

**AGENDA**  
**CITY OF EUCLID**  
**ARCHITECTURAL REVIEW BOARD**  
**(REGULAR MEETING)**

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
THURSDAY, DECEMBER 19, 2024 – 7:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

1.

**Owner/ Applicant**

Rich and Lauren Kekic  
2420 Glenridge Road  
Euclid Ohio 44117

**RE: 2024-ARB-21** ([case files](#))

**PP# 649-24-003**([county auditor data](#))

**2420 Glenridge Road** ([property lookup map](#))

**Residential Exterior Renovations**

*Located in Ward: #1 - Councilperson Wallace Tanner*

**Property Information**

Lot Size: 78,100 square feet

Zoning: U1-Single Family

Downtown Overlay District

Adjacent Zoning: North: U1-Single Family

East: U1-Single Family

South: U1-Single Family

West: U1-Single Family

Rich and Lauren Kekic have submitted an application requesting design approval for residential exterior renovations at 2420 Glenridge Road, a U1-Single Family District. Said project has been reviewed by Staff and meets all zoning requirements. One motion requested.

1. A motion to approve the design of exterior renovations for a structure located on PP# 649-24-003
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**NEW BUSINESS:**

1.

**Owner**

Fannie Mae  
5600 Granite Parkway  
Plano Texas 75024

**Applicant**

First Choice Developmen, Charlie Roscoe  
2227 Wenford Road  
University Heights Ohio 44118

**Consultant**

Design Visions Inc., Mark Bednash  
4503 State Road  
Cleveland Ohio 44109

**RE: 2024-ARB-24** ([case files](#))

**PP# 641-18-108** ([county auditor data](#))

**21100 Nicholas Avenue** ([property lookup map](#))

**New Construction- Residential**

*Located in Ward: #4 - Councilperson Kristian D. Jarosz*

**Property Information**

Lot Size:	5000 square feet		
Zoning:	U2-Two Family	<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North: U2-Two Family	East:	U2-Two Family
	South: U2-Two Family	West:	U2-Two Family

Charlie Roscoe has submitted an application requesting design approval for a new 1250-square-foot residential structure located at 21100 Nicholas Avenue, a U2-Two Family 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 new residential home located on PP# 641-18-108.
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2.

**Owner**

Sean McManus  
21791 Kennison Avenue  
Euclid Ohio 44123

**Applicant**

Daugherty Construction/ Hal Daugherty  
22460 Lakeland Boulevard  
Euclid Ohio 44132

**RE: 2024-ARB-25** ([case files](#))  
**PP# 642-13-094** ([county auditor data](#))  
**21791 Kennison Avenue** ([property lookup map](#))  
**New Construction- Garage**  
*Located in Ward: #5 - Councilperson Tara Hannum*

**Property Information**

Lot Size: 5400 square feet  
Zoning: U1-Single Family  Downtown Overlay District  
Adjacent Zoning: North: U1-Single Family East: U1-Single Family  
South: U1-Single Family West: U1-Single Family

Hal Daugherty has submitted an application requesting design approval for a new garage located at 21791 Kennison Avenue, a U1-Single-Family 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 new garage located on PP# 642-13-094.

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3.

**Owner/Applicant**

Cleveland Clinic Health System  
9500 Euclid Avenue  
Cleveland Ohio 44195

**Consultant**

A&B Fencing LLC, Bill O'Donnell  
7100 Lake Shore Boulevard  
Mentor Ohio 44060

**RE: 2024-ARB-26** ([case files](#))  
**PP# 641-01-221, 641-02-030, 641-02-031,641-02-032, 641-02-045** ([county auditor data](#))  
**18901 Lake Shore Boulevard** ([property lookup map](#))  
**New Construction- Fence**  
*Located in Ward: #4 - Councilperson Kristian D. Jarosz*

**Property Information**

Lot Size: 741,818 square feet  
Zoning: CI-Campus Institutional  Downtown Overlay District  
Adjacent Zoning: North: Choose an item. East: U2-Two Family  
South: U5-Commercial West: U2-Two Family

Daniel Grabnar, on behalf of Cleveland Clinic Health System, has submitted an application requesting design approval for a new fence located at 18901 Lake Shore Boulevard, a CI-Campus Institutional District. Said project received a front yard variance from the Planning and Zoning Commission at their November 12 meeting. One motion requested.

1. A motion to approve the design for approximately 1900 linear feet of new fencing and security gates located on PP# 641-01-221, 641-02-030, 641-02-031,641-02-032, 641-02-045.

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4.

**Owner**

Amos & Maria Masotyia  
20731 Lake Shore Boulevard  
Euclid Ohio 44123

**Applicant**

Rock Bottom Builders/ Giuseppe Gallo  
PO BOX 33428  
North Royalton Ohio 44133

**RE: 2024-ARB-27** ([case files](#))

**PP# 642-04-037** ([county auditor data](#))

**20731 Lake Shore Boulevard** ([property lookup map](#))

**Exterior Renovation & New Construction-Deck**

*Located in Ward: #5 - Councilperson Tara Hannum*

**Property Information**

Lot Size: 9,150 square feet

Zoning: U2-Two Family

Adjacent Zoning: North: U1-Single Family  
South: U2-Two Family

Downtown Overlay District

East: U1-Single Family

West: U2-Two Family

Giuseppe Gallo has submitted an application requesting design approval for the exterior renovation of a three-season room and accompanying deck at the rear of an existing dwelling located at 20731 Lake Shore Boulevard, a U2-Two-Family District. Said project has been reviewed by Staff and meets all zoning requirements. One motion requested.

1. A motion to approve the design of the exterior renovation and new deck located on PP# 642-04-037.

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**OTHER BUSINESS:**

**PUBLIC PARTICIPATION:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**