeting, you have three options:

1. Written submissions

- Submit written comments via the City's E-Gov Citizen Response system (<https://www.egovlink.com/euclid/action.asp?actionid=19281>) or fax them to (216) 289-8184. You are required to include your name and address with your questions or comments. These must be submitted no later than 6:00 PM on Tuesday, September 15.

2. Virtual participation

- To participate, please contact the City via the [E-Gov link](#) to request access to the virtual meeting. You must include the case number listed on the agenda for which you wish to speak. You will be provided with instructions regarding how to join the meeting before it takes place. Please submit your request to participate in the virtual Planning and Zoning Commission meeting to the City no later than 5:00 PM on Monday, September 14, 2020.

3. Telephonic participation

- If you do not have access to equipment to participate virtually, you may contribute via telephone. Please contact the City via the E-Gov link or by calling 216-289-8164. You must include the case number listed on the agenda for which you wish to speak. You will be provided with instructions regarding how to join the meeting telephonically. Please make your request to participate in the virtual Planning and Zoning Commission meeting to the City no later than 5:00 PM on Monday, September 14, 2020.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

1.

**Owner/Applicant**

Crete Financial LLC, Levell Woodruff, Partner  
4457 East 156<sup>th</sup> Street  
Cleveland Ohio 44128

**RE: 2020-APL-01** ([case files](#))  
**PP# 642-21-078**  
**20451 Crystal Avenue** ([map](#))  
**Demolition Order Appeal**  
*Ward #4*

Levell Woodruff, on behalf of Crete Financial LLC, has submitted an application requesting an appeal to the Notice of Violation (CONDEMNATION DEMOLITION NOTICE 2019-00000101) dated June 19, 2019 for the structure located at 20451 Crystal Avenue. Appeal filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.

1. A motion to grant the appeal as requested for structures located at PP# 642-21-078
2. A motion to establish a date when the motion for an appeal will expire for PP# 642-21-078

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2.

**Owner**

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

**Applicant**

Frank Amato, President, Amato Homes  
4212 Devonshire Court  
Copley Ohio 44321

**RE: 2020-LBK-16** ([case files](#))  
**PP# 642-12-008**  
**340 East 222<sup>nd</sup> Street** ([map](#))  
**Land Bank Sale**  
*Ward #5*

Frank Amato has submitted an application proposing to purchase the above-referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. The parcel is located in a U2-Two Family House District and is proposed for development. One motion requested.\*

1. A motion to recommend to City Council the sale of PP# 642-12-008 to Frank Amato\*

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

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**3.**

<b>Owner</b>			<b>Applicant</b>		
City of Euclid, Land Reutilization Program			Frank Amato, President, Amato Homes		
585 East 222 <sup>nd</sup> Street			4212 Devonshire Court		
Euclid	Ohio	44123	Copley	Ohio	44321

**RE: 2020-LBK-17** ([case files](#))  
**PP# 644-21-009**  
**301 East 238<sup>th</sup> Street** ([map](#))  
**Land Bank Sale**  
*Ward #8*

Frank Amato has submitted an application proposing to purchase the above-referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. The parcel is located in a U2-Two Family House District and is proposed for development. One motion requested.\*

1. A motion to recommend to City Council the sale of PP# 644-21-009 to Frank Amato\*

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

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**4.**

<b>Owner</b>			<b>Applicant</b>		
City of Euclid, Land Reutilization Program			Frank Amato, President, Amato Homes		
585 East 222 <sup>nd</sup> Street			4212 Devonshire Court		
Euclid	Ohio	44123	Copley	Ohio	44321

**RE: 2020-LBK-18** ([case files](#))  
**PP# 644-05-036**  
**111 East 238<sup>th</sup> Street** ([map](#))  
**Land Bank Sale**  
*Ward #5*

Frank Amato has submitted an application proposing to purchase the above-referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. The parcel is located in a U1-Single Family House District and is proposed for development. One motion requested.\*

1. A motion to recommend to City Council the sale of PP# 644-05-036 to Frank Amato\*

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

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**5.**

<b>Owner</b>			<b>Applicant</b>		
City of Euclid, Land Reutilization Program			Frank Amato, President, Amato Homes		
585 East 222nd Street			4212 Devonshire Court		
Euclid	Ohio	44123	Copley	Ohio	44321

**RE: 2020-LBK-19** ([case files](#))  
**PP# 644-05-035**  
**121 East 238<sup>th</sup> Street** ([map](#))  
**Land Bank Sale**  
*Ward #5*

Frank Amato has submitted an application proposing to purchase the above-referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. The parcel is located in a U1-Single Family House District and is proposed for development. One motion requested.\*

1. A motion to recommend to City Council the sale of PP# 644-05-035 to Frank Amato\*

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

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**6.**

<b>Owner/Applicant</b>			<b>Consultant</b>		
The Trojan-Viking Group, LLC., Matthew Quinn			Jim Hass, Architect		
28811 Crestview Drive			26161 Shaker Boulevard		
Willowick	Ohio	44095	Beachwood	Ohio	44122

**RE: 2020-CUA-08** ([case files](#))  
**PP#s 643-10-008 & 009**  
**805 East 222<sup>nd</sup> Street** ([map](#))  
**Conditional Use**  
*Ward# 8*

Matthew Quinn has submitted an application requesting a conditional use approval to operate an approximate 1,876 square foot outdoor dining area on a property located at 805 East 222<sup>nd</sup> Street, a U4-Local Retail or Wholesale Store District. One motion requested

1. A motion to grant a conditional use approval to operate an approximate 1,876 square foot outdoor dining area on a property located on PP# 643-10-008 & 009

*ECO 1359.06(k); 1368*

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7.

**Owner/Applicant**

SGB Holdings LLC, Sergio DiFranco  
24971 Rockwell Drive  
Euclid Ohio 44117

**RE: 2020-CUA-09** ([case files](#))  
**PP# 648-51-002**  
**26110 Euclid Avenue** ([map](#))  
**Conditional Use**  
**Variance**  
*Ward #3*

Sergio DiFranco, member, SGB Holdings LLC, has submitted an application requesting a conditional use approval and the required variances to operate a parking lot for at least 150 fleet vehicles in front of a building 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 requiring any outdoor lighting fixture used to illuminate an off-street parking area to be full cut-off type fixtures, limiting the number of fleet vehicles to three, and requiring the overnight, outdoor parking or storage of a fleet vehicles to be located in the side or rear yard. Four motions requested.

1. A motion to grant a conditional use for a parking lot as a principal use for a property located on PP# 648-51-002  
*ECO 1359.03(c)(7) & 1368*
2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the use of flood lights mounted existing and new electrical poles in lieu of full cut-off type fixtures for a property located on PP# 648-51-002  
*ECO 1389.12(b)(2)*
3. A motion to grant a variance to a section of the Euclid Codified Ordinances and waive the requirement that the number of fleet vehicles stored or parked overnight be limited to three for a property located on PP# 648-51-002  
*ECO 1389.14(c)(2)*
4. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the overnight, outdoor parking or storage of a fleet vehicles in the front of a structure located on PP# 648-51-002  
*ECO 1389.14(c)(3)*

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8.

**Owner/Applicant**

614 E 266 LLC, Marc Rubin, Member  
3291 Bremerton Road  
Cleveland Ohio 44124

**RE: 2020-VAR-12** ([case files](#))

**PP# 645-27-123**

**614 East 266<sup>th</sup> Street** ([map](#))

**Variance**

*Ward #7*

Marc Rubin has submitted an application requesting a variance to retroactively install a permanent central air conditioning unit in the side yard of a property located at 614 East 266<sup>th</sup> Street, a U1-Single Family House District. The applicant requests 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. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the retroactive installation of a permanent central air unit be installed in the side yard of a dwelling located on PP# 645-27-123

*ECO 1749.04*

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9.

**Owner/Applicant**

Almino J. Taddeo  
22645 Chardon Road  
Euclid Ohio 44117

**RE: 2020-VAR-13** ([case files](#))

**PP# 650-12-084**

**22645 Chardon Road** ([map](#))

**Variance**

*Ward #2*

Almino J. Taddeo has submitted an application requesting the required variances to construct an approximate 11-foot-tall shed as an accessory structure in the rear yard of a property located at 22645 Chardon Road, a U1-Single Family House District. The applicant requests relief from a section of the Euclid Codified Ordinances limiting the height of a shed to ten feet from grade. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the height of a shed as an accessory structure to be approximately 11 feet from grade – a variance of one foot – for a property located on PP# 650-12-084

*ECO 1377.01(f)(3)*

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**OTHER BUSINESS:**

**PUBLIC PARTICIPATION:**

**DIRECTOR'S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**