



**City of Macedonia**  
**The Crossroads of Northeast Ohio**  
 9691 Valley View Road • Macedonia, Ohio 44056  
 (330) 468-8360 • FAX (330) 468-8396

**Building/Engineering/Zoning/Planning Department**

**APPLICATION FOR HEARING BEFORE THE  
 MACEDONIA ZONING BOARD OF APPEALS**

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: 8210 Macedonia Commons Blvd, Macedonia Ohio 44056

Nature of Request: Variance on Lot size in B3. 30,000sf required. 21,451 requested.

Applicant Name or Agent Therefore: MC 82 Development, LLC

Applicant Address: 7670 Tyler Blvd., Mentor Ohio 44060

Applicant Phone: \_\_\_\_\_ Applicant Email: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_  
 (if different from applicant)

Property Owner Address: 7670 Tyler Blvd. Mentor Ohio 44060

Property Owner Phone: (440) 951-4470 Property Owner Email: lance@osbornecapital.com

**SIGNATURE OF APPELLANT.**  
**(AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)**

 Date: 12/22/2023

By my signature, I attest to the accuracy of all statement on this form

**OFFICIAL USE ONLY**

Received Date: \_\_\_\_\_ Case Number: \_\_\_\_\_

Variance Requested: \_\_\_\_\_

**The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month  
 in Council Chambers at Macedonia City Hall located at 9691 Valley View Road.  
 Meeting dates are subject to change.  
 Contact the Building Department at (330) 468-8364.**



# City of Macedonia

## The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056  
(330) 468-8360 • FAX (330) 468-8396

---

---

### INTEROFFICE MEMO

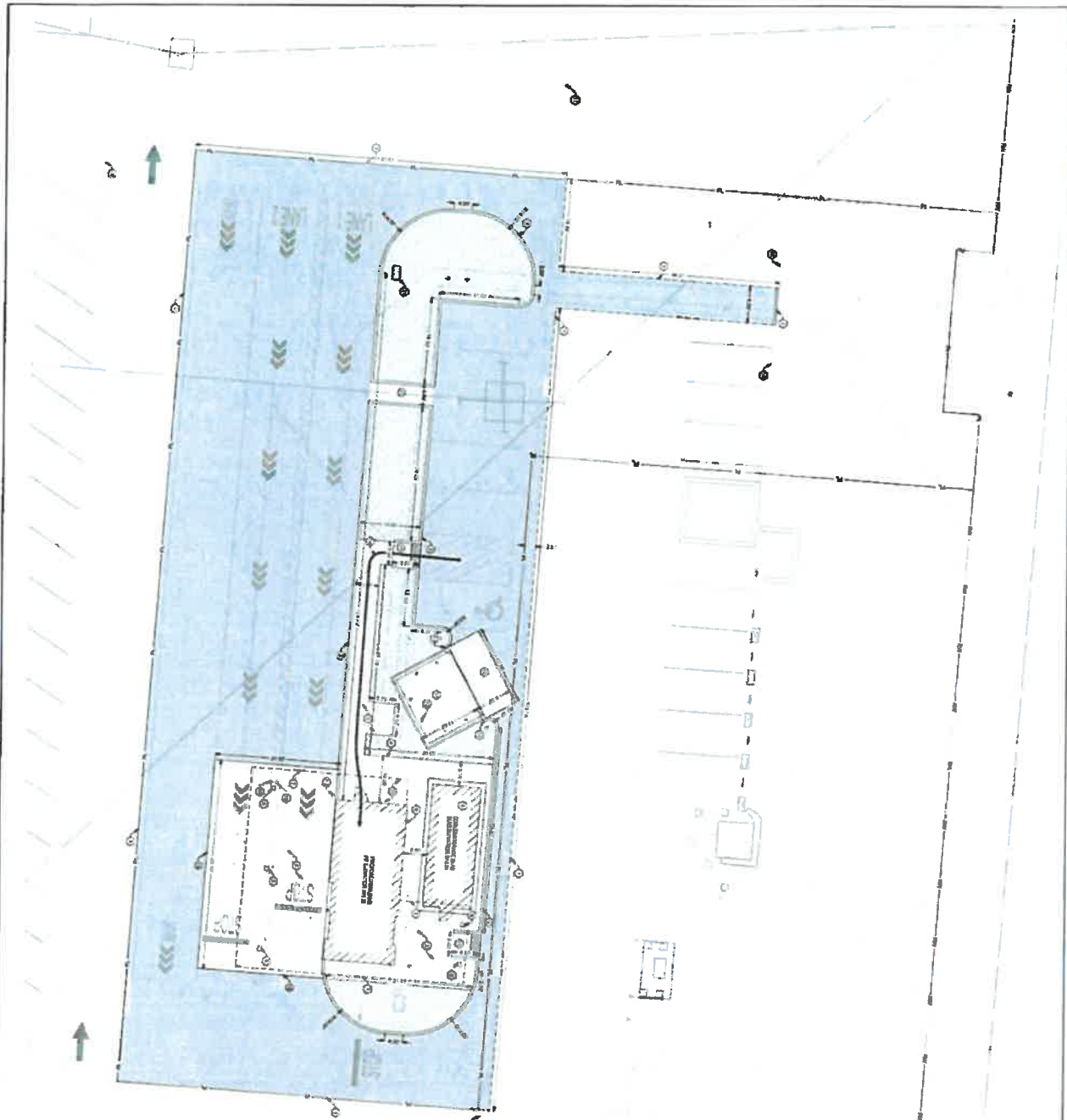
---

---

**To:** Zoning Board of Appeals  
**From:** Chris Hall  
**Subject:** Variance Request for a Reduced Lot Size  
For Consideration by the Board on January 17, 2024  
**Cc:** Mayor Molnar, Bob Rodic, Rachael Gambatese  
**Date:** January 3, 2024

---

**Applicant:** Lance Osborne, MC 82 Development, LLC  
**Location:** 8210 Macedonia Commons Boulevard  
**Zoning:** B-3 General Business District  
**Request:** Applicant is seeking an “*area variance*” for a reduction in the required minimum lot size.  
**Standard:** **1167.04 B-3 General Business District**  
(j) **Minimum Lot Size.** The minimum lot area shall be 30,000 square feet, and each lot shall be a minimum of 150 feet in width when measured at the setback line.  
**Findings:** The proposed lot split will be reviewed by the Planning Commission on January 8, 2024.  
**Board’s Action:** The Board is to consider the application for a variance as to Section 1167.04(j) reducing the minimum lot size from the required 30,000 square feet to 21,451 square feet.



- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
  2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
  4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  5. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC).
  6. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC).
  7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 308.1R-08 CONCRETE MANUAL.
  8. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH THE TMS 601-02 MASONRY SPECIFICATION.
  9. ALL WOODWORK SHALL BE IN ACCORDANCE WITH THE NDS 2005 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
  10. ALL METALWORK SHALL BE IN ACCORDANCE WITH THE AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
  11. ALL GLASS SHALL BE IN ACCORDANCE WITH THE FGSI 100-00 SPECIFICATION FOR GLASS CURTAIN WALLS.
  12. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE FM 4-48 SPECIFICATION FOR ROOFING.
  13. ALL PAINTS SHALL BE IN ACCORDANCE WITH THE SSPC PAINT 15-01 SPECIFICATION FOR PAINTS.
  14. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE AIA 900-01 SPECIFICATION FOR FINISHES.
  15. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE IESNA 90-01 SPECIFICATION FOR LIGHTING.
  16. ALL SOUNDING SHALL BE IN ACCORDANCE WITH THE IESNA 90-01 SPECIFICATION FOR LIGHTING.
  17. ALL SECURITY SHALL BE IN ACCORDANCE WITH THE IESNA 90-01 SPECIFICATION FOR LIGHTING.
  18. ALL ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE ADA 2010 AMENDMENTS TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND CONSTRUCTION.
  19. ALL ENERGY EFFICIENCY SHALL BE IN ACCORDANCE WITH THE 2009 ENERGY EFFICIENT BUILDING RATED ENERGY CODE (EEBC).
  20. ALL GREEN BUILDING SHALL BE IN ACCORDANCE WITH THE LEED 2009 BDC 2.0-100 BENCHMARK FOR NEW BUILDINGS.

- EXISTING CONDITIONS:**
1. EXISTING CONCRETE WALKWAY TO THE EAST SIDE OF THE BUILDING.
  2. EXISTING ASPHALT DRIVEWAY TO THE SOUTH OF THE BUILDING.
  3. EXISTING LANDSCAPING TO THE WEST AND NORTH OF THE BUILDING.
  4. EXISTING UTILITY LINES TO THE SOUTH OF THE BUILDING.
  5. EXISTING FOUNDATION TO THE SOUTH OF THE BUILDING.
  6. EXISTING ROOFING TO THE SOUTH OF THE BUILDING.
  7. EXISTING WALLS TO THE SOUTH OF THE BUILDING.
  8. EXISTING FLOORING TO THE SOUTH OF THE BUILDING.
  9. EXISTING CEILING TO THE SOUTH OF THE BUILDING.
  10. EXISTING LIGHTING TO THE SOUTH OF THE BUILDING.
  11. EXISTING SOUNDING TO THE SOUTH OF THE BUILDING.
  12. EXISTING SECURITY TO THE SOUTH OF THE BUILDING.
  13. EXISTING ACCESSIBILITY TO THE SOUTH OF THE BUILDING.
  14. EXISTING ENERGY EFFICIENCY TO THE SOUTH OF THE BUILDING.
  15. EXISTING GREEN BUILDING TO THE SOUTH OF THE BUILDING.

- PROPOSED CONDITIONS:**
1. NEW CONCRETE WALKWAY TO THE EAST SIDE OF THE BUILDING.
  2. NEW ASPHALT DRIVEWAY TO THE SOUTH OF THE BUILDING.
  3. NEW LANDSCAPING TO THE WEST AND NORTH OF THE BUILDING.
  4. NEW UTILITY LINES TO THE SOUTH OF THE BUILDING.
  5. NEW FOUNDATION TO THE SOUTH OF THE BUILDING.
  6. NEW ROOFING TO THE SOUTH OF THE BUILDING.
  7. NEW WALLS TO THE SOUTH OF THE BUILDING.
  8. NEW FLOORING TO THE SOUTH OF THE BUILDING.
  9. NEW CEILING TO THE SOUTH OF THE BUILDING.
  10. NEW LIGHTING TO THE SOUTH OF THE BUILDING.
  11. NEW SOUNDING TO THE SOUTH OF THE BUILDING.
  12. NEW SECURITY TO THE SOUTH OF THE BUILDING.
  13. NEW ACCESSIBILITY TO THE SOUTH OF THE BUILDING.
  14. NEW ENERGY EFFICIENCY TO THE SOUTH OF THE BUILDING.
  15. NEW GREEN BUILDING TO THE SOUTH OF THE BUILDING.

**OWNER:** 7 BREW COFFEE

**ARCHITECT:** ATOOTH ARCHITECTURE

**DATE:** 08/14/2014

**PROJECT:** 7 BREW COFFEE MACEDONIA

**ADDRESS:** 660 E AURORA ROAD, MACEDONIA, OHIO 44056

**PHONE:** (440) 232-1111

**WEBSITE:** www.atooth.com

**SCALE:** 1/8" = 1'-0"

**DATE:** 08/14/2014



**7 BREW COFFEE**  
**MACEDONIA**

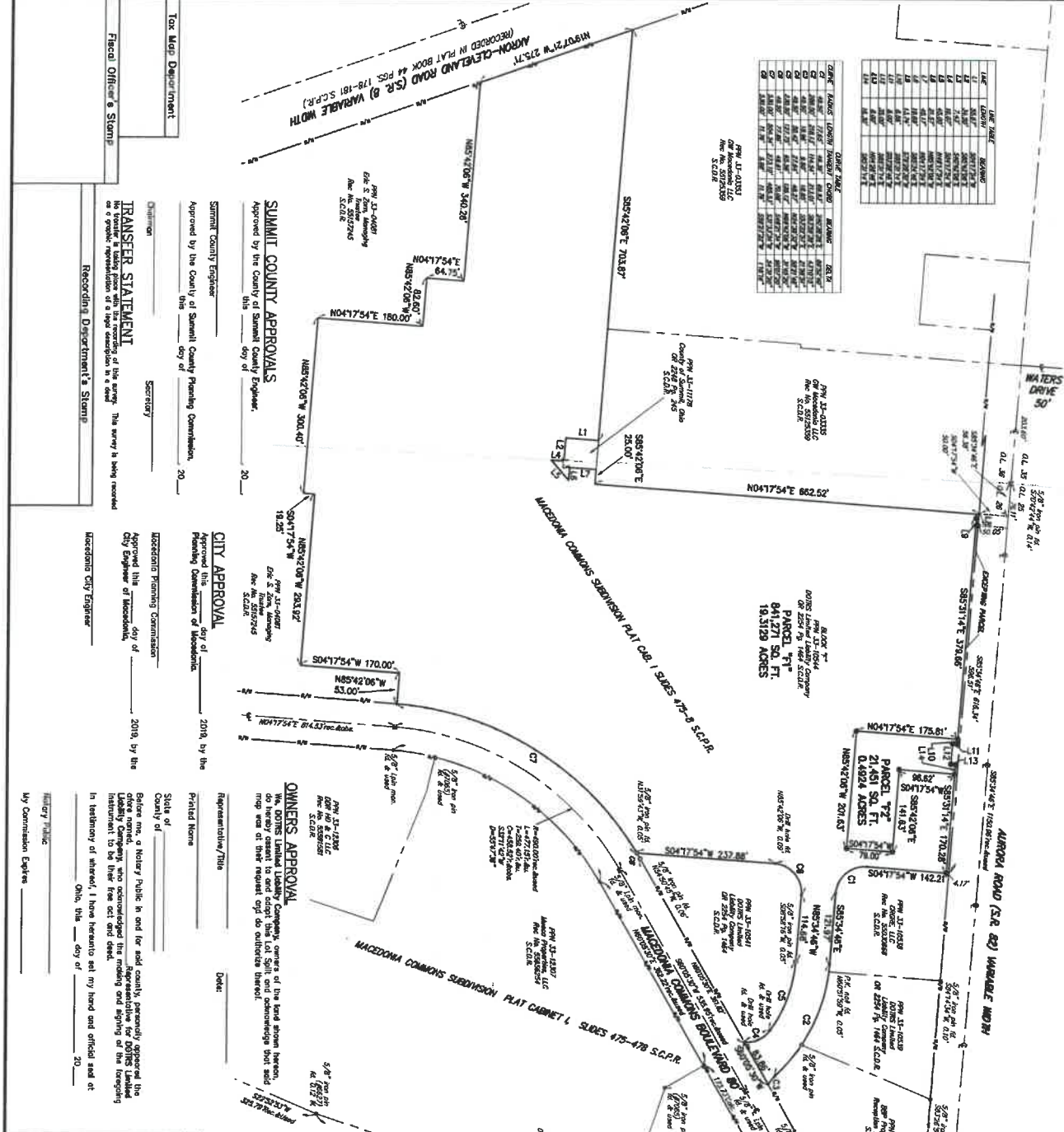
660 E AURORA ROAD  
MACEDONIA, OHIO 44056

