

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, MAY 9, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner/Applicant

Lawrence R. Luton
2026 Sagamore Road
Euclid

Ohio 44117

RE: 2017-VAR-06 ([case files](#))
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)

NEW BUSINESS:

Owner/ Applicant

Michael F. O’Neil
41 East 216th Street
Euclid Ohio 44123

RE: 2017-VAR-09 ([case files](#))

PP# 642-05-065

41 East 216th Street ([map](#))

Variance

Ward #5

Michael F. O’Neil, owner and occupant, has submitted an application requesting the required variances to construct a new 28’8” x 28’8” x 20’, 784 ft² garage in the rear yard of a property with an existing 84 ft² accessory structure located at 41 East 216th Street - a U1- Single Family House District, per plans submitted. The applicant is requesting relief from the sections of the Euclid Codified Ordinances requiring accessory structures total no more than 720 ft² and the maximum height of a garage as an accessory structure be no more than 15 feet. Design approval from the Architectural Review Board is required. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the total amount of square feet for accessory structures in rear yard be 868 ft² – a variance of 148 ft² – for a property located on PP# 642-05-065

1377.01(b)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances by permitting the height of a new garage as an accessory structure be 20 feet – a variance of five feet – for a property located on PP# 642-05-065

1383.02(c)

Owner/ Applicant

Rebecca A. Bradley
20211 Delaware Drive
Euclid Ohio 44117

RE: 2017-VAR-10 ([case files](#))

PP# 649-12-020

20211 Delaware Drive ([map](#))

Variance

Ward #1

Rebecca A. Bradley, owner and occupant, has submitted an application requesting the required variances to erect a new 12' x 20' x 10'10" shed as an accessory structure in the rear yard of a property located at 20211 Delaware Drive – a U1- Single Family House District, per plans submitted. The applicant is requesting relief from the sections of the Euclid Codified Ordinances requiring sheds as an accessory structure have a maximum height of ten feet from grade. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances by permitting the height of a shed as an accessory structure be 10'10" feet – a variance of 10" – for a property located on PP# 649-12-020

1383.02(c)

Owner Beverly Terrace Ltd 13829 Euclid Avenue Cleveland	Ohio	44112	Applicant Seefried Industrial Properties, Inc 333 Riverwood Parkway SE, #200 Atlanta	Georgia	30339
Owner SNS Properties LLC 21639 Miles Road, #4 Cleveland	Ohio	44128	Owner Lee-Silsby Associates LLC 5615A North Greenway Court Highland Heights	Ohio	44143
Owner MCM Superior-Glen Apartments, LLC 13829 Euclid Avenue East Cleveland	Ohio	44112	Owner Gerome's Grove LLC 23433 Wingedfoot Drive Westlake	Ohio	44145

RE: 2017-DMC-02 (case files [1](#) & [2](#))
PP#s 648-03-001, 003, 004; 648-04-001; and, 648-07-003, 004, 005 & 007
1155 Babbitt Road; 168 Euclid Square Mall; and,
1200, 1264, 1270, & 1280 East 260th Street ([map](#))
Rezoning
Ward #3

Seefried Industrial Properties, Inc, prospective purchaser, on behalf of Beverly Terrace Ltd, SNS Properties LLC, MCM Superior-Glen Apartments LLC, Lee-Silsby Associates LLC, and Gerome's Grove LLC, has submitted an application requesting the rezoning of a group of parcels from a U4-Local Retail or Wholesale Store District to a U6-Industrial and Manufacturing District. The proposed rezoning is for eight irregularly shaped parcels totaling 2,866,248 ft² (65.80 acres) in size. The lots are commonly referred to, and have the assigned parcel numbers and recorded plat locations (including easements) from the Cuyahoga County Records shown below in *Table A*:

Table A:

PP#	Address	Map Volume #	Page #
648-03-001	1155 Babbitt Road	14230	179
648-03-003	168 Euclid Square Mall	14250 15677 87-3940	179 333 5
648-03-004 648-04-001 648-07-005	Babbitt Road Norfolk & Euclid 1270 East 260 th Street	14230 15677 87-3940 13383 12568 12985 13348 14225 14232 14256 14401 14616 15631 15653 97-13240	179 333 5 and 60 3 613 401 683 957 501 643 279 659 255 175 22, 42 and 54
648-07-003	1280 East 260 th Street	14250 15677 87-3940	179 333 5
648-07-004	1200 East 260 th Street	14250 14256	179 643
648-07-007	1264 East 260 th Street	84-57-56	15

One motion requested.*

1. A motion to recommend to City Council a rezoning use district change from a U4-Local Retail or Wholesale Store District to a U6-Industrial and Manufacturing District for PP#s 648-03-001, 003, 004; 648-04-001; and, 648-07-003, 004, 005 & 007

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

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT