

CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
April 17, 2024

Time: 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. Pilato, Mr. Ferraro, Mr. Shellko, Mr. Ioffreda, Mr. Scott

ADMINISTRATIVE:

- Approval of Minutes
 - a. Case 696

NEW BUSINESS:

Case #697 – Detached garage in a side yard

Marlon Hathaway
9858 Firestone Lane
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for an area variance at 9858 Firestone Lane. The variance request is to section 1163.02(h)(1): detached accessory buildings shall be located in a rear yard and shall comply with the side and rear yard requirements. The applicant is requesting a variance to allow a detached garage in a side yard.

Case #698- Outdoor storage setback

Space Place of Macedonia
9165 S. Freeway Drive
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 9165 S. Freeway Drive. The variance request is to section 1169.04(f)(2): outdoor storage areas shall be set back from the front property line a minimum of 100 feet, except that the minimum setback shall be 300 feet when across the street from residentially zoned land. The applicant is requesting a 200 sq. ft. variance to have outdoor storage setback 100 feet from the property line.

Case #699- Gravel surface for outdoor storage

Space Place of Macedonia
9165 S. Freeway Drive
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 9165 S. Freeway Drive. The variance request is to section 1167.07(a)(3): areas devoted to outdoor display and storage shall be paved with asphalt or concrete and free of dust. The applicant is requesting a variance to allow gravel as a surface for outdoor storage.

Case #700- Setback for shed

Shannon Greer
8936 Shepard Road
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 8936 Shepard Road. The variance request is to section 1163.02(c)(2)... any building erected on such corner lot shall be set back no less than 40 feet from the side street right of way line of such corner lot nor less than ten feet from the rear line thereof. The applicant is requesting a variance of 15 feet to have a shed setback 25 feet from the side street right of way line.

If you approve of the above-mentioned use of said property, or, if such use is thought by you to be injurious to your premises or contrary to the public interest, please file a statement by letter or email stating your viewpoint to the Building Department no later than **two** business days before the meeting. You may also contact the Building Department at 330-468-8364. All public comments received to the City will be discussed during the conference call.

If you know of any affected property owners who may be interested, but who may not have read this notice, please inform them of this meeting.

If you are not interested in this matter, please disregard this notice.

-Macedonia Board of Zoning and Building Code Appeals



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: Area Variance to Allow a Detached Garage in a Side Yard
For Consideration by the Board on April 17, 2024
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: March 7, 2024

Applicant: Marlon Hathaway
Location: 9858 Firestone Lane
Zoning: R-1 Residence District

REQUEST I: Applicant is seeking an “*area variance*” to allow a detached garage in a side yard.

Standards: **Ordinance 1163.02(h)(1):**
Detached accessory buildings shall be located in a rear yard and shall comply with the side and rear yard requirements for buildings as specified in Section 1163.02(d) Side and Rear Yards.

Findings: The detached garage will be partially located in the side yard (see attached plans).

"Side yard" means the yard between the main building and the side lot line and extending from the front yard to the rear yard.

"Rear yard" means the yard across the full width of the lot between the rear line of the main building and the rear lot line. The depth of the rear yard is the mean distance between those two lines.

Board's Action: The Board is to consider the application for a variance as to Section 1163.02(h)(1) allowing a detached garage in a side yard.



Service



Commitment



Pride





RECEIVED

MAR 06 2024

CITY OF MACEDONIA
BUILDING DEPARTMENT

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: 9858 Fireston Lane, Macedonia Ohio 44056

Nature of Request: Variance on garage setback from rear most wall of house.

Applicant Name or Agent Therefore: Marlon Hathaway

Applicant Address: 9858 Firestone Lane, Macedonia Ohio 44056

Applicant Phone: _____ Applicant Email: _____

Property Owner Name: _____
(if different from applicant)

Property Owner Address: 9858 Firestone Lane, Macedonia Ohio 44056

Property Owner Phone: _____ Property Owner Email: _____

SIGNATURE OF APPELLANT.

(AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)

Marlon Hathaway Date: 03/06/2024
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.

★ Service ★ Commitment ★ Pride ★

March 6, 2024

City of Macedonia
Zoning Board of Appeals
9691 Valley View Rod
Macedonia, Ohio 44056

RE: New detached garage at 9858 Firestone Lane
Location on property in relation to home - Variance Request

Board Members:

I am a 25 year+ resident of Macedonia. My spouse is a life-long resident of Macedonia. Before the purchase of my current residence, we lived at 200 Ledge Road. We both graduated from Nordonia High School. All four of our children graduated Nordonia High School. I explain this to let you know I care about the community and the appearances of the neighborhoods and would not do anything to lower the appearance of the city.

When we purchased our current home, I was not a fan of the side entry garage. The entry made putting a car in the garage difficult because the doors are single car, the drive is narrow, and any car in the drive essentially made the garage inaccessible. We purchased with the thought that we could build a garage at the drive end, straight-on from the street. We had no knowledge of the requirement below and we like the tree line at the rear of the property. We would like to build that garage now.

I am requesting 15'-0" front setback variance for the construction of a detached garage at my home at 9858 Firestone Lane. This will allow the garage to be constructed 5'-0" to the rear of the south-east corner of the house (the south-east corner appears to be the rear of the house in front elevation) instead of the most rear wall of the house.

I've reviewed the "Detached Garage Requirements" found through the building department portal and am submitting a plan with this letter for review. I believe I am complying with all zoning the requirements with the exception in the document reading:

"Detached garages are ONLY permitted in the rear yard, which is behind the most rear wall of the house."

Due to the footprint of my home, being a deep house within the lot, to comply with this requirement would push the proposed garage into the mature trees at the rear of the property. I do not want to remove trees from the property. I'd like to position the new garage behind the rear most wall of the house, as seen from the front elevation (street view). From the street, the new garage would appear to be positioned behind the rearmost wall of the house, in the rear yard.

Positioning the new garage literally, behind the rear most wall of the house proposes the following hardships:

1. Removal of trees.
2. Covering more of the property green space with a drive to the garage.
3. Creating a longer walk into the home from the garage. (we plan to grow old in the house)

Please review the attached plans/elevations and consider a variance to the garage location. Again, we believe we are complying with the intent of the requirements. The new garage would still technically be in the rear yard. Finally, locating the garage in the position shown improves the overall look of the residence and provides balance to the lot at street level.

If you have any questions, please do not hesitate to call me

Respectfully submitted,

Marlon and Kathleen Hathaway, Macedonia Residents
9858 Firestone Lane
Macedonia Ohio, 44056

Attachment: Garage Drawings

DETACHED GARAGE ADDITION

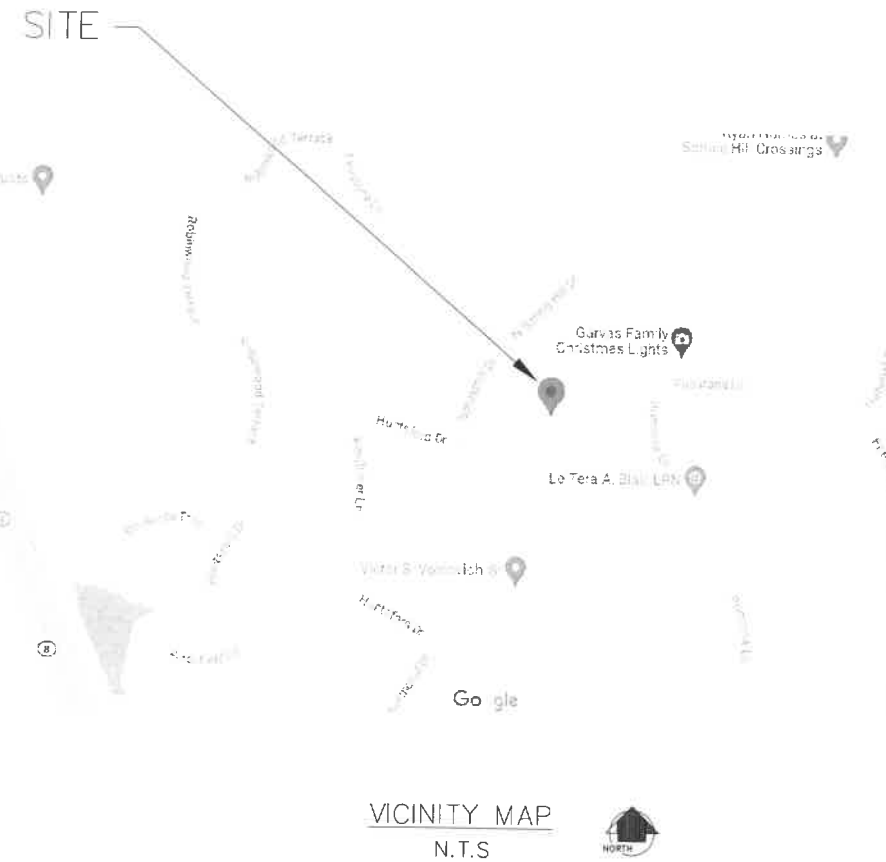
9858 FIRESTONE LANE, MACEDONIA OHIO 44056

INDEX OF DRAWINGS

SHEET TITLE	SHEET NO.
COVER SHEET	
PROPERTY PLAN	1
SITE PLAN AND ELEVATIONS	2
FRAMING PLAN	3
SECTIONS, ELEVATIONS AND DETAILS	4

BUILDING CODE DATA

JURISDICTION:	SUMMIT COUNTY/CITY OF MACEDONIA	
PERMANENT PARCEL NO.	3311121	
BUILDING:	NEW - DETACHED GARAGE, VEHICLE STORAGE (NON - SPRINKLERED)	
USE GROUP	CODE/REQUIREMENT	PROVIDED
BUILDING HEIGHT	R-1	R-1
BUILDING AREA (TABLE 506.2)	MAXIMUM 15'	15'
NUMBER OF EXITS/MAN DOOR	MAXIMUM 600SF	(20'X30')600 SF
	1	1
THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO		



DESIGN LOAD DATA

Section 1603.1.1 Floor Live Load
Slab on Grade (uniform load): 250 psf
Max Axle: 47,600 lb, 8.2 ft wheel base

Section 1603.1.2 Roof Live Load
Minimum Roof Live Load = 20p psf

Section 1603.1.3 Roof Snow Load
Ground Snow Load: $P_g = 20$ psf
Flat Roof Snow Load: $P_f = 20$ psf
Snow Exposure Factor: $C_e = 1.0$
Snow Load Importance Factor: $I = 1.0$
Thermal Factor: $C_t = 1.0$

Section 1603.1.4 Wind Design Data
Basic Wind Speed: 115 mph
Wind Importance Factor: 1.0
Wind Occupancy Category: II
Wind Exposure: B
Internal Pressure Coefficient: ± 0.18
Design Wind Pressures:
Walls (net): 10 psf typical, 13 psf end zone
Roof (uplift): -11 psf typical, -16 psf end zone
Components and Cladding:
Walls: +14 psf/-18 psf
Roof: +10 psf/-21 psf

Section 1603.1.5 Earthquake Design Data
Seismic Importance Factor: 1.0
Seismic Occupancy Category: II
Spectral Response Accelerations: $S_s=0.125$, $S_1=0.049$
Site Class: D
Spectral Response Coefficients: $S_{ps}=0.133$, $S_{p1}=0.078$
Seismic Design Category: B
Basic Seismic-Force-Resisting System:
Ordinary braced steel frame
Design Base Shear (service level, addition only): 3,000 lb
Seismic Response Coefficient: $C_s=0.04$
Response Modification Factor: $R=3$
Analysis Procedure Used: Equivalent Lateral Force
Design work is based on 1500 psf soil bearing pressure.

GENERAL NOTES

- TO BE CONSTRUCTED UNDER SUMMIT COUNTY BUILDING DEPARTMENT. MATERIALS AND CONSTRUCTION OF THIS PROJECT SHALL MEET LOCAL CODES, OHIO BUILDING CODE, MECHANICAL CODE AND ELECTRICAL CODE.
- PERMITS SHALL BE OBTAINED FOR ALL CONSTRUCTION WORK PRIOR TO CONSTRUCTION, FROM GOVERNING DEPARTMENTS AFTER DRAWING "APPROVALS", ARE RECEIVED BY THE OWNER OR DESIGN/BUILDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED TYPE AND NUMBER OF INSPECTIONS AND SHALL NOTIFY OFFICIALS WELL IN ADVANCE OF ALL SUCH INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ALL SAFETY PRECAUTIONS USED ON THE SITE.
- THESE PLANS ARE FOR GENERAL INFORMATION ONLY. ALL CONTRACTORS SHALL FIELD CHECK, VERIFY AND APPROVE ALL DIMENSIONS, LOCATIONS AND CONDITIONS, ETC. IN THEIR SCOPE OF WORK.
- DO NOT SCALE DRAWINGS.
- ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOT SPECIFIED, BUT WHICH IS NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER.
- ALL CONTRACTORS SHALL FOLLOW THE MATERIAL OR EQUIPMENTS RECOMMENDED SPECIFICATIONS, UNLESS NOTED OTHERWISE. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER.
- THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL THE REQUIRED FIRE EXTINGUISHERS AS DIRECTED BY THE STATE FIRE MARSHAL. CONTRACTOR SHALL FURNISH FIRE EXT. DURING CONSTRUCTION.
- THE OWNER'S REPRESENTATIVES SHALL REVIEW AND APPROVE ALL FINISH MATERIALS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL ETC. PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE PROOF OF HIS LIABILITY INSURANCE TO THE OWNER PRIOR TO COMMENCEMENT OF THE WORK.

March 2024



PROPERTY MARKER LOCATED APPROX. HERE

PROPERTY MARKER LOCATED APPROX. HERE



PLAN NOTES	
1.	PROPERTY LINE SHOWN ON COUNTY OF SUMMIT GIS ARE INACCURATE. SEE DRAWING 2/4 FOR PROPERTY LINE OBTAINED THROUGH PROPERTY MARKER LOCATIONS.
2.	ELECTRICAL SERVICE TO GARAGE ARE UNDERGROUND FROM EXISTING RESIDENCE SERVICE PANEL.
3.	CATCH BASIN SOUTH OF EXISTING DRIVE IS PROPOSED.

CODED NOTES	
1.	PROPOSED 20' X 30' DETACHED GARAGE (600 sq.ft.).
2.	EXISTING HATHAWAY RESIDENCE.
3.	PROPOSED CATCH BASIN.
4.	EXISTING SUNDECK.
5.	4" PVC CORRUGATED DRAIN TO NORTH OF EXISTING DECK.

PARCEL INFORMATION	
(A)	MARLON C HATHAWAY 9858 FIRESTONE LN. PARCEL # 331121
(B)	GREGORY A KLUCHUROSKY 9870 FIRESTONE LN. PARCEL # 331120
(C)	TOMISLAV CHDRICK 9850 FIRESTONE LN. PARCEL # 331122

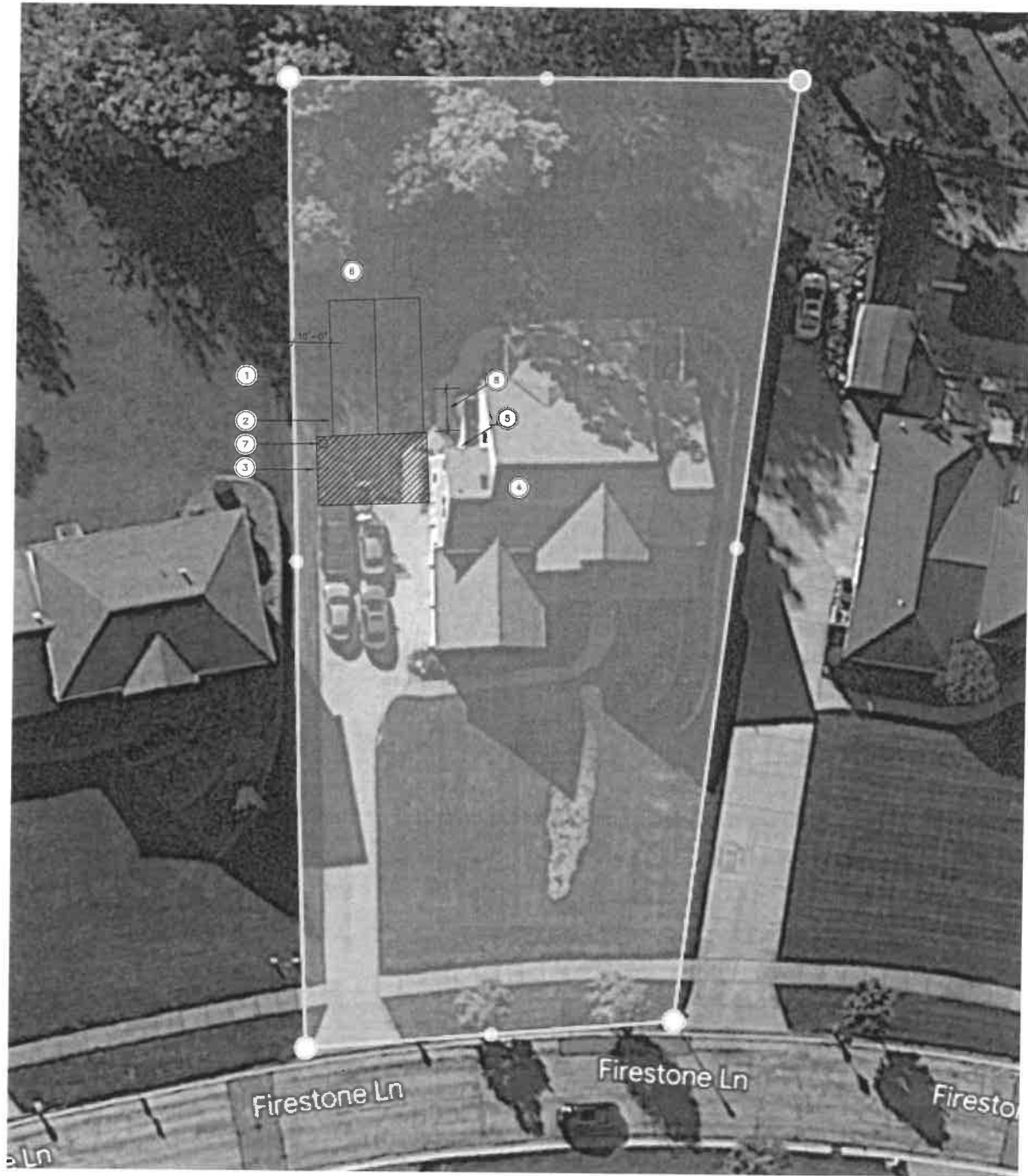
OWNER INFORMATION	
OWNER:	MARLON AND KATHLEEN HATHAWAY
	9858 FIRESTONE LN. MACEDONIA, OHIO 44056

PARCEL INFORMATION	
ADDRESS:	9858 FIRESTONE LN. MACEDONIA, OHIO 44056
PARCEL NO.	3311121
ZONE:	R-1
LOT SIZE:	.4993 ACRE

PROPERTY PLAN

**ADDITION TO HATHAWAY RESIDENCE
9858 FIRESTONE LN, MACEDONIA OHIO**

DATE: 3/6/2024
DWN: MCH
CK'D: MCH
COMM:



SITE PLAN
N.T.S.



PROPOSED GARAGE ELEVATION
N.T.S.



EXISTING HOME
N.T.S.

PLAN NOTES

1. PROPERTY LINE SHOWN ON COUNTY OF SUMMIT GIS ARE INACCURATE. PROPERTY MARKER AT FIRESTONE LANE HAS BEEN APPROXIMATED BASED ON REAR MARKER AND FOLLOWING EXISTING DRIVEWAY.
2. ELECTRICAL SERVICE TO GARAGE ARE UNDERGROUND FROM EXISTING RESIDENCE SERVICE PANEL.
3. CATCH BASIN SOUTH OF EXISTING DRIVE IS PROPOSED.

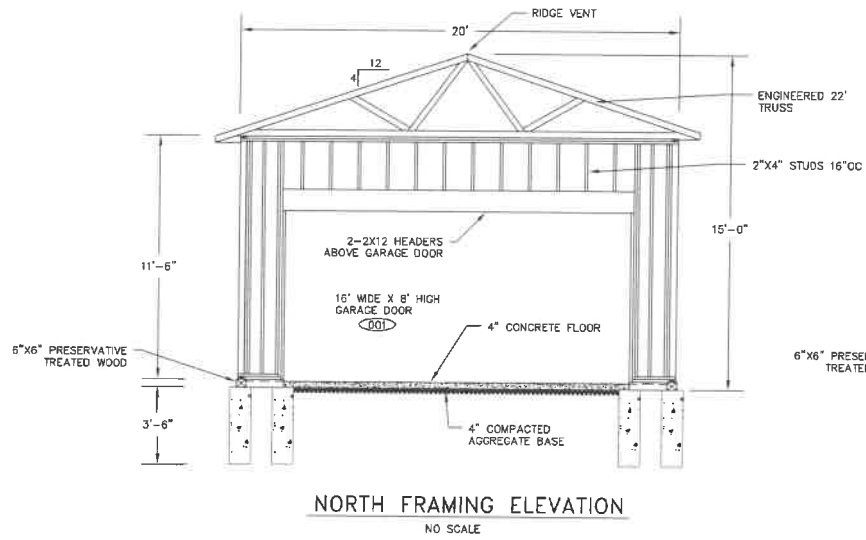
CODED NOTES

1. PROPERTY LINE.
2. PROPOSED 20' X 30' DETACHED GARAGE (600 sq.ft.).
3. DRIVEWAY EXTENSION.
4. EXISTING HATHAWAY RESIDENCE.
5. REAR OF HOUSE AS SEEN FROM STREET.
6. TREE LINE ROOT SYSTEM TO BE AVOIDED.
7. PROPOSED CATCH BASIN.
8. 15' SETBACK VARIANCE REQUESTED.

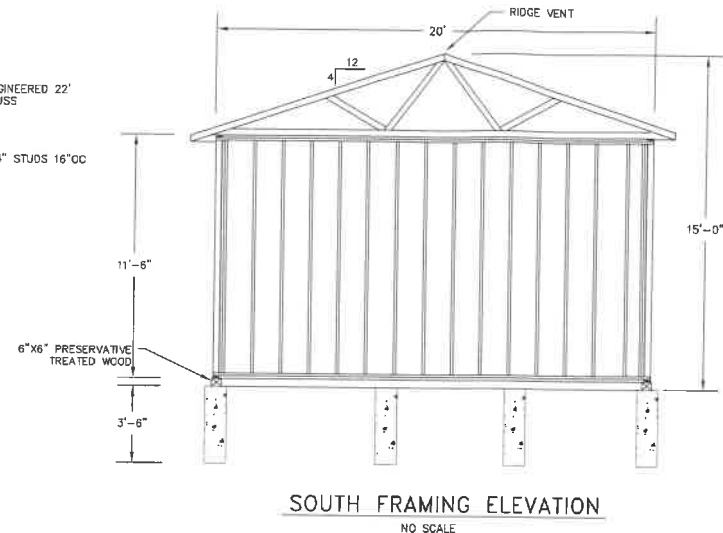
DATE: 3/6/2024
DWN: MCH
CK'D: MCH
COMM:

SECTIONS, ELEVATIONS AND DETAILS

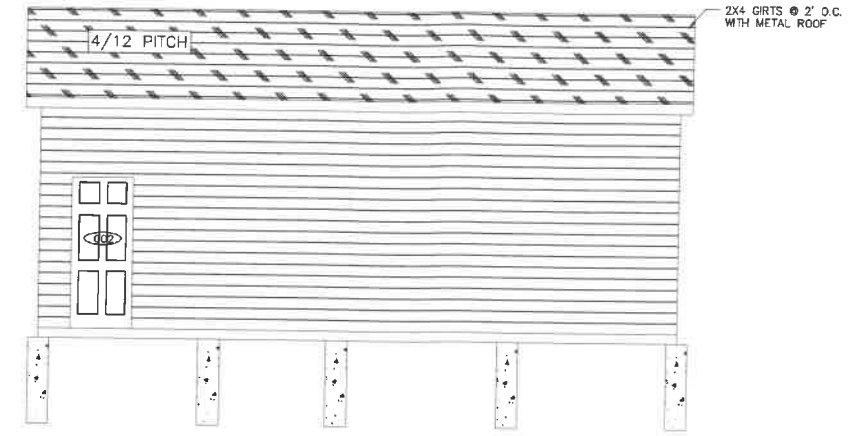
**ADDITION TO HATHAWAY RESIDENCE
9858 FIRESTONE LN, MACEDONIA OHIO**



NORTH FRAMING ELEVATION
NO SCALE

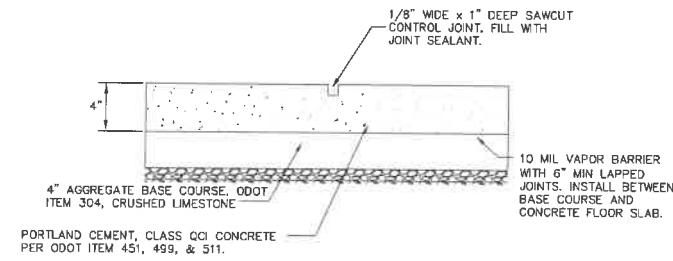


SOUTH FRAMING ELEVATION
NO SCALE



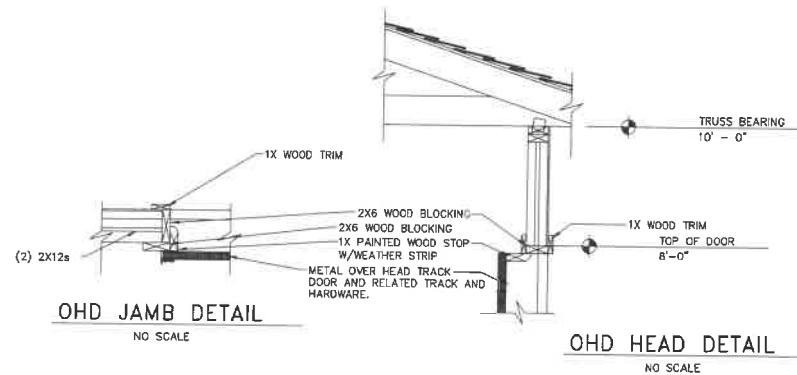
WEST FINISH ELEVATION
NO SCALE

* EAST SIDE IS A MIRROR IMAGE OF THIS WEST SIDE VIEW EXCEPT NO DOOR.



PORTLAND CEMENT, CLASS CCI CONCRETE PER ODOT ITEM 451, 459, & 511.
NOTES:
1. PROVIDE SMOOTH STEEL TROWELED FINISH.
2. USE EDGING TOOL AT PERIMETER.

CONCRETE PAD DETAIL
N.T.S.



OHD JAMB DETAIL
NO SCALE

OHD HEAD DETAIL
NO SCALE

DOOR SCHEDULE:																					
DOOR NO.	DOOR SIZE	DOOR TYPE	FRAME TYPE	LATCH DEVICES					ACCESSORIES				REMARKS								
				INSUL	NON	P	PR	PP	LK	S	PD	DB		HRDR	WST	FST	CL	WS	TH	SP	LP
001	16'-0" x 7'-0" OVERHEAD	METAL		O																	
002	30" WIDE	METAL		O																	

NOTES:
1. DOOR HARDWARE SHAPE TO ALLOW EASY OPERATION W/O TIGHT GRASPING, PINCHING OR TWISTING.
2. ALL NEW DOOR HARDWARE TO COMPLY WITH OBC.
3. DOOR THRESHOLD HEIGHTS NOT TO EXCEED 1/2" (1/4" VERT.).
4. ALL HARDWARE FINISHES TO BE BRUSHED ALUMINUM.
5. EXTERIOR HOLLOW METAL FRAMES TO BE WELDED, 14 GA., PAINTED.
HARDWARE:

DATE: 3/6/2024
DWN: MCH
CK'D: MCH
COMM:



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 Outdoor Storage Setback and a Gravel Outdoor Storage Surface
For Consideration by the Board on April 17, 2024
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: March 18, 2024

Applicant: Joseph Krash
Location: 9165 South Freeway Drive
Zoning: G-I General Industrial District

REQUEST I: Applicant is seeking an “*area variance*” allowing outdoor storage to be setback 100 feet from the front property line when across the street from residentially zoned land.

Standards: **1169.04 G-I General Industrial District**
(f) Building and Storage Setback Requirements.
(2) Outdoor storage areas shall be set back from the front property line a minimum of 100 feet, except that the minimum setback shall be 300 feet when across the street from residentially zoned land.

Findings: See attached memorandum from the City Planner dated November 10, 2023, and GIS aerial view showing approximate distance between property lines, across I271.

Board’s Action: The Board is to consider the application for a variance as to Section 1169.04(f)(2), allowing outdoor storage to be setback 100 feet from the front property line when across the street from residentially zoned land, when a minimum setback of 300 feet is required.

REQUEST II: Applicant is seeking an “*area variance*” allowing a gravel outdoor storage surface.

Standards: **1167.07 Outdoor Storage Regulations**
(a) General Requirements
(3) Surfacing. Areas devoted to outdoor display and storage shall be paved with asphalt or concrete and free of dust.

Findings: The outdoor storage site is currently gravel. See attached memorandum from the City Planner dated November 10, 2023.

Board’s Action: The Board is to consider the application for a variance as to Section 1167.07(a)(3), allowing a gravel outdoor storage surface when asphalt or concrete is required.



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: 9165 South Freeway Drive, Macedonia OH 44056

Nature of Request: Variance to allow 22 outside parking spaces for vehicles

Applicant Name or Agent Therefore: Space Place of Macedonia LLC /Kathy Krug -Agent

Applicant Address: 8945 South Freeway Drive, Macedonia OH 44056

Applicant Phone: (330) 468-1404 Applicant Email: spaceplacemacedonia@yahoo.com

Property Owner Name: _____
 (if different from applicant)

Property Owner Address: _____

Property Owner Phone: (330) 206-4544 Property Owner Email: josephkrash@hotmail.com

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

Kathy Krug - Agent Date: March 14, 2024
 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.

Request For Variance

First Request

Ord. 1169.04 (f) (2)

2) Outdoor storage areas shall be set back from the front property line a minimum of 100 feet, except that the minimum setback shall be 300 feet when across the street from residentially zoned land.

(Ord. 58-1991. Passed 6-27-91.)

We believe that a variance is not necessary as the ordinance speaks to a 300 ft setback when across the street from residentially zoned land. In this case, we are not across the street from said zone- we are across the street from the I-271 Freeway and there is a huge sound barrier wall also present. However, as the Planning and Zoning Committee feels more comfortable with a variance, we would request a variance to allow outdoor storage of vehicles without requiring a minimum setback of 300 feet and allow for a 100-foot setback.

Second Request. Ord.1167.07(a)(1)(D)(3)

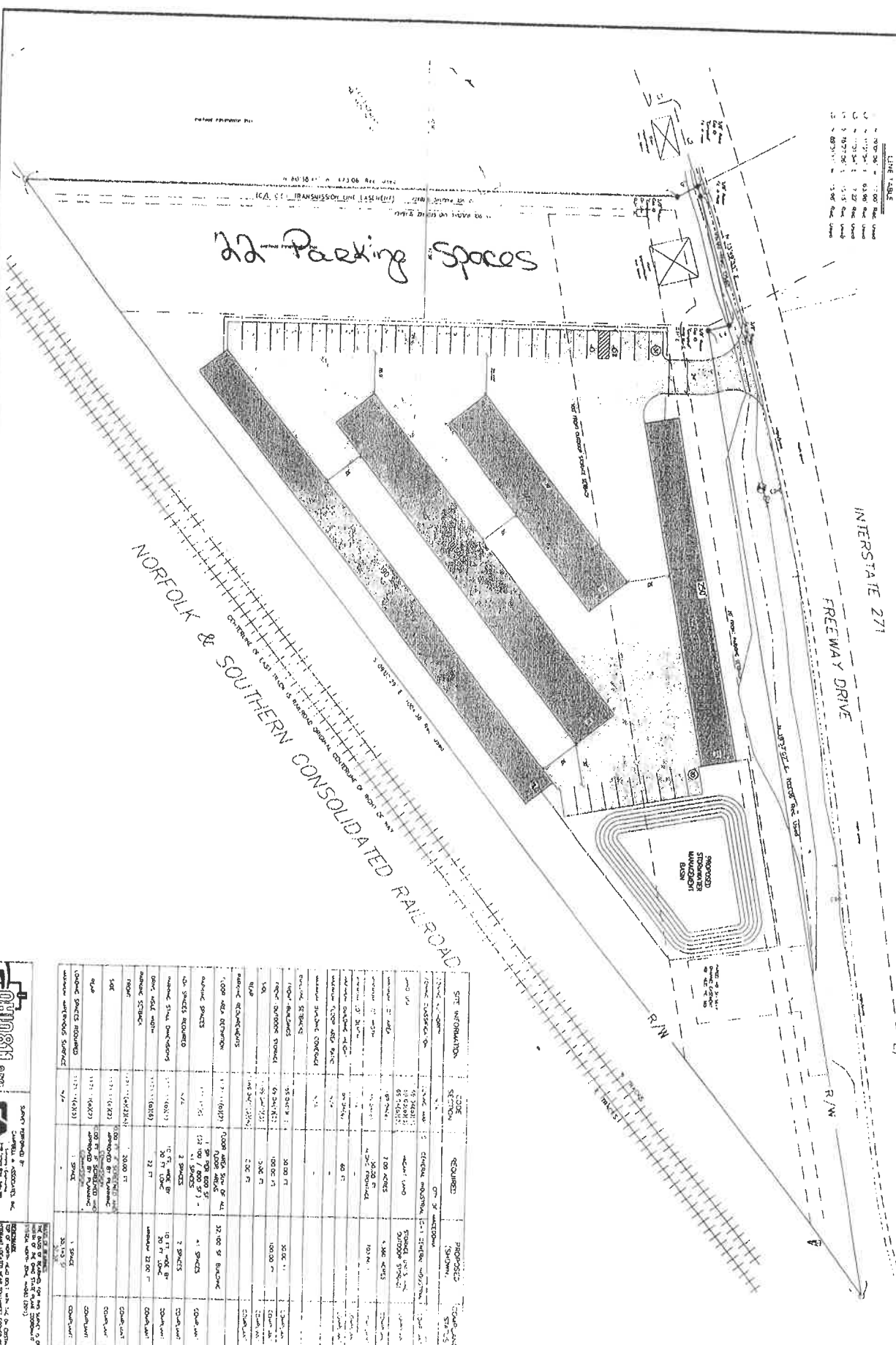
"Areas devoted to outdoor display and storage shall be paved with asphalt or concrete and free of dust."

Currently, the entire area is graveled, and such covering contains the area to be free of dust. The area is significantly set away and is bordered by a rail line, I-271, and Power Grid structures, and as such, we request to have a variance allowing us to keep the current gravel base in place and not pave the area with asphalt or concrete.

9165 South Freeway Drive, Macedonia, OH 44056

LINE TABLE

1	100' TO 200'	1:50
2	200' TO 400'	1:25
3	400' TO 600'	1:15
4	600' TO 800'	1:10
5	800' TO 1000'	1:7 1/2



ITEM NO.	DESCRIPTION	REQUIREMENTS	PROPOSED	COMMENTS
1	Site Information	1.000	1.000	
2	Site Access	1.000	1.000	
3	Site Easements	1.000	1.000	
4	Site Utilities	1.000	1.000	
5	Site Grading	1.000	1.000	
6	Site Drainage	1.000	1.000	
7	Site Lighting	1.000	1.000	
8	Site Security	1.000	1.000	
9	Site Safety	1.000	1.000	
10	Site Aesthetics	1.000	1.000	
11	Site Noise	1.000	1.000	
12	Site Air Quality	1.000	1.000	
13	Site Water Quality	1.000	1.000	
14	Site Wetlands	1.000	1.000	
15	Site Cultural Resources	1.000	1.000	
16	Site Historical Resources	1.000	1.000	
17	Site Archaeology	1.000	1.000	
18	Site Paleontology	1.000	1.000	
19	Site Seismicity	1.000	1.000	
20	Site Geology	1.000	1.000	
21	Site Soils	1.000	1.000	
22	Site Wetlands	1.000	1.000	
23	Site Wetlands	1.000	1.000	
24	Site Wetlands	1.000	1.000	
25	Site Wetlands	1.000	1.000	
26	Site Wetlands	1.000	1.000	
27	Site Wetlands	1.000	1.000	
28	Site Wetlands	1.000	1.000	
29	Site Wetlands	1.000	1.000	
30	Site Wetlands	1.000	1.000	

OTIUM
Site Preparation
Cleveland & Associates, Inc.
10000 Eastman Avenue, Suite 100
Cleveland, Ohio 44130
Tel: (216) 431-1000
Fax: (216) 431-1001
www.otium.com

Wohlwend
20200109
SIT PLAN
C-2

KRASH MACEDONIA
FREEMWAY (RAMP)
CITY OF MACEDONIA, SUMMIT COUNTY OHIO

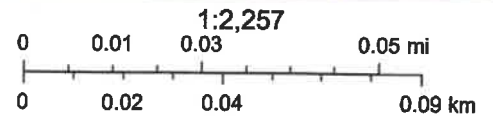
Seal of the City of Macedonia, Summit County, Ohio. The seal features a central figure surrounded by the text 'CITY OF MACEDONIA' and 'SUMMIT COUNTY, OHIO'.

Parcel Viewer Web Map by County of Summit



3/18/2024, 3:08:24 PM

- Parcels
- Jurisdictions



Chris Hall

From: Joseph Krash <josephkrash@hotmail.com>
Sent: Monday, March 18, 2024 2:17 PM
To: Chris Hall
Cc: Bob Rodic; Rachael Gambatese; Michael A. Simms
Subject: Re: Board of Zoning Appeals Variance Questions

- A - special conditions on this lot are the triangle shape, and the fact that it is bordered by a rail-line on the backside, and 271 on the frontside
- B - there is no use for this portion of the property without a variance
- C - the variance is minimal and should have no impact on neighboring properties
- D - There would be no change to the character of the neighborhood or detriment to neighbors - in practice, we will be doing exactly what our neighbors do now
- E - There would be no impact to government services of water/sewer/trash
- F - I personally do not believe that a variance is required, as "across the street" is 271 and not a residential district, so no, I was not aware the zoning restricted for this
- G - Currently, the proposed parking area is already gravel, and that is due to the current owner putting gravel there
- H - No method besides a variance (or the choice to not enforce regulations) will work
- I - I believe the spirit and intent of the zoning requirement will still be observed and upheld by granting a variance
- J - There are no special privileges given to this property if the variance is granted as most other properties on this street currently do store items outside less than 300' from the property border
- K - I believe a literal interpretation of the provisions of this Code would allow us to have outdoor storage within 100' feet of the property line and would therefore not require a variance

From: Chris Hall <chall@macedonia.oh.us>
Sent: Monday, March 18, 2024 1:48 PM
To: Joseph Krash <josephkrash@hotmail.com>
Cc: Bob Rodic <brodic@macedonia.oh.us>; Rachael Gambatese <RGambatese@macedonia.oh.us>
Subject: Board of Zoning Appeals Variance Questions

Good afternoon, Joe,

Factors A thru K listed below are considered and weighted by the Board to determine practical difficulty in granting a variance as stated in Ordinance Section 1135.13(d)(1) below.

Please provide a statement for each of the factors listed below at your earliest convenience for Board of Zoning review.

1135.13 VARIANCES - AREA

The Board shall review each application for a variance to determine if it complies with the purpose and intent of this Zoning Code and evidence demonstrates that the literal enforcement of this Zoning Code will result in practical difficulty.

(1) **Area Variance. The following factors shall be considered and weighed by the Board to determine practical difficulty:**

- A. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity; narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions.

- B. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- C. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
- D. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- E. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;
- F. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- G. Whether special conditions or circumstances exist as a result of actions of the owner;
- H. Whether the property owner's predicament feasibly can be achieved through some method other than a variance;
- I. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance;
- J. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district; and
- K. Whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

Please call or email if you have any questions. Thank you.

Sincerely,

Chris



Chris Hall

Zoning Inspector

Residential Building Inspector

Phone: 330.468.8367

Fax: 330.468.8396

IMPORTANT NOTICE: This e-mail message is intended to be received only by persons entitled to receive the confidential information it may contain. E-mail messages to clients of The City of Macedonia may contain information that is confidential and legally privileged. Please do not read, copy, forward, or store this message unless you are an intended recipient of it. If you have received this message in error, please forward it to the sender and delete it completely from your computer system.

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

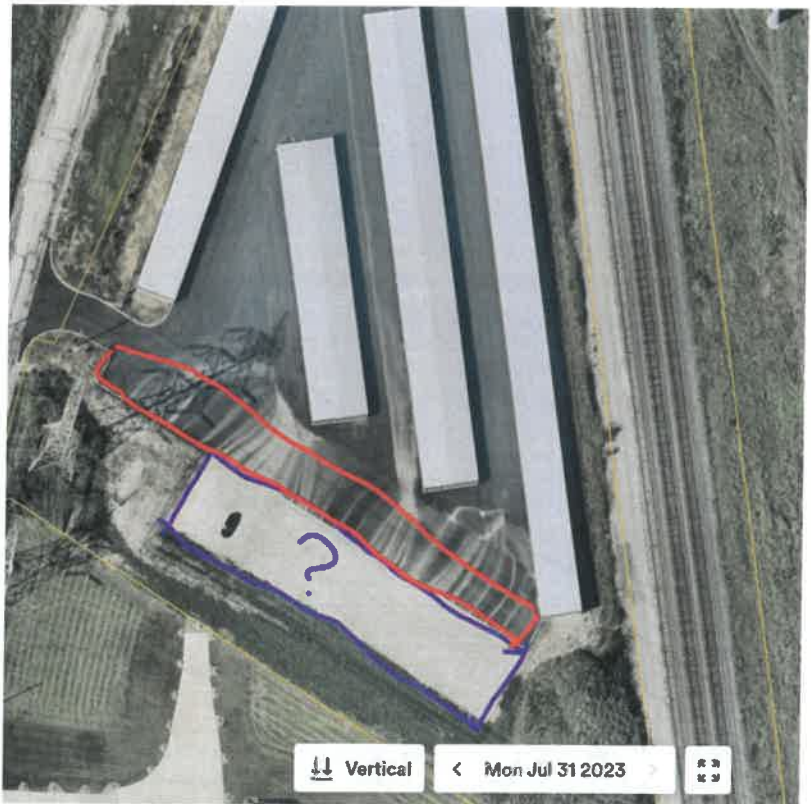
SUBJECT: Space Place Mini Storage Buildings – Revised Conditional Zoning Certificate

DATE: November 10, 2023

I have reviewed applications dated October 19, 2023, and October 31, 2023 from Space Place in connection with this request and offer the Planning Commission the following comments for their consideration:

History/Request

The applicant received approval in 2021 and constructed four mini storage buildings on the property located on the east side of Freeway Drive, immediately south of Ledge Road. The property is zoned General Industrial. During the early discussions with the Planning Commission, I noted in my reports that Space Place has another site at 8945 South Freeway Drive and that location maintains non-compliant outdoor storage. Those discussions led to the applicant stating that the new location will not contain outdoor storage and in fact a stipulation was placed on the conditional zoning certificate approval to that effect. Interestingly, despite the applicant's confession of no outdoor storage during the permitting/planning approval process, the site construction depicts a much different story (see image to the right).



The purple area is currently proposed for outdoor storage and is located behind (and only accessible through) the required off-street parking shown in the red outline. The purple area shown on the July 31st aerial was not depicted on the final development plan approved by the Planning Commission but was constructed despite this area being shown as greenspace on the approved plans.

The applicant is now requesting to amend their previously approved conditional zoning certificate to remove the outdoor storage stipulation and begin these operations at the subject location.

Analysis

- 1) Based on the aerial image shown above, it is evident that the property owner intended to have outdoor storage operations at this site all along despite the admission to the contrary during the planning process. This is troublesome to say the least. Most concerning is the fact the other Space Place location to the south of the subject site contains non-compliant outdoor storage (see image to the right), so I don't believe the City can trust that compliance will occur at the subject site. Regardless, the current proposal does not comply with the required setbacks and the location can't be accessed without going through the required off-street parking.



- 2) Section 1169.04 (f) (2) requires a 300-foot setback for outdoor storage when across the street from residentially zoned land. In this instance, the subject site is across the street from residentially zoned property in the Spruce Hill development. As such, the area proposed for outdoor storage is almost fully located within the required setback. To accomplish this proposal, a variance from the Board of Zoning Appeals (BZA) is necessary.
- 3) The proposed location appears to be located wholly within the electric transmission line easement. Written documentation from the utility provider that this use is acceptable must be provided to the City prior to approval.
- 4) The area shown inside the purpose rectangle is constructed with some type of hard surface and was not depicted on the approved final development plan. Given this, the additional hard surface is likely not included in the calculations for the approved stormwater management pond. This should be confirmed by the City Engineer and addressed accordingly.

- 5) If the application proceeds to the BZA for a variance, the Planning Commission still requires approval of the site design and layout. Moreover, outdoor storage must be screened in accordance with Section 1169.04 (h) of the Code and details of the screening must be included on a revised site plan in compliance with Section 1137.05 of the Code.

Conclusion

The proposal lacks the necessary documentation as required by the Code. Moreover, the area depicted for outdoor storage does not comply with the required front yard setback and appears to be in the electric transmission line easement. I have raised many issues/questions that must be addressed by the applicant before this request proceeds through approval processes. As such, this proposal must be tabled until all the items are satisfactorily addressed.

If you have any questions or need additional information, please feel free to contact me.

**MACEDONIA PLANNING COMMISSION
FEBRUARY 12, 2024
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:18 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Cox, and Ms. Meske

City Planner: Mr. Frantz

City Fire Inspector: Mr. Smith

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Rodic

APPROVAL OF THE JANUARY 8, 2024 PLANNING COMMISSION MEETING MINUTES.

Mr. Roberts motioned to approve, Mr. Cox seconded, and all were in favor.

PROPOSED CONDITIONAL ZONING CERTIFICATE TO PERMIT OUTDOOR STORAGE IN A G-1 GENERAL INDUSTRIAL DISTRICT FOR SPACE PLACE LOCATED AT 9165 S. FREEWAY DR.

Mr. Krash, Mr. Wohlwend and Mr. Simms were present. Mr. Wohlwend gave an overview of the project. Mr. Frantz made his comments. Mr. Simms submitted a copy of the easement and it was discussed that it doesn't prohibit vehicles. The applicant proposed to add a provision to the storage lease which gives automatic authority to pick up and remove any car necessary and has contracted with a towing company to pick up any car within a 2-hour time frame. Mr. Frantz questioned if they had a letter from the utility company stating the site plan was reviewed and acceptable. Mr. Krash stated he had reached out to the utility company and has had no response. There was much discussion of the setback of the property to the residential area. Mr. Cox didn't agree with the 300 ft. distance setback to the residential area and doesn't think it's accurate. Mr. Krash stated that it was 270 feet from the corner of the property. Mr. Frantz read 1169.04 (f) 2 of the code definition, and 1133.02 22. Mr. Frantz stated the Planning Commission amended the Planning & Zoning code so that the BZA could provide an interpretation of the code, and the applicant could appeal the decision of the Planning Commission, seek interpretation of the language of the code, or get a direct variance for setback. Mr. Wallenhorst questioned the previously approved Conditional Zoning Certificate that stated "no outdoor storage" Mr. Frantz commented, the code allows for outdoor storage and it could be amended and pointed out the applicant originally said they wouldn't have outdoor storage. It wasn't designed on the site plan, it clearly didn't show outdoor storage, and it appeared during the construction process when it was created for outdoor storage, and it was the intention with it being set aside with gravel and it was actually being used as storage. Mr. Krash stated that he would like the gravel to remain, but if a hard surface was required, he would have no issues, Mr. Westbrooks stated that a hard surface is required. Mr. Gigliotti stated it was disappointing that the area of green space was covered with gravel for outdoor storage, records indicate no wetlands and the detention pond is appropriately designed, and to submit plans for the hard surface. The landscape screening was discussed. Mr. Westbrooks motioned at the applicants request to amend the approval of the original Conditional Zoning Certificate to remove the prohibition of outdoor storage. Mr. Roberts seconded and all were in favor. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate subject to; documentation from the easement holder that specifically allows as suggested by the City Planner or approved by the City Law Director, approval from BZA for the set back from the residential area, variance for gravel surface or asphalt-concrete provided, subject to administrative review of the site plan including screening, 1169.04 (f) 2,



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 Side Yard Shed Setback
For Consideration by the Board on April 17, 2024
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: March 25, 2024

Applicant: Shannon Greer
Location: 8936 Shepard Road
Zoning: R-1 Residence District

Request I: Applicant is seeking an “*area variance*” allowing a shed to be located twenty-five feet from the side street right-of-way line when a minimum of forty feet is required.

Standards: **1163.02 R-1 Residence District**
(c) Setback Lines
(2) In the case of a corner lot, any building erected on such corner lot shall be set back no less than forty feet from the side street right-of-way line of such corner lot nor less than ten feet from the rear line thereof.
(Ord. 87-1988. Passed 10-27-88.)

Findings: An existing shed is located approximately twenty-five feet from the side street right-of-way line (see GIS Aerial View). The house was built in 1973, prior to the construction of Phase 2 of Pebble Creek Park Estates (see attached plat approved by the City of Macedonia Planning Commission on November 13, 1989), and Judge Cambell’s final order regarding the sidewalk installation along Deepwood Drive in June 1992.

Board’s Action: The Board is to consider the application for a variance as to Section 1163.02(c)(2), allowing a shed to be setback twenty-five feet from the side street right-of-way line, a variance of fifteen feet.



City of Macedonia
The Crossroads of Northeast Ohio
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MAR 22 2024

CITY OF MACEDONIA
BUILDING DEPARTMENT

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: 8936 Shepard Road Macedonia, OH. 44056

Nature of Request: Replace existing rotting shed with installation of new shed

Applicant Name or Agent Therefore: Shannon Greer

Applicant Address: 8936 Shepard Road Macedonia, OH. 44056

Applicant Phone: _____ Applicant Email: _____

Property Owner Name: Shannon and Chenett Greer
(if different from applicant)

Property Owner Address: 8936 Shepard Rd. Macedonia, OH. 44056

Property Owner Phone: _____ Property Owner Email: _____

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

By my signature, I attest to the accuracy of all statement on this form Date: 3/22/2024

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.

Shannon and Chenett Greer

March 22, 2024

8936 Shepard Road

Macedonia, Ohio 44056

Dear Zoning Board of Appeals Members,

Shannon and Chenett Greer are the owners of the property located at 8936 Shepard Road. Our 10x12 shed is rotting, and we would like to replace it with a new 10X20 shed. Upon contacting the Macedonia building department to obtain a permit, we were informed of the requirements for a corner lot shed to be located a minimum of 40 feet from the side street right-of-way and a minimum of 10 feet from the rear property line. The existing shed is approximately 25ft from the right-of-way and ~~25~~¹⁶ ft from the rear property line and was in place when we purchased our home in 2016.

Our house was built in the 1970's, prior to the following requirements:
1163.02 R-1 RESIDENCE DISTRICT.

(c) Setback Lines.

- (1) The minimum setback line for any building or structure erected upon a lot shall be 100 feet from the center line of the road or street.
- (2) In the case of a corner lot, any building erected on such corner lot shall be set back no less than forty feet from the side street right-of-way line of such corner lot nor less than ten feet from the rear line thereof.

Our house also existed prior to the side street or road. The road was built with the Pebble Creek Park Estates construction in 1991/1992, resulting in our shed going from legal confirming to legal non-confirming. We are therefore requesting approval to proceed with replacing the shed.

9025 Deepwood Drive is the address of the property located in the rear. The existing shed is approximately 16 ft away from the rear property line. The new shed would be situated in the same location as the old shed and be approximately 10 ft away from the rear property line.

Sincerely,

Shannon Greer

Area Variance.

The following factors shall be considered and weighed by the Board to determine practical difficulty:

a. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity; narrowness, shallowness, or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures, or conditions.

Non-confirming conditions, the road was built later with the Pebble Creek Park Estates construction in 1991/1992, resulting in our shed going from legal confirming to legal non-confirming.

b. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance. **The installation of the new shed will yield a reasonable return.**

c. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures. **Yes**

d. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance. **No**

e. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup. **No**

f. Whether the property owner purchased the property with knowledge of the zoning restrictions. **No**

Area Variance.

g. Whether special conditions or circumstances exist as a result of the actions of the owner. **No**

h. Whether the property owner's predicament feasibly can be achieved through some method other than a variance. **No**

i. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance. **Yes**

j. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district. **No**

k. Whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code. **Yes**

Parcel Viewer Web Map by County of Summit



3/21/2024, 11:20:12 AM

Parcels

Jurisdictions

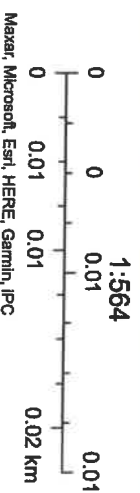
Parcel Viewer Web Map by County of Summit



3/22/2024, 2:03:36 PM

Parcels

Jurisdictions



PEARLE CREEK PARK PHASE 2-A

BEING A SUBDIVISION OF PART OF ORIGINAL MORGUEFIELD TOWNSHIP LOT NO. 5, NOW LOCATED IN THE CITY OF MACEDONIA, COUNTY OF SUMMIT, STATE OF OHIO

PLAT CABINET F
SLIDE NUMBER 223

ACCEPTANCE & DEDICATION

THE UNDERSIGNED, LAMVINO CONSTRUCTION CO., INC. HAS HEREBY RECEIVED THE OWNER OF THE WITHIN PLATTED LAND, HEREBY CERTIFYING THAT THE PLAT REPRESENTS EXACTLY THE SUBDIVISION, SHOWING THE LOCATION OF STREETS, PLAY AREAS, DRIVEWAYS, SIDEWALKS, DRIVEWAYS, ETC., A RESERVATION OF RIGHTS, NO. 25 THROUGH 31, NO. 77 THROUGH 81, AND NO. 102 INCLUSIVE AND HEREBY ACCEPTS THIS PLAY OF SAID AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF STREETS SHOWN HEREON (IN SHOWS) AND NOT HERETOFORE DEDICATED AS HERETOFORE DRIVE (60'), SIDEWALK DRIVE (50'), SIDEWALK DRIVE (60'), SIDEWALK DRIVE (60'), AND SIDEWALK DRIVE (60').

LAMVINO CONSTRUCTION COMPANY, INC.
14100 W. 14th St., Cleveland, Ohio 44115

FRED LABRELLA, President
Walter H. ...

STATE OF OHIO
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND ABOVE MENTIONED LAMVINO CONSTRUCTION COMPANY, DISTRICT OF THE STATE OF OHIO, THE UNDERSIGNED, THE PRESIDENTS AND MANAGERS OF THE SAID COMPANY, HAVE PERSONALLY APPEARED AND ACKNOWLEDGED THAT THEY ARE THE SOLE AND LEGAL OWNERS OF SAID LAND AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED AND VOLUNTARY ACT SET BY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 1922.

MORTGAGE RELEASE

IT IS HEREBY CERTIFIED THAT THE MORTGAGE ON THE ABOVE DESCRIBED LAND, BEING THE MORTGAGE OF THE PART OF THE MORTGAGE, AS DESCRIBED IN VOLUME _____ PAGE _____ OF THE COUNTY RECORDS, HAS BEEN FULLY PAID AND THE SAID MORTGAGE IS HEREBY RELEASED AND THE SAID LAND IS HEREBY RESTORED TO THE STATUS OF UNMORTGAGED LAND.

IN WITNESS WHEREOF, I, the Notary Public, have hereunto set my hand and official seal at _____, Ohio, this _____ day of _____, 1922.

STATE OF OHIO
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE UNDERSIGNED, _____, HAS PERSONALLY APPEARED AND ACKNOWLEDGED THAT HE IS THE OWNER OF THE ABOVE NAMED REAL ESTATE, SHOWING THAT HE IS THE SOLE AND LEGAL OWNER OF SAID LAND AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED AND VOLUNTARY ACT SET BY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 1922.

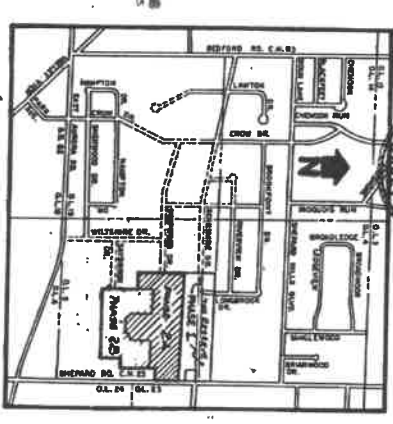
RECEIVED & RECORDED
MAY 17 1922
COUNTY OF SUMMIT



DEBEVEC, SAUD & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS

ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THERE OF. SURVEY REFERENCE MONUMENTS WERE FOUND AS SHOWN, AND NEW PINS WILL BE SET AT ALL LOT CORNERS, ALL OF WHICH CERTIFY TO BE CORRECT.

REGISTERED SURVEYOR NO. 15754



COVENANTS AND RESTRICTIONS

1. NO INDUSTRIAL, WASTES, FUEL, OIL, ETC., WILL ENTER THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED WITHIN THESE LINES.
2. BUILDING SETBACK LINES SHALL BE 100 FT. FROM THE FRONT AND SIDE LINES EXCEPT ON CORNER LOTS WHERE THE SETBACK LINE SHALL BE 40 FT. FROM EACH SIDE OF THE CORNER.
3. EASEMENTS ARE PROVIDED FOR CONSTRUCTION AND ACCESS FOR PUBLIC UTILITIES, GAS, ELECTRIC, AND TELEPHONE.
4. A NON-EXCLUSIVE 10 FT. EASEMENT ALONG ALL FRONT AND BACK LOT LINES, AND A NON-EXCLUSIVE 5 FT. EASEMENT ALONG ALL SIDE LOT LINES SHALL EXIST FOR THE INSTALLATION OF UTILITY LINES AND FOR THE INSTALLATION OF UTILITY LINES AND FOR THE INSTALLATION OF UTILITY LINES AND FOR THE INSTALLATION OF UTILITY LINES.

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MACEDONIA, OHIO, THIS _____ DAY OF _____, 1922.

Secretary
SECRETARY

Chairman
CHAIRMAN

THE APPROVAL ENDORSED HEREON IS FOR RECORD PURPOSES ONLY AND DOES NOT CONSTITUTE ACCEPTANCE AND DEDICATION OF ANY STREET.

APPROVED BY THE CITY ENGINEER OF THE CITY OF MACEDONIA, OHIO, THIS _____ DAY OF _____, 1922.

City Engineer
CITY ENGINEER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 1922.

RECORDED IN PLAY BOOK _____ PAGE _____

RECORDED THIS _____ DAY OF _____, 1922.

COUNTY RECORDER

AREA IN LOTS
AREA IN STREETS
TOTAL AREA

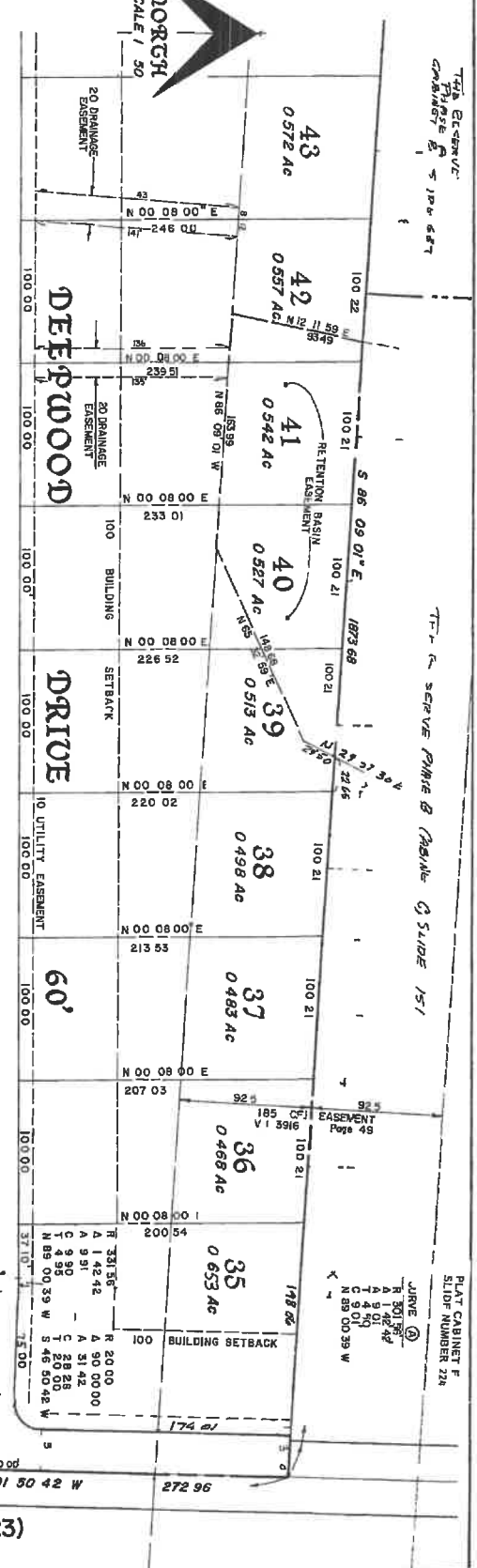
17,863 A.
3,516 A.
21,379 A.



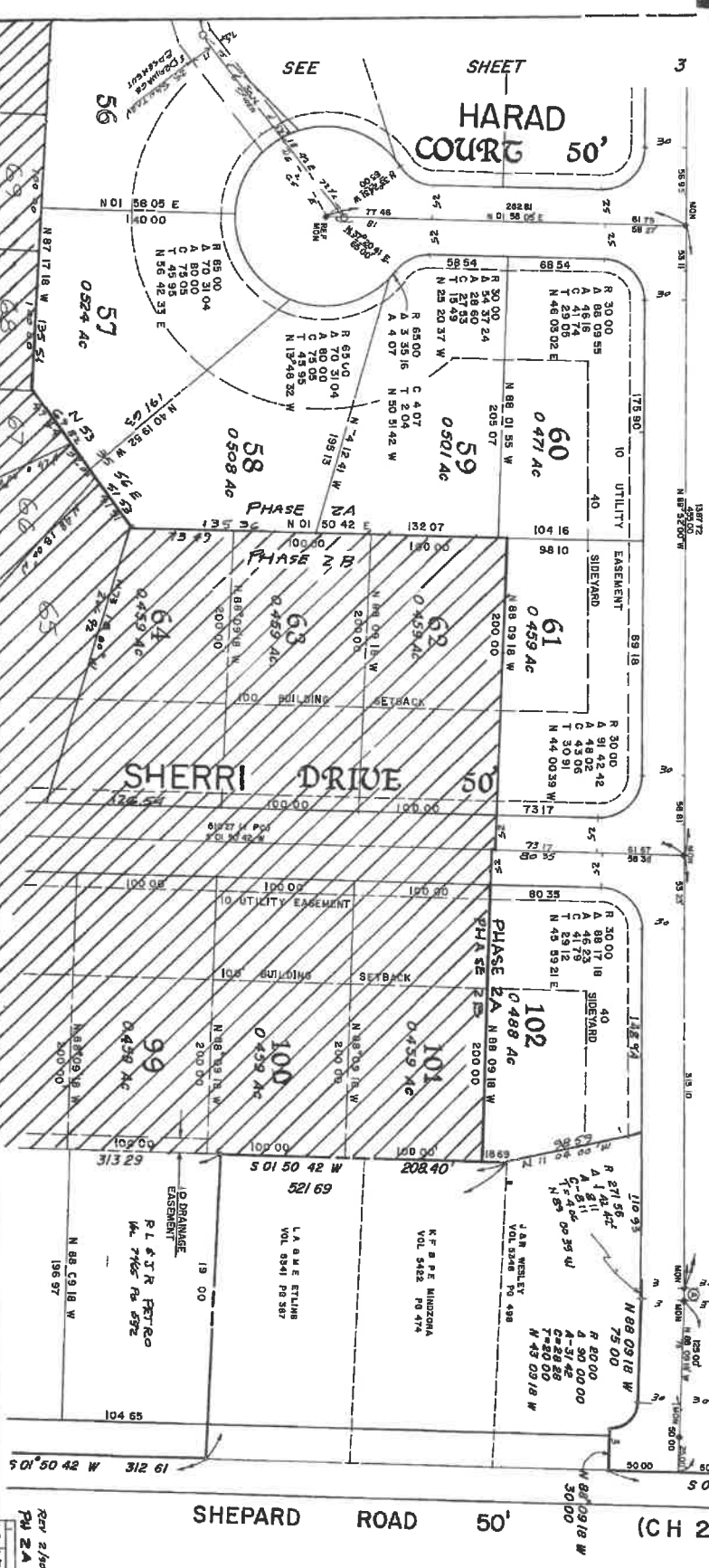
THIS SERVICE
PHASE B & C 100' 50"

THIS SERVICE PHASE B & PHASE C SLIDE 151

PLAY CABINET F
SLIDE NUMBER 224
JARVE
R 301.00
A 142.42
T 44.50
C 80.00
N 89.00 39 W



HARAD COURT 50'



SHEET 2 OF 5

Rev 2/10
Pg 24



Summary

Pay Taxes On-Line

Pay Tax Bill by Phone

Voter Approved Levy

Tax Estimator

Tax Distribution

Tax Summary

Tax Detail

Taxes Due

Tax History

Payment History

Pretax Payments

Special Assessment

Values

Value History

Sales

Sketch

Land

Residential

Commercial

Outbuildings

Permits

Map - Parcel Viewer

Reappraisal Dashboard

Address Compare

Board of Revision

Documents - Recorded

Documents - Other

All Notes

PARID: 3303847
GREER SHANNON L

ROUTE: NF0002401021000
8936 SHEPARD RD

Record Navigator

1 of 1

Return to Search Results
Asmt Year: 2023 ▼

BASIC INFORMATION

Alternate ID: NF0002401021000
 Site Address: 8936 SHEPARD RD., MACEDONIA 44056-
 Description 1: LOT 5 W OF SHEPARD RD
 Description 2:
 Description 3:
 Taxing District: 33 - MACEDONIA CITY-NORDONIA HILLS CSD
 Inter-County: 00590
 # of Cards: 1
 Lister No., Date: 881, 01-JAN-20
 Vacant/Abandon: O
 Special Flag:
 Land Use Code: 510 - R - SINGLE FAMILY DWELLING, PLATTED LOT
 Class: R - RESIDENTIAL
 Neighborhood: 30500006 -

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

- Attribute Export (CSV)
- Res Review Doc-Photo

Go

OWNER(S)

Owner 1: GREER SHANNON L
 Owner 2:

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption: NO
 2006 Reduction Amount:
 Owner Occupancy Credit: YES
 Rental Registration Date (M/D/Y):
 Rental Registration Exemption Date (M/D/Y):

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	F - Front Foot	15,120	.3471	48,080.00

RESIDENTIAL

Tax Year: 2023
 Card: 1
 Stories: 1
 Exterior Wall: 6 - ALUMINUM/VINYL
 Style: 34 - RANCH
 Square Feet: 1,540
 GFLA: 1540
 Year Built: 1973
 Effective Year:
 Year Remodeled:
 Complete %:
 Physical Condition: -
 Grade: 110
 CDU: AV - AVERAGE
 Total Rooms: 7
 Bedrooms: 3
 Family Rooms: 1
 Attic: 1 - NO
 Basement: 1 - FULL
 Recreation Room Sq Ft:
 Finished Basement:

DIANA ZALEGA

JUN 22 2 16 PM '92

SUMMIT
CLERK

IN THE COURT OF COMMON PLEAS
COUNTY OF SUMMIT

JOSEPH WESLEY, et al.

Plaintiffs

-vs-

CITY OF MACEDONIA

Defendant

CASE NO. CV 92 05 1838

JUDGE CAMPBELL

FINDING AND ORDER
FINAL AND APPEALABLE

- - -

This matter comes before the court pursuant to a hearing on the Complaint for Preliminary Injunction filed by the plaintiffs. Having heard the arguments of counsel for the respective parties, it is the opinion and order of this court that this matter be resolved as follows:

1. Defendant, City of Macedonia (the "City"), shall require Lakeland Construction Co. (the "Construction Company") to install the proposed sidewalk along Deepwood Drive adjacent to the Plaintiffs' residence at 8935 Shepard Road, Macedonia, Ohio, in the area and in the dimensions as depicted on the attached Exhibit "A" which exhibit is incorporated herein by reference.

2. The City shall cause the Construction Company to install the concrete drive apron in the dimensions as depicted on the attached Exhibit "A".

3. The City shall require the Construction Company to remove that portion of the old driveway that formerly provided

RECEIVED
JUN 23 1992

direct access to Shepard Road, as depicted on the attached Exhibit "A", and replace such portion with a minimum of three inches (3") of new topsoil leveled to grade, seeded and strawed.

4. The City shall require the Construction Company to remove that portion of existing asphalt remaining in the right-of-way after installation of the sidewalk, as depicted in Exhibit "A", and replace such portion(s) removed with a minimum of three inches (3") of new topsoil leveled to grade, seeded and strawed.

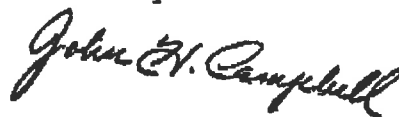
5. The City shall require the Construction Company to add compressed blacktop to the remaining driveway area adjacent to the plaintiffs' residence to achieve an elevation equal to the elevation of the new sidewalk, insuring sufficient slope to permit rain water runoff from the garage to the street; fill all cracks and voids in the existing driveway with bituminous material and finish all new and existing blacktop with an approved blacktop sealer.

6. All work to be performed pursuant to this Order shall be performed in a first rate professional manner and shall be completed within thirty (30) days from the date of entry from this Order.

7. Each party is to bear their respective costs and attorneys fees.

There is no just cause for delay.

It is so ordered.

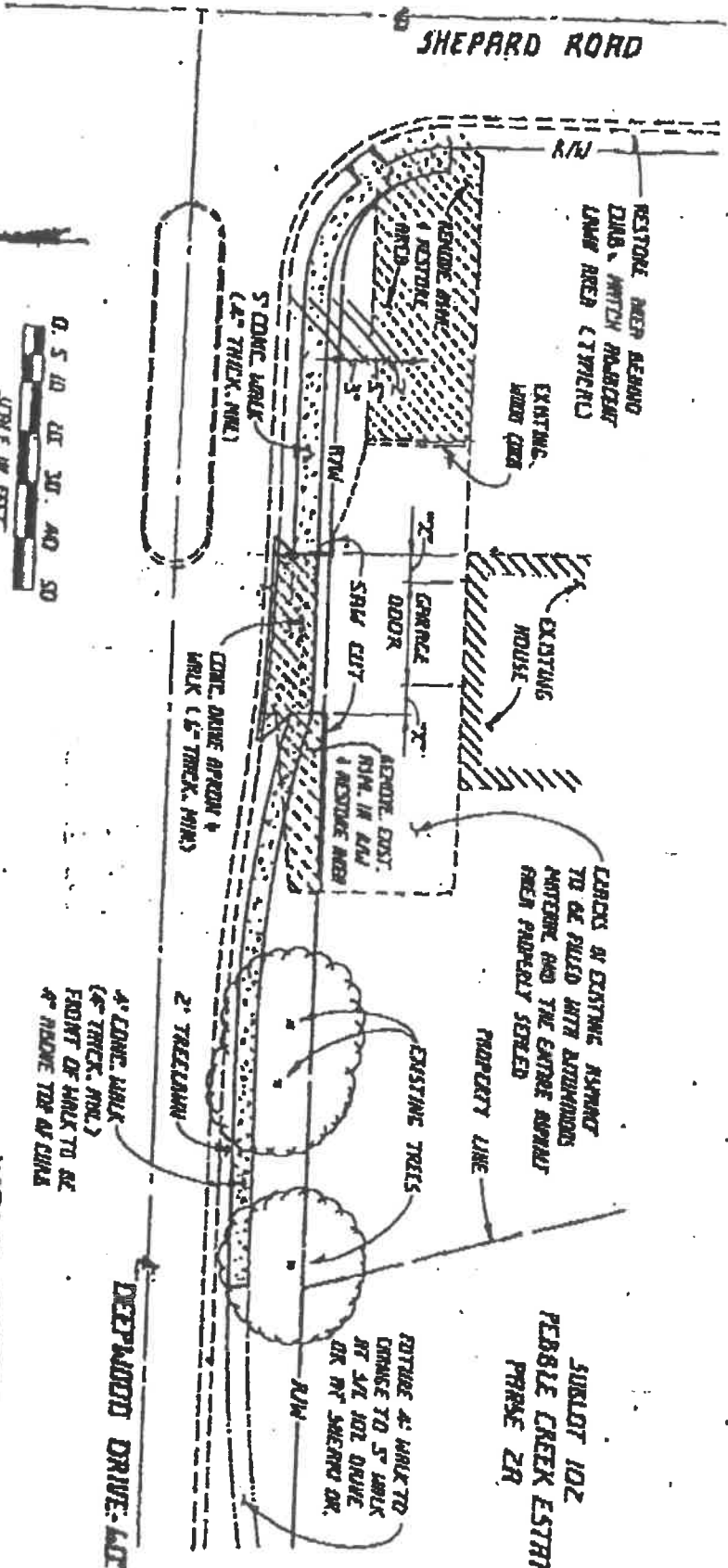


JUDGE JOHN H. CAMPBELL

cc: Attorney Patrick J. McIntyre
Attorney Thomas M. Hanculak



0.5 IN. = 10.00 FEET
MAY 27, 1992



SOUTHWEST CORNER OF SHEPARD ROAD
AND DEEPWOOD DRIVE,
MERCER, OHIO

WALK DEPARTION

DEEPWOOD DRIVE - LIT.

SUBJECT LOT
PEBBLE CREEK ESTATES
PHASE 2A

EXHIBIT "R"