

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

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, FEBRUARY 13, 2024 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1.

Owner/ Applicant

Normandy Apartments, LLC
Michael Berger, Comptroller
24801 Lakeshore Blvd, Unit 102
Euclid Ohio 44123

Attorney

Spiros Gonakis, Jr. Esq.
David M. King
20050 Lakeshore Blvd
Euclid Ohio 44123

Consultant

Osborn Engineering
Jon-Michael Lemon
1111 Superior Ave, Suite 2100
Cleveland Ohio 44114

RE: 2024-VAR-01 ([case files](#))

PP# 644-06-011, 012, & 644-07-001 ([county auditor data](#))

24799 & 24801 Lakeshore Blvd ([property lookup map](#))

Variance

Located in Ward: #7 - Councilperson Maryann Dybiec

Property Information

Lot Size:	251,493	square feet		
Zoning:	(site)	U3-Apartment House	<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North:	Choose an item.	East:	U2-Two Family
	South:	U2-Two Family	West:	U2-Two Family

Spiros Gonakis, Jr., Esq., on behalf of Normandy Towers LLC, has submitted an application requesting a determination that the proposed change to a non-conforming use will have equal or lesser impacts than the prior non-conforming condition, and the required variances to permit a side yard setback for an off-street parking area to be approximately 19 feet from the side lot line, allow for tandem parking, permit the number of off-street parking spaces to be approximately 315, permit the width of all parking spaces to be eight feet, and permit the amount of interior landscaping within a parking lot to be 8,000 square feet for a property located at 24799 and 24801 Lake Shore Boulevard, a U3-Apartment House District. The applicant requests relief from sections of the Euclid Codified Ordinances requiring the sideyard setback for a parking area to be 20 feet from the side lot line, 462 off-street parking spaces, nine-foot-wide parking spaces, and approximately 9,100 square feet of interior landscaping within a parking lot. Six motions suggested.

1. A motion finding that the proposed change to a non-conforming use will have equal or lesser impacts than the prior non-conforming condition for a property located on PP# 644-06-011, 012, & 644-07-001
[ECO 1371.05](#)

2. A motion to grant an area variance to a section of the Euclid Codified Ordinances and permit the side yard setback of a parking area to be approximately 19 feet from a side lot line – a variance of one foot – for a property located on PP# 644-06-011, 012, & 644-07-001
[ECO 1383.04\(f\)\(1\)](#)

3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the use of twelve tandem-type parking for an off-street parking area equal to 24 parking spaces for a property located on PP# 644-06-011, 012, & 644-07-001
[ECO 1389](#)

4. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the number of off-street parking spaces for an apartment building to be 315 spaces – a variance of 147 parking spaces – for a property located on PP# 644-06-011, 012, & 644-07-001
[ECO 1389.04\(d\)\(1\)C.](#)

5. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the width of off-street parking stalls to be eight feet wide – a variance of one foot – for a property located on PP# 644-06-011, 012, & 644-07-001
[ECO 1389.09\(a\)\(1\)](#)

6. A motion to grant an area variance to a section of the Euclid Codified Ordinances and permit the amount of interior curbed landscaping within a parking lot to be 8,000 square feet – a variance of 1,100 square feet – for a property located on PP# 644-06-011, 012, & 644-07-001

[ECO 1389.12\(d\)](#)

OTHER BUSINESS:

RE: Chapter 1356 “U3E Elevator Apartment House Districts” ([case files](#))

The City of Euclid Planning and Zoning Department requests approving the repeal of the above-referenced chapter from the City of Euclid Codified Ordinances, Title Nine “Zoning Use Districts” of the Planning and Zoning Code. One motion suggested.

1. A motion to accept and recommend a positive referral to Euclid City Council the repeal of Chapter 1356 “U3E Elevator Apartment House Districts” from the City of Euclid Codified Ordinances, Title Nine “Zoning Use Districts” of the Planning and Zoning Code.

[ECO 1343.01](#)

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

RE: Ord. xxxx-24 Amending Chapters 1359.03(f)(3) Permitted Uses ([case files](#))

The City of Euclid Planning and Zoning Department requests approving an amendment to a previously approved change to the above-referenced sections of the Planning and Zoning Code of the Euclid Codified Ordinances as it pertains to Mini/Self-Storage Facilities in a U6-General Industrial District. One motion suggested.

1. A motion to approve and recommend a positive referral to Euclid City Council an amendment to a previously approved change to Chapter 1359.03(f)(3) Permitted Uses and reclassify mini/self-storage facilities from a permitted use by right to a conditional use.

[ECO 1343.01](#)

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

RE: Citywide Pedestrian and Safety Action Plan (case files: [1](#), [2](#), & [3](#))

A presentation of the Citywide Pedestrian and Safety Action Plan by the Department of Planning and Development

1. A motion to accept and approve, and refer to Euclid City Council, a positive recommendation to adopt the Euclid Avenue-Chardon Road Intersections Modification and Improvement Study as an official addendum to the City of Euclid Master Plan.

[Charter of the City of Euclid: Article V, Section 10](#)

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

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT