

OFFICE OF THE COUNCIL
6611 Ridge Road • Parma, Ohio 44129
440-885-8091 • Fax: 440-885-8087
Email: council@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
Majority Leader

WARD 6
Larry Napoli

WARD 8
Dennis M. Kish

WARD 2
Dorothy A. Lime
President Pro Tem

WARD 4
Kristin L. Saban

est. 1816

WARD 5
Allan Davis

WARD 7
Brian Brochetti

WARD 9
Jeffrey Crossman

APPLICATION FOR ZONING CHANGE
CITY OF PARMA, OHIO

1. NAME OF APPLICANT Isomer Group, Inc.
2. ADDRESS OF APPLICANT 211 Commerce Drive, #1398, Medina, Ohio 44256
PHONE NUMBER 330-725-2340
3. PARCEL NUMBER OF PROPERTY 446-11-001
IS APPLICANT THE OWNER OF PROPERTY? No. Applicant is a contract purchaser.
4. LEGAL DESCRIPTION (ATTACH) See attached Exhibit "A"
5. STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING
See attached Exhibit "B"
6. PRESENT USE Vacant Land
7. PRESENT ZONING DISTRICT Single Family-A
PRESENT AREA/HEIGHT DESIGNATION N/A
8. PROPERTY USE. ATTACH PRELIMINARY SKETCH OR DESCRIBE, IN DETAIL,
PLAN FOR PROPERTY Applicant intends to develop the property as a retail Discount
Drug Mart store location as depicted on Exhibit "C" attached hereto. In addition, as reflected on
Exhibit "C", Applicant intends to donate a portion of the west end of the Property, along with
\$50,000.00 to the City for the City to construct a playground for public use. Note that the
plans attached as Exhibit "C" are preliminary and not yet final.
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 11/16/21

EXHIBIT A

tabbles

L-209-21

Exhibit "A"
Legal Description

Situated in the Township of Parma, Cuyahoga County, Ohio and known as being part of Original Lot No. 15 in the Blake Tract in said Township and is bounded and described as follows:

Beginning at the intersection of the center line of the State Road with the center line of Wick Road; thence North along the center line of said State Road 323.40 feet; thence North $89^{\circ} 10'$ East 673.82 feet; thence South parallel with the State Road 323.06 feet to the center of Wick Road; thence South $89^{\circ} 08'$ West along the center of Wick Road 673.82 feet to the place of beginning and containing 5.00 acres of land.

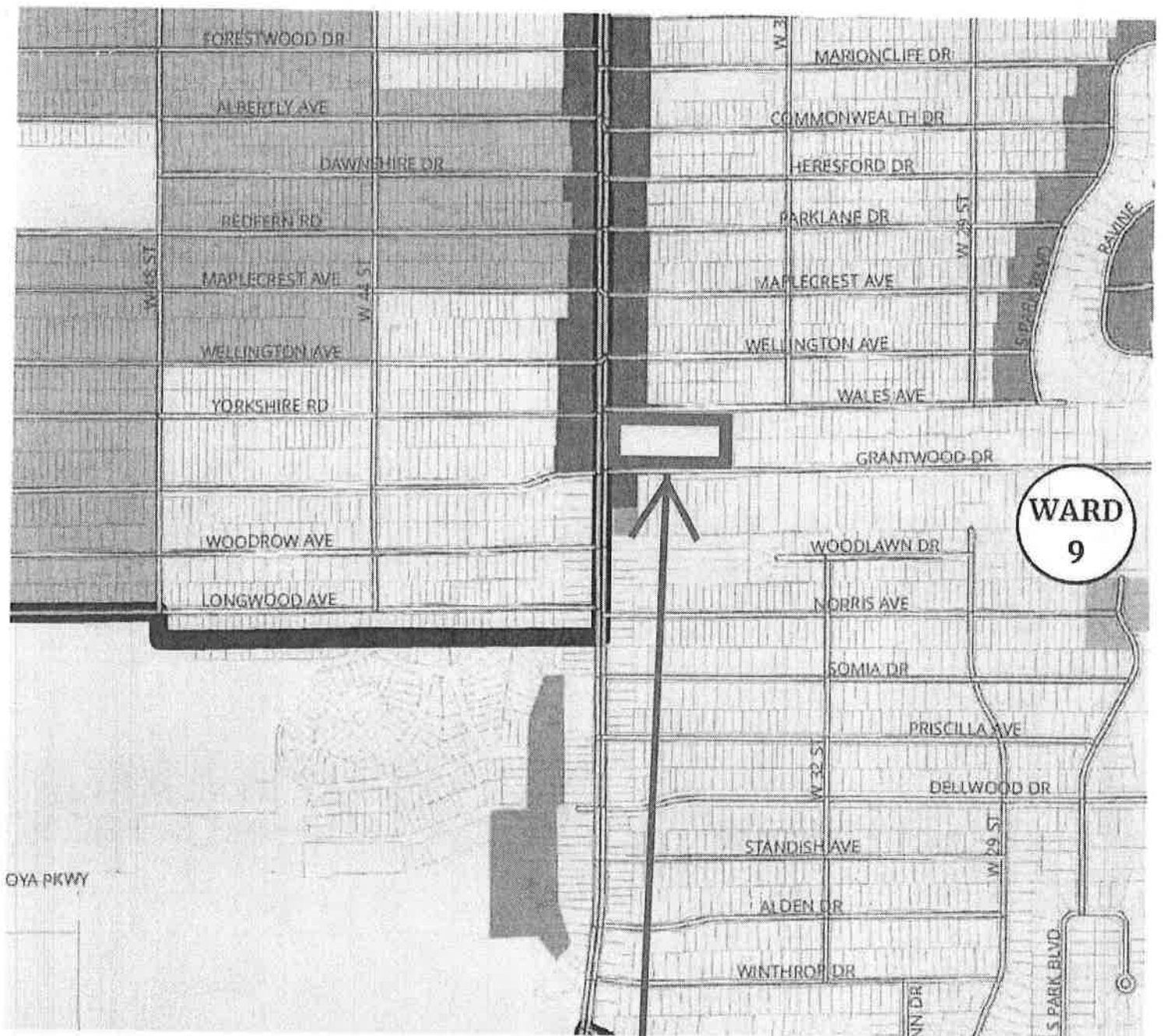
Exhibit "B"

Statement of Reason for Proposed Change of Zoning

This Statement of Reasons is submitted in support of the request of Applicant, Isomer Group, Inc. ("Isomer") for a zoning map amendment related to the area located in Ward 9 in the City of Parma, having an address of 6121 State Road, Parma, Ohio 44134, and being known as permanent parcel number 446-11-001 (the "Property").

The Property is the site of the now-demolished State Road Elementary School. It is currently vacant land zoned as a Single-Family Housing District, but is bordered to the north, south and across the street by Retail Business-zoned property. Applicant desires to re-zone the Property to continue development consistent with the neighboring properties.

[illegible]



Property to be re-zoned