

AGENDA
CITY OF EUCLID
ARCHITECTURAL REVIEW BOARD

(REGULAR MEETING)

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS

THURSDAY, AUGUST 24, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner

City of Euclid
Dan Knecht, Public Service Director
585 East 200th Street
Euclid Ohio 44123

Applicant

Andrew D. Torowski
CT Consultants, Inc.
8150 Sterling Court
Mentor Ohio 44060

RE: 2017-ARB-19 ([case files](#))
PP# 642-10-044
22201 Lakeshore Boulevard ([map](#))
New Construction – Revision
Ward #5

Andrew D. Torowski, Architect, CT Consultants, Inc., on behalf of City of Euclid Public Service Director, Dan Knecht, has submitted an application requesting approval of changes to a previously approved plan for a new Headworks Building at the Waste Water Treatment Plant located at 22201 Lake Shore Boulevard – a CI-Campus Institutional District. One motion requested.

1. A motion to accept and approve all submitted changes to the previously approved plan for a new Headworks Building at the Wastewater Treatment Plant located on PP# 64=2-10-44

NEW BUSINESS:

Owner

Raymon B. Fogg, President
Fogg-Euclid, LLC
981 Keynote Circle, Suite 15
Cleveland Ohio 44131

Applicant

Jake Szaraz, Project Manager
Ray Fogg Building Methods, Inc.
981 Keynote Circle, Suite 15
Cleveland Ohio 44131

RE: 2017-ARB-20 (*case files*)
PP# 648-08-001
26250 Bluestone Boulevard ([map](#))
New Construction
Ward #5

Jake Szaraz, Project Manager, Fogg Building Methods, Inc., has submitted an application requesting design approval to build a new 75,480 square foot manufacturing/warehouse structure on 5.7815 acres located at 26250 Bluestone Boulevard, a U6-Industrial and Manufacturing District. Said project has been review by Staff and meets all zoning requirements. One motion requested.

1. A motion to approve the design of a new 75,480 square foot manufacturing/warehouse structure located at PP# 648-08-001

Owner

Keene Holdings, LTD
Dennis Barba, General Manager
23750 St. Clair Avenue
Euclid Ohio 44117

Applicant

Solid Steel Construction
Erin Masula, President
7114 Church Avenue
Pittsburgh Pennsylvania 15202

Consultant

Carl R. Petrus
Petrus Engineering
26 Nesbitt Road
New Castle Pennsylvania 16105

RE: 2017-ARB-21 (*case files*)
PP# 647-10-002
23750 St. Clair Avenue ([map](#))
New Construction
Ward #2

Erin Masula, President, Solid Steel Construction on behalf of Dennis Barba, General Manager, Keene Holdings, LTD has submitted an application requesting design approval to build a new 24,960 ft² steel warehouse and accompanying landscape plan next to an existing manufacturing building located at 23750 St. Clair Avenue, a U6-Industrial and Manufacturing District. Two motions requested

1. A motion to approve the design of a new 24,960 ft² steel warehouse next to an existing manufacturing building located on PP# 647-10-002
2. A motion to approve the landscaping plan for a new 24,960 ft² steel warehouse next to an existing manufacturing building located on PP# 647-10-002

Owner

Greg Jurcison
Beach Club Bistro
21939 Lakeshore Boulevard
Euclid Ohio 44123

Applicant

Allison Lukacsy-Love, Community Projects
Manager, City of Euclid
585 East 222nd Street
Euclid Ohio 44123

RE: 2017-ARB-22 (*case files*)
PP# 642-08-083
21939 Lakeshore Boulevard ([map](#))
Mural
Ward #5

Allison Lukacsy-Love, Community Projects Manager, City of Euclid, has submitted an application requesting design approval to erect 13' x 20' public art mural on high-strength mesh attached to the façade of a building located at 21939 Lakeshore Boulevard, a U4 - Local Retail or Wholesale Store District and part of the Downtown Overlay District. One motion requested.

1. A motion to grant design approval for a 13' x 20' public art mural on high-strength mesh attached to the façade of a building located on PP# 642-08-083

Owner/Applicant

Interstate Development
Stanley Wasacz Vice-President
2140 Lee Road
Cleveland Hts Ohio 44118

Consultant

Christopher Toddy
820 West Superior Avenue, #400
Cleveland Ohio 44113

RE: 2017-ARB-23 (*case files*)
PP# 641-13-009
621 – 623 East 185th Street ([map](#))
Storefront Renovation
Ward #4

Stanley Wasacz Vice-President, Interstate Development, has submitted an application requesting the required design approval to perform exterior renovations and install a fence barrier for outdoor dining at a storefront located at 621 – 623 East 185th Street, a U4-Local Retail or Wholesale Store District. This project is seeking approval as is required by the City’s Storefront Renovation Program. It has been reviewed by Staff for zoning conformance and will be required to be heard before the Planning and Zoning Commission for a conditional use approval. One motion requested.

1. A motion to approve the design of an exterior renovation of a storefront located on PP# 641-13-009

Owner
Ritchie Arnold
711 Babbitt Road
Euclid Ohio 44123

Applicant
Fran Lausin
28001 Lakeshore Boulevard
Euclid Ohio 44132

Consultant
Adam New
4124 Erie Street
Willoughby Ohio 44094

RE: 2017-ARB-24 (*case files*)
PP# 643-30-011
711 Babbitt Road ([map](#))
Storefront Renovation
Ward #8

Fran Lausin, business operator, has submitted an application requesting the required design approval to install new signage, doors, windows and a fence barrier for outdoor dining for a tenant space located at 711 Babbitt Road, U4-Local Retail or Wholesale Store District. This project is seeking approval as is required by the City’s Storefront Renovation Program. It has been reviewed by Staff for zoning conformance and will be required to be heard before the Planning and Zoning Commission for a conditional use approval. One motion requested.

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT