

AGENDA
CITY OF EUCLID
ARCHITECTURAL REVIEW BOARD
(REGULAR MEETING)

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
THURSDAY, JANUARY 23, 2025 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

ELECTIONS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1.

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 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

2.

Owner/ Applicant

Keri McAlister
1787 Spino Drive
Euclid Ohio 44117

Consultant

Whitley-Whitley Inc., Kent Whitley
3311 Warrensville Center Road, Suite 408
Shaker Heights Ohio 44122

RE: 2025-ARB-02 ([case files](#))
PP# 643-30-077 ([county auditor data](#))
23651 Hartland Road ([property lookup map](#))
Retroactive Approval- new front porch
Located in Ward: #8 - Councilperson Angela K. Steele

Property Information

Lot Size: 4,800 square feet
Zoning: U2-Two Family Downtown Overlay District
Adjacent Zoning: North: CI-Campus Institutional East: U2-Two Family
South: U2-Two Family West: U2-Two Family

Keri McAlister has submitted an application requesting retroactive design approval for a new approximate 61.2 square foot front porch located at 23651 Hartland Road, a U2-Two Family District. Said project has been reviewed by Staff and does not meet the setback

requirements for front porches and will require a variance from the Planning and Zoning Commission. One motion requested.

1. A motion to approve the design of a new approximate 61.2 square foot front porch for a structure located on PP# 643-30-077

3.

Owner

Euclid Land Reutilization Program
585 East 222 Street
Euclid Ohio 44123

Applicant

Patton Projects, Zarell Patton
18104 Weston Road
Cleveland Ohio 44121

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

PP# 641-17-067 ([county auditor data](#))

20831 Tracy Avenue ([property lookup map](#))

New Residential Construction

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

Property Information

Lot Size: 4,960 square feet

Zoning: U2-Two Family

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

Downtown Overlay District

East: U2-Two Family

West: U2-Two Family

Zarell Patton has submitted an application requesting design approval to build a new approximately 1,770-square-foot, single-family home located at 20831 Tracy Avenue, a U2-Two Family District. Said project has been reviewed by Staff and meets all zoning requirements. One motion suggested.

1. A motion to approve the design of a new approximately 1,770-square-foot, single-family home located on PP# 641-17-067

4.

Owner

Euclid Land Reutilization Program
585 East 222 Street
Euclid Ohio 44123

Applicant

Patton Projects, Zarell Patton
18104 Weston Road
Cleveland Ohio 44121

RE: 2025-ARB-04 ([case files](#))
PP# 642-24-153 ([county auditor data](#))
21431 Wilmore Avenue ([property lookup map](#))
New Residential Construction
Located in Ward: #4 - Councilperson Kristian D. Jarosz

Property Information

Lot Size: 5,144 square feet
 Zoning: U2-Two Family Downtown Overlay District
 Adjacent Zoning: North: U2-Two Family East: U2-Two Family
 South: U2-Two Family West: U2-Two Family

Zarell Patton has submitted an application requesting design approval to build a new approximately 1,770-square-foot single-family home located at 21431 Wilmore Avenue, a U2-Two Family District. Said project has been reviewed by Staff and meets all zoning requirements. One motion suggested.

1. A motion to approve the design of a new approximately 1,770-square-foot single-family home located at PP# 642-24-153.

5.

Owner			Applicant		
Lakeland Euclid LLC, Kevin Smith			Teresa Johnson		
2597 Dartmoor Road			1277 East 12 th Street		
Cleveland Heights	Ohio	44118	Cleveland	Ohio	44114

RE: 2025-ARB-05 ([case files](#))
PP# 648-01-009 ([county auditor data](#))
24750 Lakeland Boulevard ([property lookup map](#))
Commercial Exterior- Landscape design
Located in Ward: #3 - Councilperson Donte Gresham

Property Information

Lot Size: 19,253 square feet
 Zoning: U5-Commercial Downtown Overlay District
 Adjacent Zoning: North: U2-Two Family East: U5-Commercial
 South: U5-Commercial West: U5-Commercial

Teresa Johnson has submitted an application requesting approval for a landscape plan for a new tenant on a property located at 24750 Lakeland Boulevard, a U-5 Commercial

District. Said project has been reviewed by Staff and meets all zoning requirements. One motion requested.

1. A motion to approve the *landscape plan* for a *property* located on PP# 648-01-009

OTHER BUSINESS:

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT