



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: 19031 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
641-11-069	19051 MEREDITH AVE	\$ 1.00 1,000

(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 Commissioner
216.289.8164
smuscatello@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,

A handwritten signature in black ink, appearing to read "J. Scott Muscatello".

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,

A handwritten signature in black ink, appearing to read "J. Scott Muscatello".


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

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

O = Owner
 A = Applicant
 T = Tenant
 L = Attorney
 C = Consultant
 Or Current Occupant

Certificate of Parties Served

Name J. Scott Muscatello

Signed 

Date 7/6/2023



19051 Meredith Avenue - LBK



Date Created: 7/5/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



1:423



70 35 0 70 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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