

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, DECEMBER 12, 2023 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

1.

Owner/Applicant

Meridian Capital, LLC, Ross Chiaramonte
119 East Court Street
Cincinnati Ohio 45202

Attorney

Timothy L. McGarry
840 Brainard Road
Highland Heights Ohio 44143

RE: 2023-APL-05 ([case files](#))

PP# 648-56-005 ([county auditor data](#))

25100 Euclid Avenue ([property lookup map](#))

Appeal

Located in Ward #3 - Councilperson Marcus Epps

Property Information

Lot Size: 124,146 square feet

Zoning: U8-Office Building



Downtown Overlay District

Adjacent Zoning: North: U2-Two Family

East: U4-Local Retail or

South: CI-Campus Institutional

West: U4-Local Retail or

Ross Chiaramonte, on behalf of Meridian Capital, LLC, has submitted an application requesting an appeal to the Notice of Violation dated August 28, 2023, for the structure located at 25100 Euclid Avenue. Appeal filed per *Section 1301.07(a)* of the Planning and Zoning Code. One motion suggested.

1. A motion to grant an appeal to a Notice of Violation dated August 28, 2023, as requested for a property located on PP# 648-56-005.

2.

Owner

Euclid City Schools
651 E 222nd Street
Euclid Ohio 44123

Applicant

Vance Marbury, Operations Coordinator
651 E 222nd Street
Euclid Ohio 44123

RE: 2023-UDE-2 ([case files](#))
PP# 643-06-003 & 004 and 643-08-030 ([county auditor data](#))
651 and 711 East 222nd Street ([property lookup map](#))
Special Permit
Use District Exception
Located in Ward #8 - Councilperson Angela K. Steele

Property Information

Lot Size: 544,500 square feet
Zoning: CI-Campus Institutional Downtown Overlay District
Adjacent Zoning: North: CI-Campus Institutional East: U2-Two Family
South: U2-Two Family West: U2-Two Family

Vance Marbury, on behalf of Euclid City Schools, has submitted an application requesting approval for an amendment of a previously approved General Development Plan and a use district exception to build three, approximately four-foot-tall drive gates as an accessory use not located upon the same parcel as the primary use on three separate Euclid City School parcels located at 651 and 711 East 222nd Street, a CI-Campus Institutional District. Two motions suggested.*

1. A motion to approve an amendment to a previously approved General Development Plan for two properties located on PP#s 643-06-003 & 004 and 643-08-030. [ECO 1364](#)
2. A motion to recommend to City Council a use district exception to Chapter 1364 CI-Campus Institutional Use District and permit freestanding gates as an accessory use not located upon the same parcel as the primary use for two properties located on PP#s 643-06-003 & 004 and 643-08-030. [ECO Chapters 1364 & 1375](#)

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

NEW BUSINESS:

1.

Owner/Applicant

Sharita Roberts, *dba* R&R 1 LLC
P.O. Box 5242
Cleveland Ohio 44101

Attorney

Hanne-Lore Gambrell
526 South Main Street, Suite 120
Akron Ohio 44311

RE: 2023-APL-06 ([case files](#))
PP#s 648-23-047, 048, 053, 054, & 055 ([county auditor data](#))
26111 Brush Avenue ([property lookup map](#))
Appeal
Located in Ward #3 - Councilperson Marcus Epps

Property Information

Lot Size: 26,063 square feet

Zoning: U8-Office Building

Downtown Overlay District

Adjacent Zoning: North: CI-Campus Institutional

East: U4-Local Retail or Wholesale

South: U4-Local Retail or Wholesale

West: U4-Local Retail or Wholesale

Sharita Roberts, on behalf of R&R 1 LLC, has submitted an application requesting an appeal to the Notice of Violations dated September 1, 2022 and January 20, 2023, and the Condemnation and Order to Demolish Unsafe Structure dated August 28, 2023, for the structure located at 26111 Brush Avenue. Appeal filed per [Section 1301.07](#) of the Planning and Zoning Code. Two motions suggested.

1. A motion to grant an appeal to a Condemnation and Order to Demolish Unsafe Structure notice as requested for a property located on PP#s 648-23-047, 048, 053, 054, & 055.
2. A motion to grant approval of the requested time extension to complete the violations cited in the Notice of Violation letters issued on September 1, 2022 and January 20, 2023 for a property located on PP#s 648-23-047, 048, 053, 054, & 055

2.

Owner

City of Euclid
585 East 222nd Street
Euclid Ohio 44123

Applicant

Patrick Grogan-Myers, Director
Department of Planning and Development
585 East 222nd Street
Euclid Ohio 44123

RE: 2023-DMC-03 ([case files](#))
PP# 647-36-065 ([county auditor data](#))
0 East 228th Street (Hero Park) ([property lookup map](#))
Zoning Change
Located in Ward #2 - Councilperson Richard Tolton

Property Information

Lot Size: 566,620 square feet

Zoning: U2-Two Family

U1-Single Family

Downtown Overlay District

Adjacent Zoning: North: U2-Two Family

East: U6-Industrial and Manufacturing

South: U4-Local Retail or Wholesale

West: U1-Single Family

Director Grogan-Myers has submitted an application requesting the rezoning of a set of parcels from a combined U1-Single Family and U2-Two family House District to a CI-Campus Institutional Use District. The proposed rezoning is for one, irregularly shaped parcel totaling approximately 566,620 square feet (13 acres) in size. The lots are known as being located in Green & Marshall's Euclid-Bliss subdivision of part of original Euclid Township Atwater tract, and is assigned the parcel number 647-36-065 as shown by the plat recorded in Volume 100 of Maps, Page 18 of Cuyahoga County Records. One motion suggested*

1. A motion to approve and recommend to City Council a rezoning use district change from a combined U1-Single Family and U2-Two Family House District to a CI-Campus Institutional Use District

[ECO 1343](#)

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

OTHER BUSINESS:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT