

# Kapczuk & Associates Architects

2119 West 10<sup>th</sup> St.  
Cleveland, Ohio 44113  
216-978-4273 pkappy@sbcglobal.net

29 August 2017

Kenneth A. Ramser  
Clerk of Council, City of Parma  
6611 Ridge Road  
Parma, Ohio 44129

Re: Application for Zoning Change for  
Parcel Nos. 444-09-129 and 444-09-130  
Cover Letter

Dear Mr. Ramser,

We are submitting the attached application for a zoning change on behalf of Glenn Bridges of Tyler Properties, LLC (refer to attached authorization for representation letter from Mr. Bridges) for Parcel Nos. 444-09-129 and 444-09-130. The application package includes the following items:

- Application for Zoning Change, City of Parma form. Dated 29 August 2017.
- Letter from Glenn Bridges of Tyler Properties, LLC authorizing Paul Kapczuk, Jr. and Preston Buchtel of Kapczuk & Associates Architects to represent his interests during the rezoning process. Dated 23 August 2017.
- Legal description of property documents, Dated 29 August 2017.
- List of properties within 300' of parcels. Dated 29 August 2017.
- Drawings, including Vicinity Map, Existing Site Plan, and Preliminary Proposed New Site Plan. Dated 29 August 2017.

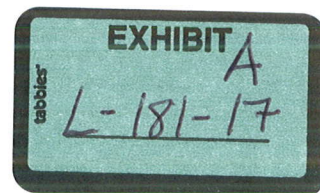
If you have any questions or comments or require additional information, please don't hesitate to contact me.

Thank you for your assistance.

Respectfully,

Preston Buchtel

Cell: 216.905.7572



OFFICE OF THE COUNCIL  
6611 Ridge Road • Parma, Ohio 44129  
440-885-8091 • Fax: 440-885-8087  
Email: ccouncil@cityofparma-oh.gov  
www.cityofparma-oh.gov



PRESIDENT OF COUNCIL  
SEAN P. BRENNAN  
CLERK OF COUNCIL  
KENNETH A. RAMSER

WARD 1 Vito Dipierro	WARD 3 Mark Casselberry	WARD 6 Larry Napoli	WARD 8 Scott M. Tuma President Pro Tem
WARD 2 Deborah A. Lime	WARD 4 Brian Day Majority Leader	WARD 5 Allan Divis	WARD 7 Brian Brochetti
			WARD 9 Jeffrey Crossman

**APPLICATION FOR ZONING CHANGE**  
**CITY OF PARMA, OHIO**

Submitted by Preston Buchtel, Kapczuk & Associates Architects,  
on behalf of the property owner, Glenn Bridges, Tyler Properties, L.L.C  
(and owner of Precision Mechanical, Inc.)

1. **NAME OF APPLICANT** \_\_\_\_\_
2. **ADDRESS OF APPLICANT** Preston Buchtel/Owner Representative: 721 College Avenue, Cleveland, Ohio 44113  
Glenn Bridges/Owner: 5441 State Road, Parma, Ohio 44134  
**PHONE NUMBER** Preston Buchtel/Owner Representative: 216-905-7572 (Cell) and  
Glenn Bridges/Owner: 216-741-1160
3. **PARCEL NUMBER OF PROPERTY** 444-09-129 and 444-09-130  
**IS APPLICANT THE OWNER OF PROPERTY?** The owner is Glenn Bridges, Tyler Properties, LLC.  
Refer to attached letter from owner authorizing Paul Kapczuk, Jr. and Preston Buchtel to act as Owner Representative.
4. **LEGAL DESCRIPTION (ATTACH)** Refer to attached Legal Description of Property documents.
5. **STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING**  
Glenn Bridges/Precision Mechanical, Inc. is looking to expand their current facility by adding a new detached garage, to store service vehicles/trucks when not in use. The current facility occupies Parcel Nos. 444-09-001, 444-09-002, and 444-09-131, which are zoned "Retail Business (RB-C-1)". The parcels the new detached garage would be constructed on are Parcel Nos. 444-09-129 and 444-09-130, which are zoned "Single-Family Residential (SF-B-1)". After preliminary review with the city, it was recommended to the owner that he should request a rezoning of the two residential parcels, to match the three retail business parcels, after which he should request a consolidation of the five parcels into one property. All five parcels are owned by Glenn Bridges/Tyler Properties, LLC.
6. **PRESENT USE** Both parcels are open lots. Parcel No. 444-09-130 has a concrete driveway providing access to the back of the existing Precision Mechanical, Inc building, occupying Parcels 444-09-001, 444-09-002, & 444-09-131.
7. **PRESENT ZONING DISTRICT** Single-Family Residential (SF)  
**PRESENT AREA/HEIGHT DESIGNATION** B-1
8. **PROPERTY USE. ATTACH PRELIMINARY SKETCH OR DESCRIBE, IN DETAIL, PLAN FOR PROPERTY** Refer to attached drawing, Sheet 3: Preliminary Proposed New Site Plan  
\_\_\_\_\_  
\_\_\_\_\_
9. **PROPOSED ZONING DISTRICT** Retail Business (RB)  
(To match parcels 444-09-001, 444-09-002, & 444-09-131)  
**PROPOSED AREA/HEIGHT DESIGNATION** C-1
10. **FURNISH A VICINITY MAP SHOWING PROPERTY LINES, THOROUGHFARES, EXISTING AND PROPOSED ZONING (ATTACH)** Refer to attached drawings, Sheets 1 thru 3.
11. **APPLICANT WILL FURNISH A LIST OF ALL PROPERTY OWNERS AND THEIR MAILING ADDRESS WHO ARE WITHIN A 300 FOOT RADIUS FROM SUCH AREA PROPOSED TO BE REZONED. THOSE CONTIGUOUS TO, OR DIRECTLY ACROSS THE STREET FROM THE PARCELS(S) PROPOSED TO BE REZONED AND OTHERS THAT MAY HAVE A SUBSTANTIAL INTEREST IN THE CASE, EXCEPT THAT ADDRESSES NEED NOT BE INCLUDED WHERE MORE THAN TEN (10) PARCELS ARE TO BE REZONED.** Refer to attached list.
12. **APPLICANT WILL PAY THE FOLLOWING FEE: \$250.00 PER PARCEL EQUAL TO OR LESS THAN ONE-HALF ACRE OR \$600.00 PER PARCEL GREATER THAN ONE-HALF ACRE IN AREA. THE APPLICANT WILL ALSO PAY COST OF LEGAL AD FOR THE PUBLIC HEARING.**
13. **A COPY OF ORDINANCE NO. 153-91 WILL BE FURNISHED, IF NEEDED, WHICH DEFINES THE LAW IN MORE DETAIL**
14. **PLEASE ATTACH ANY OTHER PERTINENT INFORMATION TO ASSIST THE COUNCIL IN THEIR DETERMINATION.**
15. **RETURN TO THE CLERK OF COUNCIL, KENNETH A. RAMSER, 6611 RIDGE ROAD, PARMA, OHIO, PHONE. (440) 885-8065**
16. **DATE OF APPLICATION** \_\_\_\_\_

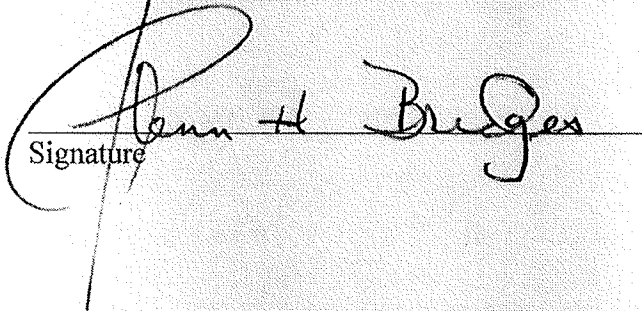


Precision Mechanical, Inc.  
5441 State Road  
Parma, OH 44134  
Office (216) 741-1160  
Fax (216) 741-1674

August 23, 2017

To the City of Parma:

I, Glenn H. Bridges of Tyler Properties, LLC, hereby certify that I am the owner of Parcel Nos. 444-09-129 and 444-09-130 and further verify that Paul Kapczuk, Jr. and Preston Buchtel of Kapczuk & Associates Architects are authorized to represent my interests and make decisions on my behalf during the rezoning process, when appearing before boards and commissions of the City of Parma.

  
Signature

8-23-17  
Date

# Kapczuk & Associates Architects

2119 West 10<sup>th</sup> St.  
Cleveland, Ohio 44113  
216-978-4273 pkappy@sbcglobal.net

29 August 2017

Kenneth A. Ramser  
Clerk of Council, City of Parma  
6611 Ridge Road  
Parma, Ohio 44129

Re: Application for Zoning Change for  
Parcel Nos. 444-09-129 and 444-09-130  
Legal Description of Property

Dear Mr. Ramser,

Please find attached a Warranty Deed, dated June 7, 2004, for Parcel Nos. 444-09-129 and 444-09-130, along with a plat of the Brookdale Allotment referenced in the deed..

The Warranty Deed provides a legal description for the two parcels - referred to as "Parcel No. 1" in the deed. On the Brookdale Allotment plat the parcels are referred to as Sublot Nos. 320 (444-09-129) and 321 (444-09-130).

I hope this provides an adequate legal description of the property. If you have any questions or comments or require additional information, please don't hesitate to contact me.

Respectfully,


Preston Buchtel

Cell: 216.905.7572

CUYAHOGA COUNTY RECORDER  
PATRICK J. O'MALLEY  
DEED 06/07/2004 03:41:23 PM  
200406070961

E-70846  
ON  
REAL ESTATE TITLE

ROBERT KLAIBER P.E., P.S.  
Legal Description complies with  
Cuyahoga County Ordinance  
Standards and is approved for  
transfer:

JUN 07 2004  
  
Agent

WARRANTY DEED

That MARIE KADER aka MARIE A. KADER, Widowed and not remarried, the Grantor, who claims title by or through instrument recorded in Volume 8295, Page 405 and Volume 11657 Page 713, Cuyahoga County Recorder's Office, for valuable consideration paid and received to her full satisfaction of TYLER PROPERTIES, LLC, an Ohio Limited Liability Corporation, the Grantee, whose tax mailing address will be 5441 State Road, Parma, Ohio 44134, does give, grant, bargain, sell and convey with general warranty covenants unto the said Grantee, its heirs and assigns, the following described premises, situated in the City of Parma, County of Cuyahoga and State of Ohio:

Parcel No. 1

~~Situated in the City of~~ Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being Sublot Nos. 320 and 321 in Brookdale Allotment of part of Original Parma Township Lot No. 2, Blake Tract, as shown by the recorded plat in Volume 81 of Maps, Page 15 of Cuyahoga County Records, and together forming a parcel of land having a frontage of 80 feet on the Northerly side of Grovewood Avenue, and extending back 123 43/100 feet on the Westerly line, 124 09/100 feet on the Easterly line, and having a rear line of 80 02/100 feet, as appears by said plat be the same more or less but subject to all legal highways. PPN: 444-09-129 & 130

Parcel No. 2

Situated in the City of Parma County of Cuyahoga and State of Ohio and known as being part of Sublot No. 322 and 323 in Brookdale Allotment of part of Original Parma Township Lot No. 2, Blake Tract, as shown by the recorded plat in Volume 81 of Maps, Page 15 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows; Beginning on the Easterly line of State Road, as shown by the dedication

plat in Volume 130 of Maps, Page 312 of Cuyahoga County Records, at its intersection with the Northerly line of Grovewood Avenue; thence Northerly along the Easterly line of State Road, 82 feet to the Northerly line of said Sublot No. 323; thence Easterly along the Northerly line of said Sublot No. 323, 143 feet to the Northeasterly corner thereof; thence Southerly along the Easterly line of said Sublot Nos. 323 and 322, 82 feet to the Northerly line of Grovewood Avenue; thence Westerly along the Northerly line of Grovewood Avenue, 143 feet to the place of beginning, as appears by said plat, be the same more or less but subject to all legal highways.  
PPN: 444-09-001 & 002 & 131

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its heirs and assigns forever.

And I, MARIE KADER aka MARIE A. KADER, the said Grantor, for myself and my heirs, executors and administrators, covenant with the said Grantee, its heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all incumbrances whatsoever except current taxes and assessments, zoning ordinances, easements and limitations of record, if any, and that I will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, its heirs and assigns, against all lawful claims and demands whatsoever subject to the above noted exceptions.

I have hereunto set my hand the 25<sup>th</sup> day of MAY, in the year of our Lord two thousand and four.

Permanent Parcel #: 444-09-129	444-09-002
444-09-130	444-09-131
444-09-001	
Type Instrument: Warranty Deed	Date: 6/7/2004
Tax District #: 3250	Tax List Year: 2004
Grantor: Kader Marie	Land Use Code: 4200
Grantee: Tyler Properties, LLC	Land Value: 23,100
Balance Assumed: \$ 0.00	Building Value: 0
Total Consideration: \$ 306,000.00	Total Value: 23,100
Conv. Fee Paid: \$ 1,224.00	Arms Length Sale: YES
Transfer Fee Paid: \$ 2.50	Rcpt: E2-06072004-1
Fee Paid by: Real Estate Title Service C	Inst #: 96986
Exempt Code:	Check #: 46266

*Ruth Kerosky* P.O.A.  
Ruth Kerosky, Attorney-in-Fact  
for Marie Kader aka Marie A.  
Kader

*Frank Russo*  
CUYAHOGA COUNTY AUDITOR

CUYAHOGA COUNTY RECORDER  
200406070961 PAGE 2 of 3

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS

Before me, a Notary Public, in and for said County and State, personally appeared the above named RUTH KEROSKY, Attorney-in-Fact for MARIE KADER aka MARIE A. KADER who represented to me to be said person and acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at NORTH ROYALTON, OHIO this 25th day of MAY, 2004.

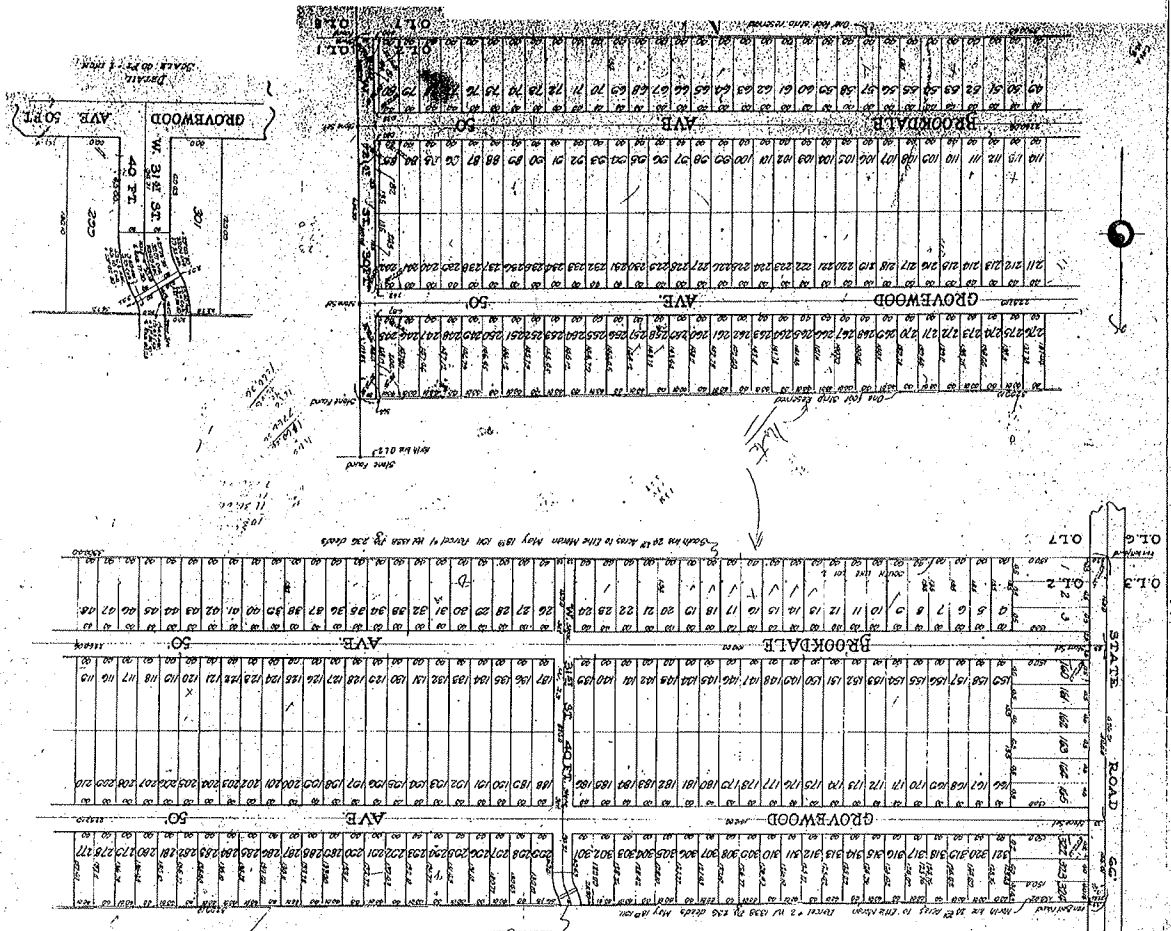
  
Notary Public

DAVID R. BOLDT, Attorney  
Notary Public - State of Ohio  
My commission has no expiration date  
Section 147.03 R.C.

THIS INSTRUMENT PREPARED BY:  
KIRNER & BOLDT CO., L.P.A.  
8025 Corporate Circle  
North Royalton, Ohio 44133  
(440) 884-4300

#254(b)N

CUYAHOGA COUNTY RECORDER  
200406070961 PAGE 3 of 3



Entered for approval Dec. 22, 1922.  
 M. Hamilton, Chairman Board City Park Commission.  
 Robert Hoffman, Chief Engineer & Commissioner.  
 J. F. Mehta, Director of Public Service & Health Commissioner of Cleveland.  
 Approved this 25th day of January 1923.  
 County Engineer.  
 The within dedication of streets is hereby approved and accepted.  
 John C. Gobenberger, County Commissioner.  
 A. E. Smith, J. J. Weber, J. E. Smith, Commissioners.  
 My testimony whereof I have hereunto set my hand and official seal of Cleveland this 20th day of September 1922.  
 J. H. Norton, Mayor, Public.

Being a part of Original Lot 2, Bala tract, Huron, Bannock, County of Cuyahoga, State of Ohio.  
 June 1911.  
 The undersigned owner of lot as shown upon this plat hereby accepts this subdivision of his same and dedicates it public use, the land shown hereon in yellow shade for street purposes.  
 J. H. Norton, City Engineer.

Entered for Record Jan. 9, 1923 at 3:02 P.M.  
 Recorder for Record # 3010 # 155011 Lynn D. Howell.  
 Recorded Apr. 12, 1923.  
 Recorder.

# BROOKDALE ALLOTMENT



# Kapczuk & Associates Architects

2119 West 10<sup>th</sup> St.  
Cleveland, Ohio 44113  
216-978-4273 pkappy@sbcglobal.net

29 August 2017

## **LIST OF PROPERTIES**

**WITHIN 300' OF PARCELS 444-09-129 AND 444-09-130**

NO.	PARCEL NO.	OWNER	MAILING ADDRESS
<b>STATE ROAD</b>			
1	443-30-132	BACIAK, MAREK AND BACIAK, MARIA	5398 - 5400 STATE RD PARMA, OH. 44134
2	443-30-133	GREALIS, DOLORES J.	5402 STATE RD PARMA, OH. 44134
3	443-30-134	DICICCO, NICHOLAS	5410 STATE RD PARMA, OH. 44134
4	443-30-135	DEJELO, OSCAR	5432 STATE RD PARMA, OH. 44134
5	443-30-136	5434 STATE RD LTD.	5434 STATE RD PARMA, OH. 44134
6	444-03-064 444-03-050	PARMA SERVICE CENTER INC	5448 STATE RD PARMA, OH. 44134
7	444-03-051	STATE PROFESSIONAL BUILDING LTD	5454 STATE RD PARMA, OH. 44134
8	444-03-052	STASUK, DONALD H	5462 STATE RD PARMA, OH. 44134
9	444-03-053	5476 STATE ROAD LLC	5476 STATE RD PARMA, OH. 44134
10	444-09-008	FRANCIS CORPORATION	5391 STATE RD PARMA, OH. 44134
11	444-09-007	KAPOLIS, THANO	5409 STATE RD PARMA, OH. 44134
12	444-09-006	KAPOLIS, THANO	5425 STATE RD PARMA, OH. 44134
13	444-09-005 444-09-004	SANDHU, HARMINDER S & DALJINDER K CO TRUSTEE OF THE SANDHU FAMILY TRUST	5431 STATE RD PARMA, OH. 44134
14	444-09-003	J.T.M.A LLC	5437 STATE RD PARMA, OH. 44134

15	444-09-001 444-09-002 444-09-131	TYLER PROPERTIES, LLC	5441 STATE RD PARMA, OH. 44134
16	444-08-016 444-08-017 444-08-018	WASYLOW, EUGENE	5455 STATE RD PARMA, OH. 44134
17	444-08-013 444-08-014 444-08-015	PCCS HOLDINGS LLC	5481 STATE RD PARMA, OH. 44134

### LINCOLN AVENUE

18	444-09-088	DUKE, RAYMOND E	3442 LINCOLN AVE PARMA, OH. 44134
19	444-09-087	VANNI, MAE CHRISTINE	3436 LINCOLN AVE PARMA, OH. 44134
20	444-09-086	COSTARAS, NICHOLAS G.	3434 LINCOLN AVE PARMA, OH. 44134
21	444-09-085	DEMKO, JUDY L	3430 LINCOLN AVE PARMA, OH. 44134
22	444-09-084	WARD, JAMES M. & SUSAN M.	3426 LINCOLN AVE PARMA, OH. 44134
23	444-09-083	BETTS MARK D	3422 LINCOLN AVE PARMA, OH. 44134
24	444-09-082	DOUGLAS, JOHN L	3418 LINCOLN AVE PARMA, OH. 44134
25	444-09-081	DANIEL STANLEY	3416 LINCOLN AVE PARMA, OH. 44134
26	444-09-089	KOZEMPA KENNETH	3443 LINCOLN AVE PARMA, OH. 44134
27	444-09-090	MANCINI, JOSHUA A.	3441 LINCOLN AVE PARMA, OH. 44134
28	444-09-091	PREIS, AMY L.	3439 LINCOLN AVE PARMA, OH. 44134
29	444-09-092	ADAMINI, JOHN	3431 LINCOLN AVE PARMA, OH. 44134
30	444-09-093	NEAL CHARLES W	3427 LINCOLN AVE PARMA, OH. 44134
31	444-09-094	ARKO SCOTT C.	3423 LINCOLN AVE PARMA, OH. 44134
32	444-09-095	SKINNER, CAROLANN M.	3419 LINCOLN AVE PARMA, OH. 44134
33	444-09-096	RECHNITZER, DONALD E & LISA C	3415 LINCOLN AVE PARMA, OH. 44134
34	444-09-097	SOPATA, CRAIG E. & STEPHANIE H.	3411 LINCOLN AVE PARMA, OH. 44134

35	444-09-098	JR ANDY ENTERPRISES, LLC	3407 LINCOLN AVE PARMA, OH. 44134
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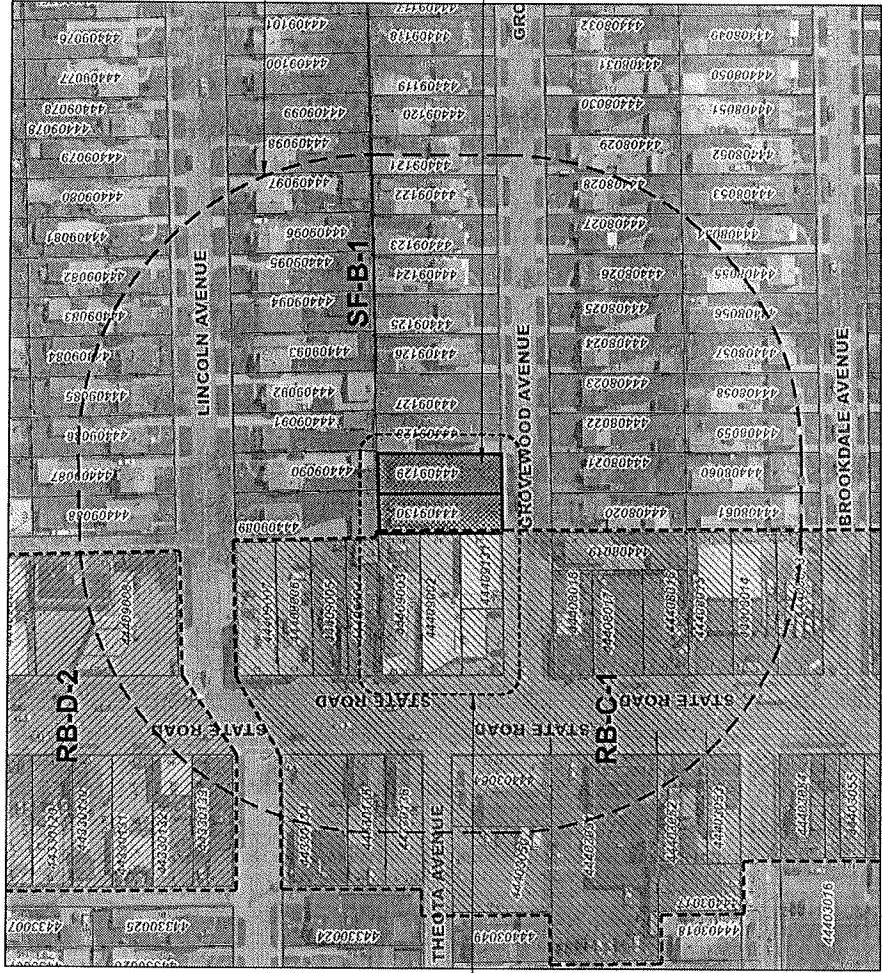
**GROVEWOOD AVENUE**

36	444-09-128	BRANDT, TIMOTHY M. & KAREN	3434 GROVEWOOD AVE PARMA, OH. 44134
37	444-09-127	PARMA LAND REUTILIZATION PROGRAM	3430 GROVEWOOD AVE PARMA, OH. 44134
38	444-09-126	MANCUSO WILLIAM J.	3426 GROVEWOOD AVE PARMA, OH. 44134
39	444-09-125	ROSE, ROY P & LISA	3422 GROVEWOOD AVE PARMA, OH. 44134
40	444-09-124	UKLEJA, DANA B.	3418 GROVEWOOD AVE PARMA, OH. 44134
41	444-09-123	POTTS, WILLIAM	3414 GROVEWOOD AVE PARMA, OH. 44134
42	444-09-122	MCKINNON, KERI C.	3410 GROVEWOOD AVE PARMA, OH. 44134
43	444-09-121	BROWN, SCOTT	3406 GROVEWOOD AVE PARMA, OH. 44134
44	444-08-019	HENDRICKS, TAMMY S	3455 GROVEWOOD AVE PARMA, OH. 44134
45	444-08-020	LYNCH, SARA C.	3443 GROVEWOOD AVE PARMA, OH. 44134
46	444-08-021	CITY OF PARMA	3439 GROVEWOOD AVE PARMA, OH. 44134
47	444-08-022	BARTKO, DAVID A.	3435 GROVEWOOD AVE PARMA, OH. 44134
48	444-08-023	BRS GROVEWOOD LLC	3431 GROVEWOOD AVE PARMA, OH. 44134
49	444-08-024	PAROJCIC, BOGDAN B.	3427 GROVEWOOD AVE PARMA, OH. 44134
50	444-08-025	PAULOZZI, JOHN J. & RENEE M.	3423 GROVEWOOD AVE PARMA, OH. 44134
51	444-08-026	HOLZ, CHRISTOPHER W.	3419 GROVEWOOD AVE PARMA, OH. 44134
52	444-08-027	LONGA, DANIEL	3415 GROVEWOOD AVE PARMA, OH. 44134
53	444-08-028	ZOLDAK, REBECCA AND RANDOLPH, EDWARD	3411 GROVEWOOD AVE PARMA, OH. 44134
54	444-08-029	BURGESS JR., CHARLES R. & PAMELA S.	3407 GROVEWOOD AVE PARMA, OH. 44134

**BROOKDALE AVENUE**

55	444-08-061	YMR OHIO LLC	3442 BROOKDALE AVE PARMA, OH. 44134
56	444-08-060	3438 BROOKDALE AVE, LLC	3438 BROOKDALE AVE PARMA, OH. 44134
57	444-08-059	FIOCCO, AUTUMN L.	3434 BROOKDALE AVE PARMA, OH. 44134
58	444-08-058	MARKIEWICZ, SCOT L. & MICHELLE A.	3430 BROOKDALE AVE PARMA, OH. 44134
59	444-08-057	BEUTHER, JANICE M	3426 BROOKDALE AVE PARMA, OH. 44134
60	444-08-056	CICERO, MICHAEL N. & DAWN M.	3422 BROOKDALE AVE PARMA, OH. 44134
61	444-08-055	TARMANN, BELA	3418 BROOKDALE AVE PARMA, OH. 44134
62	444-08-054	KOZICH, DARRYL JAMES & HALUSKER, DEBRA ANN	3414 BROOKDALE AVE PARMA, OH. 44134
63	444-08-053	REDLIN, BRADLEY T. & REDLIN, ANDRIA	3410 BROOKDALE AVE PARMA, OH. 44134

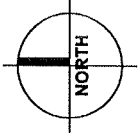
PROPOSED REZONING OF PARCEL NOS. 444-09-029 AND 444-09-030 FOR TYLER PROPERTIES, LLC 5441 STATE ROAD PARMA, OHIO 44134	KAPCZUK & ASSOCIATES ARCHITECTS 2119 WEST 10TH ST. CLEVELAND, OHIO 44113 216-978-4273 pkappy@sbcglobal.net	VICINITY MAP PROJECT NUMBER: 1715	DATE: 8.29.2017 REV: SHEET: 1 of 3
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OUTLINE OF 300' RADIUS FROM PROPERTIES  
PROPOSED TO BE REZONED.

PROPERTY NOS. 444-09-129 AND 444-09-130,  
OWNED BY TYLER PROPERTIES, LLC,  
CURRENTLY ZONED "SINGLE-FAMILY -  
SF-B-1". PROPOSED TO BE REZONED  
"RETAIL BUSINESS - RB-C-1", TO MATCH  
PROPERTIES 444-09-001, 444-09-002, AND  
444-09-131.

OUTLINE OF AREA ENLARGED IN EXISTING  
SITE PLAN (SHT. 2) AND PROPOSED NEW  
SITE PLAN (SHT. 3).

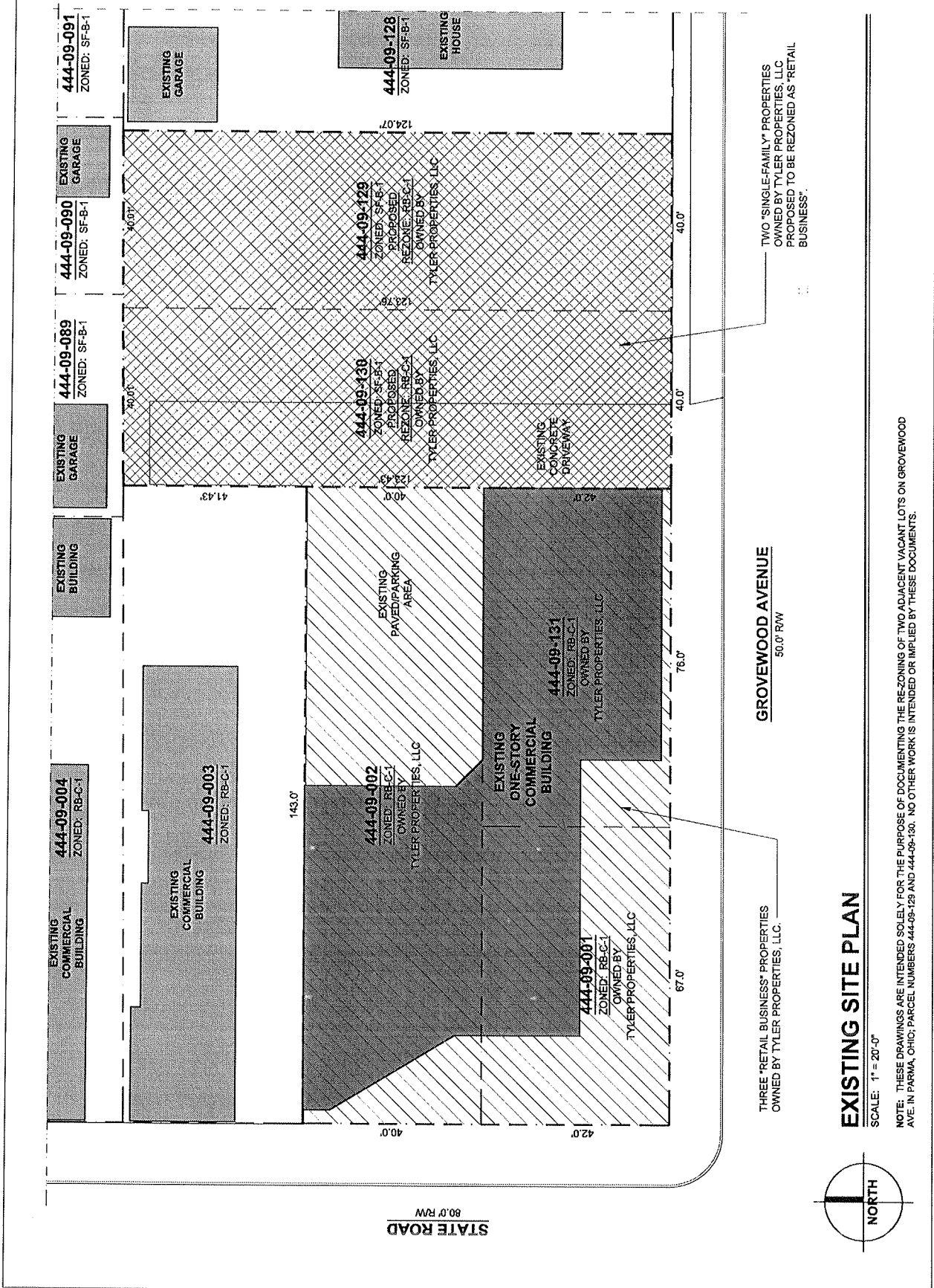


**VICINITY MAP**

SCALE: NOT TO SCALE

NOTE: THESE DRAWINGS ARE INTENDED SOLELY FOR THE PURPOSE OF DOCUMENTING THE REZONING OF TWO ADJACENT VACANT LOTS ON GROVEWOOD AVE. IN PARMA, OHIO; PARCEL NUMBERS 444-09-129 AND 444-09-130. NO OTHER WORK IS INTENDED OR IMPLIED BY THESE DOCUMENTS.

PROPOSED REZONING OF PARCEL NOS. 444-09-029 AND 444-09-030 FOR TYLER PROPERTIES, LLC 6441 STATE ROAD PARMA, OHIO 44134	KAPCZUK & ASSOCIATES ARCHITECTS 2119 WEST 10TH ST. CLEVELAND, OHIO 44113 216-978-4273 pkappy@sbcglobal.net	EXISTING SITE PLAN PROJECT NUMBER: 1715	REV: 8/29/2017 DATE: 8/29/2017
		SHEET: 2 of 3	



TWO "SINGLE-FAMILY" PROPERTIES  
OWNED BY TYLER PROPERTIES, LLC  
PROPOSED TO BE REZONED AS "RETAIL  
BUSINESS".

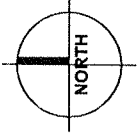
**GROVESWOOD AVENUE**  
50.0' RW

THREE "RETAIL BUSINESS" PROPERTIES  
OWNED BY TYLER PROPERTIES, LLC.

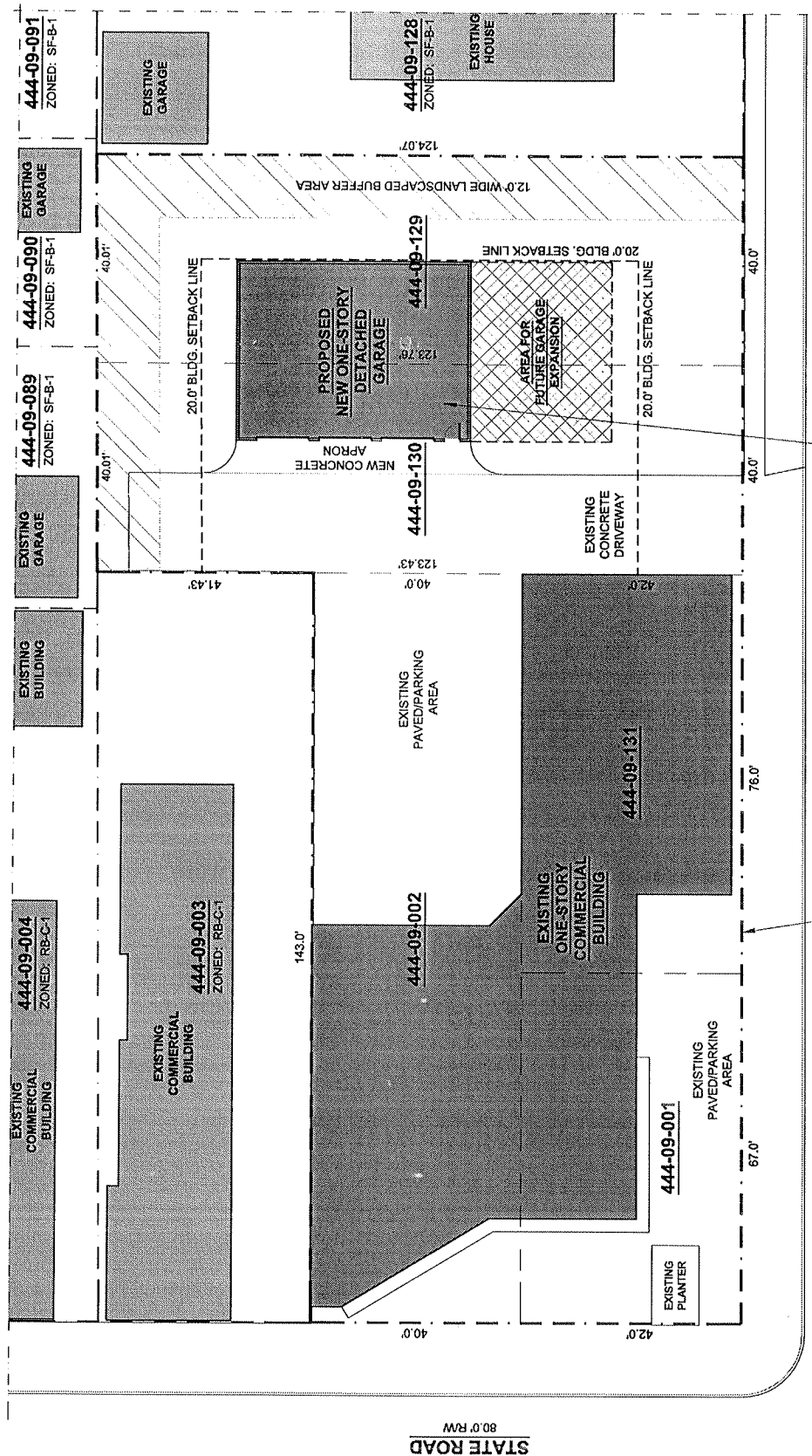
**EXISTING SITE PLAN**

SCALE: 1" = 20'-0"

NOTE: THESE DRAWINGS ARE INTENDED SOLELY FOR THE PURPOSE OF DOCUMENTING THE RE-ZONING OF TWO ADJACENT VACANT LOTS ON GROVESWOOD AVE. IN PARMA, OHIO; PARCEL NUMBERS 444-09-129 AND 444-09-130. NO OTHER WORK IS INTENDED OR IMPLIED BY THESE DOCUMENTS.



PROPOSED REZONING OF PARCEL NOS. 444-09-029 AND 444-09-030 FOR TYLER PROPERTIES, LLC 5441 STATE ROAD PARMA, OHIO 44134	KAPCZUK & ASSOCIATES ARCHITECTS 2119 WEST 10TH ST. CLEVELAND, OHIO 44113 216-978-4273 pkappy@bcglobal.net	PRELIMINARY PROPOSED NEW SITE PLAN	DATE: 8.29.2017 REV:
PROJECT NUMBER: 1715	SHEET: 3 of 3		



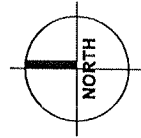
PROPOSED NEW ONE-STORY GARAGE FOR STORAGE OF COMPANY VEHICLES. GARAGE TO HAVE THREE TO FIVE GARAGE BAYS (THREE BAY VERSION, WITH AREA FOR FUTURE EXPANSION, SHOWN). DESIGN OF GARAGE IS IN THE PRELIMINARY STAGES OF DEVELOPMENT. FINAL SIZE OF GARAGE/NUMBER OF BAYS TO BE DETERMINED AS PROJECT DEVELOPS. ONCE A FINAL DESIGN IS COMPLETED, IT WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW/APPROVAL.

**GROVEWOOD AVENUE**  
50.0' RW

OUTLINE/PROPERTY LINE OF NEW CONSOLIDATED/REZONED "RETAIL BUSINESS - RB-C-1" PROPERTY. CONSOLIDATION OF THE FIVE PARCELS WILL BE APPLIED FOR AT A LATER DATE.

**PRELIMINARY PROPOSED NEW SITE PLAN**

SCALE: 1" = 20'-0"



NOTE: THESE DRAWINGS ARE INTENDED SOLELY FOR THE PURPOSE OF DOCUMENTING THE REZONING OF TWO ADJACENT VACANT LOTS ON GROVEWOOD AVE. IN PARMA, OHIO; PARCEL NUMBERS 444-09-129 AND 444-09-130. NO OTHER WORK IS INTENDED OR IMPLIED BY THESE DOCUMENTS.

STATE ROAD  
80.0' RW