**ATOOTH**  
**ARCHITECTURE**

11111 MARKET STREET  
COLUMBUS, OHIO 43240

PH: (614) 291-1111  
WWW.ATOOTH.COM

LINE	LENGTH	BEARING	AREA
1	118.00	N85°42'00"W	13,752.00
2	118.00	S85°42'00"E	13,752.00
3	118.00	N85°42'00"W	13,752.00
4	118.00	S85°42'00"E	13,752.00
5	118.00	N85°42'00"W	13,752.00
6	118.00	S85°42'00"E	13,752.00
7	118.00	N85°42'00"W	13,752.00
8	118.00	S85°42'00"E	13,752.00
9	118.00	N85°42'00"W	13,752.00
10	118.00	S85°42'00"E	13,752.00
11	118.00	N85°42'00"W	13,752.00
12	118.00	S85°42'00"E	13,752.00
13	118.00	N85°42'00"W	13,752.00
14	118.00	S85°42'00"E	13,752.00
15	118.00	N85°42'00"W	13,752.00
16	118.00	S85°42'00"E	13,752.00
17	118.00	N85°42'00"W	13,752.00
18	118.00	S85°42'00"E	13,752.00
19	118.00	N85°42'00"W	13,752.00
20	118.00	S85°42'00"E	13,752.00



**ABBREVIATIONS**

C.C. = CONVEYANCE  
 C.D. = CONVEYANCE  
 C.L. = CONVEYANCE  
 C.P. = CONVEYANCE  
 C.R. = CONVEYANCE  
 C.S. = CONVEYANCE  
 C.T. = CONVEYANCE  
 C.U. = CONVEYANCE  
 C.V. = CONVEYANCE  
 C.W. = CONVEYANCE  
 C.X. = CONVEYANCE  
 C.Y. = CONVEYANCE  
 C.Z. = CONVEYANCE  
 C.A. = CONVEYANCE  
 C.B. = CONVEYANCE  
 C.C. = CONVEYANCE  
 C.D. = CONVEYANCE  
 C.L. = CONVEYANCE  
 C.P. = CONVEYANCE  
 C.R. = CONVEYANCE  
 C.S. = CONVEYANCE  
 C.T. = CONVEYANCE  
 C.U. = CONVEYANCE  
 C.V. = CONVEYANCE  
 C.W. = CONVEYANCE  
 C.X. = CONVEYANCE  
 C.Y. = CONVEYANCE  
 C.Z. = CONVEYANCE  
 C.A. = CONVEYANCE  
 C.B. = CONVEYANCE

**LEGEND**

@ Iron Pin or Pipe found as described  
 \$4 Magnetized Bar and Pin found as described  
 ● 5/8" x 30" Iron Pin, capped  
 ■ 1/2" x 1/2" x 1/2" Iron Pin, capped  
 ■ 1/2" x 1/2" x 1/2" Iron Pin, capped  
 ■ 1/2" x 1/2" x 1/2" Iron Pin, capped

**PRELIMINARY**

I hereby state to the best of my professional knowledge, information and belief, that this is a correct and true representation of the facts and conditions as shown on the plat hereon.

**BASIS OF BEARING**

Bearings were determined from the Ohio Department of Transportation Vertical Reference System to the Ohio State Plane Coordinate System North Zone, NAD83 (2011) Datum and are used to indicate angles only.

**SURVEY CERTIFICATION:**

This plat and the survey on which it is based was prepared in accordance with the provisions of the Surveying Act of 1925, Chapter 163, of the Revised Code of Ohio, and the Surveying Rules and Regulations promulgated thereunder.

**OWNER'S APPROVAL:**

I, **DOUGLAS LIMITED LIABILITY COMPANY**, owner of the land shown hereon, do hereby consent to and adopt this plat split and acknowledge that said map was of their request and do authorize therefor.

**CITY APPROVAL:**

Approved by the City of Macedonia, Ohio, by the \_\_\_\_\_, City Engineer of Macedonia, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CONTRACTORS APPROVAL:**

Approved by the County of Summit County Planning Commission, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**TRANSFER STATEMENT:**

This plat was prepared by the undersigned in accordance with the provisions of the Surveying Act of 1925, Chapter 163, of the Revised Code of Ohio, and the Surveying Rules and Regulations promulgated thereunder.

**RECORDING DEPARTMENT'S STAMP:**

Recording Department's Stamp

**Tax Map Department:**

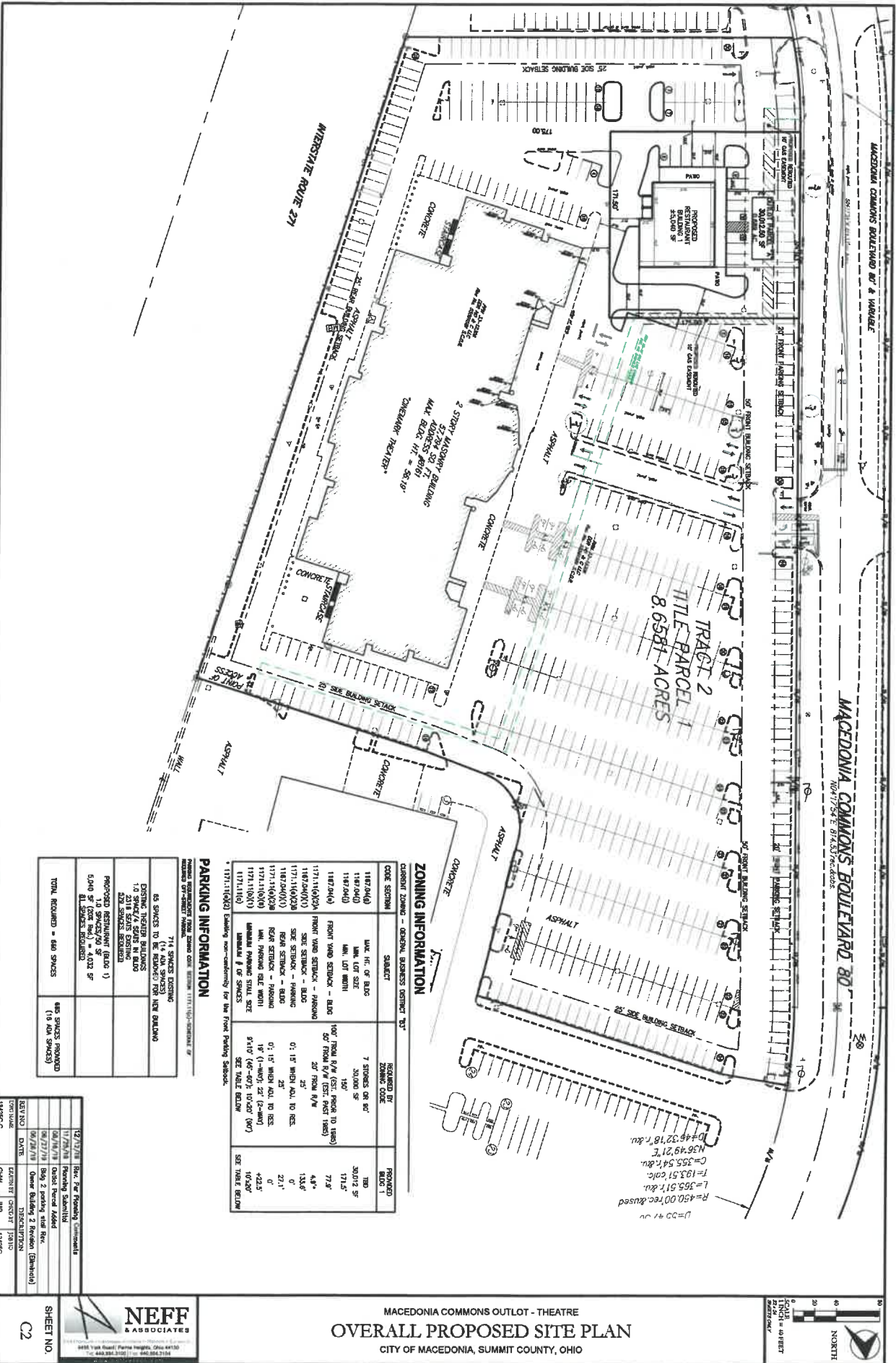
Tax Map Department

**NEFF ASSOCIATES:**

NEFF ASSOCIATES  
 1 OF 1



THE SUBMIT OF THIS PLAT IS TO:  
 SPLIT BLOCK "T", P.P.M. 33-10844,  
 T1 AND T2 AS SHOWN HEREON.



TRACT 2  
TITLE PARCEL 1  
8.6581 ACRES

**ZONING INFORMATION**

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED INFO 1
1187.04(d)	MAX. HI. OF BLDG	7 STORIES OR 60'	70'
1187.04(d)	MIN. LOT SIZE	20,000 SF	30,012 SF
1187.04(d)	MIN. LOT WIDTH	150'	171.1'
1187.04(d)	FRONT YARD SETBACK - BLDG	100' FROM R/W (EST. FROM TO TRMS)	77.8'
1171.11(a)(2)(A)	FRONT YARD SETBACK - SIGNAGE	50' FROM R/W (EST. FROM TRMS)	4.8'
1171.11(a)(2)(B)	FRONT YARD SETBACK - SIGNAGE	20' FROM R/W	13.5'
1187.04(d)(1)	REAR SETBACK - SIGNAGE	0:15' WHEN ADJ. TO RES.	22.1'
1171.11(a)(2)(B)	REAR SETBACK - BLDG	0:15' WHEN ADJ. TO RES.	0'
1171.11(a)(2)(B)	MIN. SIDE SETBACK	10' (1-WAY); 20' (2-WAY)	+22.5'
1171.11(a)(1)	MINIMUM PARKING STALL SIZE	5'x10' (66'-00" TO 10'-00" (W))	10'-00"
1171.11(b)	MINIMUM # OF SPACES	SEE TABLE BELOW	SEE TABLE BELOW

**PARKING INFORMATION**

EXISTING	PROPOSED	TOTAL
60 SPACES TO BE REMOVED FROM EXISTING	714 SPACES EXISTING	654 SPACES
1.0 SPACES/4 STALLS IN BLDG	1.0 SPACES/4 STALLS IN BLDG	640 SPACES PROVIDED (110 REM. SPACES)
2.0 SPACES/4 STALLS IN BLDG	2.0 SPACES/4 STALLS IN BLDG	
PROPOSED RESTAURANT (BLDG 1)	1.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 2)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 3)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 4)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 5)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 6)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 7)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 8)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 9)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 10)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 11)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 12)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 13)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 14)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 15)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 16)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 17)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 18)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 19)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 20)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 21)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 22)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 23)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 24)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 25)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 26)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 27)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 28)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 29)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 30)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 31)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 32)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 33)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 34)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 35)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 36)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 37)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 38)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 39)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 40)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 41)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 42)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 43)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 44)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 45)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 46)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 47)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 48)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 49)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 50)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 51)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 52)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 53)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 54)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 55)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 56)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 57)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 58)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 59)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 60)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 61)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 62)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 63)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 64)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 65)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 66)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 67)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 68)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 69)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 70)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 71)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 72)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 73)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 74)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 75)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 76)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 77)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 78)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 79)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 80)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 81)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 82)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 83)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 84)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 85)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 86)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 87)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 88)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 89)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 90)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 91)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 92)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 93)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 94)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 95)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 96)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 97)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 98)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 99)	5.0 SPACES/700 SF	
PROPOSED RESTAURANT (BLDG 100)	5.0 SPACES/700 SF	

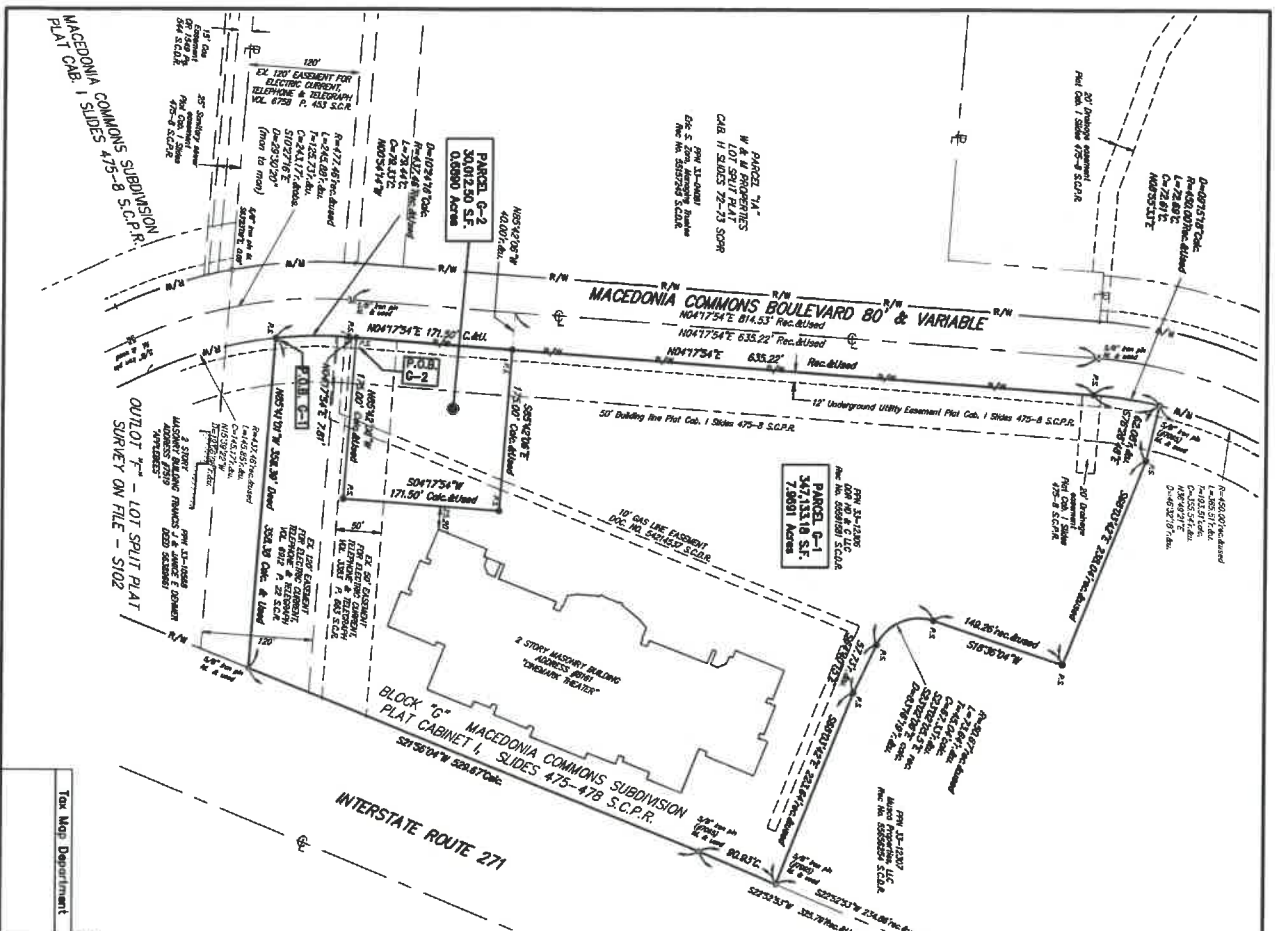
REVISION	DATE	DESCRIPTION
12/17/10	12/17/10	Rev. Per Planning Commission
11/17/10	11/17/10	Planning Submitted
09/16/10	09/16/10	Owner Permitted Added
06/27/10	06/27/10	Blg 2 parking added Rev.
06/24/10	06/24/10	Owner Building 2 Revision (Enhanced)

**NEFF & ASSOCIATES**  
 444 N. 1st St., Suite 100, Columbus, OH 43215  
 614.261.1111

SHEET NO. **C2**

**MACEDONIA COMMONS OUTLOT - THEATRE**  
**OVERALL PROPOSED SITE PLAN**  
 CITY OF MACEDONIA, SUMMIT COUNTY, OHIO

0' 20' 40' FEET  
 NORTH



### MAP OF LOT SPLIT FOR DDR HD & C LLC

Situated in the City of Macedonia, County of Summit, State of Ohio and known as being part of Block "G" in the Macedonia Commons Subdivision of Original Northfield Township, Lot No. 26 as shown by the recorded plat in Plat Cabinet I, Pages 473-478 of Summit County Records

#### OWNERS APPROVAL

I, the undersigned owner of the land shown herein, do hereby consent to this proposed lot split and do authorize hereon the said map and all other documents to be recorded in the public records of the County of Summit, Ohio, and to be a part of the same.

DATE: \_\_\_\_\_

By: \_\_\_\_\_  
DOR HD & C LLC, an Ohio Limited Liability Company,  
the Manager

County of \_\_\_\_\_  
State of \_\_\_\_\_

Before me, a Notary Public in and for said county, personally appeared the above named, Doris H. Osborn, Manager, DOR HD & C LLC, an Ohio Limited Liability Company, By: DOR HD & C LLC, an Ohio Limited Liability Company, and signing of the foregoing instrument to be the free act and deed of the party of the first part, and in testimony whereof, I have hereunto set my hand and official seal of \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By Commission Expires \_\_\_\_\_

#### APPROVALS

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Planning Commission of Macedonia, Ohio.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the City Engineer of Macedonia, Ohio.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Summit County Tax Map Department.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Summit County Recorder.

**THE INTENT OF THIS PLAT IS TO:  
SPLIT A PORTION OF LAND FROM PARCEL  
NO. 33-12306 TO CREATE  
NEW PARCEL  
"PARCEL G-2"  
AS SHOWN HEREON.**

#### SURVEY REFERENCES

- Macedonia Commons Subdivision - dated February, 1993, Prepared by Lantz Kent of Seymour D Weiss & Associates, Recorded in Plat Cabinet I, Pages 473-478.
- Survey on the S-102E lot split plat prepared by Lantz Kent of Seymour D Weiss & Associates, Approved by Planning Commission - August 2, 1994.
- ALTA/MGPS Land Title Survey - dated August 6, 2017, Prepared by Thomas Neil, Jr. of Neil & Associates
- Lot Split Plat for Developers Universal Realty Corporation Prepared by Lantz Kent of Seymour D Weiss & Associates - dated August 6, 1995 and recorded in Plat Cabinet I, Page 327.
- Lot Split Plat for W & H Properties Prepared by Lantz Kent of Seymour D Weiss & Associates - dated April 14, 1992 and recorded in Plat Cabinet I, Pages 72-73.
- Various Deeds of record from Summit County Records Office.

#### TRANSFER STATEMENT

The transfer is being made with the recording of this survey. This survey is being recorded as a graphic representation of a legal description in a deed.

#### BASIS OF BEARING

The bearings and distances were measured by the Surveyor, Blaine H. 0417754 E on the ground on the plat recorded in Plat Cabinet I, Pages 473-478 of Summit County Map Records.

#### SURVEY CERTIFICATION:

This plat and the survey on which it is based was prepared in accordance with and under the provisions of the Ohio Professional Land Surveying Act, Chapter 173.01-173.07 of the Ohio Administrative Code, in effect at the time of this survey and I certify that I have fully complied with the provisions of said Act and the rules thereunder.

I hereby state to the best of my professional knowledge, information and belief, at the time of this survey, that the foregoing is a true and correct representation of the facts as shown on the plat recorded in Plat Cabinet I, Pages 473-478 of Summit County Map Records.

Dated: 01/06/2020



Blaine H. 0417754 E  
Registered Surveyor No. 0022-036  
No. 12432

Recording Department's Stamp

REV NO	DATE	DESCRIPTION
01/06/20	01/06/20	Final per CIV Eng. CFC comments
11/21/19	11/21/19	Submitted to client
09/04/19	09/04/19	Final per CIV Eng. CFC comments
08/01/19	08/01/19	Final per CIV Eng. CFC comments

SHEET NO. 1 OF 1



MACEDONIA COMMONS - DDR HD & C LLC  
**MAP OF LOT SPLIT**  
CITY OF MACEDONIA, COUNTY OF SUMMIT, STATE OF OHIO

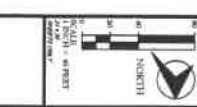


ABBREVIATIONS
CIVIL ENGINEER
LAND SURVEYOR
PLANNING COMMISSION
CITY ENGINEER
COUNTY ENGINEER
STATE ENGINEER
STATE SURVEYOR
STATE PLAT RECORDS
STATE TAX MAP RECORDS
STATE TAX MAP DEPARTMENT
STATE RECORDER
STATE NOTARY PUBLIC
STATE DEEDS
STATE RECORDS
STATE TAX MAP DEPARTMENT
STATE RECORDER
STATE NOTARY PUBLIC
STATE DEEDS
STATE RECORDS
STATE TAX MAP DEPARTMENT
STATE RECORDER
STATE NOTARY PUBLIC
STATE DEEDS
STATE RECORDS

# LOT SPLIT PLAT FOR DOTRS LIMITED LIABILITY COMPANY

THE INTENT OF THIS PLAT IS TO:  
SPLIT PARCEL E-1, P.P.M. 33-11143  
TO CREATE NEW PARCELS  
E-1A AND E-3 AS SHOWN HEREON.

Situated in the City of Macedonia, County of Summit, State of Ohio and known as being all of Block "E-1" in the Lot Split Plat for Developers Diversified Realty Corporation, being part of Original Northfield Township, Lot No. 25 & 35, as shown by the recorded plat in Plat Cabinet S, Pages 116 of Summit County Records.



**OWNERS APPROVAL**  
We, DOTRS Limited Liability Company, owners of the land shown hereon, do hereby consent to and adopt this Lot Split and acknowledge that said map was of their request and do endorse thereof.

Representative/Title \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name \_\_\_\_\_  
County of \_\_\_\_\_ State of \_\_\_\_\_

Before me, a Notary Public in and for said county, personally appeared the above named \_\_\_\_\_, who acknowledged the making and signing of the foregoing instrument to be their free act and deed.  
In testimony whereof, I have hereunto set my hand and official seal at \_\_\_\_\_ Ohio, this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

My Commission Expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

**SUMMIT COUNTY APPROVALS**

Approved by the County of Summit County Engineer, \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Approved by the County of Summit County Planning Commission, \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

**TRANSFER STATEMENT**  
No transfer is taking place with the recording of this survey. This survey is being recorded as a specific representation of a legal description in a deed.

**CITY APPROVAL**

Approved this \_\_\_\_ day of \_\_\_\_\_ 2019, by the Planning Commission of Macedonia.

Macedonia Planning Commission \_\_\_\_\_  
Approved this \_\_\_\_ day of \_\_\_\_\_ 2019, by the City Engineer of Macedonia.

Macedonia City Engineer \_\_\_\_\_

**BASIS OF BEARING**  
Bearing and distance measurements made with Ohio Department of Transportation Vertical Reference System to the Ohio State Plane Coordinate System North Zone, NAD83 (2011) Datum and are used to indicate angles only.

**SURVEY CERTIFICATION:**

This plat and the survey on which it is based was prepared in accordance with and subject to the provisions of the Ohio Surveyors Law, Chapter 4733-01, and the Ohio Administrative Code in effect at the time.  
I hereby state to the best of my professional knowledge, information and belief, all to be correct.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	447.62'	13.92'	7.96'	13.92'	S22°32'22"W	02°02'15"
C2	10.00'	18.54'	13.32'	10.00'	S48°47'25"E	106°12'48"
C3	60.00'	37.13'	19.18'	36.54'	S84°10'02"E	35°27'34"
C4	517.46'	132.77'	68.75'	132.40'	S7°51'25"E	14°42'03"
C5	447.62'	152.75'	77.12'	152.00'	S19°25'54"E	19°33'03"
C6	10.00'	12.70'	10.00'	14.14'	S49°18'26"W	89°18'26"

Tax Map Department \_\_\_\_\_

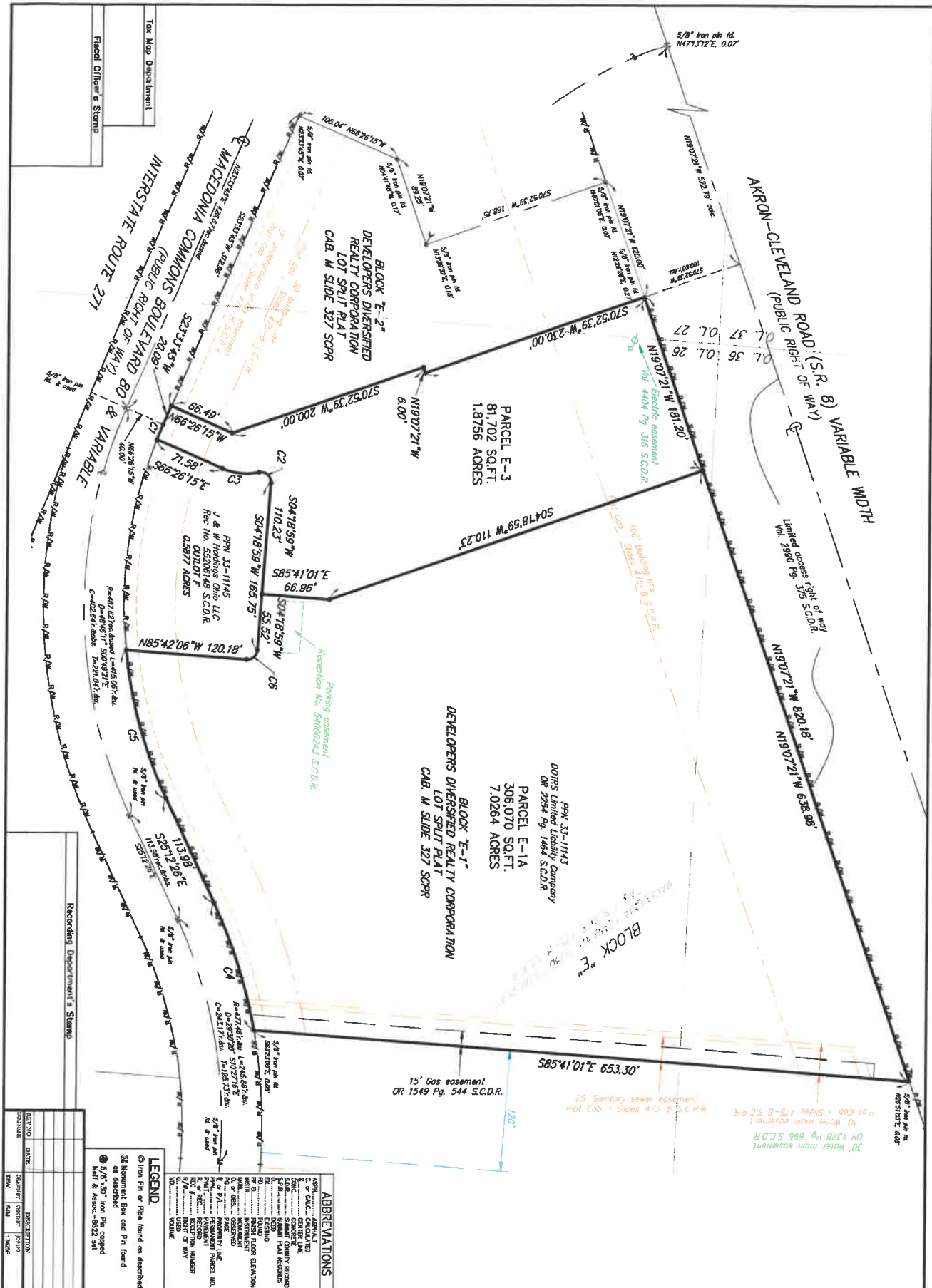
Fiscal Officer's Stamp \_\_\_\_\_

Recording Department's Stamp \_\_\_\_\_

SERIAL NO.	DATE	DESCRIPTION

**NEFF & ASSOCIATES**  
6475 Park Road Parma, Ohio 44130  
441.286.1300 fax 441.286.1302

SHEET NO. 1 OF 2



Top Map Department  
 Fiscal Officer's Stamp

Recording Department's Stamp

REVISED DATE	BY	DESCRIPTION

**LEGEND**  
 @ Iron Pin or Pole found as described  
 \$ Monumental Base and Pin found as described  
 ● 5/8" x 30" Iron Pin capped with 2" Aluminum - 2022 sat

**ABBREVIATIONS**  
 A.C. - ADJUTANT GENERAL  
 C.C. - CHIEF CLERK  
 C.L. - CLERK  
 C.M. - COUNTY MANAGER  
 C.R. - COUNTY RECORDER  
 C.S. - COUNTY SHERIFF  
 C.T. - COUNTY TOWNSHIP CLERK  
 C.W. - COUNTY WARDEN  
 D. - DISTRICT  
 D.C. - DISTRICT CLERK  
 D.O. - DISTRICT OFFICER  
 D.P. - DISTRICT PRISONER  
 D.R. - DISTRICT RECORDER  
 D.S. - DISTRICT SHERIFF  
 D.T. - DISTRICT TOWNSHIP CLERK  
 D.W. - DISTRICT WARDEN  
 E. - ELEVATION  
 F. - FLOOR  
 F.L. - FLOOR LEVEL  
 F.P. - FLOOR PLAN  
 F.R. - FLOOR RECORD  
 F.S. - FLOOR SURVEY  
 F.T. - FLOOR TOWNSHIP CLERK  
 F.W. - FLOOR WARDEN  
 G. - GROUND  
 G.C. - GROUND CLERK  
 G.D. - GROUND DISTRICT  
 G.P. - GROUND PRISONER  
 G.R. - GROUND RECORDER  
 G.S. - GROUND SHERIFF  
 G.T. - GROUND TOWNSHIP CLERK  
 G.W. - GROUND WARDEN  
 H. - HEIGHT  
 H.C. - HEIGHT CLERK  
 H.D. - HEIGHT DISTRICT  
 H.P. - HEIGHT PRISONER  
 H.R. - HEIGHT RECORDER  
 H.S. - HEIGHT SHERIFF  
 H.T. - HEIGHT TOWNSHIP CLERK  
 H.W. - HEIGHT WARDEN  
 I. - INTERSECTION  
 I.C. - INTERSECTION CLERK  
 I.D. - INTERSECTION DISTRICT  
 I.P. - INTERSECTION PRISONER  
 I.R. - INTERSECTION RECORDER  
 I.S. - INTERSECTION SHERIFF  
 I.T. - INTERSECTION TOWNSHIP CLERK  
 I.W. - INTERSECTION WARDEN  
 J. - JUNCTION  
 J.C. - JUNCTION CLERK  
 J.D. - JUNCTION DISTRICT  
 J.P. - JUNCTION PRISONER  
 J.R. - JUNCTION RECORDER  
 J.S. - JUNCTION SHERIFF  
 J.T. - JUNCTION TOWNSHIP CLERK  
 J.W. - JUNCTION WARDEN  
 K. - KITCHEN  
 K.C. - KITCHEN CLERK  
 K.D. - KITCHEN DISTRICT  
 K.P. - KITCHEN PRISONER  
 K.R. - KITCHEN RECORDER  
 K.S. - KITCHEN SHERIFF  
 K.T. - KITCHEN TOWNSHIP CLERK  
 K.W. - KITCHEN WARDEN  
 L. - LOCATION  
 L.C. - LOCATION CLERK  
 L.D. - LOCATION DISTRICT  
 L.P. - LOCATION PRISONER  
 L.R. - LOCATION RECORDER  
 L.S. - LOCATION SHERIFF  
 L.T. - LOCATION TOWNSHIP CLERK  
 L.W. - LOCATION WARDEN  
 M. - MILE  
 M.C. - MILE CLERK  
 M.D. - MILE DISTRICT  
 M.P. - MILE PRISONER  
 M.R. - MILE RECORDER  
 M.S. - MILE SHERIFF  
 M.T. - MILE TOWNSHIP CLERK  
 M.W. - MILE WARDEN  
 N. - NORTH  
 N.C. - NORTH CLERK  
 N.D. - NORTH DISTRICT  
 N.P. - NORTH PRISONER  
 N.R. - NORTH RECORDER  
 N.S. - NORTH SHERIFF  
 N.T. - NORTH TOWNSHIP CLERK  
 N.W. - NORTH WARDEN  
 O. - OFFICE  
 O.C. - OFFICE CLERK  
 O.D. - OFFICE DISTRICT  
 O.P. - OFFICE PRISONER  
 O.R. - OFFICE RECORDER  
 O.S. - OFFICE SHERIFF  
 O.T. - OFFICE TOWNSHIP CLERK  
 O.W. - OFFICE WARDEN  
 P. - PLANT  
 P.C. - PLANT CLERK  
 P.D. - PLANT DISTRICT  
 P.P. - PLANT PRISONER  
 P.R. - PLANT RECORDER  
 P.S. - PLANT SHERIFF  
 P.T. - PLANT TOWNSHIP CLERK  
 P.W. - PLANT WARDEN  
 Q. - QUANTITY  
 Q.C. - QUANTITY CLERK  
 Q.D. - QUANTITY DISTRICT  
 Q.P. - QUANTITY PRISONER  
 Q.R. - QUANTITY RECORDER  
 Q.S. - QUANTITY SHERIFF  
 Q.T. - QUANTITY TOWNSHIP CLERK  
 Q.W. - QUANTITY WARDEN  
 R. - ROAD  
 R.C. - ROAD CLERK  
 R.D. - ROAD DISTRICT  
 R.P. - ROAD PRISONER  
 R.R. - ROAD RECORDER  
 R.S. - ROAD SHERIFF  
 R.T. - ROAD TOWNSHIP CLERK  
 R.W. - ROAD WARDEN  
 S. - SIDE  
 S.C. - SIDE CLERK  
 S.D. - SIDE DISTRICT  
 S.P. - SIDE PRISONER  
 S.R. - SIDE RECORDER  
 S.S. - SIDE SHERIFF  
 S.T. - SIDE TOWNSHIP CLERK  
 S.W. - SIDE WARDEN  
 T. - TOWN  
 T.C. - TOWN CLERK  
 T.D. - TOWN DISTRICT  
 T.P. - TOWN PRISONER  
 T.R. - TOWN RECORDER  
 T.S. - TOWN SHERIFF  
 T.T. - TOWN TOWNSHIP CLERK  
 T.W. - TOWN WARDEN  
 U. - UNIT  
 U.C. - UNIT CLERK  
 U.D. - UNIT DISTRICT  
 U.P. - UNIT PRISONER  
 U.R. - UNIT RECORDER  
 U.S. - UNIT SHERIFF  
 U.T. - UNIT TOWNSHIP CLERK  
 U.W. - UNIT WARDEN  
 V. - VILLAGE  
 V.C. - VILLAGE CLERK  
 V.D. - VILLAGE DISTRICT  
 V.P. - VILLAGE PRISONER  
 V.R. - VILLAGE RECORDER  
 V.S. - VILLAGE SHERIFF  
 V.T. - VILLAGE TOWNSHIP CLERK  
 V.W. - VILLAGE WARDEN  
 W. - WATER  
 W.C. - WATER CLERK  
 W.D. - WATER DISTRICT  
 W.P. - WATER PRISONER  
 W.R. - WATER RECORDER  
 W.S. - WATER SHERIFF  
 W.T. - WATER TOWNSHIP CLERK  
 W.W. - WATER WARDEN  
 X. - X-ROAD  
 X.C. - X-ROAD CLERK  
 X.D. - X-ROAD DISTRICT  
 X.P. - X-ROAD PRISONER  
 X.R. - X-ROAD RECORDER  
 X.S. - X-ROAD SHERIFF  
 X.T. - X-ROAD TOWNSHIP CLERK  
 X.W. - X-ROAD WARDEN  
 Y. - YARD  
 Y.C. - YARD CLERK  
 Y.D. - YARD DISTRICT  
 Y.P. - YARD PRISONER  
 Y.R. - YARD RECORDER  
 Y.S. - YARD SHERIFF  
 Y.T. - YARD TOWNSHIP CLERK  
 Y.W. - YARD WARDEN  
 Z. - ZONE  
 Z.C. - ZONE CLERK  
 Z.D. - ZONE DISTRICT  
 Z.P. - ZONE PRISONER  
 Z.R. - ZONE RECORDER  
 Z.S. - ZONE SHERIFF  
 Z.T. - ZONE TOWNSHIP CLERK  
 Z.W. - ZONE WARDEN

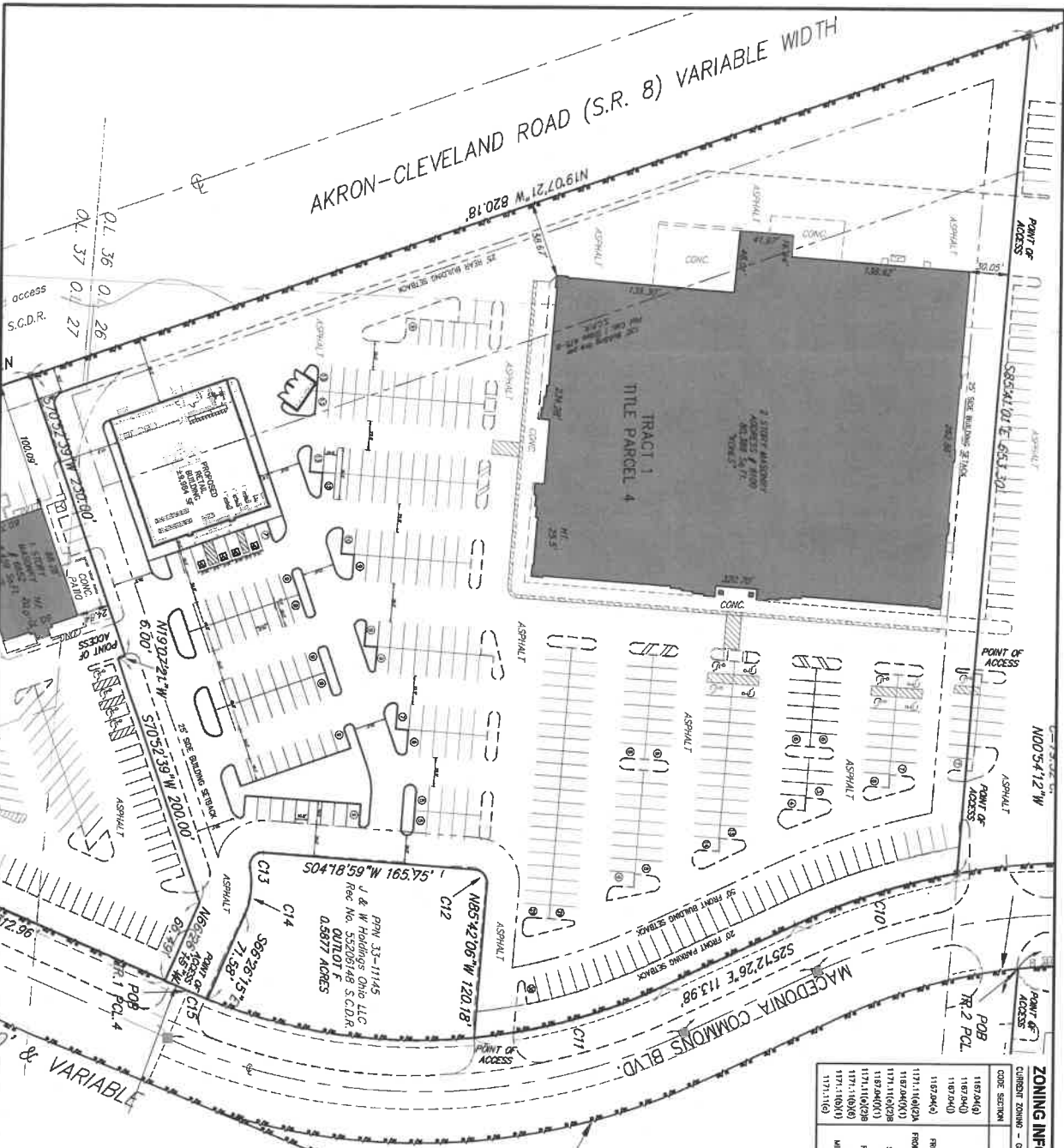
SHEET NO. 2 OF 2

**NEFF & ASSOCIATED**  
 4190 East Road Perry Heights, Ohio 41074  
 440-894-1101

DOTRS LIMITED LIABILITY COMPANY - MACEDONIA COMMONS  
**LOT SPLIT PLAT**  
 CITY OF MACEDONIA, COUNTY OF SUMMIT AND STATE OF OHIO







**ZONING INFORMATION**

CURRENT ZONING - GENERAL BUSINESS DISTRICT "B3"

CODE SECTION	SUBJECT	REQUIRED FOR EXISTING BUILDING	PROPOSED BLDG
1187.04(1)	MAX. Ht. OF BLDG	7 STORIES OR 90'	TBD
1187.04(2)	MIN. LOT SIZE	30,000 SF	4,150'
1187.04(3)	MIN. LOT WIDTH	150' FROM R/W (SEE FROM 10,165)	256.7'
1187.04(4)	FRONT YARD SETBACK - BLDG	20' FROM R/W	50'
1171.11(1)(2)(3)	SIDE SETBACK - BLDG	5'	60.3'
1171.11(1)(2)(3)	REAR SETBACK - PARKING	0:15 WHEN ADJ. TO RES.	0'
1171.11(1)(2)(3)	REAR SETBACK - BLDG	0:15 WHEN ADJ. TO RES.	56.7'
1171.11(1)(2)(3)	MIN. PARKING ISLE WIDTH	19' (1-WAY); 22' (2-WAY)	20.0'+**
1171.11(1)(2)	MINIMUM PARKING STALL SIZE	9'x18 (46-50'); 10'x20 (10')	19'x18 MIN.**
1171.11(1)(3)	MINIMUM # OF SPACES	SEE TABLE BELOW	SEE TABLE BELOW

**PARKING INFORMATION**

TOTAL REMOVED = 419 SPACES

TOTAL REMOVED = 419 SPACES

361 SPACES PROVIDED (13 ADA SPACES)

REV. NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
01/21/23	01/21/23	Revised to 03 per Owner		
01/25/19	01/25/19	Revised to multi-tenant per Owner		
01/25/19	01/25/19	Initial Planning Submitted		

**NEFF & ASSOCIATES**

1801 York Road, Parma Heights, Ohio 44130  
 Tel: 440.264.7501 Fax: 440.264.7524

SHEET NO. **C2**

MACEDONIA COMMONS OUTLOT - KOHLS

**OVERALL PROPOSED SITE PLAN**

CITY OF MACEDONIA, SUMMIT COUNTY, OHIO

