

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, FEBRUARY 14, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Owner	Applicant
City of Euclid Land Reutilization Program	William A. Azman
585 East 222 nd Street	610 East 200 th Street
Euclid Ohio 44123	Euclid Ohio 44119

RE: 2017-LBK-01
PP#s 641-15-038 & 039
614 & 618-620 East 200th Street ([map](#))
Land Bank Purchase
Ward #4

William A. Azman, adjacent property owner, has submitted an application to purchase the above referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. PP# 641-15-038 is located in a U1-Single Family House District and PP# 641-15-039 is in a U4-Local Retail or Wholesale Store District. The purchases of both parcels are for business yard expansion. One motion requested.*

1. A motion to approve the sale of PP#s 641-15-038 & 039 to William A. Azman

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

Owner

786 Management LLC
Basharat Hussain
1010 East 152nd Street
Cleveland

Ohio 44110

Applicant

Tynetta Wakins

255 East 232nd Street
Euclid

Ohio 44123

RE: 2017-CUA-01
PP# 648-22-001
25921 Euclid Avenue ([map](#))
Conditional Use
Ward #3

Tynetta Wakins, prospective tenant, has submitted an application requesting a conditional use approval to operate an approximate 3,375 square foot daycare center located in a vacant retail space at 25921 Euclid Avenue, a U4-Local Retail or Wholesale Store District. One motion requested.

1. A motion to grant a conditional use approval to permit a 3,375 square foot day care facility located on PP# 648-22-001

1359.06(c)(1)&(2)

Byron Keith Jones
18730 Naumann Avenue
Euclid

Ohio 44119

RE: 2017-VAR-04
PP# 641-13-120
18730 Naumann Avenue ([map](#))
Variance
Ward #4

Byron Keith Jones, resident, has submitted an application requesting the required variances to install a new 7 kW standby generator three (3) feet from the property line in the rear yard located at 18730 Naumann Avenue, a U2-Two Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring mechanical units be placed not less than ten feet from any side property line. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and allowing the placement of a 7 kW standby generator three (3) feet from the property line – a variance of seven (7) feet – for PP# 641-13-120

1794.04

Owner/ Applicant

Raymond Ciacchi, Jr.
85 Lloyd Road
Euclid

Ohio 44132

RE: 2017-VAR-05

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 30 foot tall, two story, 1,485 square foot (27' X 27½') garage and design studio loft as an accessory structure to be used for an home occupation on a property located at 85 Lloyd Road, a U1-Single Family House District. The applicant is requesting relief from sections of the Euclid Codified Ordinances requiring that home occupations be conducted completely within the primary dwelling unit; requiring the owner reside in the dwelling unit in which the business operates; requiring accessory storage structures not exceed 720 square feet in area; and, that accessory structures not exceed 15 feet in height. Four motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances by permitting the use of a structure accessory to the principal building and residence for a home occupation on a property located on PP# 645-04-036
13770.0(e)(1)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and grant the owner of the home occupation relief from the requirement they reside in the dwelling unit in which the business operates for a property located on PP# 645-04-036
1377.01(e)(3)

3. A motion to grant a variance to a section of the Euclid Codified Ordinances by permitting a 30 foot tall, two story, 1,485 square foot (27' x 27½') accessory structure – a variance of 1,536 square feet – for a property located on PP# 645-04-036
1377.01(b)

4. A motion to grant a variance to a section of the Euclid Codified Ordinances by permitting the height of a garage as an accessory structure to be 30 feet – a variance of fifteen feet – for a property located on PP# 645-03-020
1383.02(c)

Owner

Euclid City Schools
Stephen A. Vasek
Treasurer
651 East 222nd Street

Applicant

Euclid City Schools
Patrick Higley,
Business & Athletic Operations Director
651 East 222nd Street

Euclid

Ohio

44123

Euclid

Ohio

44123

Attorney

Christopher McClowsky

Bricker & Eckler

100 South Third Street

Columbus

Ohio

43215

RE: 2017-CUA-02

PP# 645-33-004

27000 Elinore Avenue ([map](#))

Conditional Use

Variance

Ward #6

Patrick Higley, Business & Athletic Operations Director, of and on behalf of Euclid City Schools, has submitted an application requesting the approval of a development plan, the required variances, and a conditional use approval to construct and operate the Euclid Early Learning Village at the site of the former Forest Park Middle School property located at 27000 Elinore Avenue, a CI-Campus-Institutional Use District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring educational facilities be located 150 feet from a CI-Campus-Institutional Use District boundary, and requiring an outdoor activity area be setback 60 feet from a public street right-of-way and 50 feet from a U1-Single Family House District boundary. Four motions requested

1. A motion to approve the Development Plan for the proposed Euclid Early Learning Village located on PP# 645-33-004

1364.09(f)

2. A motion to grant a conditional use approval for an 82,220 square foot educational facility situated less than 150 feet from CI-Campus-Institutional Use District boundary located on PP# 645-33-004

1364.03

3. A motion to grant a variance to a section of the Euclid Codified Ordinances by permitting an outdoor activity area (NE play area) 30 feet from public street right-of-way – a variance of 30 feet – for a property located on PP# 645-33-004

1365.05(a)(1)

4. A motion to grant a variance to a section of the Euclid Codified Ordinances by permitting an outdoor activity area (youth baseball/softball field) 44 feet from a U1-Single Family House District – a variance of six (6) feet – for a property located on PP# 645-33-004

1365.05(a)(2)

Euclid City Schools

Stephen A. Vasek

Treasurer

Euclid City Schools

Patrick Higley,

Business & Athletic Operations Director

651 East 222nd Street
Euclid Ohio 44123

651 East 222nd Street
Euclid Ohio 44123

Attorney

Christopher McClowsky
Bricker & Eckler
100 South Third Street
Columbus Ohio 43215

RE: 2017-CUA-03
PP# 643-08-004
711 East 222nd Street ([map](#))
Conditional Use
Ward #8

Patrick Higley, Business & Athletic Operations Director, of and on behalf of Euclid City Schools, has submitted an application requesting the approval of a development plan and conditional use approval to construct and operate a replacement outdoor high school sports facility and visitor bleachers for Euclid High School located at 711 East 222nd Street, a CI-Campus-Institutional Use District. Two motions requested

1. A motion to approve the Development Plan for a replacement outdoor high school sports facility and visitor bleachers for Euclid High School located on PP# 643-08-004
1364.09(f)
2. A motion to grant a conditional use approval for a replacement outdoor high school sports facility and visitor bleachers for Euclid High School situated less than 150 feet from CI-Campus-Institutional Use District boundary located on PP# 643-08-004
1364.03

MATTERS OF CONCERN:

Ord. 018-2017 *Chapter 1399 Wireless Communication Antennas and Towers*
Referred by City Council

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT