

AGENDA
CITY OF EUCLID
ARCHITECTURAL REVIEW BOARD
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
THURSDAY, FEBRUARY 27, 2025 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

ELECTIONS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

1.

Owner/Applicant

City of Euclid
585 East 222nd Street
Euclid

Ohio

44123

Applicant

Patrick Grogan-Myers, Director
Planning and Development
585 East 222nd Street
Euclid

Ohio

44123

Consultant

Guide Studio - Erica Deutsch, Jamie Wilhelm, & Kevin Fromet
13110 Shaker Boulevard. Suite 101
Cleveland

Ohio

44120

RE: 2024-ARB-03 ([case files](#) – updated 2025)

Planning and Development Director Patrick Grogan-Myers has submitted an application requesting design approval for the City of Euclid Gateway and Wayfinding Signage program located citywide and including the Downtown Overlay District. One motion requested.

1. A motion to grant design review approval of the City of Euclid Gateway and Wayfinding Signage program.
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2.

Owner

MW Centers Shore LLC-ETAL
22451-67 Shore Center Drive
Euclid Ohio 44123

Applicant

ArchWell Health
102 Woodmont Boulevard
Nashville Tennessee 37205

Consultant

Earl Swensson Associates, Inc.
1033 Demonbreun Street, Suite 800
Nashville, Tennessee 37203

RE: 2025-ARB-01 ([case files](#))
PP# 644-25-020 ([county auditor data](#))
22465 Shore Center Drive ([property lookup map](#))
Commercial Exterior Alterations – Downtown Overlay District
Located in Ward: #5 - Councilperson Tara Hannum

Property Information

Lot Size:	67,527	square feet		
Zoning:	U4-Local Retail or Wholesale		<input checked="" type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North:	U4-Local Retail or Wholesale	East:	U4-Local Retail or Wholesale
	South:	U4-Local Retail or Wholesale	West:	U4-Local Retail or Wholesale

ArchWell Health has submitted an application requesting design approval for exterior alterations and a sign package for a tenant space located at 22465 Shore Center Drive, a U4-Local Retail or Wholesale District, and part of the Downtown Overlay District. Three motions requested.

1. A motion to approve the design of the exterior alterations of a tenant space located on PP# 644-25-020.
2. A motion to approve the design of the landscaping improvements for a tenet space located on PP#644-25-020.
3. A motion to approve the design of a sign package for a tenant space located on PP# 644-25-020.

NEW BUSINESS:

1.

Owner/Applicant

MAAGAS, LLC – Andrew J. DiNunzio
2877 Rockefeller Road
Willoughby Hills Ohio 44092

RE: 2025-ARB-06 ([case files](#))
PP# 644-18-140 ([county auditor data](#))
283 East 246th Street ([property lookup map](#))
New Residential Construction
Located in Ward: #7 - Councilperson Maryann Dybiec

Property Information

Lot Size:	7,396	square feet		
Zoning:	U1-Single Family		<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North: U1-Single Family		East:	U1-Single Family
	South: U1-Single Family		West:	U1-Single Family

Andrew DiNunzio, on behalf of MAGAAS LLC, has submitted an application requesting design approval for a new two-story, approximately 1,502 square-foot-single-family home located at 283 East 246th Street, 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 single-family home located on PP# 644-18-140.

2.

Owner/Applicant

MAAGAS, LLC – Andrew J. DiNunzio
2877 Rockefeller Road
Willoughby Hills Ohio 44092

RE: 2025-ARB-07 ([case files](#))
PP# 644-18-138 ([county auditor data](#))
303 East 246th Street ([property lookup map](#))
New Residential Construction
Located in Ward: #7 - Councilperson Maryann Dybiec

Property Information

Lot Size:	9,869	square feet		
Zoning:	U1-Single Family		<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North: U1-Single Family		East:	U1-Single Family
	South: U1-Single Family		West:	U1-Single Family

Andrew DiNunzio, on behalf of MAGAAS LLC, has submitted an application requesting design approval for a new two-story, approximately 1,502 square-foot-single-family home located at 303 East 246th Street, 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 single-family home located on PP# 644-18-138.

3.

Owner/Applicant

MAAGAS, LLC – Andrew J. DiNunzio
2877 Rockefeller Road
Willoughby Hills Ohio 44092

RE: 2025-ARB-08 ([case files](#))
PP# 645-27-043 ([county auditor data](#))
26471 Mallard Avenue ([property lookup map](#))
New Residential Construction
Located in Ward: #6 - Councilperson John M. Wojtila

Property Information

Lot Size:	5,200 square feet		
Zoning:	U1-Single Family	<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North: U1-Single Family	East:	U1-Single Family
	South: U1-Single Family	West:	U1-Single Family

Andrew DiNunzio, on behalf of MAGAAS LLC, has submitted an application requesting design approval for a new two-story, approximately 1,502 square-foot-single-family home located at 26471 Mallard 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 single-family home located on PP# 645-27-043.

4.

Owner/Applicant

Trojan Viking Group Inc.
9009 Regency Woods Drive
Kirtland Hills Ohio 44095

Consultant

BNext Signs
5109 Clark Avenue
Cleveland Ohio 44102

RE: 2025-ARB-09 ([case files](#))
PP# 643-10-009 ([county auditor data](#))
805 East 222nd Street ([property lookup map](#))
Sign – Storefront Renovation Program
Located in Ward: #8 - Councilperson Angela K. Steele

Property Information

Lot Size:	8,460	square feet		
Zoning:	U4-Local Retail or Wholesale		<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North:	U4-Local Retail or Wholesale	East:	U2-Two Family
	South:	U4-Local Retail or Wholesale	West:	U4-Local Retail or Wholesale

Matthew Quinn, on behalf of Trojan Viking Group Inc., has submitted an application requesting design approval for a new projecting sign located at 805 East 222nd Street, a U4-Local Retail or Wholesale District. This project is seeking approval as is required by the City’s Storefront Renovation Program. Staff has informed the applicant of the need for additional information not related to the design of the sign for zoning approval. One motion requested.

1. A motion to approve the design approval for a new projecting sign for a structure located on PP# 643-10-009

5.

Owner - Applicant

Dean Bell
2020 Natona Road
Euclid, Ohio 44117

Consultant

Nupro LLC, Jacob Kauffman
PO BOX 257
Fredericksburg Ohio 44627

RE: 2025-ARB-10 ([case files](#))
PP# 649-15-011 ([county auditor data](#))
2020 Natona Road ([property lookup map](#))
New Construction – three-season room
Located in Ward: #1 - Councilperson Wallace Tanner

Property Information

Lot Size:	17,316	square feet		
Zoning:	U1-Single Family		<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North:	U1-Single Family	East:	U1-Single Family
	South:	U1-Single Family	West:	U1-Single Family

Dean Bell has submitted an application requesting design approval for a three-season room at the rear of an existing dwelling located at 2020 Natona 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 the newly constructed three-season room at the rear of a structure located on PP# 649-15-011.

6.

Owner/Applicant

Euclid Public Library, David Piskac, Financial Officer
631 East 222nd Street
Euclid Ohio 44123

Consultant

Bialosky, John Guzik
6555 Carnegie Avenue, Suite 200
Cleveland Ohio 44103

RE: 2025-ARB-11 ([case files](#))

PP# 643-06-006 ([county auditor data](#))

631 East 222nd Street ([property lookup map](#))

Exterior Renovations

Located in Ward: #8 - Councilperson Angela K. Steele

Property Information

Lot Size: 95,832 square feet

Zoning: CI-Campus Institutional

Downtown Overlay District

Adjacent Zoning: North: CI-Campus Institutional

East: CI-Campus Institutional

South: CI-Campus Institutional

West: U4-Local Retail or Wholesale

David Piskac, on behalf of Euclid Public Library, has submitted an application requesting design approval for exterior renovations located at 631 East 222nd Street, a CI-Campus Institutional 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 renovations for a structure located on PP# 643-06-006

7.

Owner

Euclid Indian Hills, LLC
2 Summit Park Drive, #645
Independence Ohio 44131

Applicant

AIY Properties
2 Summit Park Drive, #645
Independence Ohio 44131

Consultant

HSB Architect + Engineers, Ben Gingrich
1250 Old River Road, Suite 201
Cleveland Ohio 44113

RE: 2025-ARB-12 ([case files](#))

PP# 646-21-002 ([county auditor data](#))

1541 East 191 Street ([property lookup map](#))

Exterior Renovations

Located in Ward: #1 - Councilperson Wallace Tanner

Property Information

Lot Size: 866,120 square feet
Zoning: U3-Apartment House Downtown Overlay District
Adjacent Zoning: North: U6-Industrial and Manufacturing East: U1-Single Family
South: U3-Apartment House West: CI-Campus Institutional

Tim Isoniemi, on behalf of Euclid Indian Hills, LLC, has submitted an application requesting design approval of the proposed exterior renovations and corresponding landscape plan for a new medical clinic facility located at 1541 East 191 Street, a U3-Apartment House District. Said project has been reviewed by Staff and received a positive recommendation to Euclid City Council for a use district exception by the Planning and Zoning Commission at the January 14, 2025 meeting. A variance is still required for their proposed sign package. Two motions requested.

1. A motion to approve the design of the proposed exterior renovations of a structure located on PP# 646-21-002.
2. A motion to approve the landscape plan for a structure located on PP# 646-21-002

OTHER BUSINESS:

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT