

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Owner

City of Euclid
Land Reutilization Program
585 East 222nd Street
Euclid Ohio 44123

Co-Applicant

Helping Hands of Ohio Rehab, LLC
David Slivka
13155 Radcliffe Road
Chardon Ohio 44024

Co-Applicant

Helping Hands of Ohio Rehab, LLC
Annabelle E. Neshkin, Statutory Agent
5541 West Heisly Road
Mentor Ohio 44060

RE: 2017-LBK-02
PP# 645-18-032
360 East 266th Street ([map](#))
Land Bank Purchase
Variance
Ward #6

David Slivka and Annabelle Neshkin, developers on behalf of Helping Hands of Ohio Rehab, LLC, have 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, and, requesting the required variances to construct a 1,845 square foot dwelling. The applicant is requesting a variance from the section of the Euclid Codified Ordinances requiring a total finished livable floor area (exclusive of basement and utility room) of not less than 2,000 square feet per dwelling unit. The parcel is located in a U1-Single Family House District and new construction is proposed. Two motions requested.*

1. A motion to approve the sale of PP# 645-18-032 to Helping Hands of Ohio Rehab, LLC*
2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the total finished livable floor area for a new dwelling to be 1,845 square feet – a variance of 155 square feet – for a property located on PP# 645-18-032
1749.041

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

Owner			Applicant		
City of Euclid			Helping Hands of Ohio Rehab, LLC		
Land Reutilization Program			David Slivka		
585 East 222 nd Street			13155 Radcliffe Road		
Euclid	Ohio	44123	Chardon	Ohio	44024
			Helping Hands of Ohio Rehab, LLC		
			Annabelle E. Neshkin, Statutory Agent		
			5541 West Heisly Road		
			Mentor	Ohio	44060

RE: 2017-LBK-03
PP# 650-19-026
2129 Apple Drive ([map](#))
Land Bank Purchase

David Slivka and Annabelle Neshkin, developers on behalf of Helping Hands of Ohio Rehab, LLC, have 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. The parcel is located in a U1-Single Family House District and new construction is proposed. One motion requested.*

1. A motion to approve the sale of PP# 650-19-026 to Helping Hands of Ohio Rehab, LLC

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

Owner/Applicant

Lawrence R. Luton
2026 Sagamore Road
Euclid Ohio 44117

RE: 2017-VAR-06
PP# 649-15-008
2026 Sagamore Road ([map](#))
Variance
Ward #1

Lawrence R. Luton, resident, has submitted an application requesting the required variances to permit the parking of a commercial vehicle used accessory to a home occupation in a driveway in front of the frontline of a dwelling located at 2026 Sagamore Road, a U1- Single Family House District. The applicant is requesting a variance from the section of the Euclid Codified Ordinances that requires vehicles used accessory to a home occupation to be stored in a garage with the door closed. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the parking of a commercial vehicle used accessory to a home occupation in a driveway in front of the frontline of a dwelling and not stored within a garage with the door closed located on PP# 649-15-008

1377.01(e)(9)

Owner/ Applicant

William Hongosh
465 East 250th Street
Euclid Ohio 44132

RE: 2017-VAR-07
PP# 644-15-013
465 East 250th Street ([map](#))
Variance
Ward #7

William Hongosh, resident, has submitted an application requesting the required variances to permit the parking of a commercial vehicle used accessory to a home occupation in a driveway of a dwelling located at 465 East 250th Street, a U1- Single Family House District. The applicant is requesting a variance from the section of the Euclid Codified Ordinances that requires vehicles used accessory to a home occupation to be stored in a garage with the door closed. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the parking of a commercial vehicle used accessory to a home occupation in a driveway of a dwelling and not stored within a garage with the door closed located on PP# 649-15-008

1377.01(e)(9)

Owner/ Applicant

Adam Somich
282 East 266th Street
Euclid Ohio 44132

RE: 2017-VAR-08
PP# 645-18-021
290 East 266th Street ([map](#))
Variance
Ward #6

Adam Somich, owner, has submitted an application requesting the required variances to erect a new 16' x 12' x 12' shed at the northwest corner of a recently purchased, vacant parcel located at 209 East 266th Street, a U1-Single Family House District, per plans submitted. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring sheds or similar outbuildings to be located on a lot that has a habitable house on it and that sheds be no taller than ten (10) feet in height from grade. Two motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit the installation of a new 16' x 12' x 10' shed in the rear yard of a vacant parcel located on PP# 645-18--021

1377.01(a) & (f)(6)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit the height of a new shed to be no higher than 10 feet from grade – a variance of two (2) feet – for a parcel located on PP# 645-18--021

1377.01(f)(3)

Owner

Cater Properties
 John Carter
 13 Hanna Lane
 Bratenahl

Ohio 44108

Applicant

Focused Chemistry, LLC
 Johnathan Hayden, Statutory Agent
 562 East 200th Street
 Euclid

Ohio 44119

RE: 2017-CUA-04
PP# 644-25-004
22404 Lakeshore Boulevard ([map](#))
Conditional Use Permit
Variance
 Ward# 5

Johnathan Hayden, Statutory Agent, Focused Chemistry, LLC, and prospective tenant, has submitted an application requesting a conditional use approval to operate a tattoo parlor & piercing studio in a vacant tenant space located at 22404 Lake Shore Boulevard, a U4-Local Retail or Wholesale District and part of the Downtown Overlay District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring the proposed use be no less than 1,500 feet away from a school, daycare, indoor recreational facility, pawnshop, check-cashing establishment, or any parcel zoned single-family residential. Seven motions requested.

1. A motion to grant a conditional use to permit the operation of a tattoo parlor & piercing studio in a vacant tenant space located PP# 644-25-004, a U4-Local Retail or Wholesale District and part of the Downtown Overlay District.
1368.06

2. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 750 feet from a pawn shop use – a variance of 750 feet – for PP# 644-25-004
1359.06(s)(1)

3. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 240 feet from a check cashing establishment – a variance of 1260 feet – for PP# 644-25-004
1359.06(s)(1)

4. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 1,130 feet from a school use – a variance of 370 feet – for PP# 644-25-004
1359.06(s)(2)A.

5. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 1,130 feet from a daycare use – a variance of 370 feet – for PP# 644-25-004
1359.06(s)(2)B.

6. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 785 feet from a recreational facility use – a variance of 715 feet – for PP# 644-25-004

1359.06(s)(2)D.

7. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 260 feet from a parcel zoned single-family residential – a variance of 1,240 feet – for PP# 644-25-004

1359.06(s)(2)E.

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT