

DO NOT STAPLE

RESIDENTIAL FEE \$50.00
NON-RESIDENTIAL FEE \$100.00

CASE NUMBER # 20 _____



CITY OF EUCLID PLANNING AND ZONING COMMISSION PRIMARY APPLICATION

* * * PLEASE TYPE OR PRINT CLEARLY * * *

Cover Sheet

*SUBJECT PROPERTY LOCATION: Babbitt Road

*PROJECT NAME: New Community Recreation and Wellness Facility

*PARCEL NUMBER(S): 643-04-001

*PROPERTY OWNER NAME(S): City of Euclid

TITLE: Mayor BUSINESS NAME: Kirsten Gail

*ADDRESS: Babbitt Road *CITY: Euclid *STATE: OH

*ZIP CODE: 44123 *PHONE NUMBER: 216-289-2751 *EMAIL: khgail@cityofeuclid.com

APPLICANT NAME(S): Mac Stephens

TITLE: Rec Director BUSINESS NAME: City of Euclid

ADDRESS: 585 E 222 CITY: Euclid STATE: OH

ZIP: 44123 PHONE NUMBER: 216-289-8230 EMAIL: mstephens@cityofeuclid.com

CONSULTANT NAME(S): David Urbansky

TITLE: Senior Project Director BUSINESS NAME: Perspectus Architecture

ADDRESS: 1300 E 9TH Street, Suite 910 CITY: oh STATE: Oh

ZIP: 44114 PHONE NUMBER: 216-377-3699 EMAIL: durbansky@perspecus.com

*BRIEF SUMMARY OF REQUEST:

Petition for Special Permit for the development plan in a CI District, Petition for Conditional Use and Petition for Variance for a recreational use located within 150' of residential boundary

X Mac Stephens

12/18/2023

*SIGNATURE OF APPLICANT

Signature confirms understanding of all guidelines within the application

*DATE

ALL FIELDS ON THIS PAGE MARKED WITH AN ASTERISK REQUIRED

In cases where the applicant does not own the property, supplementary documents must be submitted to show the applicant is authorized to make the request and speak on behalf of the property. Contractors may not apply for, nor act as the owner's representative.

Use of the property is not authorized until applicable building permits are closed and a Certificate of Occupancy has been issued.

PLANNING AND ZONING DISCLOSURE AFFIDAVIT

*** PLEASE TYPE OR PRINT CLEARLY ***

The affidavit is required for Zoning Change, Variance, Use District Exception, and/or Special Use Permit requests.
The affidavit is optional for Appeals and Conditional Use requests.

Property Address: Babbitt Road

Parcel No. 643-04-001

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio:

We, the undersigned (owners) (lessees) of the property set above our names and attached to this document, have applied to this Honorable Body for (Please check the applicable item):

Appeal (Form Z47) Conditional Use (Form Z49) Non-Conforming Rights (Form Z50)
 Rehearing (Form Z48) Special Use Permit (Form Z45) Use District Exception (Form Z43)
 Variance (Form Z44) Zoning Change (Form Z42)

Pursuant to the requirements outlined in *ECO 1323.04*, we swear or affirm the following:

1. Are you, the undersigned, delinquent in the payment of any property tax, special assessment, special charge, or special tax due to the City of Euclid regarding this property?
a. Yes / No If yes, please explain:

Verified by City of Euclid Staff: _____

2. Do you, the undersigned, have an outstanding civil judgment relating to all real property in the City of Euclid?
a. Yes / No If yes, please explain:

Verified by City of Euclid Staff: _____

3. Do you, the undersigned, have any outstanding violations of the Building and Housing Code relating to all real property owned in the City of Euclid?
a. Yes / No If yes, please list property addresses and violations:

Property Address(es): _____
Outstanding Violations: _____ Open Permits: _____

Verified by City of Euclid Staff: _____

4. Have costs for grass cutting, civil nuisance, or criminal abatement been assessed on the property(s)?
a. Yes / No If yes, please explain:

Verified by City of Euclid Staff: _____

Attach copies of delinquent property taxes, outstanding violation notices, or inspection reports if applicable



SIGNATURE OF APPLICANT

State of Ohio)
County of Cuyahoga)

On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Ohio, personally appeared _____ known to be the person herein described and having signed the above Affidavit and on oath swears or affirms that all statements herein made are true to the best of his/her knowledge and belief.

NOTARY PUBLIC



CITY OF EUCLID

PETITION FOR SPECIAL PERMIT

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio,

We, the undersigned (owners)/(lessees) of the property set above our names on Property Description Form Z41 and attached to this document, hereby petition the Commission for a:
(Please check proper item number)

1. A garage under the provisions of *Section 1377.02* of the Euclid Codified Ordinances.
2. A parking lot providing for shared use of parking spaces per *Section 1389.05* of the Euclid Codified Ordinances
3. A special permit as required by *Section 1359.05(g) Metallic Door and Window Guards, Grates, Bars Shutters and Rolling Shutters* of the Euclid Codified Ordinances.
4. OTHER: General development plan as required for projects in a CI- Campus Institutional District

Such permit is necessary for the preservation and enjoyment of a substantial property right because:

Such permit will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof because:

Please list other supporting documents (if any) which accompany this petition:

Name, address and telephone number of attorney(s) for applicant:

Print Applicant's name:

Mac Stephens

Mac Stephens

SIGNATURE OF APPLICANT

State of Ohio)
County of Cuyahoga)

On this 18 day of December 2023, before me, a Notary Public in and for the State of Ohio, personally appeared Mac Stephens to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his/her knowledge and belief.

KELLEY A. SWEENEY

Attorney at Law

NOTARY PUBLIC

STATE OF OHIO

My Commission Has

NO EXPIRATION DATE

Section 147.03 O.R.C.

City of Euclid * 585 East 222nd Street * Euclid, Ohio 44122 * Special Permit: JSM

Revised: 2.13.2020

(Form No. Z45)





CITY OF EUCLID

PETITION FOR CONDITIONAL USE APPROVAL

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio,

We, the undersigned (owners)/(lessees) of the property set above our names on Property Description Form Z41 attached to this document, hereby petition the Commission for conditional use approval upon said property in that such property be: *(state change requested)*:

The property is zoned CI- Campus Institutional. The project is listed as a permitted use under 1364.02(3)(c)B. The building is less than 150' from the use district boundary and therefore requires a conditional use approval.

Describe parking area, number of parking spaces, number of handicapped spaces, drop off/pick up zones and traffic flow. *Show on required site plan:*

There are a total of 198 parking spaces plus 8 accessible. The drop off/ pick up zone is located on the south side of the building off a one way drive from Milton Avenue. Traffic would then either flow into the parking lot to the west of the building or back out onto Milton Avenue

Describe outdoor activity areas associated with conditional use (if applicable) including noise control measures, speaker/P.A. systems, alarms, etc. *Show on required site plan:*

No outdoor activity areas are anticipated with this new facility.

Please state hours of operation, number of employees, and number of occupants:

If conditional use is residential in nature, state the number of overnight occupants and description of care and services provided:

zero

1368.06 GENERAL CRITERIA FOR ALL CONDITIONAL USES

A conditional use shall be permitted only if such use conforms to the following criteria, which are in addition to standards and regulations set forth in applicable sections of this Planning and Zoning Code.

The City Planning and Zoning Commission shall review the particular facts and circumstances of each proposed use in terms of the following criteria and shall find adequate evidence of the following (*answer yes or no – provide evidence to support your answers on separate pages if necessary*):

Do not staple

(1) no Will the establishment of the conditional use in the proposed location impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

(2) no Will the conditional use be detrimental to property values in the immediate vicinity?

(3) yes Is the conditional use designed, constructed, operated, and maintained to be harmonious and appropriate with the prevailing existing or intended character of the general vicinity?

(4) no Will the establishment, maintenance or operation of the conditional use endanger the public health, safety or general welfare?

(5) no Will the conditional use be more hazardous or more disturbing to the existing and future use and enjoyment of properties in the immediate vicinity than uses that are permitted by right, nor substantially diminish or impair property values within the neighborhood?

(6) no Will the conditional use be minimally impacted in the future by surrounding uses permitted by right that may be incompatible with the proposed conditional use?

(7) yes Will the conditional use be designed and constructed so that:

- yes all access drives, access points to public streets, driveways, parking and service area shall be in compliance with the regulations set forth in Part Nine Streets, Utilities, and Public Service Code?
- yes the sites will be properly landscaped in accordance with Euclid Codified Ordinances and other applicable provisions of the Planning and Zoning Code?

(8) yes Will the application comply with the specific conditions, standards and regulations set forth in this chapter, which are established for the particular conditional use proposed.

The City Planning and Zoning Commission may require the applicant to submit additional information as deemed necessary including the carrying out of special studies and the provisions of expert advice.

(Ord. 174-2008. Passed 9-2-08.)

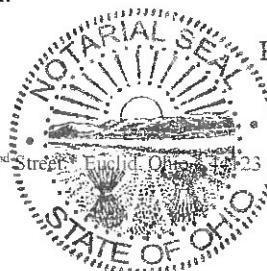
Print Applicant's name:

Mac STEPHENS

X Mac Stephens
SIGNATURE OF APPLICANT

State of Ohio)
County of Cuyahoga)

On this 18 day of December 2023, before me, a Notary Public in and for the State of Ohio, personally appeared Mac Stephens to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his/her knowledge and belief.



KELLEY A. SWEENEY
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Kelley Sweeney

Notary Public



CITY OF EUCLID

PETITION FOR VARIANCE

ECO 1301.13 Variance Review Standards

The Planning and Zoning Commission considers the following factors in determining whether the applicant has demonstrated practical difficulties in the use of the property.

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio:

We, the undersigned (owners) (lessees) of the property set above our names on Property Description Form Z41 and attached to this document, hereby petition the Commission to grant the following variance:

Variance required for being less than 150 feet from a residential boundary

Such variance is necessary to eliminate practical difficulties caused by the strict application of the zoning code to the use of the property.

(1) Explain how the conditions creating the need for the variance are unique to the property and are not ordinarily found in other properties in the same zoning district.

Due to the size of the recreation center and limitations where it can be located on the site because of this, the variance is required

(2) Explain why the property is unable to be developed or used in a beneficial manner without the requested variance.

Due to the distance between Milton Avenue and the property line and the size of the building

dictated by the size of the basketball courts (main function), the building will need to be closer to the boundary

(3) Explain the substantial difficulties to the development or use of the property without the requested variance.

The building would not physically fit within the property between the road and the boundary line

(4) Explain whether the proposed use or development will substantially alter the character of the neighborhood or cause any detriment to the adjoining properties as a result of the variance.

There is precedent for other similar building in the area such as the ice arena that has the same character in the area

(5) Describe whether the proposed use or development will adversely affect the delivery of Governmental services to properties in the surrounding area.

The proposed use does not adversely affect the delivery of Governmental services to the adjacent properties

Do not staple

(6) Does the owner, applicant and/or perspective purchaser have knowledge of the zoning restrictions prior to the lease or purchase of the property?

Yes

(7) Explain whether the property owner's difficulty can be resolved through another method to accomplish the proposed project without the variance.

Unfortunately, no.

(8) Explain whether the proposed variance request will conflict with or uphold the spirit or intent of the zoning requirement?

We believe it will uphold the spirit of the zoning requirement.

(9) Demonstrate how substantial justice will be done to all affected parties by the granting of the variance.

We will be providing screening around utilities located in that area

of the facility and will ensure the view from the resident is as pleasing as possible.

Print Applicant's name:

Mac STEPHENS

Mac Stephens
X

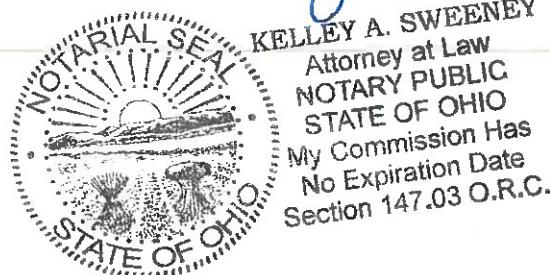
SIGNATURE OF APPLICANT

State of Ohio)
County of Cuyahoga)

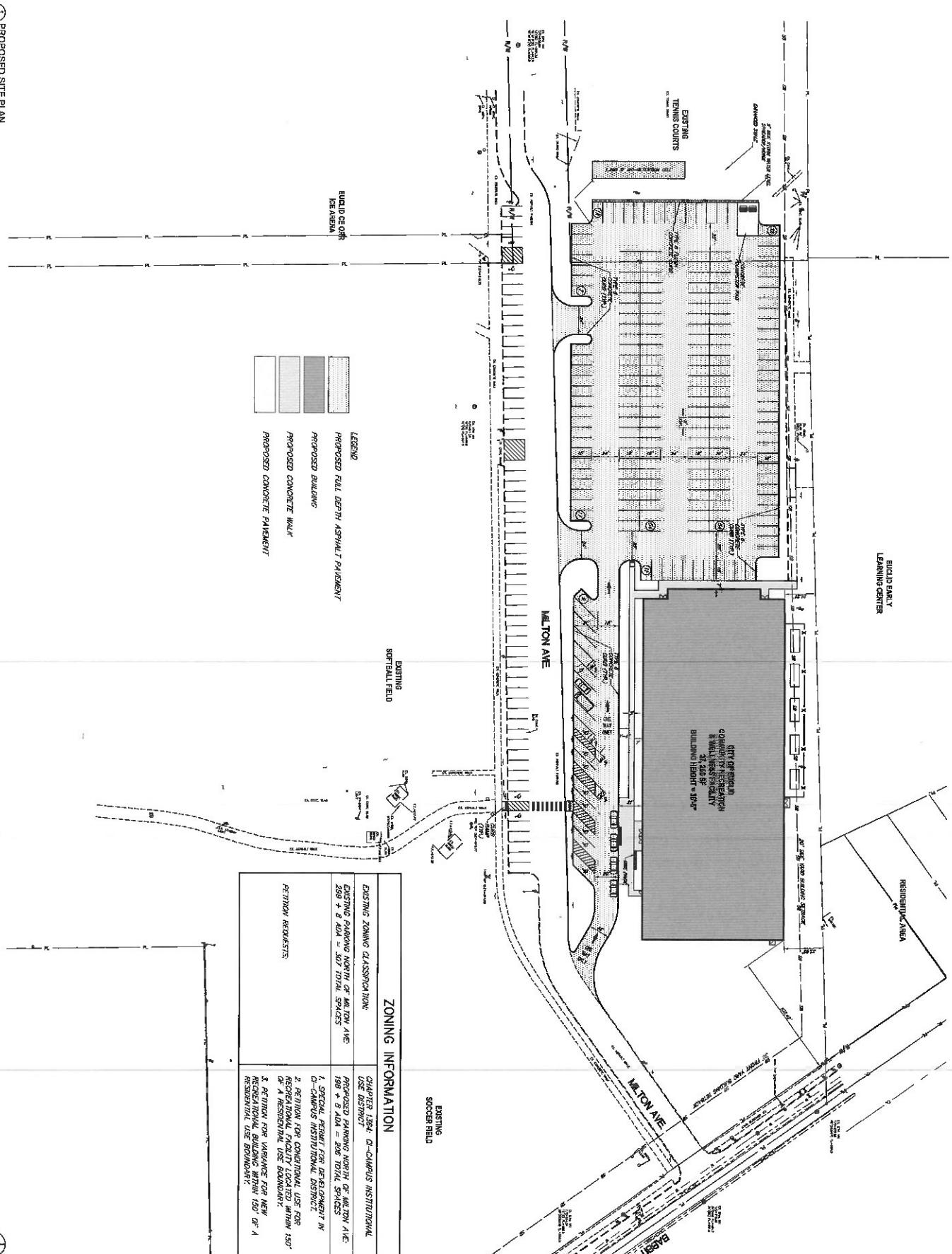
On this 18 day of December 2020, before me, a Notary Public in and for the State of Ohio, personally appeared Mac Stephens to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his/her knowledge and belief.

Kelley A. Sweeney

Notary Public



PRELIMINARY
NOT FOR CONSTRUCTION



23-035
Recreation and Wellness Facility
City of Euclid
22550 Milton Ave
Euclid, OH 44123

Civil Engineer
Stephen Hovansek
Associates, Inc.
10000 Mayfield Ridge Rd., Suite 100
Cleveland, OH 44125

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES - EXTERIOR ELEVATIONS

CODED EXTERIOR ELEVATION NOTES

4 WEST EXTERIOR ELEVATION
1/20' Scale 200' = 1" X

3 EAST EXTERIOR ELEVATION

2 NORTHEXTERIOR ELEVATION

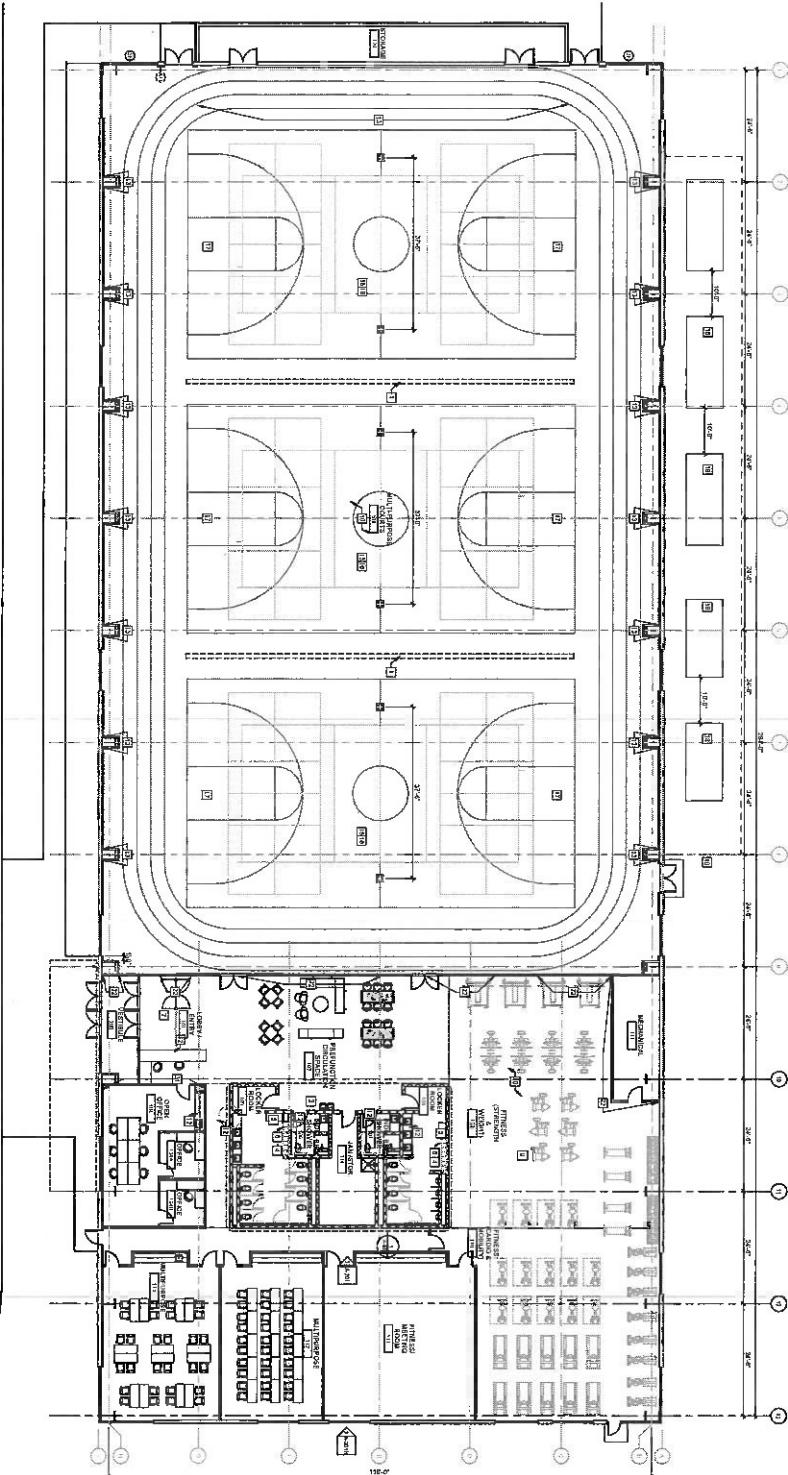
CITY OF EUGENE
RECREATION & PARKS

1 (Rev. 10/01) **SOUTH EXTERIOR ELEVATION** 94-448: 3022 v. 112

23-035
Recreation and Wellness Facility
City of Euclid
22550 Milton Ave
Euclid, OH 44123

EXTERIOR BUILDING ELEVATIONS
12/16/2013 5:47 PM
12/16/2013 5:47 PM
12/16/2013 5:47 PM

1 FIRST FLOOR CONSTRUCTION PLAN
2.11 Scale: 102' = 1'-0"



23-025
Recreation and Wellness Facility
City of Euclid
22550 Milton Ave
Euclid, OH 44123

PRELIMINARY
NOT FOR CONSTRUCTION

CODED NOTES - FLOOR PLAN

GENERAL NOTES - FLOOR PLAN

PERSPECTUS

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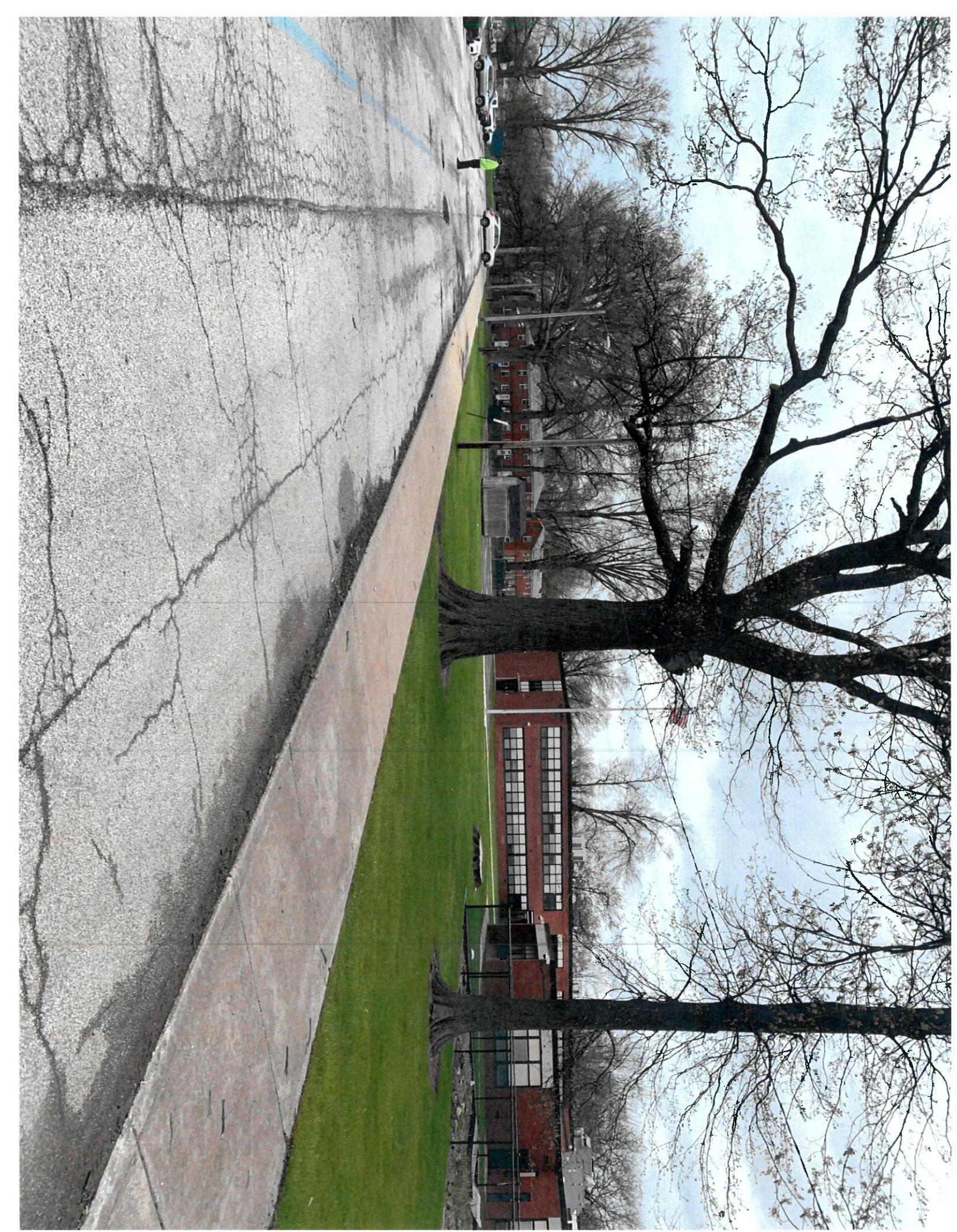
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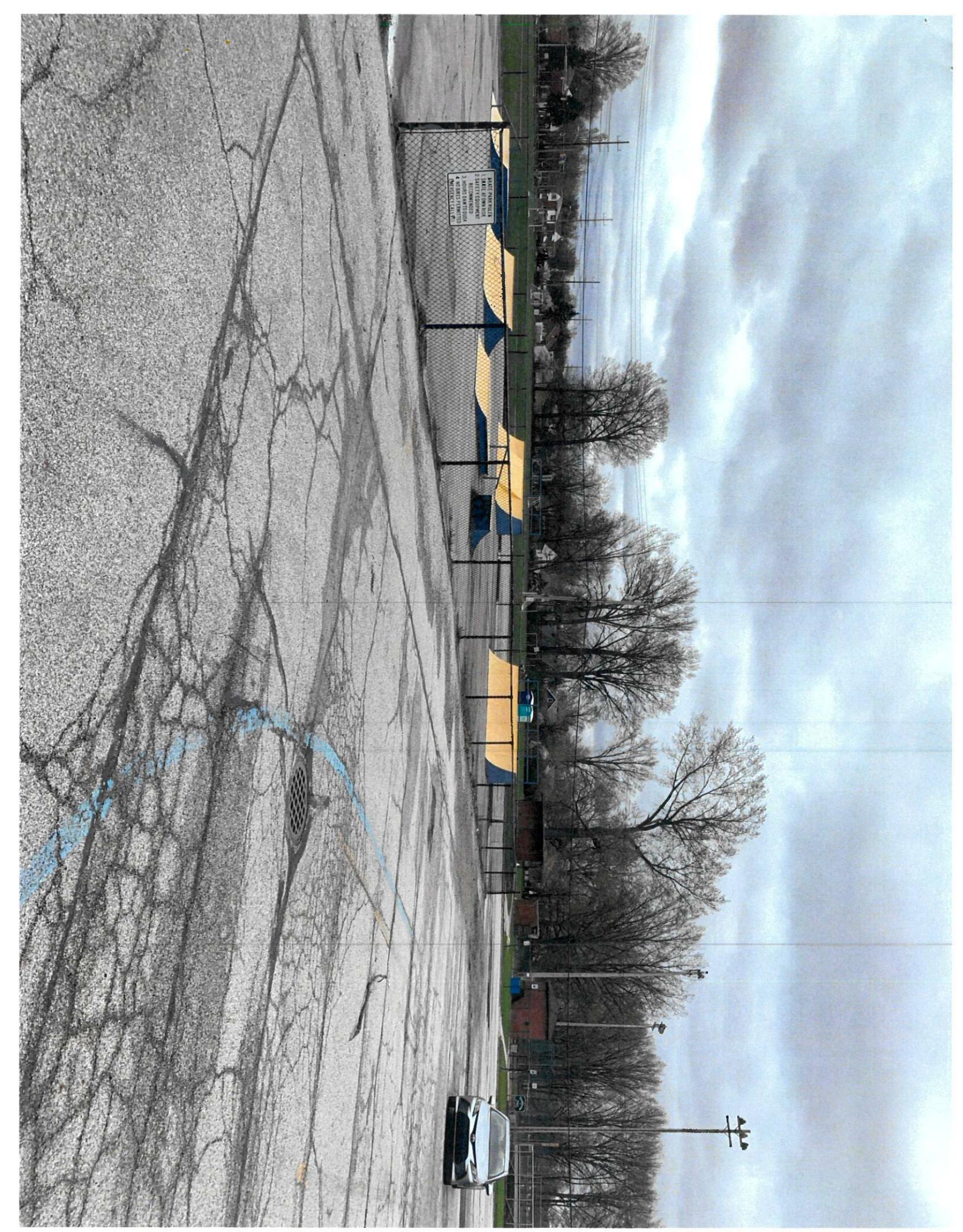
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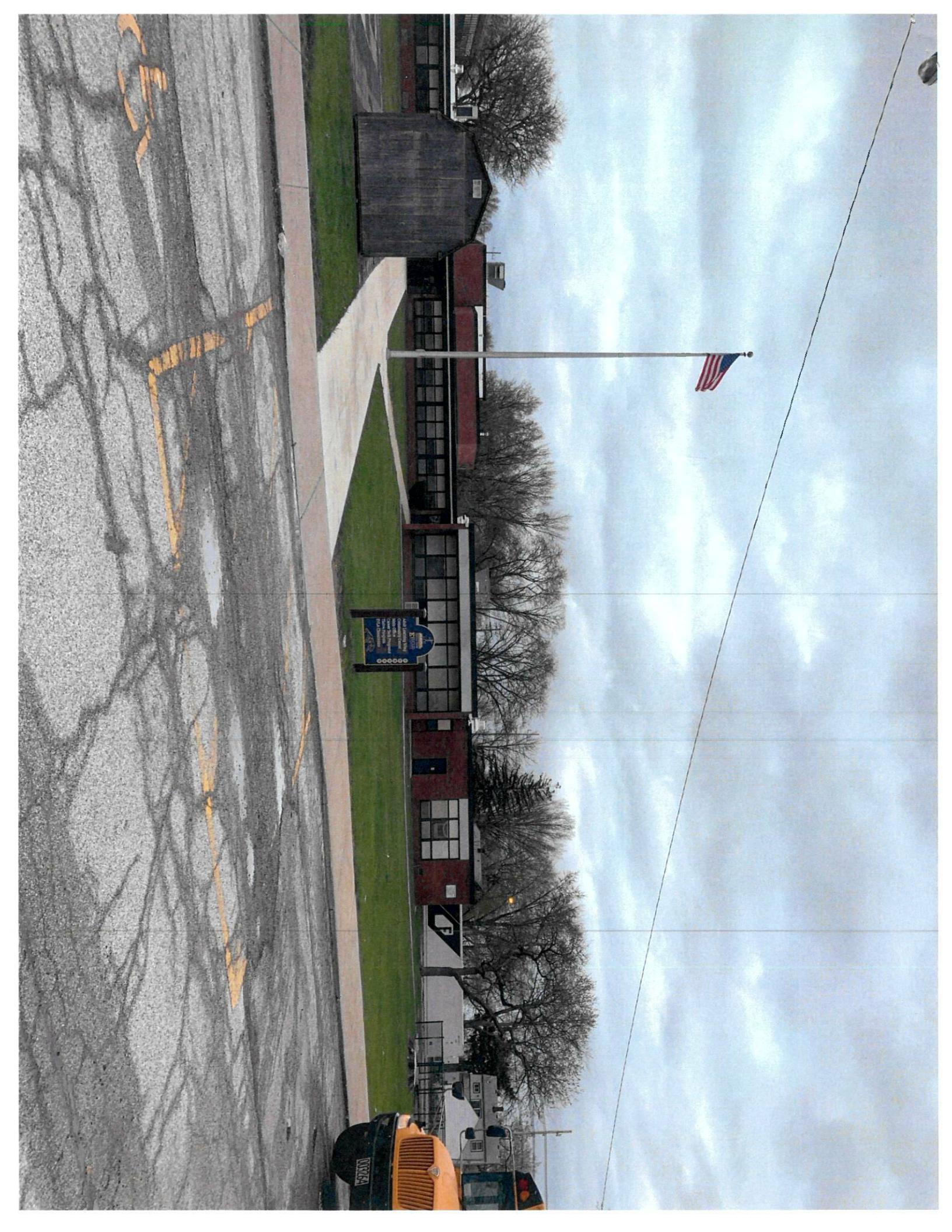














Date: December 27, 2023

To Whom It May Concern:

The City of Euclid Planning & Zoning Commission will have a meeting to review the above-referenced project/request at a meeting held on Tuesday, January 9, 2024 at 7:00 P.M. in the Euclid City Hall Council Chambers.

You are required to attend this meeting to explain your request and answer any questions the Commission members may have. **Please be sure to bring any additional relevant information supporting your case to the meeting including, but not limited to, site plans, photographs, drawings, etc.** Any of the aforementioned items submitted as evidence in support of the case will not be returned. Only physical items can be submitted as evidence at the meeting – nothing electronic is admissible.

No scheduled cases will be heard without the applicant present.

In the event you cannot attend, a representative **must** have a letter of authorization to act on your behalf. Contractors may not act as the owner's representative.

Use of the property is not authorized until applicable building permits are closed and a Certificate of Occupancy has been issued.

Sincerely,

J. Scott Muscatello
Zoning Commissioner
City of Euclid
216-289-8164
smuscattello@cityofeuclid.com

NOTE: All required permits (construction, electrical, plumbing, etc.) MUST be issued PRIOR to any work being initiated on proposed projects



Date: January 3, 2024

RE: 2024-SPU-01
PP# 643-04-001
600 Babbitt Road
Variance
Located in Ward: #8 - Councilperson Angela K. Steele

To Whom It May Concern:

Director Mac Stephens has submitted an application requesting approval of a development plan, a conditional use, and required variance to construct and operate a new indoor recreational facility for a property located at 600 Babbitt Road, a CI-Campus Institutional District. The applicant requests relief from a section of the Euclid Codified Ordinances requiring the structure to be setback approximately 40 feet from the residential district boundary. Three motions suggested.

1. A motion to approve the Development Plan for a new indoor recreational facility located on PP# 643-04-001
[ECO 1364.09\(f\)](#)

2. A motion to grant a conditional use to operate a new indoor recreational facility less than 150 feet from a CI-Campus Institutional District boundary located on PP# 643-04-001
[ECO 1334.03](#)

3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the setback of a new indoor recreational facility to be approximately 32 feet from a residential district boundary – a variance of approximately six feet – for a property located on PP# 643-04-001
[ECO 1364.05\(a\)\(2\)](#)

The City of Euclid Planning & Zoning Commission will hold a meeting to hear the above-referenced request on Tuesday, January 9, 2024, at 7:00 PM in the Euclid City Hall Council Chambers.

As you are an abutting/adjoining property owner, you are invited to attend the meeting and voice any opinions regarding this case. All comments and/or questions must be directed to the Planning and Zoning Commission Chair and will be limited to five (5) minutes.

If you are unable to attend the meeting to voice your opinion, please feel free to compose an email stating your concerns, in favor or otherwise, to the email address below

Sincerely,

J. Scott Muscatello
Zoning Commissioner
City of Euclid
scott.muscatello@cityofeuclid.com

Parcel ID	Owner/Applicant	Other	Address	City	State	Zip	O	A	T	L	C
643-04-001	Mac Stephens	Or Current Occupant	600 Babbitt Road	Euclid	Ohio	44123	X	X			O = Owner
	CITY OF EUCLID		585 East 22nd St.	Euclid	Ohio	44123					A = Applicant
643-03-012	ROGERS, LESLIE KAREN	Or Current Occupant	130 East 9th St, Suite 910	Cleveland	Ohio	44114		X			T = Tenant
643-03-014	DUREJKO, DARIN & KELLY	Or Current Occupant	520 Babbitt Rd	Euclid	Ohio	44123					L = Attorney
643-03-015	LOPER, KAYLIN T	Or Current Occupant	524 Babbitt RD	Euclid	Ohio	44123					C = Consultant
643-03-016	CANDU PROPERTIES LLC	Or Current Occupant	524 Babbitt Rd	Avon Lake	Ohio	44012					
	CANDU PROPERTIES LLC		Candu Properties 32508 Lake Rd								
643-03-017	WALTERS, LISA & WEBB, ANTHONY	Or Current Occupant	540 Babbitt Rd	Euclid	Ohio	44123					
643-03-018	Prodan, Gino	Or Current Occupant	550 Babbitt RD	Euclid	Ohio	44123					
643-03-019	Levy, Madeline White	Or Current Occupant	560 Babbitt RD	Euclid	Ohio	44123					
643-03-020	Milner, Gregory J	Or Current Occupant	564 Babbitt Rd	Euclid	Ohio	44123					
643-03-021	BLACK, ERICA D	Or Current Occupant	570 Babbitt RD	Euclid	Ohio	44123					
643-03-022	HARRIS, RYAN	Or Current Occupant	574 Babbitt RD	Euclid	Ohio	44123					
643-03-023	GOARD, CYNTHIA	Or Current Occupant	580 Babbitt Rd	Euclid	Ohio	44123					
643-30-002	SMARTLANDC3, LLC	Or Current Occupant	623 Babbitt RD	HIGHLAND HTS	Ohio	44143					
643-30-003	DELUOTTO SUE	Or Current Occupant	637 Babbitt RD	Euclid	Ohio	44123					
643-30-004	BANE, REBECCA & MILLER, JAMES	Or Current Occupant	641 Babbitt RD	Euclid	Ohio	44123					
643-30-005	PICADO, MAXIMO A	Or Current Occupant	645 Babbitt RD	Euclid	Ohio	44123					
643-30-006	BYLER, FREEMAN W & MARY S	Or Current Occupant	651 Babbitt RD	Euclid	Ohio	44123					
643-30-007	SIMS, LISA	Or Current Occupant	677 ALPHA PARK	HIGHLAND HTS	Ohio	44143					
643-30-008	PRECIL TEAM LLC	Or Current Occupant	677 Babbitt RD	Euclid	Ohio	44123					
643-30-009	BABBITT ROAD LLC	Or Current Occupant	683 Babbitt RD	Euclid	Ohio	44123					
643-30-085	STIGGALL, JOSHUA	Or Current Occupant	17890 WALDEN OAKS DR	Chardon	Ohio	44024					
643-30-087	THOMPSON, ANDREA TRUSTEE	Or Current Occupant	669 Babbitt RD	Euclid	Ohio	44123					
643-30-088	THOMPSON, ANDREA TRUSTEE	Or Current Occupant	10485 GRANDVIEW DR	Kirtland	Ohio	44094					
643-30-002	TOMPKINS, LUGENE & ANGIE J	Or Current Occupant	4204 Detroit AVE	Cleveland	Ohio	44113					
643-04-011	KING, ROBIN M & LAUREN N	Or Current Occupant	670 Babbitt RD	Euclid	Ohio	44123					
643-04-003	RUGHD, LLC	Or Current Occupant	23361 Blackstone AVE	Euclid	Ohio	44123					
643-04-004	Kuby, Kenneth	Or Current Occupant	23351 Blackstone AVE	Euclid	Ohio	44123					
643-04-005	CARLSON, TIMOTHY J & THERESA A	Or Current Occupant	23321 Blackstone AVE	Euclid	Ohio	44123					
643-04-006	Bilotic, Marilou	Or Current Occupant	23301 Blackstone AVE	Euclid	Ohio	44123					
643-04-007	GOLDEN, DAVID	Or Current Occupant	23251 Blackstone AVE	Euclid	Ohio	44123					
643-04-008	Kopak, Candace L	Or Current Occupant	232201 Blackstone AVE	Euclid	Ohio	44123					
643-04-009	HARRIS, SHAYLA M	Or Current Occupant	23151 Blackstone AVE	Euclid	Ohio	44123					
643-07-002	THOMAS, MEREDITH -ET AL	Or Current Occupant	23150 Blackstone AVE	Euclid	Ohio	44123					
643-07-023	MONTGOMERY STREET HOMES LLC	Or Current Occupant	23200 Blackstone AVE	Euclid	Ohio	44123					
643-07-004	MCCOY, MAYA	Or Current Occupant	300 MONTGOMERY ST 1200	SAN FRANCISCO	CA	94104					
643-07-005	MCCOY, MAYA	Or Current Occupant	640 Voecker AVE	Euclid	Ohio	44123					
643-07-003	Gray, Patricia	Or Current Occupant	9345 WOODLEY AVE	NORTH HILLS	CA	91343					
643-07-005	Krepac Walker J & Susan J	Or Current Occupant	644 Voecker AVE	Euclid	Ohio	44123					
643-07-006	Douglas, Ruby E	Or Current Occupant	650 Voecker AVE	Euclid	Ohio	44123					
643-07-007	Popovic Peter M	Or Current Occupant	654 Voecker AVE	Euclid	Ohio	44123					
643-07-008	Walls, Frank J	Or Current Occupant	671 Voecker AVE	Euclid	Ohio	44123					
643-07-010	SWITZER, PAMELA DEJAUNA & JOSEPH JAMI	Or Current Occupant	677 Voecker AVE	Euclid	Ohio	44123					
643-18-001	JACKSON, LATANYA	Or Current Occupant	683 Voecker AVE	Euclid	Ohio	44123					
643-18-002	JACKSON JR., ROBERT	Or Current Occupant	689 Voecker AVE	Euclid	Ohio	44123					
643-18-003	KONG, JOANN	Or Current Occupant	695 Voecker AVE	Euclid	Ohio	44123					
643-18-004	SFR3-020 LLC	Or Current Occupant	695 Voecker AVE	Euclid	Ohio	44123					
643-18-005	WHITELEY, RYAN W	Or Current Occupant	500 WESTOVER DR # 14104	Sanford	NC	27330					
643-18-007	DIWVI HOMES WAREHOUSE I, LLC	Or Current Occupant	641 Voecker AVE	Euclid	Ohio	44123					
643-18-010	RIVERS, CHRISTINE	Or Current Occupant	651 Voecker AVE	Euclid	Ohio	44123					
643-18-011	ANDRE, LATOYNA	Or Current Occupant	652 Voecker AVE	Euclid	Ohio	44123					
643-18-012	ROCCO, MARIO W	Or Current Occupant	621 Voecker AVE	Euclid	Ohio	44123					
643-18-013	WISH EAST HOLDINGS LLC	Or Current Occupant	680 Babbitt RD	Cleveland	Ohio	44124					
643-18-014	KIRTLAND RENTALS LLC	Or Current Occupant	1284 SOM CENTER RD 359	Cleveland	Ohio	44124					
643-18-015	KIRTLAND RENTALS LLC	Or Current Occupant	9466 BOOTH RD	Euclid	Ohio	44094					
643-18-015	KIRTLAND RENTALS LLC	Or Current Occupant	9466 BOOTH RD	Kirtland	Ohio	44094					

Certificate of Parties Served	
Name _____	
Signed _____	
Date	12/27/2023

