



CITY OF EUCLID

LAND BANK PURCHASE APPLICATION

Department of Planning and Development

1. Applicant Contact Information

APPLICANT(S) NAME: SONDRA HARDRICK EMAIL: SONDRAH93@gmail.com

PRINCIPAL(S) NAME: _____ TITLE: _____

ADDRESS: 19051 MEREDITH AVE CITY: EUCLID

STATE: OHIO ZIP CODE: 44119 PHONE NUMBER: 216-533-9917

Check all that apply:

City of Euclid Employee or immediate family member of employee
 Individual (Euclid Resident) Individual (non-resident)
 Business Developer
 Other (Describe): _____

I hereby attest that the information I have provided is accurate and true to the best of my knowledge. I have read and understand the City of Euclid's landbank rules and I accept the conditions that may be attached to the sale of the requested property.

SIGNATURE Sondra Hardrick

DATE 4/26/23

PRINT NAME SONDRA HARDRICK

2. Land Bank Parcel Identification and Amount of Offer

List the street address and permanent parcel number of the property you wish to acquire, along with the amount you are offering for the property. If necessary, attach an additional sheet to complete your list.

| PERMANENT PARCEL NUMBER | STREET NAME, STREET ADDRESS | AMOUNT OF OFFER |
|-------------------------|-----------------------------|-------------------|
| <u>641-11-069</u> | <u>19051 MEREDITH AVE</u> | <u>\$ 100,000</u> |
| | | |
| | | |

(see other side)

QUESTION NUMBER 4

① There is NO development project.
WE just would like to purchase the
LAND as a part of our property.

WE HAVE NO plans to build anything.

② UNAWARE - WE WILL EVENTUALLY ADD
A Privacy Fence

③ N/A

④ ZERO

⑤ N/A

⑥ There is NO time frame. At some
point WE WILL GET a Fence to
ENCLOSE the land to our current
LAND.

⑦ N/A

⑧ N/A

⑨ WITHIN THE NEXT YEAR OR LESS.

⑩ NO

⑪ N/A

3. Acquisition Purposes

I am a City employee and plan to acquire the parcel/ property and reside on or adjacent to the property as my principal residence

I am a resident of Euclid with property adjacent to the identified parcel and want to acquire the parcel to expand my property. *(Select only one):*

I have maintained the parcel since (year)
 I have not maintained the parcel

I own and operate an existing Euclid business and want to acquire the parcel(s) to expand my business. *(Complete Section D)*

I am a developer and want to acquire the parcel(s) for development. *(Complete Section D)*

I am a non-profit developer and want to acquire parcel(s) for development. *(Complete Section D)*

Other *(describe):* _____

4. Project Development

On separate sheets of paper, please answer the following questions:

(Failure to answer all questions or provide exhibits as appropriate may delay processing of your application.)

1. Describe the proposed development project in detail. *(Provide preliminary elevations and site plan)*
2. State the approximate dollar value of the proposed project?
3. Identify the project architect, construction manager and/or on-site project contact person.
4. State how many years you have been in the development business.
5. Provide information on development team members.
6. Provide evidence of your financial capacity to carry out the project within stated time.
7. Describe projects completed in the last three years and include the construction value of each project.
8. Describe any involvement in local development activities.
9. State when the proposed development is projected to start and the anticipated completion date?
10. Will permanent jobs be created? If so, how many?
11. State the estimated construction value of the proposed development?

Additional information may be required based on the development proposal.

City of Euclid Council approval is required before the property can be transferred. All new development proposals will require additional review and approval by the City of Euclid Architectural Review Board.

Contact:

J. Scott Muscatello
Zoning Commisioner
216.289.8164
smuscattello@cityofeuclid.com



Date: July 6, 2023

**RE: 2023-LBK-06
PP# 641-11-069
19051 Meredith Avenue
Land Bank Purchase
Located in Ward #4 - Councilperson Kristian D. Jarosz**

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, July 11, 2022, 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 and 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.

Sincerely,

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

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



Date: July 6, 2023

RE: 2023-LBK-06
PP# 641-11-069
19051 Meredith Avenue
Land Bank Purchase
Located in Ward #4 - Councilperson Kristian D. Jarosz

To Whom It May Concern:

Sondra Hardrick has submitted an application offering 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 U2-Two Family House District and is proposed for yard expansion. One motion requested.*

1. A motion to recommend to City Council the sale of PP# 641-11-069 to Sondra Hardrick for \$1,000.

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

The City of Euclid Planning & Zoning Commission will hold a meeting to hear the above-referenced request on **Tuesday, July 11, 2023, 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.

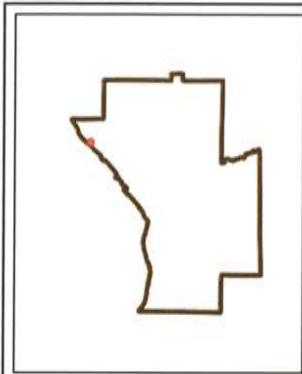
If you are unable to attend the meeting to voice your opinion, please feel free to compose an email stating your concerns, in favor or otherwise, to the email address below

Sincerely,

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

| Parcel ID | Owner/Applicant | Other | Address | City | State | Zip | Owner | Applicant | Tenant | Attorney | Consultant | Current Occupant |
|------------|---|----------------------|--------------------|-------------|---------|-------|-------|-----------|--------|----------|------------|------------------|
| 641-11-069 | City of Euclid Land Reutilization Program | OR CURRENT OCCUPANT | 19031 MEREDITH AVE | Euclid | Ohio | 44119 | | | | | | |
| 641-10-042 | HARDRICK, SONDRA TRINETTE | OR CURRENT OCCUPANT | 19001 MEREDITH AVE | Euclid | Ohio | 44119 | | | | | | |
| 641-10-043 | BANKUNITED NA | 7815 NW 148th Street | | Miami Lakes | Florida | 33016 | | | | | | |
| 641-10-041 | MCNAIR, DARYL | OR CURRENT OCCUPANT | 19026 LOCHERIE AVE | Euclid | Ohio | 44119 | | | | | | |
| 641-11-036 | PERRY, ANTHONY L. | OR CURRENT OCCUPANT | 19050 LOCHERIE AVE | Euclid | Ohio | 44119 | | | | | | |
| 641-11-037 | Bielskis, Romana M. | OR CURRENT OCCUPANT | 19076 Locherie AVE | Euclid | Ohio | 44119 | | | | | | |
| 641-11-067 | DELTA III LLC | OR CURRENT OCCUPANT | 19075 Meredith Ave | Euclid | Ohio | 44119 | | | | | | |
| | DELTA III LLC | 38240 FOX RUN DR | | SOLON | Ohio | 44139 | | | | | | |
| 641-11-068 | 19071 MEREDITH, LLC | OR CURRENT OCCUPANT | 19071 Meredith Ave | Euclid | Ohio | 44119 | | | | | | |
| 641-11-071 | Tomsic, Richard T | OR CURRENT OCCUPANT | 19070 Meredith AVE | Euclid | Ohio | 44119 | | | | | | |
| 641-11-070 | Tomsic, Richard T | 25571 GLENBROOK BLVD | | Euclid | Ohio | 44117 | | | | | | |
| 641-10-068 | CHARLTON, ARTHUR | OR CURRENT OCCUPANT | 19050 Meredith AVE | Euclid | Ohio | 44119 | | | | | | |
| 641-10-068 | MUMFORD, REGINALD | OR CURRENT OCCUPANT | 19030 Meredith AVE | Euclid | Ohio | 44119 | | | | | | |

19051 Meredith Avenue - LBK



Cuyahoga County Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

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