

**CITY OF MACEDONIA  
BOARD OF ZONING AND BUILDING CODE APPEALS  
MEETING AGENDA  
September 18, 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 704

**NEW BUSINESS:**

**Case #705 –** Dustin Basch  
On behalf of Don Basch Jewelers  
8226 Fairlane Drive  
Macedonia, OH 44056

*The Board of Zoning and Building Code Appeals will hear a request for an area variance for Don Basch Jewelers at 8226 Fairlane Drive. The variance request is to section 1179.03(f)(2): the maximum permitted area for identification signs is two square feet for each lineal foot of building frontage, and 1179.07(f)(2) regarding large building setbacks. The applicant is requesting a variance of 31 square feet to have an additional sign on the north tower wall.*

**Case #706 –** Chris Coblentz  
Valley Reserve Development  
Macedonia, OH 44056

*The Board of Zoning and Building Code Appeals will hear a request for an area variance for Valley Reserve Development. The variance request is to section 1163.02(a)(5) regarding planned unit developments. The applicant is requesting a variance to have 59 lots instead of the allowable 58.*

**Case #707 –** Kevin E. Brown, Attorney  
On behalf of Parvinder Dhaliwal, Property Owner  
9260 Valley View Road  
Macedonia, OH 44056

*The Board of Zoning and Building Code Appeals will hear a request for an appeal for the address 9260 Valley View Road. The appeal is in regard to the Zoning Inspector's interpretation of 1169.03(b)(c)&(d) that truck parking is not a permitted use in a L-I Limited Industrial District.*

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 meeting.

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

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### INTEROFFICE MEMO

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**To:** Zoning Board of Appeals  
**From:** Chris Hall  
**Subject:** Variance Request for Additional Signage at Don Basch Jewelers  
For Consideration by the Board on September 18, 2024  
**Cc:** Mayor Molnar, Nino Monaco, Rachael Gambatese  
**Date:** August 21, 2024

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**Applicant:** Dustin Basch, Don Basch Jewelers  
**Location:** 8226 Fairlane Drive  
**Zoning:** B-O Business Office District  
**Request:** Applicant is requesting an “*area variances*” related to additional signage.

**Standards:** **Ordinance 1179.03(f)(2):**  
The maximum permitted area for identification signs is two square feet for each lineal foot of building frontage.

**Ordinance 1179.07(f)(2):**  
Large building setbacks. The maximum allowable area for identification signs may be increased by one-half (½) square foot of sign area for each foot of building frontage when the principal building is more than 200 feet from the principal street on which the building is located.

**Findings:** The total sign area permitted is 228.19 square feet (see attached City Planner Memo). The area used for the current signs is 200.6 square feet (39.96 square feet - monument sign; 160.64 square feet - three wall signs). Remaining available area for signage is 27.59 square feet.

The new sign proposed for the north wall is 58.12 square feet, which requires a variance of 31 square feet.

**Board’s Action:** The Board is to consider the application for a variance as to Section 1179.03(f)(2) and 1179.07(f)(2) allowing an additional 31 square feet of sign area for an additional identification sign on the north tower wall.



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

**RECEIVED**

AUG 21 2024

CITY OF MACEDONIA

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: 8226 Fairlane Dr. Macedonia Oh 44056

Nature of Request: Matching sign on north tower wall an additional 31 sqft.

Applicant Name or Agent Therefore: Dustin Basch Don Basch Jewelers

Applicant Address: 8226 Fairlane Dr. Macedonia Oh 44056

Applicant Phone: (330) 467-2116 Applicant Email: dustin@mydbj.com

Property Owner Name: Don's Den Holding Don Basch  
 (if different from applicant)

Property Owner Address: 8226 Fairlane Dr. Macedonia Oh 44056

Property Owner Phone: (330) 467-2116 Property Owner Email: don@mydbj.com

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

[Signature] Date: 8-21-24  
 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.



**Zoning Board of Appeals**

We (Don Basch Jewelers) are requesting a variance of 31sqft of signage to have a matching sign on our building that faces north. We currently have enough signage to have our name cabinet, however, not enough to include the log like the other signs and we think it would be more presentable with all sides matching in size and shape. We are requesting this due to the hardship of visibility because of the unique shape of the lot and the building code needed to develop the property with the least amount of impact to adjoining properties. This practical difficulty was brought to our attention from the public, as we are "hard to find." This is the minimum amount of variance needed to grant this reasonable request. It will also have no substantial impact on the adjoining properties due to the height, foliage, and the general facing direction of the sign. Please see included picture of where the sign would face (this would be the actual placement) to capture those heading south on Rt.8 at 50+MPH knowing they need to turn left at the light. Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Dustin Basch', with a long horizontal flourish extending to the right.

**Dustin Basch**

**Don Basch Jewelers**

RECEIVED

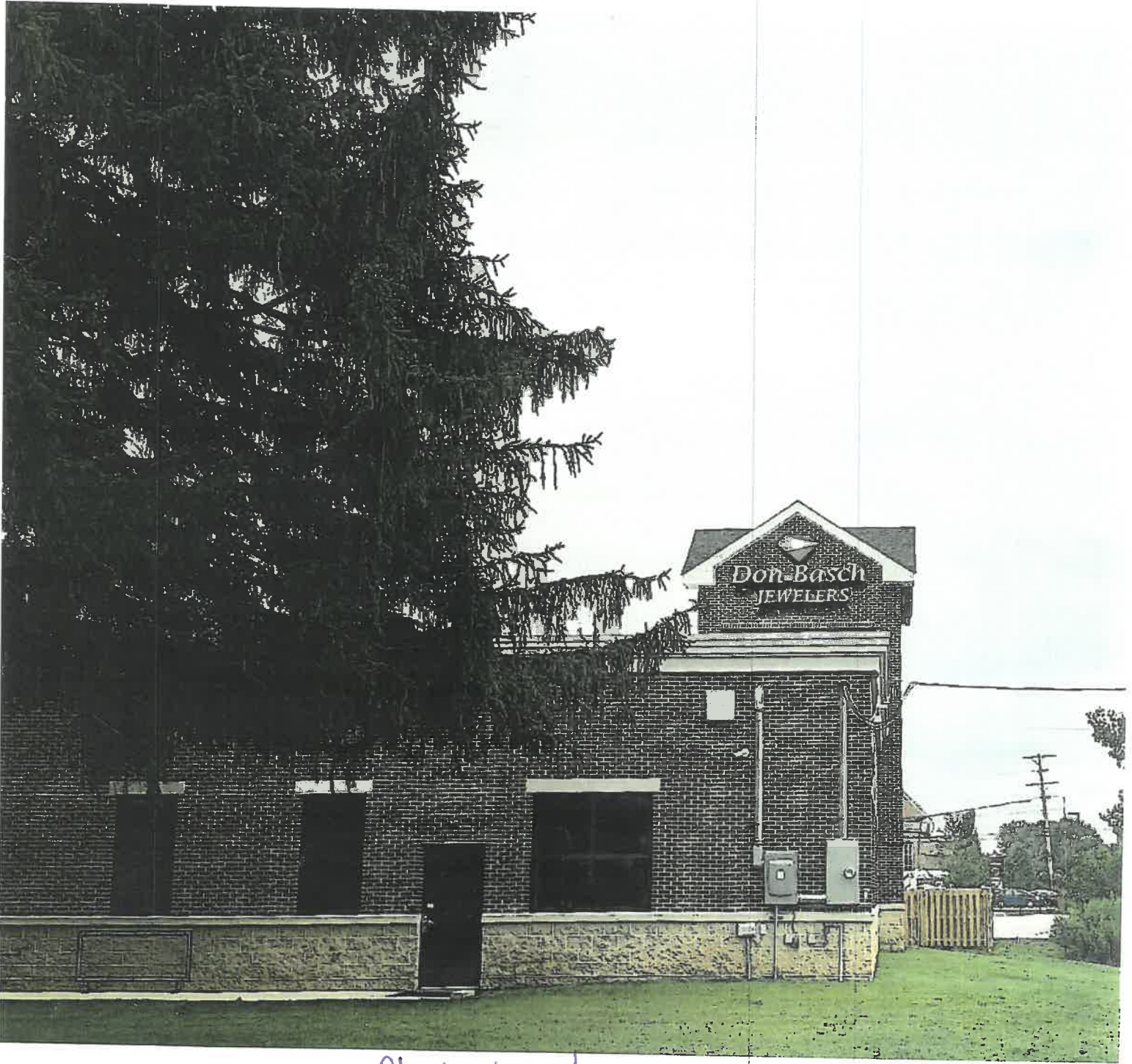
AUG 21 2024

NIA  
MENT



Actual height and placement of sign



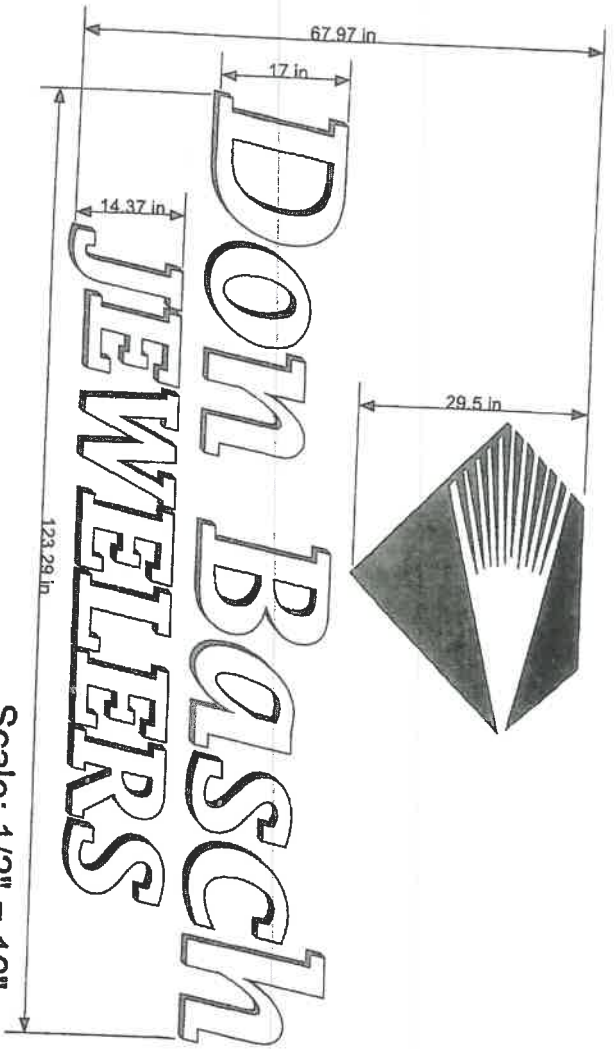


Photoshoped Image



S Farm Rd. View



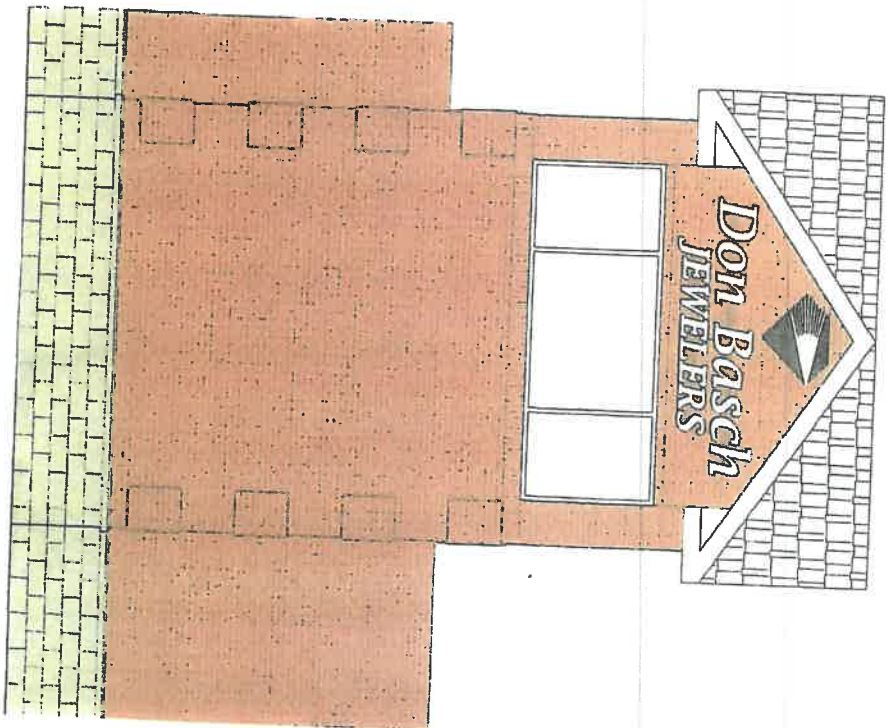


Scale: 1/2" = 12"

**A**

Front-Lit Acrylic-Face Channel Letters w/LED's  
For Production / For Presentation

**QUANTITY:** Two (2)  
**Overall Height:** 67.97"  
**Overall Length:** 123.29"  
**Total Sq.Ft.:** 58.12 Sq. Ft.  
**Returns:** Black  
**Trincap:** COLOR - Black  
**Faces:** COLOR - White Acrylic #7328 with Black Vinyl  
**Illumination:** White LED's  
**Raceways:** Paint to Match Brick



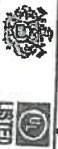
© COPYRIGHT 2015, BY MEDINA SIGNS - ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF MEDINA SIGNS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM MEDINA SIGNS

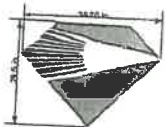
**Client Name:**  
Don Basch Jewelers  
**Location:**  
500 East Aurora Road  
Macedonia, OH

**Start Date:**  
**Last Revision:**  
Job #7961  
Drawing #1  
Page:

**Note:** Connect to Existing Electric Service  
at Site of Installation.

**Sales Rep:**  
Carl May  
**Designer:**  
Carl May

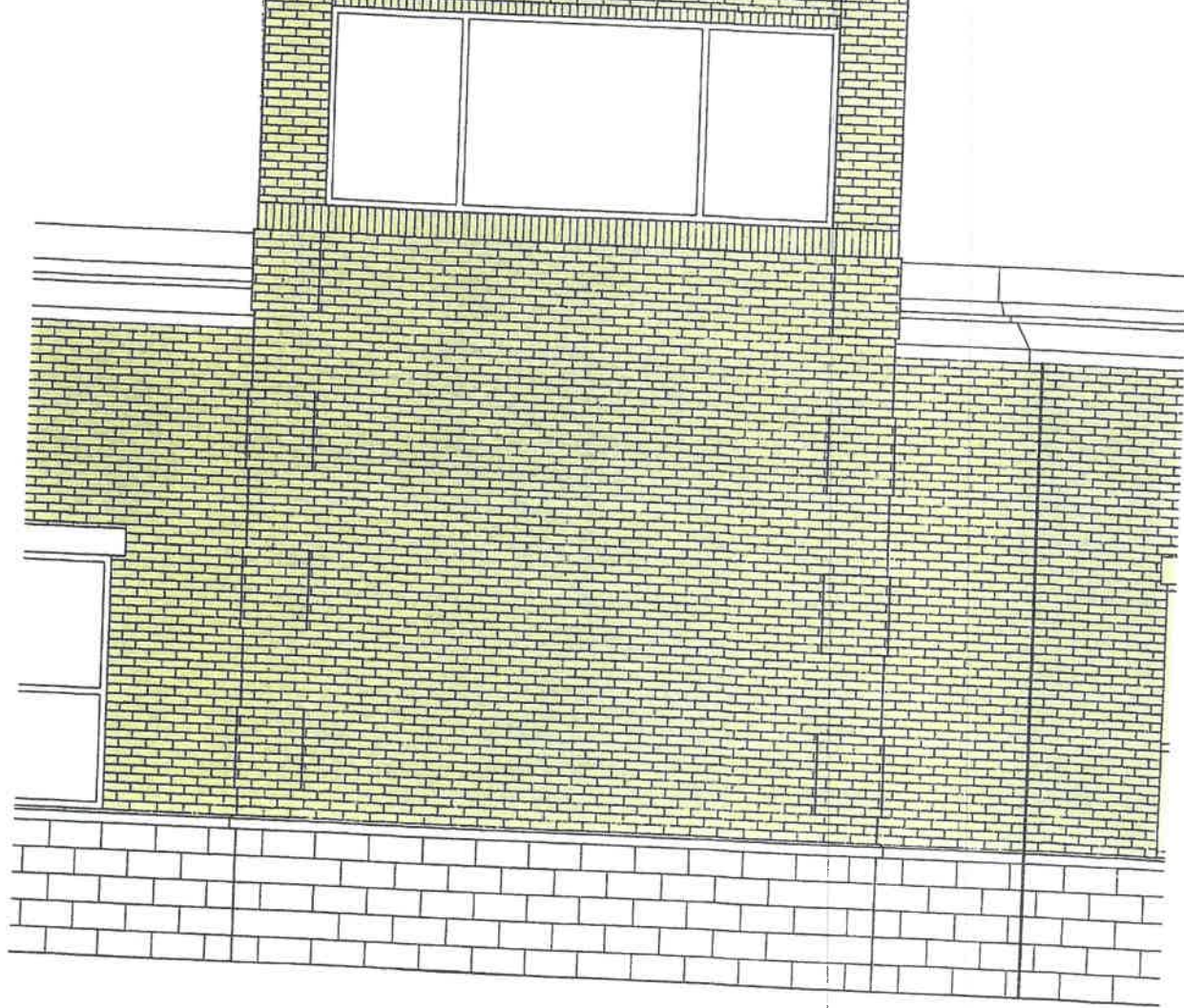




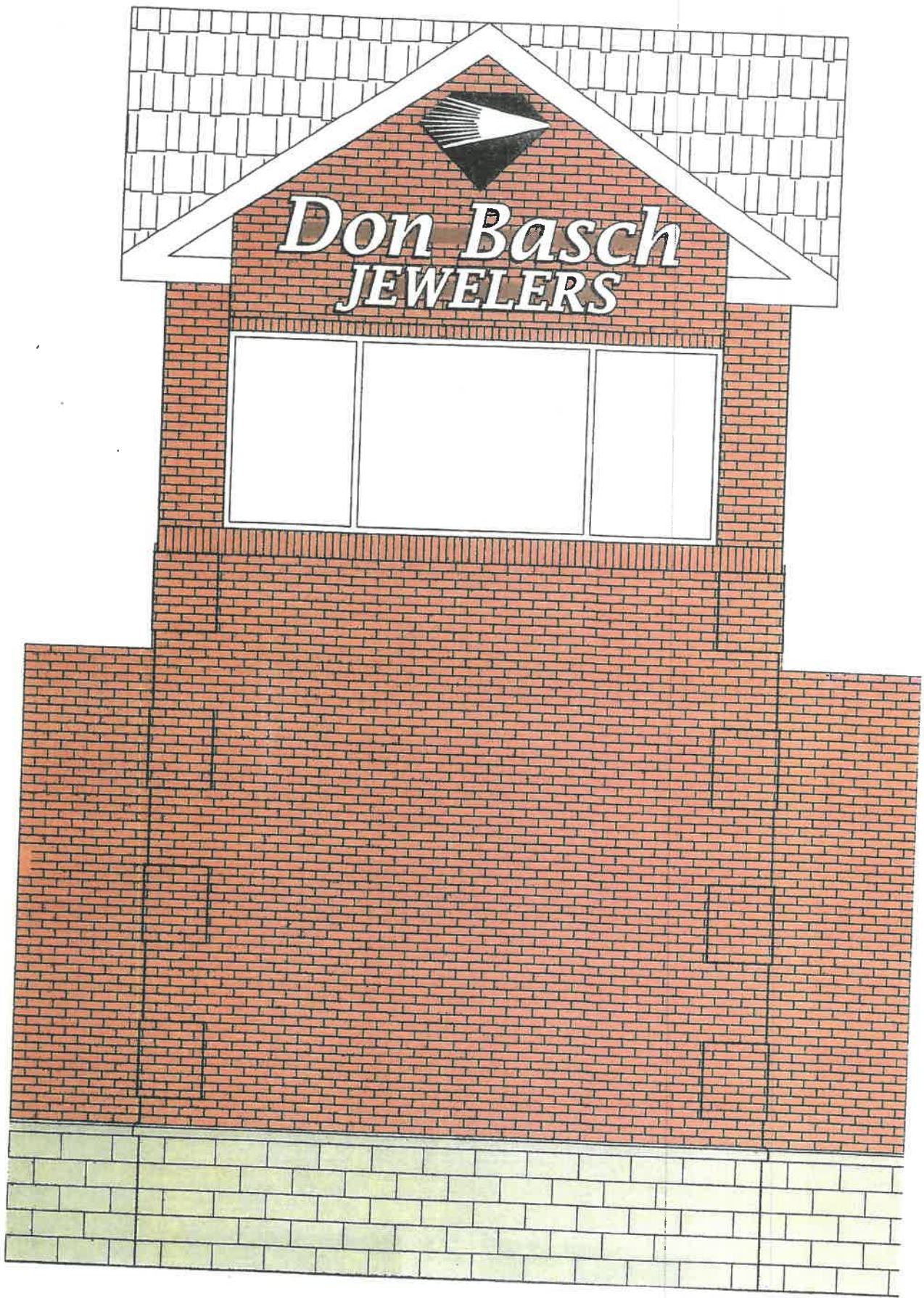
*Don Basch*  
**JEWELERS**



*Don Basch*  
**JEWELERS**







*Don Basch*  
**JEWELERS**

# Memorandum

**TO:** Nicholas Molnar, Mayor  
and Macedonia Planning Commission

**FROM:** Brian M. Frantz, AICP

**SUBJECT:** Don Basch Jewelers – Signage Request

**DATE:** April 1, 2023

I have reviewed an application (including signage illustrations) dated March 23, 2023 in connection with this proposal and offer the Planning Commission the following information for their consideration:

## Proposal

The applicant is proposing three wall signs and a ground monument sign. The following is a description of each requested sign.

- 1) A 7.94' tall x 12.63' wide (100.28 sq.ft.) brick monument surround that will contain a 4.5'x8.88' (39.96 sq.ft.) sign;
- 2) A 2.94'x15.1' (44.4 sq.ft.) main entrance wall sign fronting on the customer parking lot;
- 3) A 5.66'x10.27' (58.12 sq.ft.) wall sign on the west tower elevation (facing Route 8); and
- 4) A 5.66'x10.27' (58.12 sq.ft.) wall sign on the south tower elevation (facing Route 82).

## Analysis – wall signs

The site has frontage on Route 8, Harmon Drive and Fairlane Drive. The primary frontage is considered Fairlane Drive due to the customer entrance accessed from this location. This building frontage is angled and contains 50.67 feet and 40.5 feet along Fairlane Drive. Combined, the qualifying frontage is 91.17 feet, which permits a total of 182.34 square feet of sign area for the site. However, Section 1179.07 (f) (2) provides additional sign area when buildings are setback more than 200 feet from the principal street. In this instance, the building is setback far more than 200 feet from Fairlane Drive so additional area is permissible. The Code permits 0.5 feet of increased sign area for the building frontage, so an additional 45.85 square feet of sign area is permitted. In total, 228.19 square feet of sign area is permitted with the additional area for the deep building setback.

The ground sign is proposed to be 39.96 square feet, so the remaining permissible sign area for the three wall signs is 188.23 square feet. The three wall signs total 160.64 square feet and 188.23 is permissible. Therefore, the total sign area requested is acceptable.

## Analysis – ground sign

The area (39.96 sq.ft.) and height (7.94 feet) of the brock monument sign complies with the limitations of the Code. My only concerns relate to the landscaping and brick.

The sign illustration states that the brick for the monument sign is faux to match the building brick. Faux brick is not permitted and the brick for the monument surround must be the same full-depth utility brick used on the building.



The sign illustration shows a generic view of landscaping at the base of the monument sign, but no specific details are provided. If considered for approval, the Commission should attach a stipulation that a landscape plan be provided and administratively reviewed/approved.

**Conclusion**

The total area of the signs is acceptable, but two minor issues with the signage must be addressed. First, the brick for the monument surround must be the same full-depth utility brick used on the building and second, a landscape plan must be submitted. If acceptable, the landscaping can be administratively reviewed and approved.

Please do not hesitate to contact me if you have any questions.

**MACEDONIA PLANNING COMMISSION  
APRIL 17, 2023  
MEETING MINUTES**

**CALL TO ORDER:** Mr. Westbrooks called the meeting to order at approximately 5:30 p.m.

**MEMBERS PRESENT:**

Planning Commission: Mr. Westbrooks, Mr. Schiavone, Mr. Roberts, Mr. Cox, and Mr. Wallenhorst.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Kalish

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Rodic

**APPROVAL OF THE MARCH 2023 PUBLIC HEARING MEETING MINUTES.**

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

**APPROVAL OF THE MARCH 2023 PLANNING COMMISSION MEETING MINUTES.**

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

**PROPOSED CABINET SIGN MODIFICATION FOR GATEWAY PLAZA LOCATED AT 470 E. AURORA RD.**

Mr. Becker was present and explained the need for modification is due to tenants wanting different sizes. Mr. Frantz made his comments. Mr. Westbrooks motioned to approve the modification as submitted. Mr. Roberts seconded and all were in favor.

**PROPOSED SIGNAGE FOR THE MONTESSORI SCHOOL LOCATED AT 10247 VALLEY VIEW RD.**

Ms. Stephens was present. Mr. Frantz made his comments. Mr. Wallenhorst motioned to approve the signage supplied at the meeting with the following conditions: the future sign when relocated is to follow ordinance 1179.15 (j), elimination of currently hanging sign, and to provide an updated landscaping plan. Mr. Westbrooks seconded and all were in favor.

**PROPOSED SIGNAGE FOR DON BASCH JEWELERS LOCATED AT 8226 FAIRLANE DR.**

Mr. Basch was present. Mr. Frantz made his comments. Mr. Westbrooks motioned to approve the signage subject to administrative review, with the monument sign using the same brick as the building, and a landscaping plan being submitted for review. Mr. Cox seconded and all were in favor.

**PROPOSED NEW STORAGE UNITS LOCATED AT 8231 BAVARIA RD.**

Mr. Kresse was present. Mr. Frantz made his comments. The architecture and the amount of eifs used was discussed. There was much discussion of the landscaping bordering Twinsburg and that a letter from Twinsburg would be accepted stating that the screening is not needed. Mr. Kalish discussed the fire hydrants along with the visual inspections with the applicant. Mr. Frantz questioned the easement and a copy was submitted. The landscaping on the north side of the property was discussed. Mr. Wallenhorst suggested using nichiha or another system in place of the eifs. Mr. Gigliotti made his comments. Mr. Westbrooks motioned to approve the final plans subject to administrative review of the final plan to include final landscaping, architectural review, any outstanding issues from the review comments, and a letter from Twinsburg township addressing lack of landscaping on the north property line and to minimize or eliminate the eifs material. Mr. Roberts seconded and all were in favor.

**PROPOSED TRUCKING SCHOOL LOCATED AT 9426 FREEWAY DR.**

Mr. Westbrooks motioned to continue to the May 15, 2023 Planning Commission meeting at the applicant's request. Mr. Wallenhorst seconded and all were in favor.

**PROPOSED GARAGE ADDITION LOCATED AT 7979 BROOK CIR.**

Mr. Westbrooks motioned to continue to the May 15, 2023 Planning Commission meeting at the applicant's request. Mr. Wallenhorst seconded and all were in favor.

**MISCELLANEOUS:**

Mr. Westbrooks motioned to add the legal review of the ordinance regarding maximum building height language to the agenda pursuant to the request from the legal memo dated April 17, 2023 by the law director. Mr. Roberts seconded and all were in favor.

**PROPOSED BUILDING HEIGHT LEGISLATION REVIEW**

Mr. Westbrooks stated that there was a procedural defect in the process of finalization of the ordinance regarding the building height, and it was recommended that the legal opinion is reviewed and any comments will be forwarded to the Council. Mr. Westbrooks motioned to continue to the May 15, 2023 Planning Commission meeting. Mr. Wallenhorst seconded and all were in favor.

Mr. Westbrooks thanked Mr Schiavone for his time on the Planning Commission as it was his last day.

**ADJOURNMENT:**

Mr. Westbrooks motioned to adjourn at approximately 6:43 p.m. Mr. Schiavone seconded, and all were in favor.



# 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: \_\_\_\_\_

Nature of Request: \_\_\_\_\_

Applicant Name or Agent Therefore: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

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

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

Property Owner Address: \_\_\_\_\_

Property Owner Phone: \_\_\_\_\_ Property Owner Email: \_\_\_\_\_

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

\_\_\_\_\_ Date: \_\_\_\_\_  
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.

# Valley Reserve LLC

6770 Richard Road Boston Hts, Ohio 44236 (330)468-0773  
chris@coblentzhomes.com

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August 21, 2024

BZA Board

Sorry I cannot attend the meeting. My wife and I will be on vacation this week.

I am seeking a variance to add a 59<sup>th</sup> lot to my Valley Reserve development located at Twinsburg Road and Valley View Road. Planning Commission has approved the development. The City code allows 2 lots per acre gross project acreage. My total acreage of the project is 30.53 acres with 29.19 acres in the City of Macedonia. This would allow 58.38 total units for the project. Macedonia will round up or down to the nearest amount. Since I missed it by .31, I will need a variance to add the 59<sup>th</sup> lot.

Macedonia code also dictates we are only allowed 6 units in any given square acre (208'x208'). If you look to page 3 of my development plan, you can see I average around 3.8 per acre even when I include the 59<sup>th</sup> lot.

Another hardship is the fact that I have another 1.34 parcel located in the City of Hudson that is on the southwest corner and is part of Valley Reserve. I can't include this unless it is annexed into Macedonia. Adding this parcel would give me needed acreage to gain 3 more lots.

Given the fact I have a total project acreage of 30.53 (including the Hudson parcel), only missed the Macedonia acreage by .31 and meet the 6 units per square acre, I think a variance should be approved!

Thanks for hearing my request!

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Chris Coblentz, Property Owner  
Valley Reserve LLC  
216-402-5524



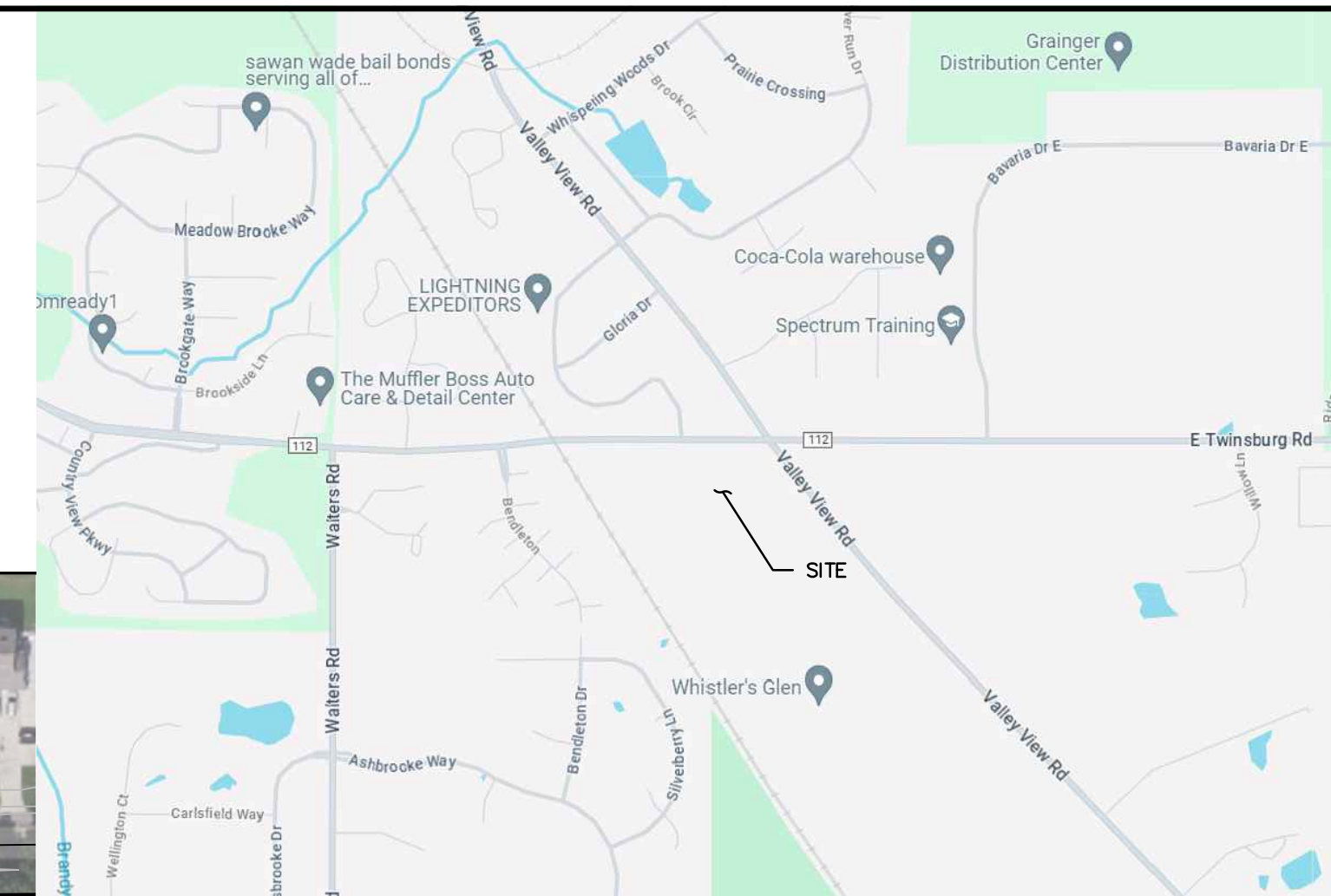
# VALLEY RESERVE PUD

## GENERAL DEVELOPMENT PLAN

### CITY OF MACEDONIA, SUMMIT COUNTY, OHIO

#### SHEET INDEX

- 1.0 OVERALL PLAN & COVER SHEET
- 2.0 SITE & UTILITY PLAN
- 3.0 DENSITY EXHIBIT & TYPICAL SECTION



VICINITY MAP  
NTS

**ENGINEERING**  
CITY OF MACEDONIA  
9691 VALLEY VIEW RD.  
MACEDONIA, OHIO 44056  
330-468-8367

**SANITARY**  
SUMMIT COUNTY DEPARTMENT  
OF SANITARY SEWER SERVICES  
1180 SOUTH MAIN STREET, SUITE 201  
AKRON, OH 44301  
CONTACT: ROSS NICHOLSON, P.E.  
(330) 926-2477

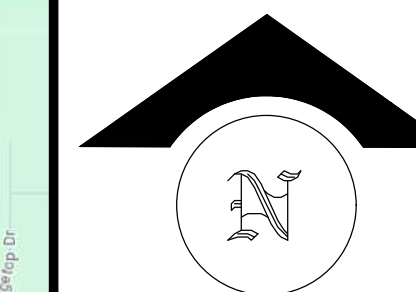
**WATER**  
CITY OF CLEVELAND, DIVISION OF  
WATER  
1201 LAKESIDE AVENUE  
CLEVELAND, OH 44114  
(216) 664-2444 x5526

**CABLE**  
TIME WARNER CABLE  
8385 BAVARIA DR. E  
MACEDONIA, OHIO 44056  
888-406-7063

**ELECTRIC**  
OHIO EDISON  
470 EAST HIGHLAND ROAD  
MACEDONIA, OH 44056  
CONTACT: BRIAN POUND  
330-342-1220

**GAS**  
DOMINION EAST OHIO  
320 SPRINGSIDE DRIVE  
SUITE 320  
AKRON, OH 44333  
CONTACT: DAVE TIDWELL  
330-664-5439

**TELEPHONE**  
WINDSTREAM COMMUNICATIONS  
245 NORTH MAIN STREET  
HUDSON, OH 44236  
CONTACT: TAMMY PHILLIPS/BRIAN  
VINSON  
330-468-8367



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

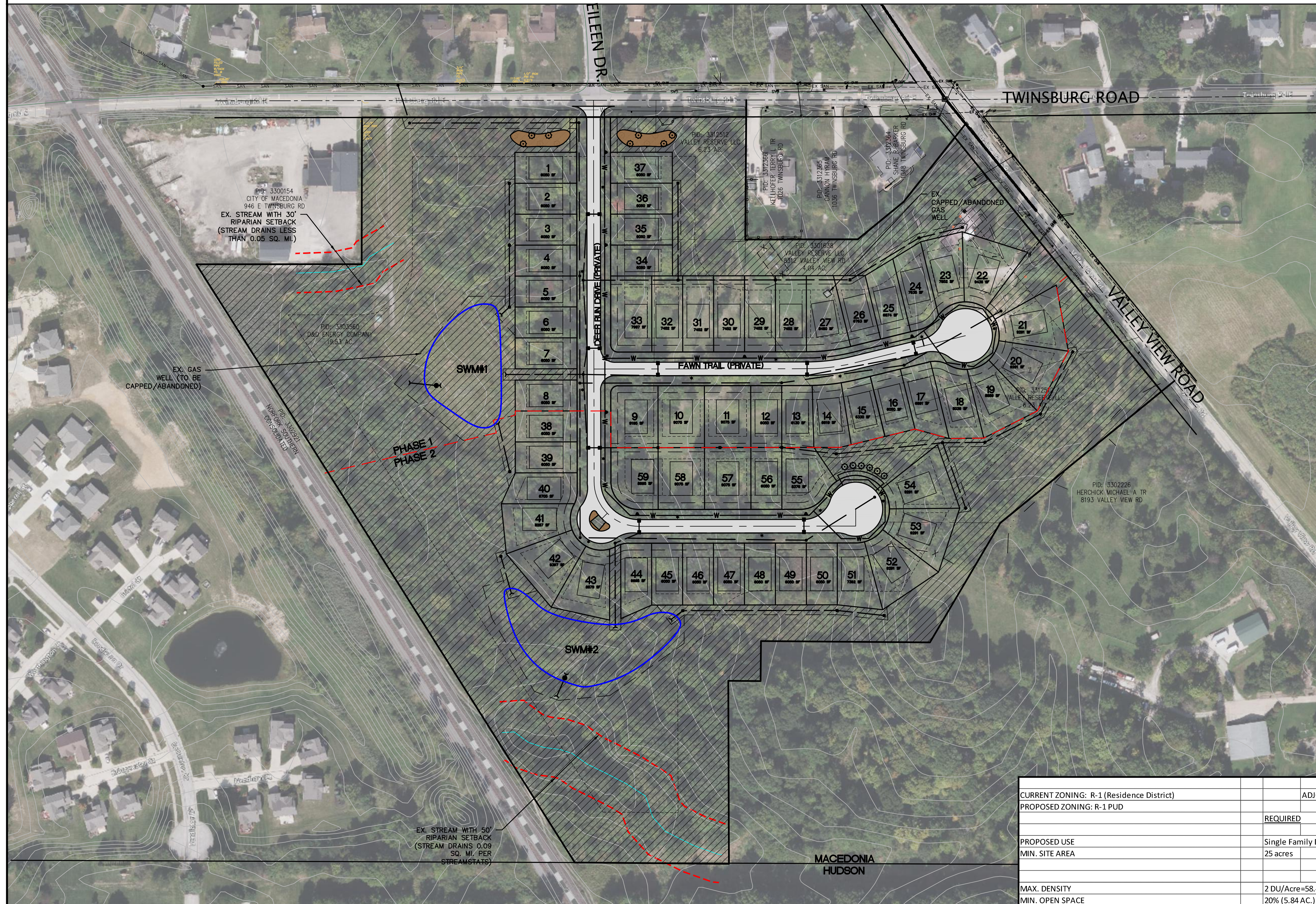
MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.



VALLEY RESERVE PUD  
MACEDONIA, SUMMIT COUNTY, OHIO

OVERALL PLAN & COVER SHEET



#### SITE DATA SUMMARY

CURRENT ZONING: R-1 (Residence District)	ADJOINING ZONING: R-1 (Residence District)	REQUIRED	PROPOSED	
PROPOSED ZONING: R-1 PUD				
PROPOSED USE	Single Family Dwelling		Single Family Dwelling	COMPLIES
MIN. SITE AREA	25 acres		PARCELS OWNED BY COBLENTZ HOMES PER SURVEY: 10.3971 AC. WEST PARCEL PER DEED: 18.82 AC. TOTAL=29.22 AC	COMPLIES
MAX. DENSITY	2 DU/Acre=58.4 AC.		59 DU	COMPLIES
MIN. OPEN SPACE	20% (5.84 AC.)		56% (16.31 AC total open space)	COMPLIES
BUILDING SETBACK FROM EX ROW	70'		70'	COMPLIES
BUILDING SETBACK FROM PUD BOUNDARY (adjoining R-1)	90'		90'	COMPLIES
PROPOSED FRONT/SIDE/REAR SETBACKS			25' FRONT/7.5' SIDE/20' REAR	
MIN. BUILDING SEPARATION	30'		15'	DOES NOT COMPLY
SUBDIVISION REGULATIONS (CHAPTER 1117DESIGN STANDARDS)				
MIN. INTERSECTION ANGLE	60 DEGREES		90	COMPLIES
MIN STREET JOGS	125'		LINES UP WITH EILEEN	COMPLIES
MAX CULDESAC STREET	600' (FROM C/LINT TO BEGIN OF CDS)		619' SOUTH CDS 592' NORTH CDS	DOES NOT COMPLY
CULDESAC STANDARDS	PAVEMENT: 21' INSIDE ISLAND/43' OUTSIDE RADIUS R/W RADIUS: 55'		48' 60'	COMPLIES
	24' STREET WIDTH (BACK OF CURB MEAS)		24'	COMPLIES
MIN TANGENT BETWEEN REVERSE CURVES	50'		N/A	COMPLIES
PROPERTY LINE RADIUS AT INTERSECTIONS	13' R/W, 25' PAVEMENT		13' R/W, 25' PAVEMENT	COMPLIES

REVISIONS

04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2



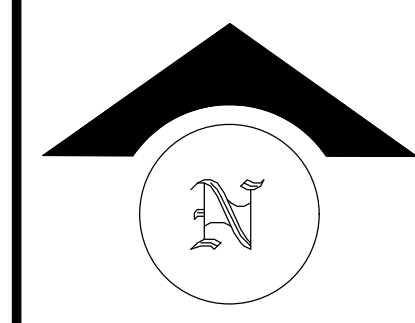
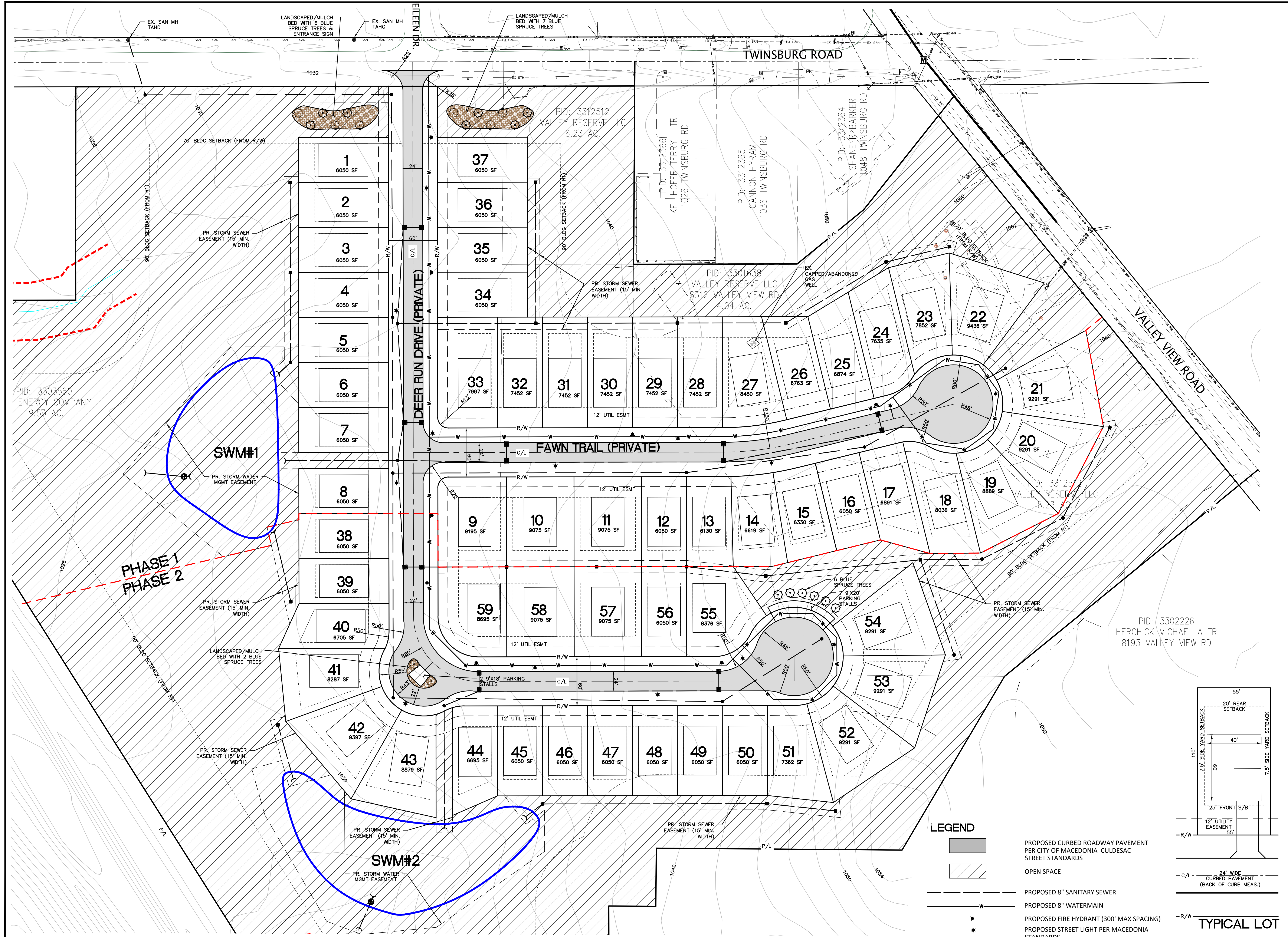
CLIENT NAME:  
COBLENTZ HOMES  
PROJECT NUMBER:  
24002  
PROJECT ADDRESS:  
SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD  
DATE:  
02-05-24  
SHEET NUMBER:

**APPLICANT**  
VALLEY RESERVE, LLC  
6770 RICHARD ROAD  
BOSTON HEIGHTS, OHIO 44236  
(216) 402-5524 PHONE  
CONTACT: CHRIS COBLENTZ

**CIVIL ENGINEER**  
MG CIVIL DESIGN, LLC  
255 PARK PLACE  
CHAGRIN FALLS, OHIO 44022  
(216) 408-6074 PHONE  
CONTACT: DAN BARCIKOSKI, PE

**PROJECT DESCRIPTION**  
PROPOSED PUD (IN R-1); 59 SUBLOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE STREETS, THIS SUBDIVISION INCLUDES A WATERMAIN AND SANITARY SEWER EXTENSION & STORM SEWER. BOTH STORMWATER BASINS SHOWN WILL BE DETENTION & WATER QUALITY BASINS. THIS SUBDIVISION WILL BE CONSTRUCTED AND PLATTED IN TWO PHASES AND WILL INCLUDE A NEW HOMEOWNER'S ASSOCIATION.





Ohio Utilities Protection Service  
**Call 811**  
 before you dig

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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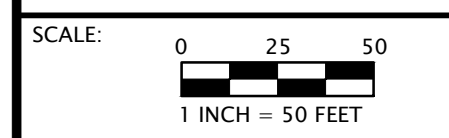
THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.

**MG**  
 CIVIL DESIGN  
 255 PARK PLACE  
 CHAGRIN FALLS, OHIO 44022  
 (216) 408-6074

**VALLEY RESERVE PUD**  
 MACEDONIA, SUMMIT COUNTY, OHIO  
**SITE & UTILITY PLAN**

REVISIONS

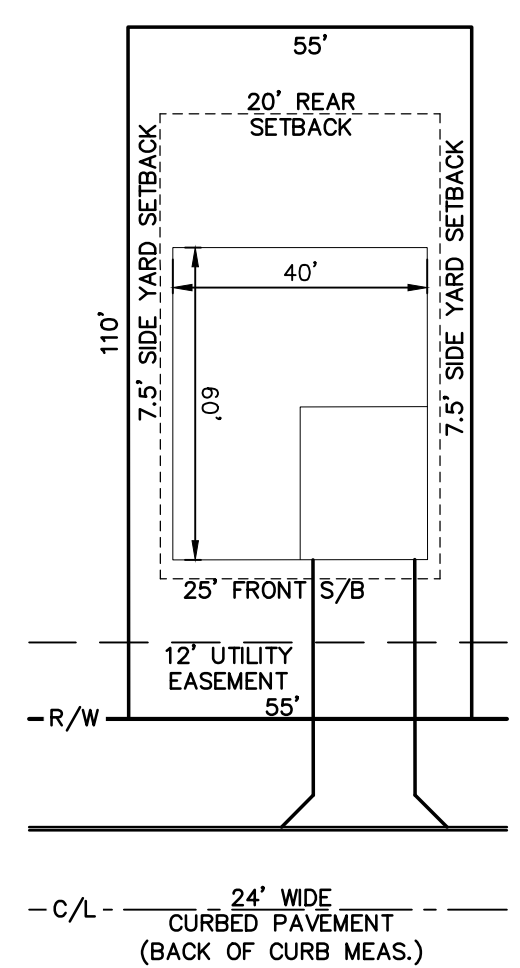
04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2



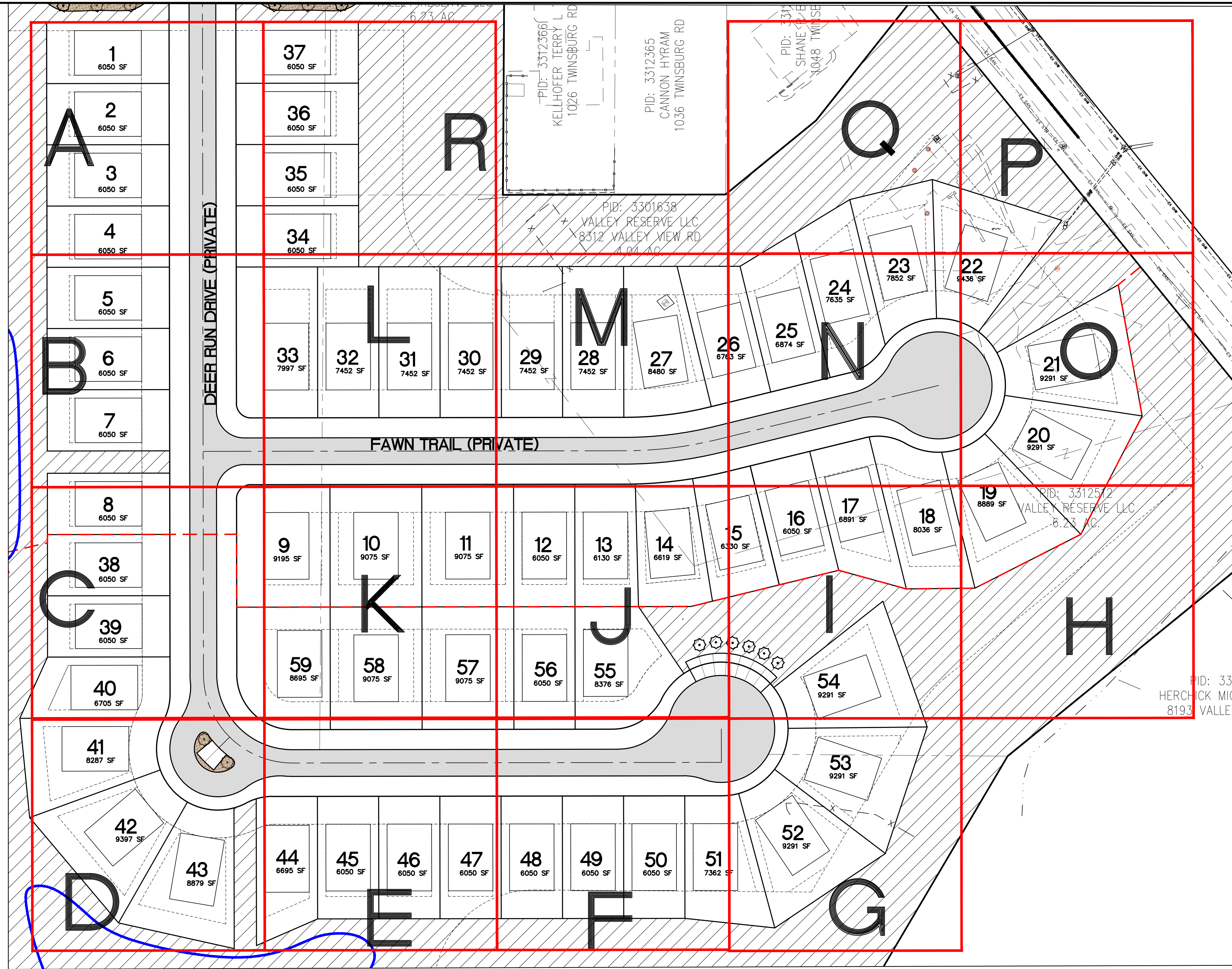
CLIENT NAME: COBLENTZ HOMES  
 PROJECT NUMBER: 24002  
 PROJECT ADDRESS: SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD  
 DATE: 02-05-24  
 SHEET NUMBER:

**2 OF 3**

- LEGEND**
- PROPOSED CURBED ROADWAY PAVEMENT PER CITY OF MACEDONIA CULDESAC STREET STANDARDS
  - OPEN SPACE
  - PROPOSED 8" SANITARY SEWER
  - PROPOSED 8" WATERMAIN
  - PROPOSED FIRE HYDRANT (300' MAX SPACING)
  - PROPOSED STREET LIGHT PER MACEDONIA STANDARDS

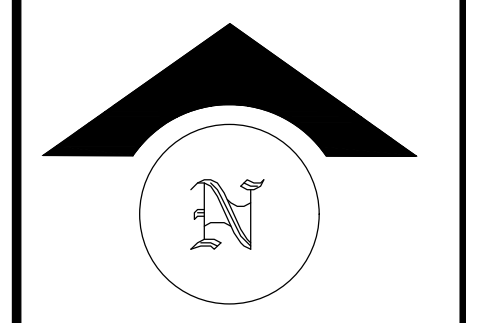






**DENSITY TABULATION**

AREA	UNITS WITHIN 1 ACRE SQUARE	UNITS ALLOWED
A	3.91	6
B	3.22	6
C	3.88	6
D	3.00	6
E	4.00	6
F	3.81	6
G	2.19	6
H	0.76	6
I	4.37	6
J	5.37	6
K	6.00	6
L	4.09	6
M	3.54	6
N	3.49	6
O	2.75	6
P	0.34	6
Q	0.38	6
R	3.91	6
59.00		



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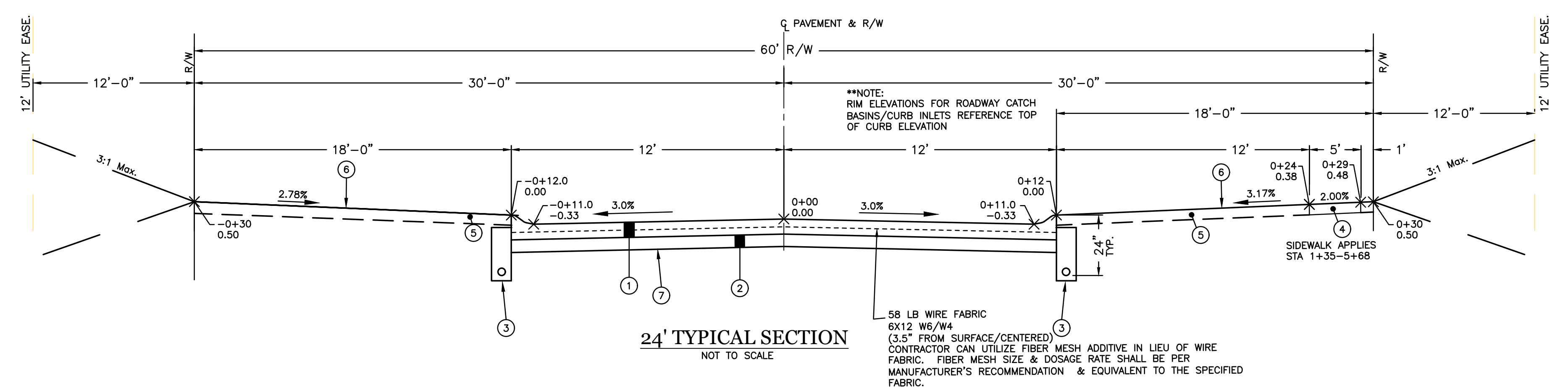
**MG CIVIL DESIGN**  
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 (216) 408-6074

**VALLEY RESERVE PUD**  
 MACEDONIA, SUMMIT COUNTY, OHIO

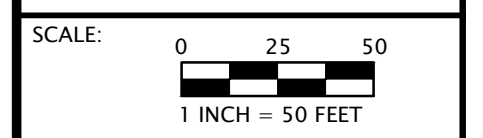
**DENSITY EXHIBIT & TYPICAL SECTION**

REVISIONS

04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2



- ODOT SPECIFICATION REFERENCE**
- ITEM 451 - 7" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT (CLASS C) WITH INTEGRAL ODOT TYPE 3-A CURB
  - ITEM 304 - 4" AGGREGATE BASE (IF RECYCLED MATERIAL IS UTILIZED, IT SHALL MEET ODOT GRADATION & BE ODOT APPROVED & CERTIFIED)
  - ITEM 605 - 6" DIA. PERFORATED UNDERDRAIN SEE DETAIL THIS SHEET
  - ITEM 608 - 4" THICK CONCRETE SIDEWALK (SEE DETAIL THIS SHEET)
  - ITEM 653 - TOPSOIL (T = 4" TYP.)
  - ITEM 659 - SEEDING AND MULCHING "CLASS 1"
  - ITEM 204 - COMPACTED SUBGRADE & PROOF ROLLING
- \* LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE PLACED AND CONSTRUCTED IN CONFORMANCE WITH THE ODOT PAVEMENT DESIGN MANUAL, SECTION 300, CURRENT EDITION, ODOT ROADWAY STANDARD CONSTRUCTION DRAWINGS BP-2.1 AND BP-2.2, CURRENT EDITION AND THE ODOT CMS ITEM 452, CURRENT EDITION.



CLIENT NAME:  
COLENTZ HOMES

PROJECT NUMBER:  
24002

PROJECT ADDRESS:  
SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD

DATE:  
02-05-24

SHEET NUMBER:





**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

## INTEROFFICE MEMO

**To:** Zoning Board of Appeals  
**From:** Chris Hall  
**Subject:** Appeal of the Zoning Inspector's Interpretation of 1169.03(b), (c), and (d)  
For Consideration by the Board on September 18, 2024  
**Cc:** Mayor Molnar, Nino Monaco, Rachael Gambatese  
**Date:** August 21, 2024

**Applicant:** Kevin E. Brown, Attorney, Representing Parvinder Dhaliwal, Property Owner

**Location:** 9260 Valley View Road

**Zoning:** L-I Limited Industrial District

**REQUEST:** Applicant is appealing the Zoning Inspector's interpretation of 1169.03(b), (c), and (d) that trucking parking is not a permitted use in a L-I Limited Industrial District.

**Standards:** **1169.03 L-I Limited Industrial District**

- (a) Purpose. The purpose of the L-I Limited Industrial District is to provide for limited manufacturing, storage, distribution and wholesaling facilities. While not compatible with residential or business district uses, uses permitted can conform to high development and performance standards by having all activities and storage, with the exception of off-street parking, carried out in a wholly enclosed building. When activities comply with such standards this district can be satisfactorily located in those suitable industrial areas nearest residential and business zoning districts.
- (b) Permitted Uses.
- (1) Manufacturing and industrial services which are not detrimental to uses in the residential districts and are not noxious, dangerous or offensive by reason of emission of odor, dust, smoke, gas, noise, flame or vibration;
  - (2) Distribution facilities;
  - (3) Storage and warehousing;
  - (4) Wholesaling outlets;
  - (5) Repair finishing, and refinishing services;
  - (6) Intermediate processing such as fabrication, bottling, canning;
  - (7) Private recreation facilities, including both indoor and outdoor;



# City of Macedonia

## The Crossroads of Northeast Ohio

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- (8) Adult uses subject to the regulations pursuant to Section [1169.05](#).  
(Ord. 38-1997. Passed 6-26-97.)

All activities, operations and storage for permitted uses shall be completely carried out in wholly enclosed buildings, except for accessory off-street parking and loading, and trucks or other motor vehicles used in the operation of the business. Any such vehicles parked outside shall be in good working order and repair, be located in compliance with the building setback requirements, and be visually screened from adjacent streets and adjacent residentially zoned land in accordance with subsection (h) hereof.

(c) Conditional Uses.

(1) Retail businesses which:

- A. Generally sell a single product line requiring a large floor area for the product or service sold;
- B. Are businesses occupying or intending to occupy an existing industrial building;
- C. Do not generally need to associate, for marketing purposes, with other retail businesses in a shopping center type environment; and
- D. Are determined by the Planning Commission to be compatible with the other uses permitted in this district.

(2) Outdoor displays which are:

- A. Located behind the required building setback lines;
- B. Of such size and scale to be clearly incidental to the primary operations on the site; and
- C. Determined by the Planning Commission to be placed outside for display purposes and not for storage.

(3) Communication facilities.

(4) Public utility rights of way and appurtenant structures.

(5) Post offices, police and fire stations and similar governmental services.

(d) Accessory Uses.

(1) Administrative offices.

(2) Retail sales area.

(3) Cafeteria, restaurants and other types of food services.

(4) Recreational facilities.

(5) Off-street parking for visitors and employees.

(6) Signs.

**Findings:** See attached Occupancy Permit Application which has not been approved.

**Board's Action:** The Board is to consider the appeal to Section 1169.03(b),(c), and (d) regarding the Zoning Inspector's interpretation that truck parking is not a permitted use in a L-I Limited Industrial District.



**City of Macedonia**  
**The Crossroads of Northeast Ohio**  
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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: 9691 VALLEY VIEW ROAD <sup>9260</sup>

Nature of Request: AN APPEAL FROM AN OCCUPANCY VIOLATION AND EXTERIOR PROPERTY CITATION

Applicant Name or Agent Therefor: KEVIN E BROWN ATTORNEY

Applicant Address: 8737 DARROW RD TWINSBURG OHIO 44087

Applicant Phone: 330 425 9282 Applicant Email: NONE

Property Owner Name: CROWN SPACE LLC  
 (if different from applicant)

Property Owner Address: PARJINDER DHALIWAL  
7586 BROOKGATE WAY NORTHFIELD OHIO

Property Owner Phone: 216 990 5957 Property Owner Email: NONE 44067

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

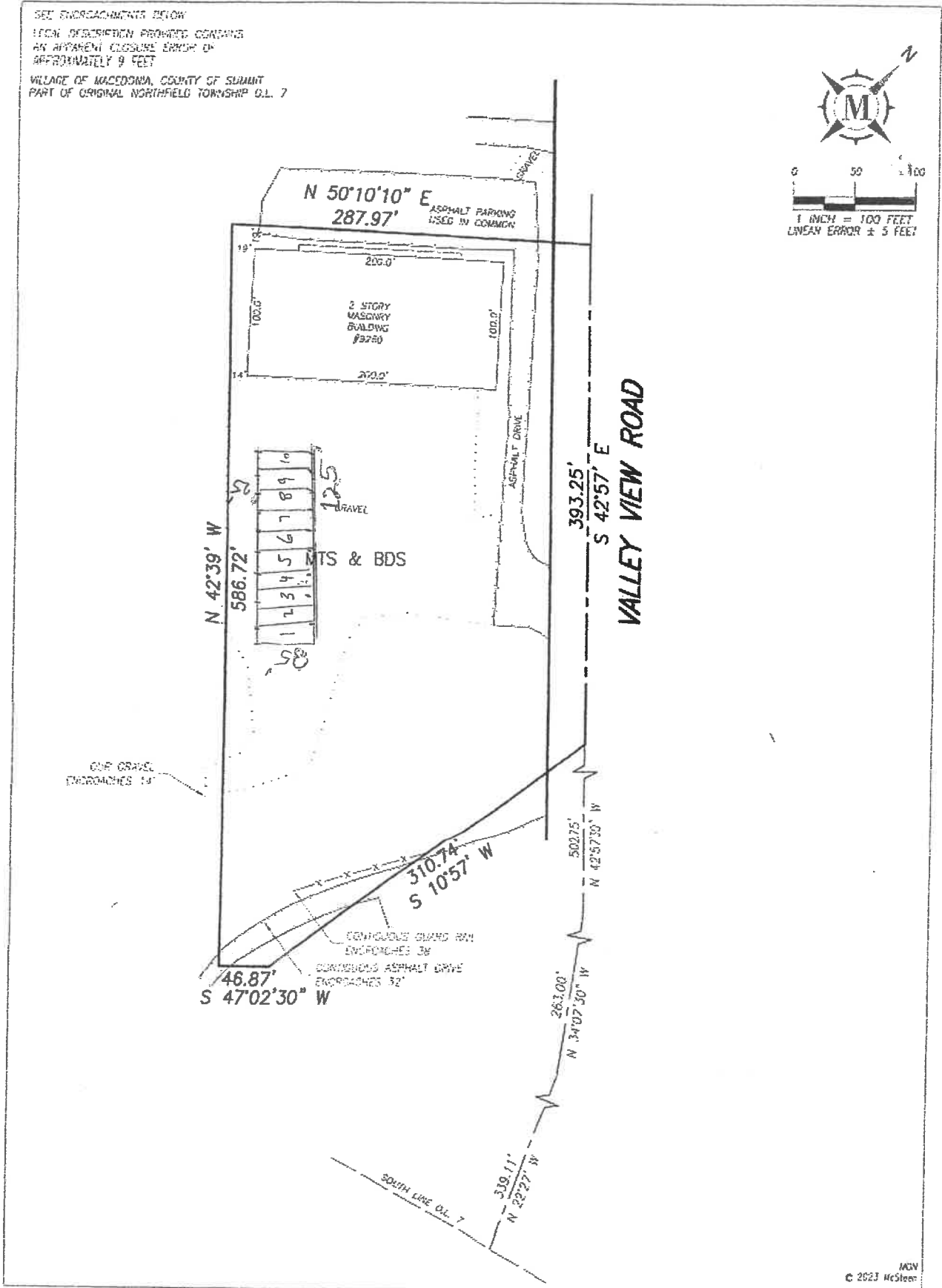
X [Signature] [Signature] Date: 8/12/24  
 By my signature, I attest to the accuracy of all statement on this form

**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.





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**The Crossroads of Northeast Ohio**  
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**RECEIVED**

AUG 14 2024

CITY OF MACEDONIA  
 BUILDING DEPARTMENT

Building/Engineering/Zoning/Planning Department

**OCCUPANCY PERMIT APPLICATION**

**TO BE COMPLETED BY APPLICANT**

New Tenant     Existing Tenant (addition, reduction, relocation)     Existing Tenant (change in business name)  
 Building Owner change     Other additional semi Truck Parking

Business Name: CROWN Space LLC Tax I.D. 93-3744450

Business Address: 9260 Valleyview RD. Phone: 216-990-5957

Contact Person: Par Dhalival Phone: 216-990-5957

Contact Person Email: Pardhalival1964@yahoo.com

Owner Name: Parvinder Dhalival

Owner Address: 7586 Brookgate way Northfield Phone: 216-990-5957

Description of proposed use of site: (Any materials being warehoused/stored, outdoor storage, retail activity being proposed, etc.) additional semi Parking

Total square feet to be occupied: Proposed or Altered: 125' x 85'

Construction Type: \_\_\_\_\_

Use Groups: \_\_\_\_\_

Number of Occupants: 4

Primary Use: semi Truck Parking

Accessory: \_\_\_\_\_

Mixed Uses: \_\_\_\_\_

Fire Sprinkler Systems: No

Hazard Classification: No

System Type & Location: \_\_\_\_\_

Storage Height & Aisle Width: 14'

Sprinkler: \_\_\_\_\_

Outdoor Storage: semi Truck Parking

By signing below the applicant certifies that the information presented in this application is true and accurate. The Building and Fire Department inspections of the premises will be schedule after the applicant signs a completed application, the permit fee is paid, and zoning approval has been granted.

Par Dhalival  
 Signature of Applicant

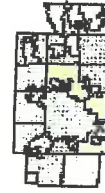
Parvinder Dhalival  
 Printed Name

08-13-2024  
 Date

★ Service ★ Commitment ★ Pride ★



### Summit County Map



#### Legend

- Selected Features
- Street Names
- Lot Numbers
- Misc. Street Info.
- Allotments Info.
- Lot Dimensions
- Land Hooks
- Parcel Lines
- Parcel Line
- Subdivision Line
- Right-of-Way
- Construction Line
- Combine Line
- Right-of-Way Centerline
- Easement
- Original Twp. Divisions
- Political Subdivisions
- 2010 Aerial Photos
- Parcels



#### Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	NF0003502012000	3301887	9260 VALLEY VIEW RD	SOMMER HOMER E & MAXINE M	

Kristen M. Scalise, CPA, CFE, **Fiscal Officer**  
 Alan Brubaker, P.E., P.S., **Engineer**  
 Russell M. Pry, **Executive**



[PRINT](#)

STATE OF OHIO

SS

SUMMIT COUNTY

IN THE MACEDONIA BOARD OF ZONING  
AND BUILDING CODE APPEALS

CASE 503

ROBERT NAYLOR  
NAYLOR NUTRILAWN  
9260 VALLEY VIEW ROAD  
MACEDONIA, OH 44056  
Appellant

-vs-

ZONING INSPECTOR OF  
THE CITY OF MACEDONIA and  
THE CITY OF MACEDONIA  
9691 VALLEY VIEW ROAD  
MACEDONIA, OH 44056  
Appellee

The Board of Zoning Appeals met on Wednesday, October 8, 2014. Board members present were Joan Blackwell, Mark Farley, and Anna Hejduk. Dennis Saxe from the Building Department represented Macedonia. Discussions and voting were all conducted in accordance with the Ohio "Sunshine Law".

Dennis Saxe stated that the appellant is requesting variance to section 1169.03 (b) All activities, operations and storage for permitted uses shall be completely carried out in wholly enclosed buildings in the Limited Industrial District.

All persons wishing to testify, applicant Robert Naylor and resident Bob Lorek, were duly sworn in. The applicant is requesting a variance to allow outdoor storage of landscaping materials at 9620 Valley View Road where he is currently leasing space. A certificate of occupancy was issued to Mr. Naylor stating outdoor storage is prohibited at this location, however, Mr. Naylor began storing materials outside anyway. He was cited by the Building Department to remove the materials or seek a variance from the BZA. Mr. Naylor said the current outdoor storage on the site is the maximum amount he will have. Materials are ordered for each job, stored on the site, and taken to the job sites as soon as the materials are needed, so materials will not be stored for long periods of time. He also stated chemicals are stored within the warehouse, the yard does not produce any odor, and debris is never brought to this location. Mr. Naylor also said deliveries to the site only happen about four times per year. Resident Bob Lorek was in attendance and had complaints about the site in general, including trucks being started at 5am, the gravel parking area creating dust, semi trucks using jake brakes on Valley View Road, and that the site looks like a junk yard. Dennis Saxe explained that until the building is sold, the City cannot require the owner to pave the parking area and said the property is zoned for truck parking. The other complaints would be passed on to the Police Chief. Mr. Naylor agreed to plant evergreen trees along Valley View Road to help screen the outdoor storage from the roadway.

After a brief discussion, Mark Farley made a motion to grant the variance with the condition that the "In response to questions #2" page (attached) submitted by Mr. Naylor be followed and the amount of materials on the site do not increase. Anna Hejduk seconded his motion and all members were in favor.

  
KAYLA MILANI - Secretary

  
GREG SOTI - President

In response to question 2:

The pallets of rocks, boulders, pavers, sandstone, mulch and gravel would ruin the interior of the Sommer building. The drywall and concrete floors would be damaged if this product was loaded and unloaded inside the building. The damage would be unavoidable due to the heavy weight of these items.

I would like to request permission from the ZBA to plant an evergreen Juniper hedge 67' long per design to complete a screen for traffic from Valley View Rd. This Juniper hedge would screen the storage area from all directions 12 months a year.

Thank you for considering my request. We have enjoyed our partnership with the City of Macedonia for the last 17 years.

Sincerely,



Robert Naylor  
President  
Naylor Nutrilawn Inc.



LAW OFFICES OF  
**KEVIN EDWARD BROWN**

ATTORNEY AT LAW

8737 DARROW ROAD

TWINSBURG, OHIO 44087

TELEPHONE 330/425-9282

330/425-8093

KEVIN E. BROWN  
ADMITTED OHIO BAR  
SINCE 1980

3967 DARROW ROAD  
STOW, OHIO 44224  
330/688-1773

August 9th, 2024

Board of Zoning Appeals

City of Macedonia

9691 Valley View Road

Macedonia, Ohio 44056

RE: 9260 Valley View Road

Parcel No. 3301887

Application for an

Administration Appeal

and Request for a hearing

Dear Honorable Board Members:

I represent Mrs. Balbir Dhaliwal and Mr. Parvinder Dhaliwal who together own the mom-and-pop company named Crown Space LLS. Crown Space LLC is the owner of the L-I Limited Industrial Building located at 9260 Valley View Road in

Macedonia. By means of this letter, Mr. and Mrs. Dhaliwal are respectfully appealing to safeguard their strong desire to park no more than ten tractor trailer trucks on their L-I property.

Thank you for all the time and effort with which you have so generously contributed to the great community of Macedonia. You are Macedonia's soul and conscience. Without you, there would not be any checks and balances for alleged building code violations. You are a vital element in their fair and just enforcement of Macedonia's building code. My clients also respectfully thank zoning inspector Chris Hall and building official Nino Monaco for their assistance and patience throughout this case.

This appeal is based on claims that the true intent of Macedonia building code or the legal rules adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

### **Statement of Facts**

In October 2023, Mrs. Mr. Dhaliwal purchased the industrial property at 9260 Valley View Road. They paid in excess of one million dollars for three acres of property. They are

a mom-and-pop business, and they hope to become a successful enterprise in the Macedonia community.

When they purchased the property, it needed a lot of maintenance. There were a number of point-of-sale violations. The seller of the property assured Balbir and Parvinder that he would repair these violations. A lot of time went by, but the violations were not repaired. Although Parvinder repeatedly asked the seller to repair the violations; and although the seller repeatedly said he would complete the repairs; the needed repairs were not completed.

A similar situation has unfortunately arisen in regards to outside storage violations by two of Parvinder's tenants. The tenants assured Parvinder that they would remedy the violations, but the violations have not been remedied. I have recently convinced Parvinder that, as a landlord, he has to expect these occurrences from time to time; and be willing to accept responsibility for the clean up activities. He is committed to cleaning up these areas.

There are five semi-tractor trailer trucks neatly parked on this three acre property. One truck is owned by Parvinder. Four of these trucks are owned by local truck owners and operators. These four owner-operators have parked their trucks on the

property overnight since 2009. During the past fifteen years, these truck owners have diligently gone to work in the morning, drive during the day, and quietly park their trucks in the afternoon. They do not store anything on this property except their trucks. They do not jake brake their trucks or raise dust in the parking lot out of respect for the neighbors.

Dhaliwals' property has an asphalt driveway that extends from Valley View Road to the rear of the building. The parking area behind their building is stone and gravel. (Please see exhibits 2-A, 2-B, 2-C, and 2-D attached.) Other businesses in the area have numerous semi-trucks parked on their property. Some of these businesses have semi-trucks parked on stones and gravel, while others have semi-trucks parked on asphalt surfaces. (Please see exhibits 3-A, 3-B, 4-A, 4-B, 4-C, 4-D, 5-A, and 5-B attached.)

On 7/25/2024, the Macedonia building department issued an order to Parvinder to "remove all semi-trucks and trailers that are not being serviced by Mad Jim, or that are not owned by the property owner." (Please see exhibits 1-A and 1-B.) This is the order to which the Dhaliwals are appealing.

Mrs. and Mr. Dhaliwal have also submitted photographs of Macedonia's two service and maintenance yards. These

photographs show the outside storage of equipment and materials. They also show residential uses directly across the street from the maintenance yards. (Please see exhibits 6-A, 6-B, 6-C, 6-D, 6-E, 7-A, 7-B, 7-C, and 7-D.) There is less residential use across the street from the Dhaliwals' property than across the street from these maintenance yards. (Please see exhibit 2-D attached.)

### **Law and Analysis**

I respectfully contend that it is not fair or equitable to not allow Mrs. and Mr. Dhaliwal to park ten semi trucks on their three acre industrial property. They pay more than \$19,000 per year for real estate taxes. They pay more than \$2,100 per year for storm water management fees.

Their three acre property is zoned L-I Limited Industrial. Truck parking is permitted in a L-I zone. A permeable surface like stone and gravel is more environmentally friendly than asphalt or concrete. A permeable surface is better for storm water management than a non-permeable surface.

Allowing Balbir and Parvinder to park ten semi-trucks on their three acre property is good business. It promotes economic growth. Currently, Balbir and Parvinder lose money every day

they own this property. Please do what is right for the city of Macedonia. Please allow them to park ten trucks on their property.

Thank you for reading this brief. At the hearing, I would like to present additional facts and laws that may be relevant to this case. Sincerely

Kevin Brown  
Attorney 0009982  
8737 Darrow Road  
Twinsburg, Ohio 44087  
330-425-9282

CC Mr. Nino Monaco  
Building Official





**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**

July 25, 2024

Parvinder Dhaliwal  
Crown Space LLC  
7586 Brookgate Way  
Northfield, Ohio 44067

**Subject:** L-I Limited Industrial; Occupancy Violation; Point-of-Sale Violations; Exterior Property Areas

**Regulation:** Codified Ordinance Section 1169.03 L-I Limited Industrial  
Codified Ordinance Section 1325.04 Issuance of Occupancy Permit  
Codified Ordinance Chapter 1327 Point-of-Sale Exterior Inspection  
Codified Ordinance Section 1365.08 Exterior Property Areas

**Locations:** 9260 Valley View Road      **Parcel No:** 3301887

The property located at 9260 Valley View Road was inspected on July 25, 2024, pursuant to the Point-of-Sale Exterior Inspection violations issued on October 23, 2024. The following Code violation have not been corrected and shall be address by the property owner as detailed below:

**Codified Ordinance Section 1169.03 L-I Limited Industrial is as follows:**

The L-I Limited Industrial District is to provide for limited manufacturing, storage, distribution, and wholesaling facilities by having all activities and storage carried out in a wholly enclosed building.

**Codified Ordinance Section 1325.04 Issuance of Occupancy Permit is as follows:**

An occupancy permit shall become void for noncompliance of a structure or its use with the requirements of this chapter or other applicable codes, ordinances, or regulations. **PENALTY:** Whoever violates or fails to comply with any of the provisions of this chapter is guilty of a misdemeanor of the first degree.

**Codified Ordinance Section 1327 Point-of-Sale Exterior Inspection is as follows:**

The Certificate of Exterior Inspection shall be corrected by the owner of the property within ninety days.

**Codified Ordinance Section 1365.08 Exterior Property Areas is as follows:**

No owner, operator or tenant of any premises shall maintain or permit to be maintained at or on the exterior property areas of such premises any condition which deteriorates or debases the appearance of the neighborhood, adversely alters the appearance and general character of the neighborhood, creates a fire, safety, or health hazard. **PENALTY:** Any owner, occupant or other person who violates any other provision of this chapter shall be deemed guilty of a second-degree misdemeanor.



**City of Macedonia**  
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(330) 468-8360 • FAX (330) 468-8396

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

**Please address the following by September 2, 2024 (see attached Exterior Inspection Report and Affidavit for Inspection):**

1. Remove all unlicensed vehicles from the property including the white box truck.
2. Remove all semi-trucks and trailers that are not being serviced by Mad Jim, or that are not owned by the property owner.
3. Remove all debris along the perimeter of the rear parking lot including the pile of bricks, stone and rock piles, mulch piles, brush piles, grass piles, etc., and restore to original condition.
4. Remove all junk and debris from within the Naylor landscape area including the wood pallets, dilapidated trailer, truck cab, logs, scrap wood, scrap railroad ties, etc., and organize so it does adversely affect the appearance of the property.

**PLEASE NOTE:** Variance Case 503 (attached): Mr. Naylor stated that, "Materials are ordered for each job, stored on-site, and taken to the job sites as soon as materials are needed, so materials will not be stored for long periods of time...debris is never brought to this location."

5. Replant dead and/or missing evergreen trees to screen all Naylor Landscaping outdoor storage.

**PLEASE NOTE:** Variance Case 503 (attached): Mr. Naylor stated that, "I would like permission to plant an evergreen Juniper hedge 67' long per design to complete a screen from traffic from Valley View Road. This Juniper hedge would screen the storage area from all directions 12 months a year."

You may appeal this order to the Board of Zoning Appeals within twenty (20) days of the date of this order pursuant to Chapter 1135.05. Such an appeal shall be made in writing to the Zoning Inspector or the Building Commissioner and shall specify the grounds therein.

I may be reached at (330) 468-8367.

Sincerely,

  
Chris Hall  
Zoning Inspector

Cc: Nino Monaco, Building Official  
Myra Severyn, City Prosecutor

**L-B**

**CERTIFIED MAIL: RETURN RECEIPT REQUESTED**

**NOTE:** This is also being sent Regular Mail. If not returned, we will assume delivery has been made.



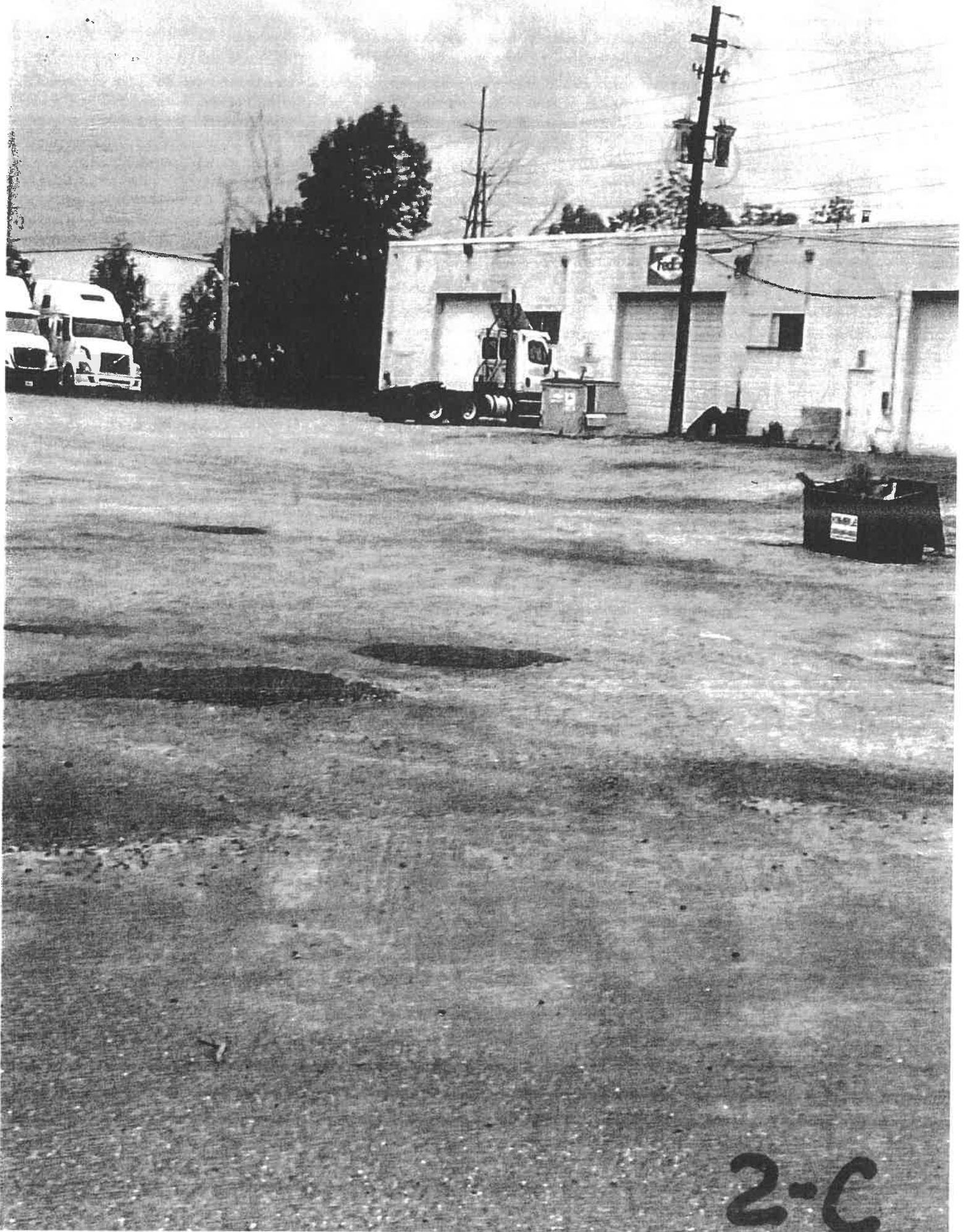
9260 Valley View RD  
Macedonia

2-A

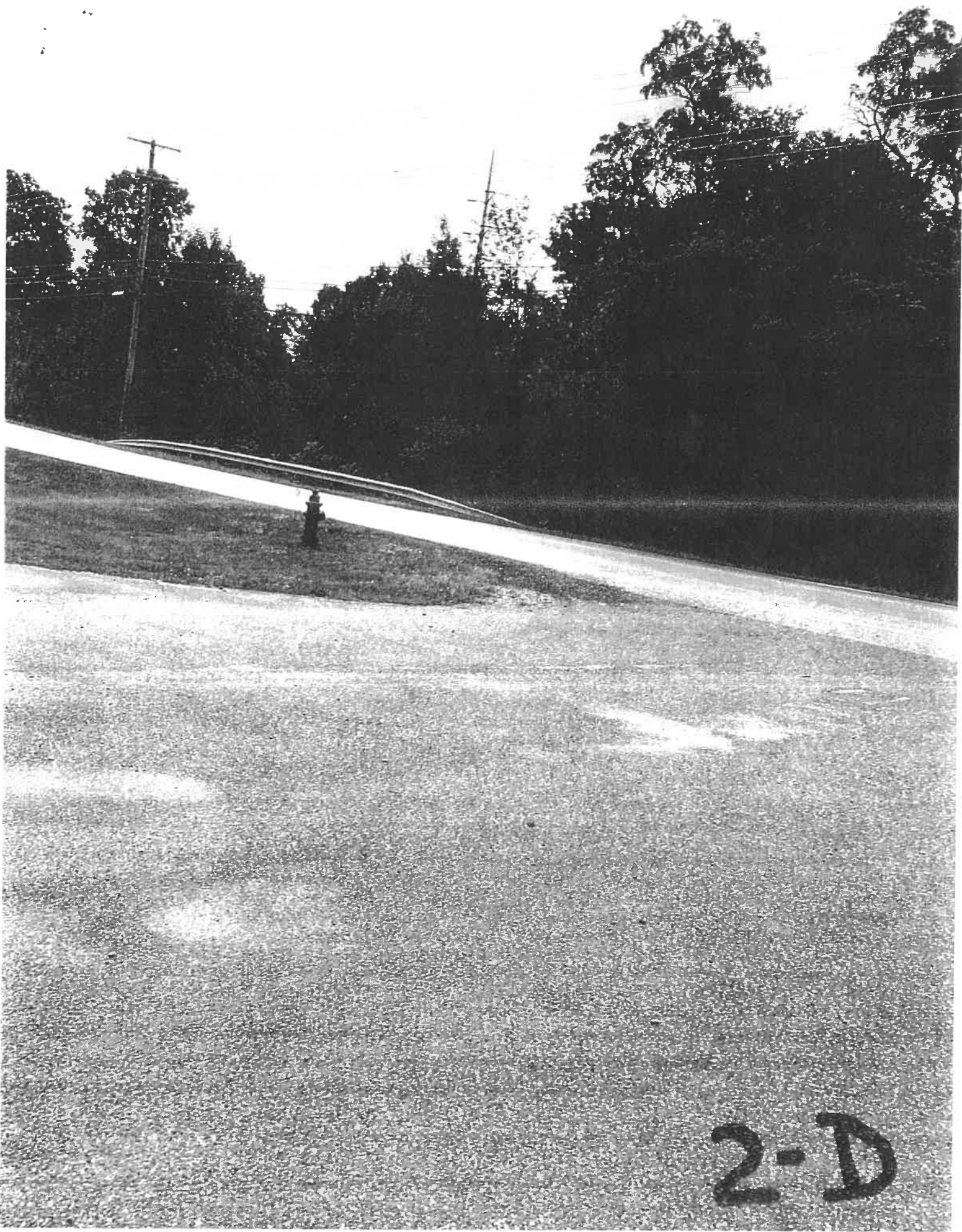


2-B





2-C



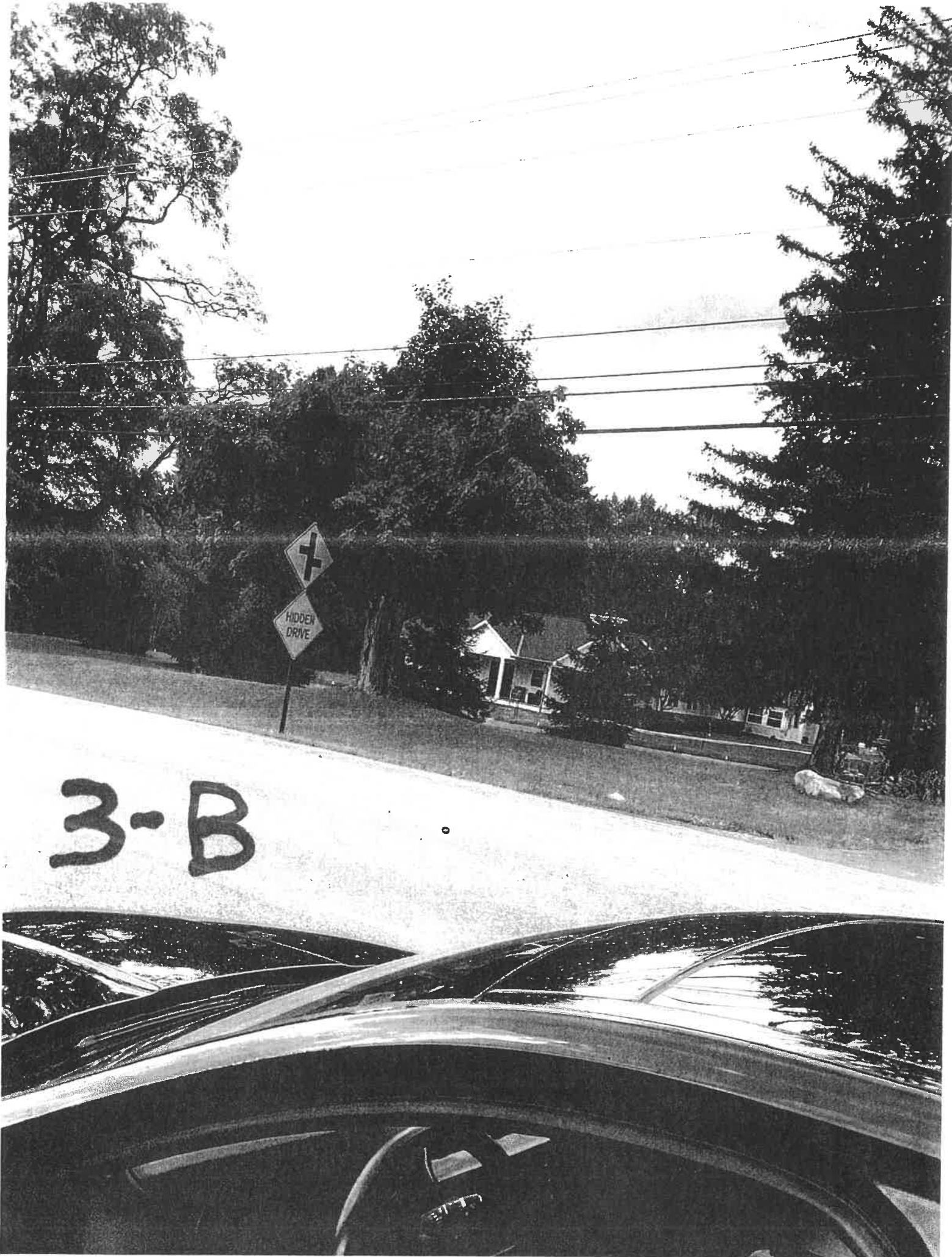
2-D



9366 Valley View Rd  
Macedonia



3-A



3-B



HIDDEN  
DRIVE



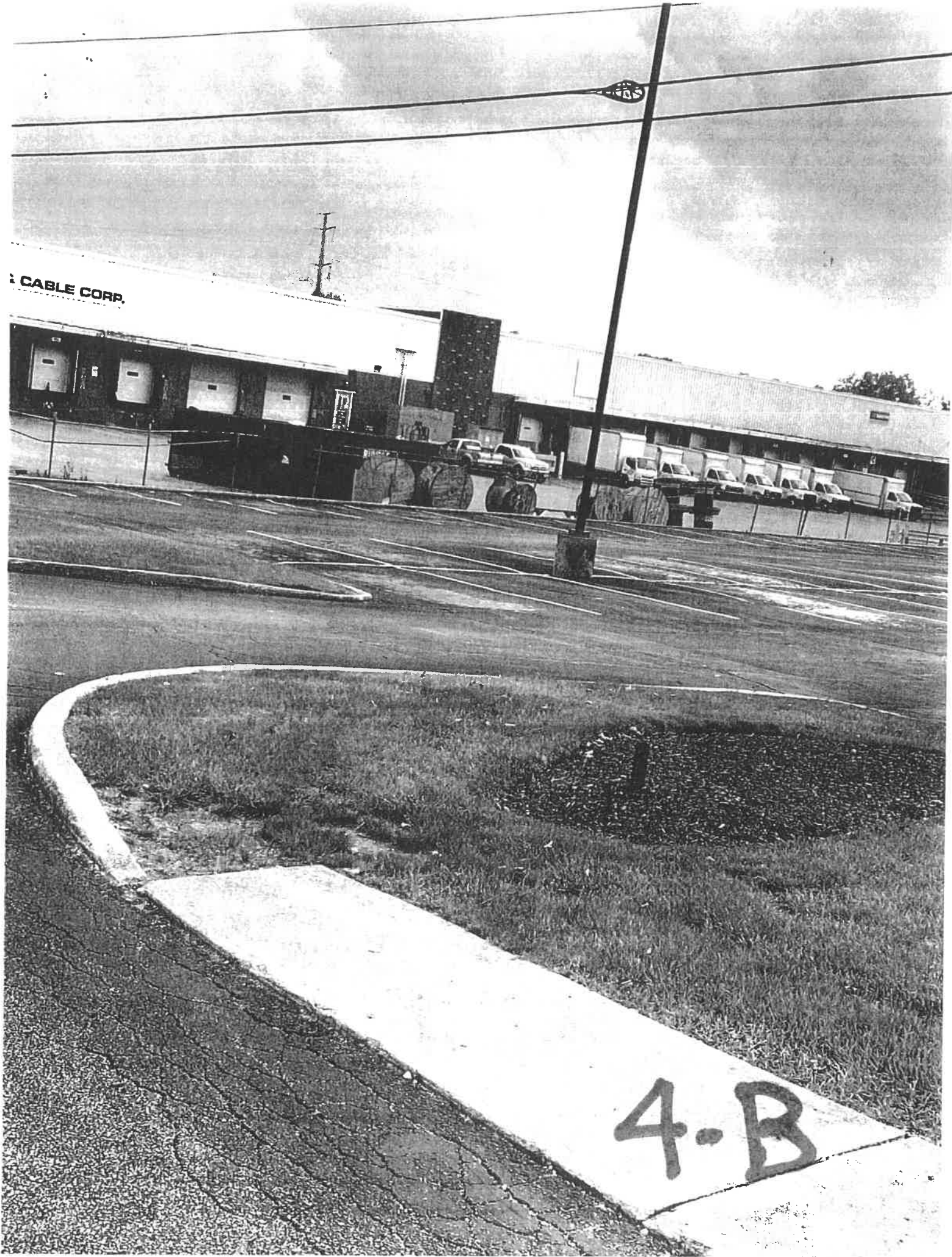
9600 valley view RD  
Macedonia



4-A

CABLE CORP.

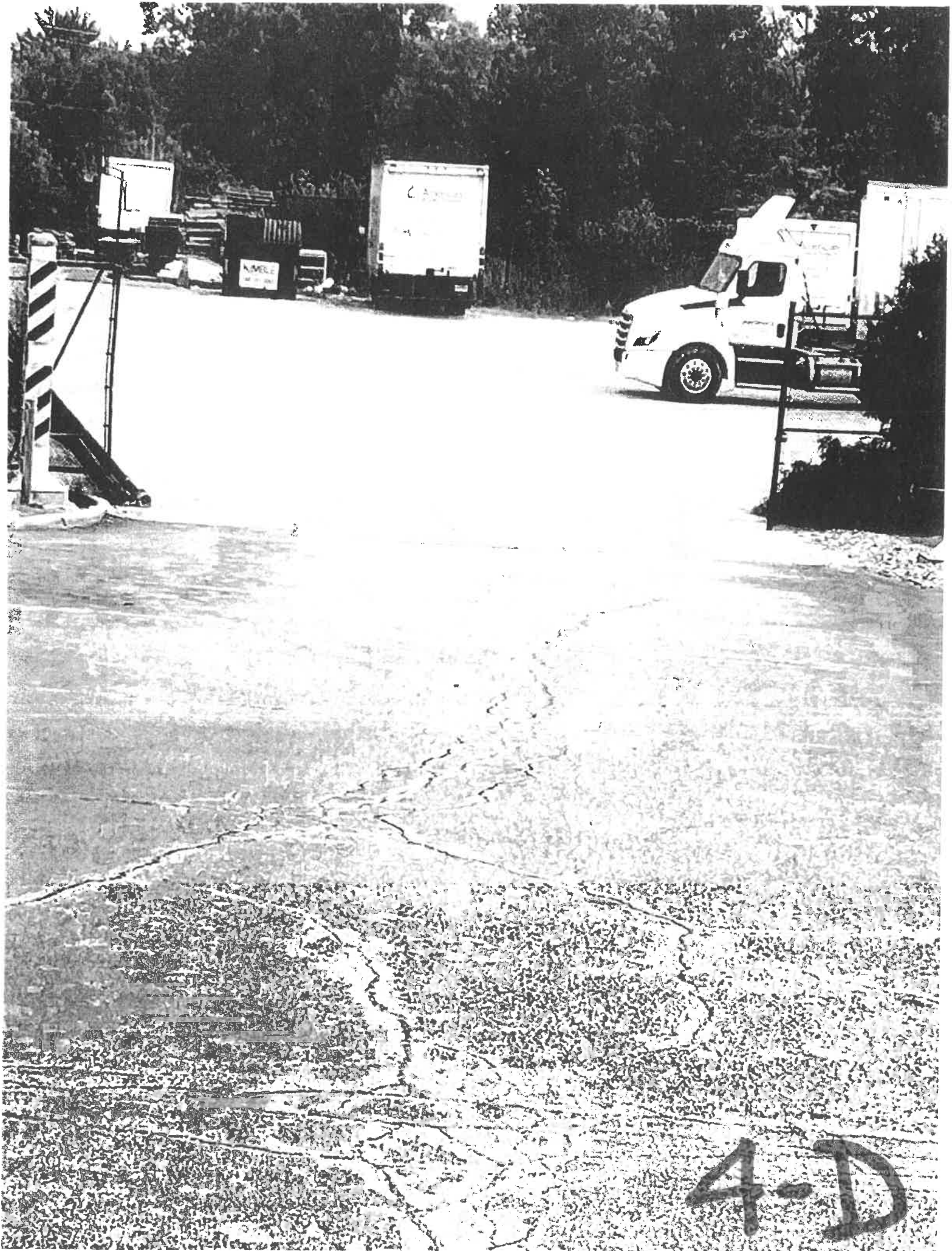
4-B







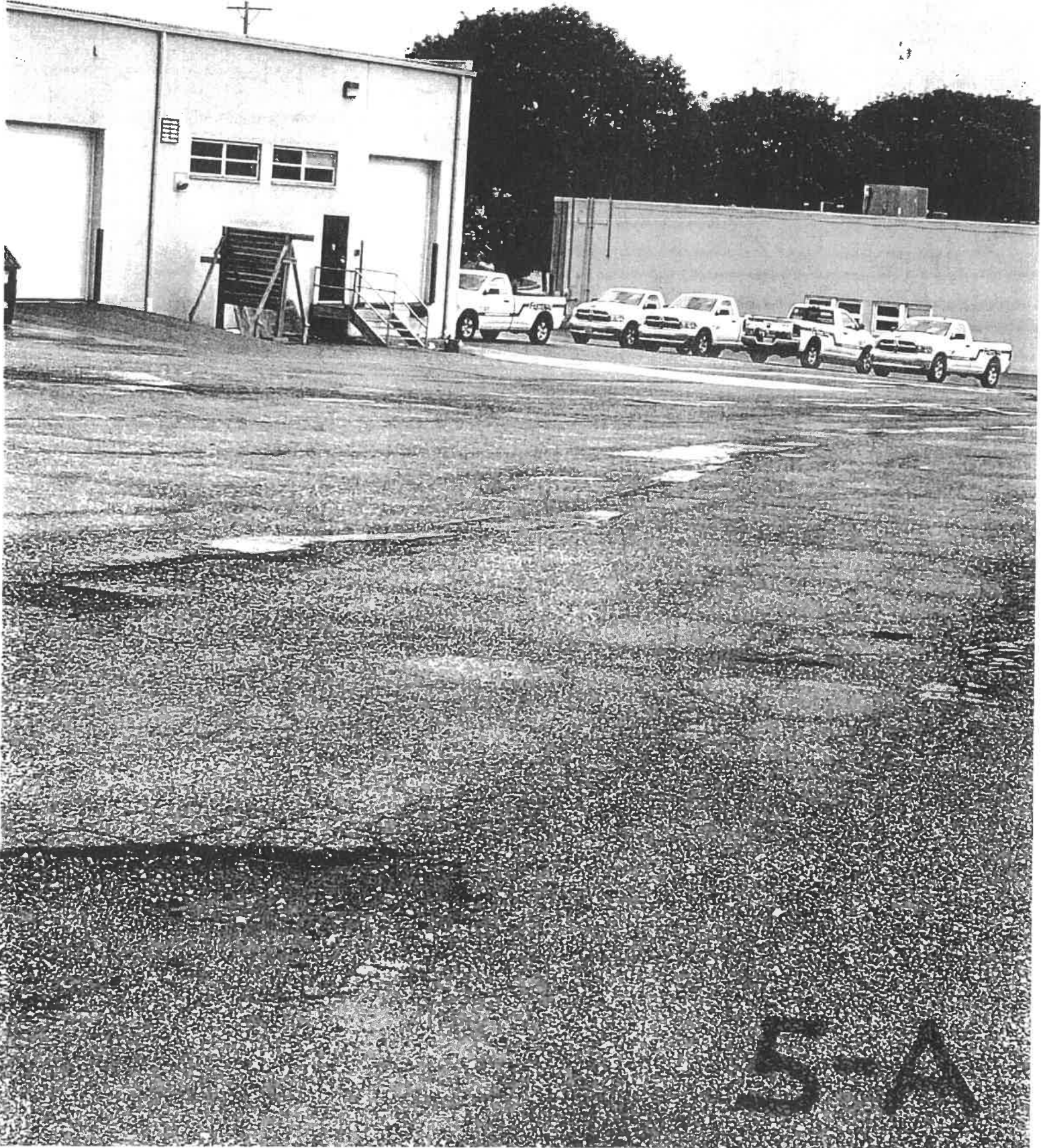
4-C

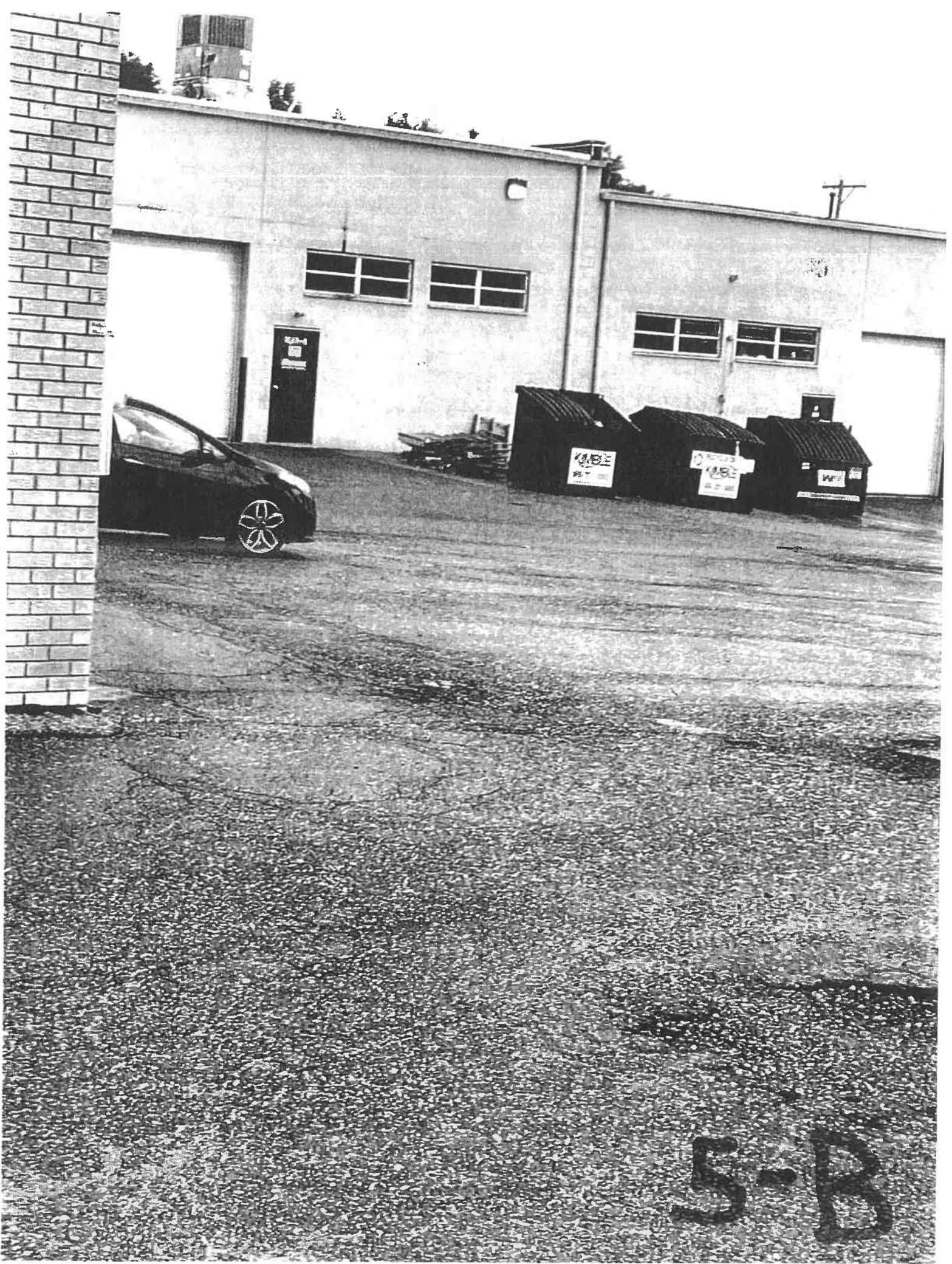


4-D



9100 Valley View Rd.  
Macedonia





S-B



Macedonia Service  
Department Valleyview  
RD.





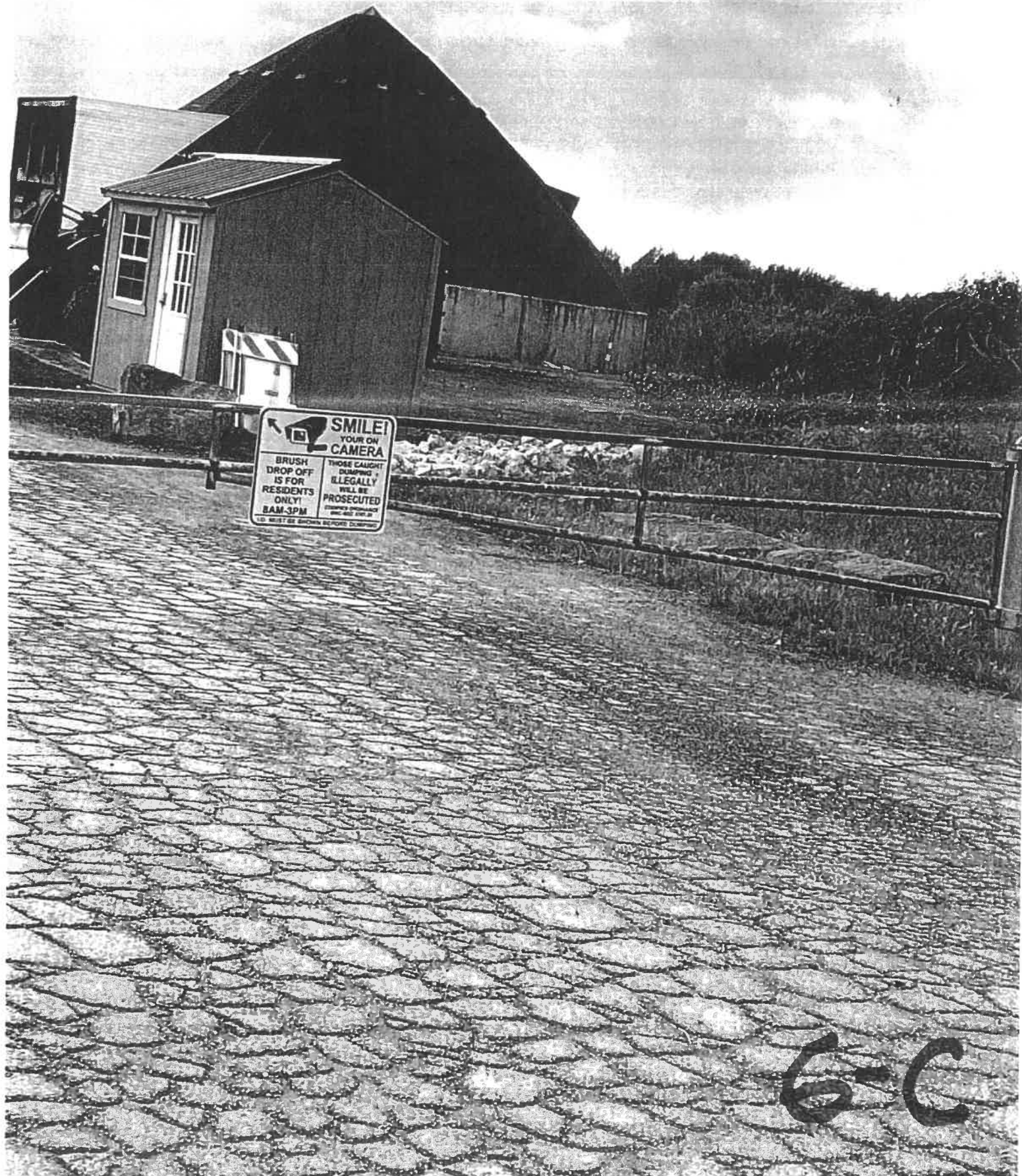
**STOP**

**STOP**  
EVERYONE  
DUMPING BRUSH  
AND WALK PICK UP  
MUST CHECK IN  
PLEASE BE YOUR  
I.D. BUDDY!!!

**NO  
TRESPASSING  
VIOLATORS  
WILL BE  
PROSECUTED**  
THE CITY OF  
MACEDONIA  
HIGH VALLEY VIEW ROAD  
(301) 424-2200

6-B





**SMILE!**  
YOUR ON CAMERA

BRUSH  
DROP OFF  
IS FOR  
RESIDENTS  
ONLY!  
8AM-3PM

THOSE CAUGHT  
DUMPING  
ILLEGALLY  
WILL BE  
PROSECUTED

CITY OF BURLINGTON  
910-462-6100 ext. 21

ID MUST BE SHOWN BEFORE DUMPING

6-C





6-D





946 E Twinsburg RD  
Macedonia



1967

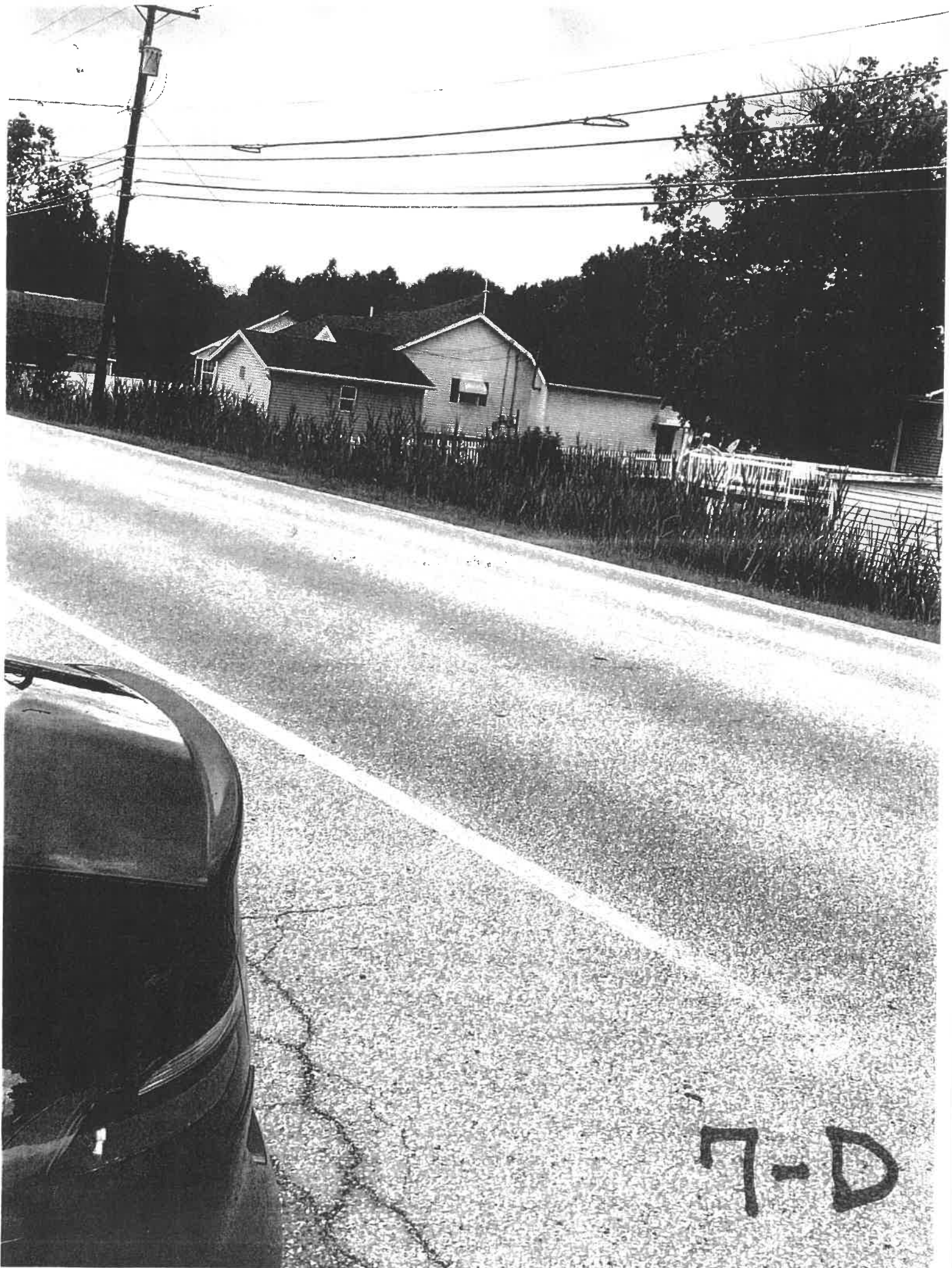
CITY OF  
MACEDONIA  
SERVICE  
DEPARTMENT  
BUILDING 3  
1141 KENNEDY BL

7-B



7-C





7-D