

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, AUGUST 8, 2017 – 7:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

<b>Owner</b>			<b>Applicant</b>
AFE Euclid LLC			Seefried Industrial Properties, Inc
1278 East 260 <sup>th</sup> Street			333 Riverwood Parkway SE, #200
Euclid	Ohio	44130	Atlanta Georgia 30339

**RE: 2017-DMC-04** ([case files](#))  
**PP# 648-07-006**  
**1278 East 260th Street** ([map](#))  
**Rezoning**  
*Ward #3*

Seefried Industrial Properties, Inc., prospective purchaser, on behalf of AFE Euclid LLC, has submitted an application requesting the rezoning of a parcel from a U4-Local Retail or Wholesale Store District to a U6-Industrial and Manufacturing District. The proposed rezoning is for a single, irregularly shaped parcel being 81,065 ft<sup>2</sup> (1.861 acres) in size. The lot is commonly referred to as 1278 East 260<sup>th</sup> Street and is assigned the parcel number 648-07-006. 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# 648-07-006

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

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**Owner/ Applicant**

Douglas Higgins  
849 East 216<sup>th</sup> Street  
Euclid Ohio 44119

**RE: 2017-VAR-15** ([case files](#))  
**PP# 641-27-051**  
**849 East 216<sup>th</sup> Street** ([map](#))  
**Variance**  
*Ward #2*

Douglas Higgins, owner and resident, 849 East 216<sup>th</sup> Street, has submitted an application requesting the required variances to erect a new approximate 120 ft<sup>2</sup> unenclosed front porch and steps on a property located at 849 East 216<sup>th</sup> Street – a U2-Two Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring an unenclosed porch, stoop, landing, and steps not to exceed 20% of the width of the building façade. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a porch making up approximately 45% of the width of a building façade – a variance of approximately 25% - for a property located on PP# 641-27-051

*1385.03(a)*

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**Owner**

The Summit Development Trust, and  
Biagio Vittoria  
50 Baker Boulevard, Suite 5B  
Fairlawn Ohio 44333

**Applicant**

Haytak Enterprise LLC  
Karl Waller, President  
947 Woodward Avenue  
Akron Ohio 44310

**Attorney**

Ralph Lustrì  
7555 Eagle Road  
Waite Hill Ohio 44094

**RE: 2017-CUA-08** ([case files](#))  
**PP# 644-20-005**  
**23910 Lakeshore Boulevard** ([map](#))  
**Conditional Use**  
*Ward #5*

Karl Waller, President, Haytak Enterprise LLC, has submitted an application requesting the required variances and conditional use approval to operate a drive-up window for a food service facility located at 23910 Lake Shore Boulevard – a U4-Local Retail or Wholesale Store District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring a minimum number of six (6) stacking spaces for a drive-up window. Two motions requested.

1. A motion to grant a conditional use approval to permit the operation of a drive-up window for a food service facility located on PP# 644-20-005

*1359.03(b)(9) & 1359.06(d)*

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit three (3) stacking spaces for a drive-up window – a variance of three (3) – for a property located on PP#644-20-005

*1389.08(a)(2)*

**Owner/Applicant**

BKL Levin LLC  
Barbara Levin  
3549 Berkley Road  
Cleveland Ohio 44118

**RE: 2017-VAR-13** ([case files](#))  
**PP# 645-20-077**  
**26190 Lakeshore Boulevard** ([map](#))  
**Variance**  
*Ward #6*

Barbara Levin, property owner, has submitted an application requesting the required variance to establish an adult family home for seven (7) 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 two (2) – for a dwelling located on PP# 645-20-077

*1351.02(d)(1) & 1353.02*

**Owner**

ULE-PROP LLC  
Patrick Nusrala, President  
20600 Lakeland Boulevard  
Euclid Ohio 44119

**Applicant**

VA Motorcars LLC  
Alex Babaev, Member  
2260 Par Lane, #122  
Willoughby Ohio 44094

**RE: 2017-VAR-14** ([case files](#))  
**PP# 641-29-068**  
**21100 Lakeland Boulevard** ([map](#))  
**Variance**  
Ward #2

Alex Babaev, Member VA Motorcars LLC, has submitted an application requesting the required variances to display up to ten (10) vehicles for-sale in an unscreened area of a business located at 21100 Lakeland Boulevard – a U5-Commercial District. The applicant is requesting relief from the following sections of the Euclid Codified Ordinances that require:

- A minimum of three (3) customer parking spaces;
- No outdoor display of merchandise for sale to be permitted between the front wall of the principal building and the adjacent street;
- A minimum lot area of two acres and a minimum lot width of 200 feet;
- The outdoor display area for vehicles to be setback at least ten feet from the side and rear lot lines; and,
- Any car sales business shall have office space of a minimum floor area of 400 ft<sup>2</sup>.

Six motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit zero (0) customer parking spaces – a variance of three (3) parking spaces – for a property located on PP# 641-29-068  
*1389.04(d)(6)B.*
2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the outdoor display of merchandise for sale between the front wall of the principal building and the adjacent street for a property located on PP# 641-29-068  
*1359.06(k)(5)*
3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a lot area of a used automobile sales facility to be 0.23 acres – a variance of 1.77 acres – for a property located on PP# 641-29-068  
*1359.06(q)(1)*
4. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a lot width for a used automobile sales facility to be approximately 115 feet – a variance of approximately 85 feet – for a property located on PP# 641-29-068  
*1359.06(q)(1)*
5. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the side, and rear setbacks of an outdoor display area to be approximately one (1) foot from the side and rear lot lines – a variance of nine (9) feet for each side – for a property located on PP# 641-29-068  
*1359.06(q)(4)*

6. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the minimum floor area of an office space to be 227 ft<sup>2</sup> – a variance of 173 ft<sup>2</sup> – for a property located on PP# 641-29-068

1359.06(q)(7)

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**MATTERS OF CONCERN:**

**Section 1359.03(d)(4) “Permitted Uses” of Chapter 1359 “U4, U5, and U6 Business and Industrial Districts”**

Amending the above referenced Code Sections to provide for Council approval of daycare facilities wishing to operate in U4, U5, or U6 Use Districts

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

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**PUBLIC PARTICIPATION:**

**DIRECTOR’S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**