

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, JUNE 13, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner/ Applicant

20/20 Rehab, LLC

John S. Barich, Agent

7571 Captains Court

Mentor

Ohio

44060

Attorney

Spiros Gonakis

20050 Lake Shore Boulevard

Euclid

Ohio

44123

RE: 2016-APL-02

PP# 645-07-034

28271 Lake Shore Boulevard ([map](#))

Appeal --- (REHEARING)

Ward #6

John S. Barich, Agent, on behalf of 20/20 Rehab, LLC, has submitted an application requesting an appeal to the Notice of Violation (*CONDEMNATION DEMOLITION NOTICE 2016-00000001*) dated May 23, 2016 for the structure located at 28271 Lake Shore Boulevard. Appeal filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.

1. ~~A motion to grant the appeal as requested for structures located at PP# 645-07-034~~
2. A motion to establish a date when the motion for an appeal will expire for PP# 645-07-034

NEW BUSINESS:

Owner

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

Applicants

Charles and Nina Cofield
1670 East 243rd Street
Euclid Ohio 44117

RE: 2017-LBK-07 ([case files](#))
PP#s 650-36-014 & 015
24631 Hawthorne Drive ([map](#))
Land Bank Purchase
Ward #3

Charles and Nina Cofield, perspective purchasers, have submitted an application to purchase the above referenced parcels 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 proposed for new construction of a 2,193 square foot single-family dwelling. One motion requested.*

1. A motion to recommend to City Council the sale of PP#s 650-36-014 & 015 to Charles and Nina Cofield

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

Owner

Bishop of the Byzantine Rite
Rev William C. Skurla, Metropolitan Bishop
66 Riverview Avenue
Pittsburgh Pennsylvania 15214

Applicant

Rev. Michael Lee
532 Lloyd Road
Euclid Ohio 44132

RE: 2017-DMC-03 ([case files](#))
PP# 645-15-009
512 Lloyd Road ([map](#))
Rezoning
Ward #6

Rev. Michael Lee, on behalf of the Bishop of the Byzantine Rite, has submitted an application requesting rezoning of a parcel from a CI-Campus-Institutional District to a U1-Single Family House District. The proposed rezoning is for a single, irregularly shaped parcel being 28,634 square feet (0.657 acres) in size. The lot is commonly referred to as 512 Lloyd Road and is assigned the permanent parcel number 645-15-009. One motion requested.*

1. A motion to recommend to City Council a rezoning use district change from a CI-Campus-Institutional District to a U1-Single Family House District for PP# 645-15-009

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

Owner	Applicant
Gus Frangos, President and General Council Cuyahoga County Land Reutilization Corp 323 West Lakeside Avenue, Suite 160 Cleveland Ohio 44113	Lynn Ortman 410 East 271 st Street Euclid Ohio 44132

RE: 2017-VAR-11 ([case files](#))
PP# 645-14-096
400 East 271st Street ([map](#))
Variance
Ward #

Lynn Ortman, adjacent property owner, on behalf of the Cuyahoga County Land Reutilization Corp, has submitted an application requesting the required variances to erect approximately 35 lineal feet of six-foot tall privacy fence between the front and rear building lines of abutting dwellings on a vacant lot located at 400 East 271st Street, a U1-Single Family House District. The applicant is requesting a variance from the section of the Euclid Codified Ordinances that states no fence shall exceed four feet in height above grade in the area of the vacant lot located between the front and rear building lines of that abutting dwelling. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit approximately 35 lineal feet of six-foot tall privacy fence - a variance of two feet in height – between the front and rear building lines on a vacant lot located on PP# 645-14-096.
1388.02(e)
-

Owner/ Applicant
Jim and Donna Binns
321 East 276th Street
Euclid Ohio 44132

RE: 2017-VAR-12 ([case files](#))
PP# 645-08-017
321 East 276th Street ([map](#))
Variance
Ward #6

Jim and Donna Binns, residents and co-applicants, have submitted an application requesting the required variances to install a 7.5kW generator in the rear yard and five (5) feet from the property line of a residence located at 321 East 276th Street – a U1-Single 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 permit the placement of a 7 kW generator five (5) feet from the property line – a variance of five (5) feet – for PP# 645-08-017

1794.04

Owner

Ruff, Inc.
Dean Ruff, President
25080 Lakeland Boulevard
Euclid Ohio 44132

Applicant

Drivetime Car Sales Company LLC
Ryan Rickels, P.E., Project Manager
1720 West Rio Salado Parkway
Tempe Arizona 85281

RE: 2017-CUA-07 ([case files](#))
PP# 648-05-001
25080 Lakeland Boulevard ([map](#))
Conditional Use
Ward #

Ryan Rickels, P.E., Project Manager, Drivetime Car Sales Company LLC, has submitted an application requesting a conditional use approval to operate a used automotive sales facility at a property located at 25080 Lakeland Boulevard – a U4-Local Retail or Wholesale Store District. A landscape plan is required to be presented to the Architectural Review Board for approval. One motion requested.

1. A motion to grant a conditional use approval to permit to operation of a used automotive sales facility on a property located on PP# 648-05-001

1359.03(c)(11)

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT