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

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS

TUESDAY, JANUARY 10, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

ELECTIONS

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner/Applicant
Reginald Day
2126 Glenridge Road
Euclid Ohio 44117

RE: 2016-VAR-21
PP# 649-12-014
2126 Glenridge Road (*map*)
Variance
Ward #1

Reginald Day, owner and applicant, has submitted an application requesting the required variances to erect a 500 square foot, 15' tall storage building on a property located at 2126 Glenridge Road, a U1-Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring the maximum height of storage buildings accessory to a primary structure to be no more than ten (10) feet from grade. One motion requested

1. A motion to grant a variance to a section of the Euclid Codified Ordinances from 10 feet to 15 feet – a variance of five (5) feet – for a new 500 square foot storage building located on PP# 649-12-014

1377.01(f)(3)

NEW BUSINESS:

Owner
Fahed Abdel-Haq, President, Krush LLC
4447 Mayfield Road
South Euclid Ohio 44121

Applicant
Ziad Abdel-Haq
1440 Robinwood Avenue
Lakewood Ohio 44107

RE: 2017-SPU-01
PP# 644-24-024
22780 Lakeshore Boulevard (*map*)
Special Permit
Ward #5

Fahed and Ziad Abdel-Haq, owner and operators, Krush Clothing, have submitted an application requesting the required special use permit to retroactively grant the installation of a metal security gate system on the inside of a storefront located at 22780 Lakeshore Boulevard, a U4 - Local Retail or Wholesale Store District and part of the Downtown Overlay District. One motion requested.

1. A motion to grant a special use permit to retroactively grant the installation of and refer to the Architectural Review Board a metal security gate system on the inside of a storefront located on PP# 644-24-024*

1359.05(g)

***NOTE: DESIGN APPROVAL BY ARCHITECTURAL REVIEW BOARD REQUIRED**

Owner/ Applicant
Raymond Ciacchi, Jr.
85 Lloyd Road
Euclid Ohio 44132

RE: 2017-VAR=01
PP# 645-04-036
85 Lloyd Road (*map*)
Variance
Ward #6

Raymond Ciacchi, Jr. owner and resident, has submitted an application requesting the required variances to erect a second 576 square foot, 13 foot tall detached garage, a total of three accessory storage areas on a property located at 85 Lloyd Road, a U1-Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring accessory storage structures not exceed 720 square feet in area. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances requiring accessory storage structures not exceed 720 square feet in area – a variance of 616 square feet – for a property located on PP# 645-04-036

1377.01(b)

Owner			**Applicant**		
BKLLevin LLC			The Shore Inc.		
Barbara J. Levin, Statutory Agent			Billy Tate, Co-Incorporator		
3549 Berkeley Road			27180 Shoreview Avenue		
Cleveland Heights	Ohio	44118	Euclid	Ohio	44132

RE: 2017-VAR-02
PP# 645-20-077
26190 Lakeshore Avenue (*map*)
Variance
Ward #6

Billy Tate, member, The Shore Inc., has submitted an application requesting the required variance to establish an adult family home for ten tenants on a property located at 26190 Lakeshore Boulevard, U2-Two Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring a facility that is licensed by the Ohio Department of Health to provide accommodations for not more than five (5) adults. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances requiring a facility provide accommodations for not more than five (5) adults – a variance of five (5) – for a dwelling located on PP# 645-20-077

1351.02(d)(1) & 1353.02

Owner			**Applicant**		
22300 Lake Shore Boulevard LLC			Kathy Clarke		
John Carter, Carter Properties			Ace Lighting		
13 West Hanna Lane			1260 Moore Road, #4		
Bratenahl	Ohio	44108	Avon	Ohio	44011

RE: 2017-VAR-02
PP# 644-25-007
22204 Lakeshore Boulevard (*map*)
Variance
Ward #5

Kathy Clarke, V.P, Ace Lighting, on behalf of Carter Properties, has submitted an application requesting the required variance to install three (3) signs on three (3) separate walls located on a new commercial structure located at 22204 Lakeshore Boulevard, a U4 - Local Retail or Wholesale Store District and part of the Downtown Overlay District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring signs be attached to no more than two exterior walls. One motion requested

1. A motion to grant a variance to a section of the Euclid Codified Ordinances requiring signs be attached to no more than two exterior walls – a variance of one (1) wall sign.

1390.05(b)(2)B.

***NOTE: DESIGBN APPROVAL BY ARCHITECTURAL REVIEW BOARD REQUIRED**

MATTERS OF CONCERN:

2017 Meeting Calendar Approval

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT