

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 – 012

By: Mr. Daymut

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATED AT 22044 ROYALTON ROAD, IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO R1-125 (ONE FAMILY 125) CLASSIFICATION (PPN 392-08-002).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain real property located at 22044 Royalton Road, from GI (General Industrial) classification to R1-125 (One Family 125) classification (PPN 392-08-002), which property is more fully described in Exhibit "A" and as depicted in Exhibit "B", attached hereto and incorporated herein as if fully rewritten.

Section 2. That the Clerk of Council is hereby authorized to cause the necessary change on the Zoning Map to be made in order to reflect the zoning change in classification as provided in this Ordinance.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: February 6, 2017

Second reading: February 21, 2017

Third reading: April 3, 2017

Public Hearing: April 3, 2017

Referred to Planning Commission

February 7, 2017

Favorable recommendation by PC
Approved: February 9, 2017

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2017 - 012
Page 2

Randy M. Dooner

President of Council

Date Passed: April 3, 2017

	<u>Yea</u>	<u>Nay</u>
Carbone	<u>✓</u>	<u> </u>
Daymut	<u>✓</u>	<u> </u>
DeMio	<u>✓</u>	<u> </u>
Dooner	<u>✓</u>	<u> </u>
Schonhut	<u>✓</u>	<u> </u>
Short	<u>✓</u>	<u> </u>
Southworth	<u>✓</u>	<u> </u>

Approved: Thomas Senior
Mayor

Date Approved: April 4, 2017

Attest: Aimee Pientka
Clerk of Council

ORD. No.	<u>2017-012</u>	Amended:	<u> </u>
1st Rdg.	<u>2/6/17</u>	Ref:	<u>PC1P2E</u>
2nd Rdg.	<u>2/21/17</u>	Ref:	<u>P2E</u>
3rd Rdg.	<u>04-03-17</u>	Ref:	<u> </u>

Pub Hrg.	<u>4-3-17</u>	Ref:	<u> </u>
Adopted:	<u>04-03-17</u>	Defeated:	<u> </u>

22044 Royalton Road
Strongsville, Ohio 44149
PP 392-08-002

Situated in the County of Cuyahoga, in the State of Ohio, and in the City of Strongsville:

And known as being part of Original Strongsville Township Lot No. 95, bounded and described as follows: Beginning in the center line of Royalton Road (60 feet wide) at the Southeasterly corner of Original Lot No. 95; Thence Westerly along the center line of Royalton Road 175 feet; Thence Northerly and parallel with the Easterly line of said Original Lot No. 95, 255 feet; Thence Easterly and parallel with the center line of Royalton Road, 175 feet to the Easterly line of Original Lot No. 95; Thence Southerly along said Easterly line 255 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

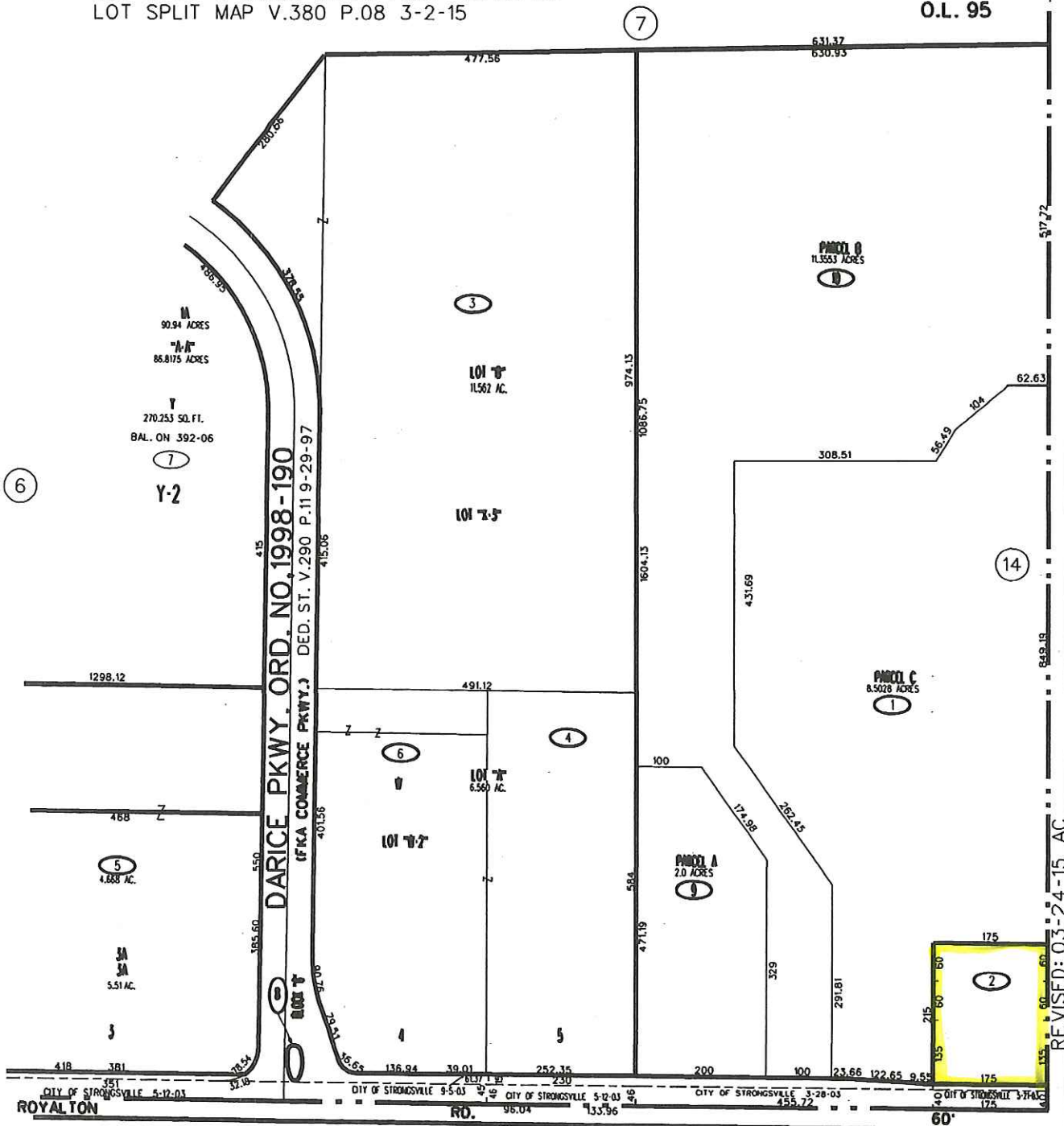
EXHIBIT A

8

LOT SPLIT CONTINENTAL LAND TRUST V.231 P.83 11-5-84
LOT SPLIT & CONSOLIDATION V.244 P.60 1-18-89
SCHWEBEL BAKING CO. RESUB. V.257 P.62 1-30-92
CONTINENTAL LOT SPLIT V.270 P.29 11-10-94
CONTINENTAL LAND TRUST LOT SPLIT NO 3 V.272 P.15 3-15-95

INDUSTRIAL PKWY. SUBD. V.287 P.3 9-29-97
LOT SPLIT & CONS. FOR DUKE RLTY V.293 P.15 8-12-98
LOT SPLIT & CONS. FOR DUKE RLTY V.341 P.21 9-1-05
LOT SPLIT & CONS. V.348 P.36 08-22-06
LOT SPLIT MAP V.380 P.08 3-2-15

O.L. 95



REVISED: 03-24-15 AC

MAP 393

EXHIBIT B



DRAWN: MAY 1988

STRONGSVILLE MAP 392

SCALE: 1"=100'
50 0 100 200

PETITION FOR ZONING CHANGE

Ordinance Number: 2017-012

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class Res. use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: _____

Continue To Live in The Home AS Residential

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: The home is used AS

residential AND will continue Residential

Please list other supporting documents (if any) which accompany this petition:

1. Certified List
2. Legal Description
3. County Maps

THE PROPOSED USE OF THE PROPERTY IS: Residential

Name, address and **telephone number** of applicant or applicant's agent:

Name: Keith AND Linda Walsh

Address: 22044 Royalton Rd Strongsville, Oh

Telephone Number: 216-536-6304-Linda 216-407-5008 Keith

Keith A Walsh Linda M Walsh
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 14 day of December, 2017



KATHERINE M. TYCAST
Notary Public, State of Ohio
My Comm. Expires 07/14/2019

Katherine Tycast
Notary Public
My commission expires: July 14, 2019

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2017-012

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 22044 Royalton Rd Strongsville

Permanent Parcel No.: 392-08-002

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Royalton Rd - South

Number and type of buildings which now occupy property (if any): 2 buildings
Home Garage

Acreage: _____

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): General Industrial

Said deed restrictions (will) (have) expire(d) on: _____

Said property is presently under lease or otherwise encumbered as follows: Zoned General Industrial

Owner(s)	Percent of Ownership:
1. <u>Keith C. Walsh</u>	<u>50</u> %
2. <u>Linda M. Walsh</u>	<u>50</u> %
3. _____	_____ %

Keith C. Walsh Linda M. Walsh
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this

14 day of December, 2014
Katherine M. Tycast
Notary Public
My commission expires July 14, 2019



KATHERINE M. TYCAST
Notary Public, State of Ohio
My Comm. Expires 07/14/2019

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

SURVIVORSHIP DEED
OHIO REVISED CODE SECTION 5302.17

KEITH C. WALSH, Married to LINDA M. WALSH, of Cuyahoga County, Ohio, for valuable consideration paid, grants to KEITH C. WALSH and LINDA M. WALSH, Husband and Wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 22044 Royalton Road, Strongsville, Ohio 44136, the following REAL PROPERTY: Situated in the County of Cuyahoga, in the State of Ohio, and in the City of Strongsville:

And known as being part of Original Strongsville Township Lot No. 95, bounded and described as follows: Beginning in the center line of Royalton Road (60 feet wide) at the Southeasterly corner of Original Lot No. 95; Thence Westerly along the center line of Royalton Road 175 feet; Thence Northerly and parallel with the Easterly line of said Original Lot No. 95, 255 feet; Thence Easterly and parallel with the center line of Royalton Road, 175 feet to the Easterly line of Original Lot No. 95; Thence Southerly along said Easterly line 255 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 392-8-2

Frank Russo
CUYAHOGA COUNTY AUDITOR

Prior Instrument Reference: Vol. 93-01808 Page 14 of the Deed Records of Cuyahoga County, Ohio.

Witness my hand this 2 day of May, 2000.
SIGNED IN THE PRESENCE OF:

Gabriella Russo
Gabriella Russo

Keith C. Walsh
KEITH C. WALSH
ROBERT KLAIBER P.E., P.S.
Legal Description complies with
Cuyahoga County Conveyance
Standards and is approved for
transfer.

STATE OF OHIO
COUNTY OF CUYAHOGA

SS: *Keith C. Walsh* Agent Date MAY 10 2000

BE IT REMEMBERED, that on this 2 day of May, 2000, before me, a Notary Public in and for said county, personally came KEITH C. WALSH, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

PARCEL NO. 392-08-002
CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.202 O.R.C.
PAID

Gabriella Russo
NOTARY PUBLIC

MAY 12 2000

Conveyance Fee 0 Record No. 101576 This instrument prepared by

TYPE 1 AREA LENGTH YES (N) NO (Y)
FRANK RUSSO, Cuyahoga County Auditor BASIL RUSSO & CO. L.P.A.

Attorneys at Law

GABRIELLA RUSSO ROBALIN
Attorney At Law
Notary Public State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

Surveyorship Deed

PERMANENT PARCEL
NUMBER:

RECORDERS & AUDITORS STAMPS

GUYAHOGA COUNTY RECORDER
200005150056 PAGE 2 of 2

Basil Russo & Co., L.P.A.
Attorneys at Law
6056 Ridge Road • Parma, Ohio 44129
(216) 843-8400

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Tiffany Mekeel, Assistant Clerk of Council

DATE: December 14, 2016

SUBJECT: Rezoning Application
Keith and Linda Walsh; Owners
PPNs: 392-08-002
Address: 22044 Royalton Road
From General Industrial (GI) to Residential (R1-75)

Please check the legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

TAM
Attachments

cc: Thomas P. Perciak, Mayor
Neal Jamison, Law Director
Daniel J. Kolick, Assistant Law Director
George Smerigan, City Planner
Brent Painter, Economic Development Director
All Members of Council
Carol Opera, Planning Commission Secretary

City of Strongsville

Memorandum

RECEIVED

DEC 21 2016

CITY OF STRONGSVILLE
CITY COUNCIL

To: Neal Jamison, Law Director

CC: Mayor Perciak
Ken Mikula, City Engineer
Aimee Pientka
George Smerigan, City Planner
Brent Painter, Economic Development Director
Dan Kolick, Assistant Law Director
Carol Oprea, Planning Commission Secretary

From: Lori Daley, Assistant City Engineer

Date: December 20, 2016

Re: Rezoning Application
Keith and Linda Walsh; Owners
PPN 392-08-002
22044 Royalton Road
From GI to R1-75

Neal,

The legal description included in the Clerk of Council's December 14, 2016 memo regarding the above referenced application accurately depicts the area to be rezoned.

Please note, I believe George Smerigan is studying the current zoning on the north side of Royalton Road between Darice Parkway and Prospect Road, which includes this parcel.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Tiffany Mekeel, Assistant Clerk of Council

DATE: February 7, 2017

SUBJECT: Referral from Council: Ordinance No. 2017-012

At its regular meeting of February 6, 2017, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2017-012 by Mr. Daymut. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATED AT 22044 ROYALTON ROAD, IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO R1-125 (ONE FAMILY 125) CLASSIFICATION (PPN 392-08-002).

A copy of the ordinance is attached for Planning Commission review.

TAM
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: February 10, 2017

Please be advised that at its meeting of February 9, 2017, the Strongsville Planning Commission gave Favorable Recommendation the following;

PUZZITIELLO-FRANCESANGELO/ Chris Bender, Agent

Re-subdivision of PPN's 392-13-001, 057 and 058 also known as Sublots 16A and 17A located on Pinnacle Point zoned R1-75.

ORDINANCE 2017-012

An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the Zoning Classification of certain real property located at 22044 Royalton Road, in the City of Strongsville, from GI (General Industrial) Classification to R1-125 (One Family 125) Classification (PPN 392-08-002).

AT & T MOBILITY/ Kathy Farina, Agent

Site Plan approval for the addition of 3 new antennas and 3 RRH's and remove 3 existing antennas for the AT & T co-location on an existing telecommunications tower located at 16099 Foltz Parkway, PPN 393-12-002 and 393-10-001 zoned General Industrial.