

APPLICATION FOR ZONING CHANGE
CITY OF PARMA, OHIO

1. NAME OF APPLICANT 6040 BROADVIEW LLC
2. ADDRESS OF APPLICANT 6040-6070 BROADVIEW RD., PARMA, OHIO
PHONE NUMBER 216-214-1020
3. PARCEL NUMBER OF PROPERTY 445-34-005, 445-34-004, 445-34-032, 445-34-029,
445-34-031, 445-34-030, 445-34-051
IS APPLICANT THE OWNER OF PROPERTY? YES
4. LEGAL DESCRIPTION (ATTACH) EXHIBIT A
5. STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING
EXHIBIT B ATTACHED

6. PRESENT USE Currently – Single Family House Residential-Commercial
7. PRESENT ZONING DISTRICT Identified as Office Building by Court Order
PRESENT AREA/HEIGHT DESIGNATION N/A
8. PROPERTY USE. ATTACH PRELIMINARY SKETCH OR DESCRIBE, IN DETAIL,
PLAN FOR PROPERTY EXHIBIT C ATTACHED

9. PROPOSED ZONING DISTRICT RETAIL BUSINESS
PROPOSED AREA/HEIGHT DESIGNATION N/A
10. FURNISH A VICINITY MAP SHOWING PROPERTY LINES, THOROUGHFARES,
EXISTING AND PROPOSED ZONING (ATTACH)
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.
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 05/17/2019





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ATTORNEYS AT LAW

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May 17, 2019

Ken Ramser
Clerk of Council
City of Parma
611 Ridge Road
Parma, Ohio 44129

Re: Rezoning of Keystone Plaza to retail business

Dear Mr. Ramser,

Please be advised that I represent 6040 Broadview LLC regarding their application for rezoning. Enclosed herein, please find an application to amend the zoning code pursuant to Parma C.O. 1129.

Included in the application is a proposed amending ordinance that has been approved by Law Director Timothy G. Dobeck. Attached is the applicants check in the amount of \$600.00.

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

Very truly yours,

William D. Mason

WDM/alb
Enc.

Application for Zoning Amendment
City of Parma
Cuyahoga County, Ohio

EXHIBIT "A"

Situated in the City of Parma, County of Cuyahoga, and State of Ohio: and known as being part of Sublot Nos. 3, 4, 5, 6 and 30 in S.H. Kleinman's Broadview Farms as shown by the plat recorded in Volume 44, Page 26 of Cuyahoga County Records and also being part of Original Parma Township Lot Nos. 9 and 16 in the Blake Tract, bounded and described as follows:

Beginning at an iron pin set at the intersection of the south line of Keystone Road (50 feet wide) and the original west line of Broadview Road (S.R. 176) (originally 60 feet wide and now 80 feet wide);

Thence South 13° 10' 48" East, along said original west line of Broadview Road, 432.83 feet to an iron pin set at the intersection of the south line of said Sublot No. 6 with the original west line of Broadview Road;

Thence South 89° 58' 55" West, along the south line of said Sublot No. 6 and its westerly prolongation, 435.73 feet to an iron pin set at a southwest corner of land conveyed to Brookside Development Company by deed recorded in Volume 14489, Page 339 of Cuyahoga County Records;

Thence North 0° 00' 55" West, along a west line of land so conveyed and along the west line of said Sublot Nos. 5, 4 and 3, 421.57 feet to an iron pin set on the south line of Keystone Road;

Thence North 90° 00' 00" East, along the south line of Keystone Road 337.15 feet to the place of beginning, according to a survey prepared by Carl L. Craddock, Registered Surveyor No. 5762, for and in behalf of Bock & Clark under Project No. 88084, dated April 21, 1988, be the same more or less, but subject to all legal highways.

The bearings used in this description are referred to an assumed meridian and arc used to denote angles.



Application for Zoning Amendment
City of Parma
Cuyahoga County, Ohio

Applicant: 6040 Broadview LLC (George Simon)
Address: 6040-6070 Broadview Rd., Parma, OH 44134
Phone Number: 216-214-1020

STATEMENT OF REASONS FOR THE PROPOSED AMENDMENT

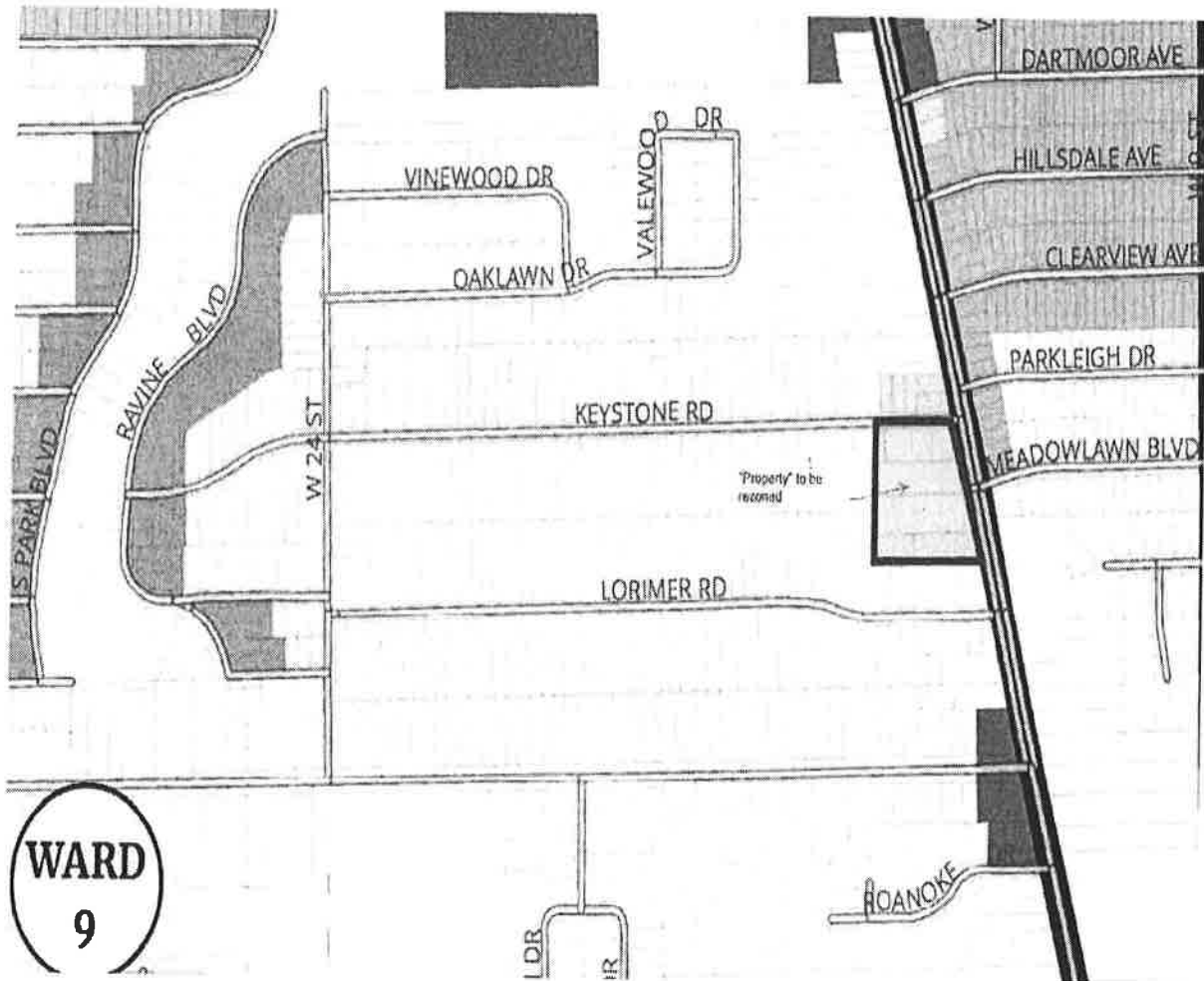
This Statement of Reasons is submitted in support of the request of Applicant, 6040 Broadview LLC ("640 Broadview") for a zoning map amendment related to the area located in Ward 9 in the City of Parma, having an address of 6040-6070 Broadview Rd, and being known as permanent parcel numbers 445-34-005, 445-34-004, 445-34-032, 445-34-031, 445-34-030, 445-34-051, and 445-34-029 (collectively referred to herein as the "Property").

The Property was historically zoned as a Single-Family House District, but the permitted uses for these specific parcels have changed pursuant to Judgement Entries in Case No CV-90-186687 (collectively the judgment entry and all amendments being, the "Court Order"), a copy of the latest amended is attached hereto as Exhibit "A". While the Court Order has allowed continued development of the Property, the process for obtaining amendments when needed has become burdensome and seemingly unnecessary. In order to continue development of the Property, 6040 Broadview respectfully requests an amendment to the City of Parma Zoning Map for the Property to be zoned as a Commercial/Office District. Amending the Zoning Map in this manner would be in line with the current use, as granted by the Court Order, and allow the Property to take advantage of all "permitted uses" in that classification without the burden of obtaining judicial approval. Since the Property is already being used in a manner consistent with Commercial/Office, there would be no negative impact to the surrounding areas.



Application for Zoning Amendment
City of Parma
Cuyahoga County, Ohio

"Zoning Map"



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EXHIBIT
 C

Application for Zoning Amendment
 City of Parma
 Cuyahoga County, Ohio

LIST OF ALL PROPERTY OWNERS WITHIN, CONTIGUOUS TO, AND DIRECTLY
 ACROSS THE STREET FROM THE PROPOSED ZONING

Owner	Lot Address	PPN
Erika T. Redling	1611 Keystone Rd. Parma, OH	445-34-006
Andrew J & Denise A. Dorony	1602 Lorimer Rd. Parma, OH	445-34-013
Danica Russin	1522 Lorimer Rd. Parma, OH	445-34-050
Gregory T. & Pamela J. Stevens	1512 Lorimer Rd. Parma, OH	445-34-049
Lyubov Klimchuk	1502 Lorimer Rd. Parma, OH	445-34-014
Romina Yee	1422 Lorimer Rd. Parma, OH	445-34-064
Rachel D. Harr, Trustee	1414 Lorimer Rd. Parma, OH	445-34-062
Roy J. Strump, III	1410 Lorimer Rd. Parma, OH	445-34-063
Clara Demattie	6078 Broadview Rd. Parma, OH	445-34-028
Jose I. & Hanna R. Martinez	6063 Broadview Rd. Parma, OH	445-20-003
Mohammed Q. Azizuddin	6059 Broadview Rd. Parma, OH	445-20-002
David R. Martin	6055 Broadview Rd. Parma, OH	445-20-001
Angela J. & Ronald B. Ling	6051 Broadview Rd. Parma, OH	445-19-041
Angie A. Helcbergier	6045 Broadview Rd. Parma, OH	445-19-040
Timothy J. Butler	6039 Broadview Rd. Parma, OH	445-19-039
Luigi Varrasso & Toni DePaola	6033 Broadview Rd Parma, OH	445-19-038
Catherine L. Kovacevic	6027 Broadview Rd. Parma, OH	445-19-037
Ellen K. Ostrowski	6021 Broadview Rd. Parma, OH	445-19-036
Dorothy Ann Hopko	6020 Broadview Rd. Parma, OH	445-34-003; 445-34-033; 445-34-068; 445-34-070; 445-34-069
John Semachko, Trustee	1514 Keystone Rd. Parma, OH	445-34-002

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STATEMENT OF HOW THE PROPOSED REZONING RELATES IT TO THE
COMPREHENSIVE PLAN

The proposed zoning amended will promote the goals and ideals of the City of Parma's Comprehensive Plan. 6040 Broadview is pursuing this amendment to allow for 6040 Broadview to continue the commercial development of the Property. The Property is currently being used as a commercial shopping center and the proposed use would be the same under the new zoning designation.

As stated throughout this application, the Property currently operates as a commercial shopping center and has done so under the authority of the Court Order. The Court Order has authorized 14 different uses for the property, outside of the original "permitted use" of single family houses. All 14 of these uses are in line with what would be permitted if permanently rezoned as a Commercial/Office District. Since the Court Order's permitted uses are agreed upon by the City, it is proof of this rezoning being in line with the Comprehensive Plan of the City.

Since the Court Order's initial judgement, the area has been identified on the City of Parma Zoning Map as being Commercial/Office. However this designation is not a true Commercial/Office designation, it is only as far as the 14 uses named in the Court Order. 6040 Broadview would propose that the boundary lines of this zoning amendment be the exact same as are currently shown on the Zoning Map, which is attached here. Having this proposal accepted would permit 6040 Broadview to continue operating the Property as a shopping center, but without the burden and hardships associated with obtaining judicial approval for new uses that would otherwise be permissible as a Commercial/Office District. Most importantly, it would allow the Property the opportunity to continue positively impacting the community to the fullest extent possible.