

AGENDA
CITY OF EUCLID
ARCHITECTURAL REVIEW BOARD
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
THURSDAY, JUNE 24, 2021 – 7:00 PM

The City of Euclid Architectural Review Board meeting for Thursday, June 24, 2021, at 7:00 P.M. will be conducted using virtual technology. This is permissive per the Ohio legislature’s passage of Amended House Bill 404, which extends the temporary authorizations that public bodies received in H.B. 197 to meet remotely, and complies 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 Board meeting, the following options are available:

- 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 5:00 PM on Thursday, June 24, 2021.

- 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 Wednesday, June 23, 2021.

- You may also listen to the meetings via telephone by calling the number provided below, or both listen and watch by logging onto <http://www.zoom.us> and entering the appropriate meeting id:

Join from a PC, Mac, iPad, iPhone, or Android device:

Please use this URL to join: <https://us06web.zoom.us/j/83350848236>

Or join by phone: **1 (312) 626-6799** **Webinar ID: 833 5084 8236**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

COMMUNICATIONS:

OLD BUSINESS:

1.

Owner/Applicant

Spcg Properties Ltd
Jeff Gol, Principal Manager
23425 Commerce Park
Beachwood

Ohio 44122

Consultant

Northcoast Signworks
Scott Fridrich
23196 Miles Road
Bedford Heights

Ohio 44128

RE: 2021-ARB-02 ([case files](#))
PP# 644-02-004
22705 Lakeshore Boulevard ([map](#))
Sign - Downtown Overlay District
Ward #5

Scott Fridrich, on behalf of SPG Properties, has submitted an application requesting final design approval for the required landscaping around a previously approved monument sign for a property located at 22705 Lakeshore Boulevard, a U3-Apartment House District. One motion requested.

1. A motion to grant final design approval for the required landscaping around a monument sign for a property located on PP# 644-02-004

[ECO 1390.05\(e\)\(7\)](#)

NEW BUSINESS:

1.

Owner

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

Applicant

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

RE: 2021-ARB-22 ([case files](#))
PP# 643-09-023
832 East 232nd Street ([map](#))
New Construction - Residential
Ward #8

Frank Amato has submitted an application requesting design approval of a new approximate 1,500 square foot single-family home on a property located at 832 East 232nd Street, a U2-Two Family House District. Said project meets all zoning requirements. One motion requested.

1. A motion to approve the design of a new single-family home located on PP# 643-09-023
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2.

Owner

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

Applicant

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

RE: 2021-ARB-22 ([case files](#))
PP# 643-09-024
830 East 232nd Street ([map](#))
New Construction - Residential
Ward #8

Frank Amato has submitted an application requesting design approval of a new approximate 1,500 square foot single-family home on a property located at 830 East 232nd Street, a U2-Two Family House District. Said project meets all zoning requirements. One motion requested.

1. A motion to approve the design of a new single-family home located on PP# 643-09-024
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3.

Owner

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

Applicant

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

RE: 2021-ARB-23 ([case files](#))
PP# 643-34-009
24180 Puritan Avenue ([map](#))
New Construction - Residential
Ward #8

Frank Amato has submitted an application requesting design approval of a new approximate 1,500 square foot single-family home on a property located at 24180 Puritan Avenue, a U2-Two Family House District. Said project meets all zoning requirements. One motion requested.

1. A motion to approve the design of a new single-family home located on PP# 643-34-009
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4.

Owner

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

Applicant

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

RE: 2021-ARB-24 ([case files](#))
PP# 644-27-025
394 East 232nd Street ([map](#))
New Construction - Residential
Ward #5

Frank Amato has submitted an application requesting design approval of a new approximate 2,000 square foot single-family home on a property located at 394 East 232nd Street, a U1-Single Family House District. Said project meets all zoning requirements. One motion requested.

1. A motion to approve the design of a new single-family home located on PP# 644-27-025
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5.

Owner/Applicant

Anthony Gallo
41 East 201st Street
Euclid Ohio 44123

Consultant

Hal Daugherty, President, Daugherty Construction
22460 Lakeland Boulevard
Euclid Ohio 44132

RE: 2021-ARB-25 ([case files](#))
PP# 642-01-011
41 East 201st Street ([map](#))
Residential Exterior Renovation – Front Porch
Ward #5

Anthony Gallo has submitted an application requesting the required design approval of an approximate 182 square foot porch type addition to a dwelling located at 41 East 201st Street, a U1-Single Family House District. Said project has been reviewed by Staff and meets all zoning requirements. One motion requested.

1. A motion to approve the design of a front porch type addition on a dwelling located on PP# 642-01-011

[ECO 1385.03\(b\)](#)

6.

Owner

Om Sai Shiv, LLC, Sameh Ahmed
10415 Granger Road
Cleveland Ohio 44125

Applicant

Jennifer Worden-McCallion
21900 Lakeshore Boulevard
Euclid Ohio 44123

RE: 2021-ARB-26 ([case files](#))
PP# 642-11-007
21812 Lakeshore Boulevard ([map](#))
Mural – Downtown Overlay District
Ward #5

Jennifer Worden-McCallion, on behalf of Sameh Ahmed, has submitted an application requesting design approval and to legally establish a new hand painted mural on the rear wall of a commercial structure located at 21812 Lakeshore Boulevard, a U4-Local Retail or Wholesale Store District and part of the Downtown Overlay District. Said project has been reviewed by Staff and meets all zoning requirements. One motion requested.

1. A motion to legally establish a hand-painted mural located in the Downtown Overlay District where no murals are permitted for a commercial structure located on PP# 642-11-007

[ECO 1365.05\(g\)\(5\)](#)

2. A motion to approve the design of a hand painted mural located on the rear wall of a commercial structure located on PP# 642-11-007

[ECO 1390.12\(e\)](#)

7.

Owner

Wildcat Country LLC
7791 Dixie Highway
Florence Kentucky 41042

Applicant

Fabo Architecture, Brian G. Fabo, President
12100 Snow Road, #7
Parma Ohio 44130

RE: 2021-ARB-27 ([case files](#))
PP# 642-10-049
22595 Lakeshore Boulevard ([map](#))
Commercial Exterior – Addition and Landscaping
Ward #5

Brian Fabo, on behalf of Wildcat Country LLC, Development Management Group, LLC, and ComptonAddy, has submitted an application requesting design approval for an approximate 800 square foot addition and the required landscaping for a medical outpatient clinic located at 22595 Lakeshore Boulevard, a U4-Local Retail or Wholesale Store District and part of the Downtown Overlay District. Said project has been reviewed by Staff and will require a landscaping requirement waiver as part of the approval process. Two motions requested.

1. A motion to approve the design of an approximate 800 square foot addition to a medical outpatient clinic located on PP# 642-10-049
2. A motion to approve a landscaping plan and grant a waiver allowing existing conditions for a medical outpatient clinic located on PP# 642-10-049

[ECO 1359.05\(f\)](#)

8.

Owner

Euclid City Schools
Patrick Higley, Business Operations Director
651 East 222nd Street
Euclid Ohio 44123

Applicant

ThenDesign Architecture
Chris Smith & Zora Pavlovic
4135 Erie Street
Willoughby Ohio 44094

Consultant

Greenland Engineering
4133 Erie Street
Willoughby Ohio 44094

RE: 2020-ARB-05 ([case files](#))
PP#s 643-06-003 & 004
651 East 222nd Street ([map](#))
Parking Lot & Landscaping
Ward #8

Patrick Higley, Business Operations Director, Euclid City Schools, has submitted an application requesting design approval for a parking lot expansion and associated landscaping for a property located at 651 East 222nd Street, a CI-Campus-Institution Use District. One motion requested.

1. A motion to approve the design for a parking lot expansion and associated landscaping for a property located on PP#s 643-06-003 & 004

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT