

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 12, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner				Applicant			
ULE-PROP LLC				VA Motorcars LLC			
Patrick Nusrala, President				Alex Babaev, Member			
20600 Lakeland Boulevard				2260 Par Lane, #122			
Euclid	Ohio	44119		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 square feet.

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 square feet – a variance of 173 square feet – for a property located on PP# 641-29-068

1359.06(q)(7)

NEW BUSINESS:

Owner			Applicant		
City of Euclid Land Reutilization Program			Toronto & Sandra Cunningham		
585 East 222 nd Street			2104 Apple Drive		
Euclid	Ohio	44123	Euclid	Ohio	44143

RE: 2017-LBK-08 ([case files](#))
PP# 650-18-006
2102 Apple Drive ([map](#))
Land Bank Purchase
Ward #1

Toronto & Sandra Cunningham, perspective purchasers, 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 proposed for property expansion. One motion requested.*

1. A motion to recommend to City Council the sale of PP# 650-18-006 to Toronto & Sandra Cunningham

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

Owner/ Applicant

Joseph Linn
951 East 236th Street
Euclid Ohio 44123

RE: 2017-VAR-16 ([case files](#))
PP# 643-15-037
951 East 236th Street ([map](#))
Variance
Ward #8

Joseph Linn, resident, has submitted an application requesting the required variances to construct an 11' x 20'6" unenclosed front porch and steps on a property located at 951 East 236th 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 68% of the width of a building façade – a variance of approximately 28% - for a property located on PP# 643-15-037

1385.03(a)

Owner/ Applicant

Carl Wright & Mary Minnie-Wright
851 East 239th Street
Euclid Ohio 44123

RE: 2017-VAR-17 ([case files](#))
PP# 643-19-003
851 East 239th Street ([map](#))
Variance
Ward #8

Mary Minnie-Wright, owner, has submitted an application requesting the required variances to erect approximately 33 feet of six (6) foot tall fence along the side lot line of a property located at 851 East 239th Street – a U2-Two Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring fences be higher than four (4) feet from grade. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a side yard fence to be six (6) feet in height – a variance of two (2) feet – for a property located on PP# 643-19-003

1388.02(b)

Owner

Euclid City Schools
Stephen A. Vasek
Treasurer
651 East 222nd Street
Euclid

Ohio 44123

Applicant

Euclid City Schools
Patrick Higley,
Business & Athletic Operations Director
651 East 222nd Street
Euclid

Ohio 44123

Architect

Chris Smith, Architect, & Brad Gellert,
Project Director, Then Design Architects
4135 Erie Street
Willoughby

Ohio 44094

RE: 2017-CUA-08 (*case files [1](#) & [2](#)*)
PP# 645-33-004
27000 Elinore Avenue (*[map](#)*)
Conditional Use
Variance
Ward #6

Patrick Higley, Business & Athletic Operations Director, of and on behalf of Euclid City Schools, has submitted an application requesting the approval of a revised development plan and a conditional use approval to construct and operate the Euclid Early Learning Village and existing outdoor activity area at the site of the former Forest Park Middle School property located at 27000 Elinore Avenue, a CI-Campus-Institutional Use District. Two motions requested

1. A motion to approve a revised Development Plan for the proposed Euclid Early Learning Village located on PP# 645-33-004

1364.09(f)

2. A motion to grant a conditional use approval for a new educational facility and outdoor activity area situated less than 150 feet from CI-Campus-Institutional Use District boundary located on PP# 645-33-004

1364.03

Owner

Lakeland Realty Management, LLC
 David Pessar, Managing Partner
 P.O.Box 21790
 Cleveland Ohio 44121

Architect

Eli Mahler
 3947 West Ash Lane
 Orange Village Ohio 44122

Applicant

Alecia Jackson, Owner/Administrator
 Little Minds and Hearts Childcare LLC
 370 East 200th Street
 Euclid OH 44119

RE: 2017-UDE-01 ([case files](#))
PP# 643-25-010
25701 Lakeland Boulevard ([map](#))
Use District Exemption
Conditional Use
 Ward #8

Alecia Jackson, applicant and prospective tenant, has submitted an application requesting a use district exemption and conditional use approval to operate an approximate 1,671 square foot daycare center with and accompanying playground located at 25701 Lakeland Boulevard – a U8-Office Building District. Two motions requested.

1. A motion to grant a use district exception to permit a child day care establishment in a U8-Office Building District located at PP# 643-25-010* 1375
2. A motion to grant a conditional use approval to operate a child day care establishment in a U8-Office Building District, located at PP# 643-25-010 1368.15

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

Owner

Imani Church of Christ
 Rev. Michele Humphrey
 1505 East 260th Street
 Euclid Ohio 44132

Applicant

Daryl Mapson
 Tribe Architects
 1300 East 187th Street
 Cleveland Ohio 44110

RE: 2017-CUA-09 ([case files 1 & 2](#))
PP# 648-24-001
1505 East 260th Street ([map](#))
Conditional Use
Variance
 Ward 3

Daryl Mapson, Architect, on behalf of Rev. Michelle Humphrey, Imani Church of Christ, has submitted an application requesting a conditional use approval and the required variances to construct an approximately 11,500 square foot sanctuary and office building addition to an existing structure, and an 85 space parking lot located at 1505 East 260th Street – a combination of U3-Apartment House, U4-Local Retail or Wholesale Store, and U8-Office Building Districts. The applicant is requesting relief from sections of the Euclid Codified Ordinances requiring all parking lots be setback from street lines and have a landscaping strip of ten (10) feet, and, requiring 112 parking spaces. Three motions requested.

1. A motion to grant a conditional use approval operate a church/religious assembly use in a U3-Apartment House District
1355.03(a)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and allow a landscaped strip to be approximately one (1) foot from the right-of-way line – a variance of approximately nine (9) feet – for a property located on PP# 648-24-001
1359.05(f)(1)A.

3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a proposed parking lot with 85 spaces – a variance of 27 spaces – for a property located on PP# 648-24-001
1389.04(d)(2)B.

Owner

Greg Jurcison, Managing Member
 Yurch Properties LLC. dba Beach Club Bistro
 21939 Lakeshore Boulevard
 Euclid Ohio 44123

Applicant

Jonathan Holody, Director
 Planning and Development, City of Euclid
 585 East 222nd Street
 Euclid Ohio 44123

RE: 2017-VAR-18 ([case files](#))
PP# 642-08-083
21939 Lakeshore Boulevard ([map](#))
Variance
Ward #5

Jonathan Holody, Director, Planning and Development, City of Euclid, has submitted an application requesting the required variances to erect a 20’ x 13’ frame for a 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. The applicant is requesting relief from the section of the Euclid Codified Ordinances prohibiting off-premise (billboard) signs and requiring wall signs have a maximum area of 99 sq. ft. Two motions requested

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit an off-premise (billboard) sign for a property located on PP# 642-08-083
1390.13(f)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a 260 square foot sign – a variance of 161 square feet – for a property located on PP# 642-08-083
1365.05(g)(1) & 1390.05(a)(2) & (b)(2)A.

Owner

Lakeshore Plaza Holdings LLC
Lisa Van Cook
22736 Vanowen
West Hills

California 91307

Applicant

Christian Johnson, Managing Member
Growing Hands Daycare LLC

19901 Meredith Avenue

Euclid

Ohio

44119

RE: 2017-CUA-10 ([case files](#))
PP# 644-24-005
207 East 228th Street ([map](#))
Conditional Use
Ward #5

Christian Johnson, Managing Member, Growing Hands Daycare LLC., applicant and prospective tenant, has submitted an application requesting a conditional use permit to operate a 7,700 square foot daycare center in a vacant tenant space located at 207 East 228th Street, a U4-Local Retail or Wholesale Store District and part of the Downtown Overlay District. One motion requested

1. A motion to grant a conditional use approval to operate a 7,700 square foot. daycare center located at PP# 64-24-005

1368.15

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT