

WARD 1
Vito Dipierro

WARD 3
Mark Caselberry
Majority Leader

WARD 6
Larry Napoli

WARD 8
Dennis M. Kish

WARD 2
Deborah A. Lime
President Pro Tem

WARD 4
Kristin L. Saban

WARD 5
Allan Divis

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"
Legal Description

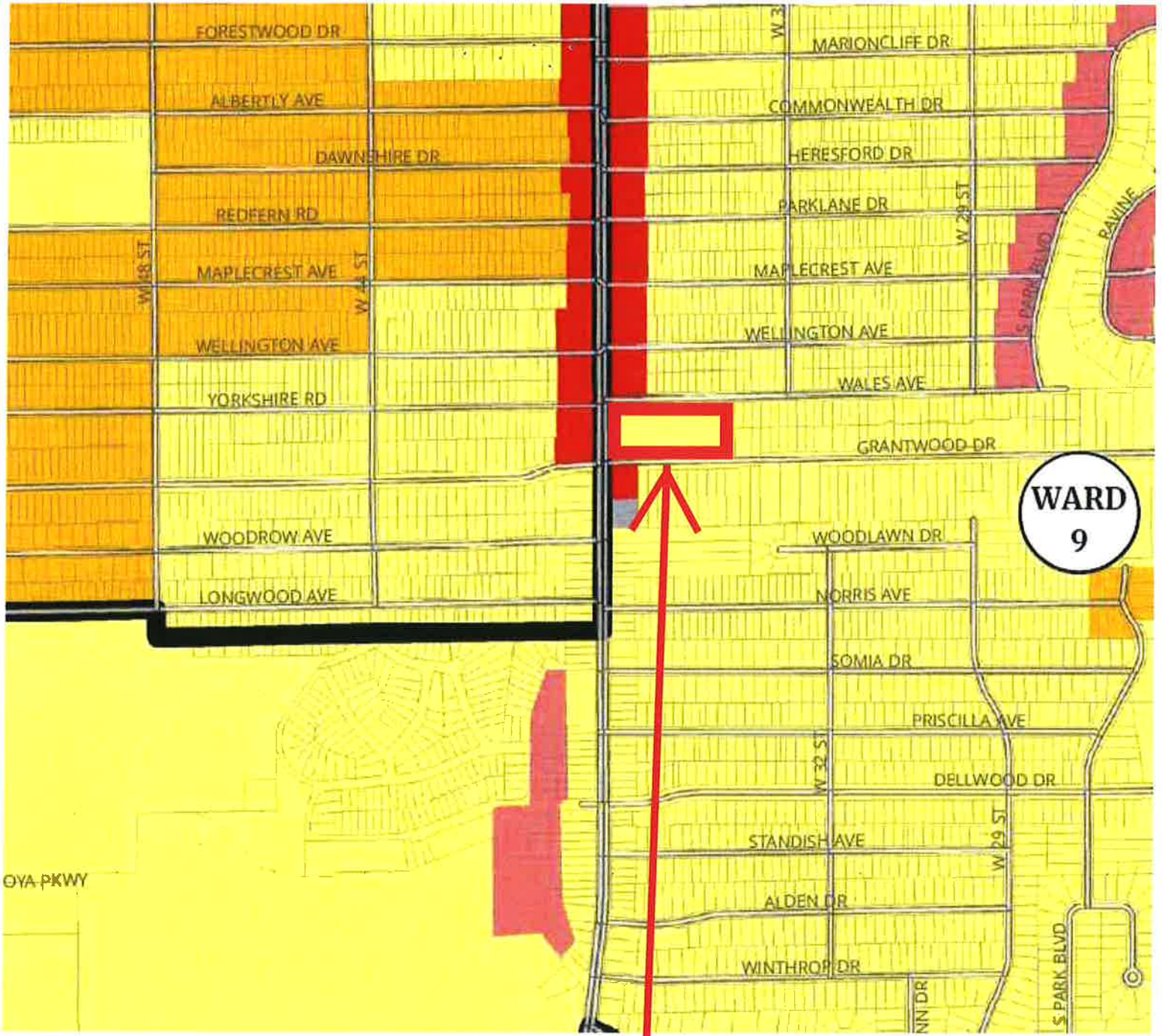
Situated in the Township of Parma, Cuyahoga County, Ohio and known as being part of Original Lot No. 15 in the Blake Tract in said Township and is bounded and described as follows:

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° 10' East 673.82 feet; thence South parallel with the State Road 323.06 feet to the center of Wick Road; thence South 89° 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.



Property to be re-zoned

November 16, 2021

VIA MESSENGER

City of Parma
Office of the Council
6611 Ridge Road
Parma, Ohio 44129

RE: Application for Zoning Change by Isomer Group, Inc.

All:

Please be advised that we represent Isomer Group, Inc. regarding their application for rezoning the property located at 6121 State Road, Parma, OH 44134 to retail business. Enclosed herewith, please find a completed application for zoning change, together with a check for the application fee in the amount of \$600.00.

If you have any questions, please contact me or Tom Lunt (tlunt@discount-drugmart.com; 330-725-2340) at your convenience.

Sincerely,

Joshua E. Hurtuk

Joshua E. Hurtuk

Encl.

PRIMARY OWNER	PROPERTY ADDRESS	TAX MAILING ADDRESS
RAFFIN, LOUISE A. TRS.	6176 STATE RD, PARMA, OH 44134	ANTHONY J RAFFIN - 3670 W SPRAGUE RD, CLEVELAND, OH 44134-6384
BUSH MARK G & PAMELA A	6164 STATE RD, PARMA, OH 44134	MARK G & PAMELA A BUSH - 6164 STATE RD, CLEVELAND, OH 44134
WHISLER, RICHARD W	6162 STATE RD, PARMA, OH 44134	WHISLER, RICHARD W - 6162 STATE RD, PARMA, OH 44134
KOCH, GUNTHER G. TRUSTEE & KOCH, GEORGE	6154 STATE RD, PARMA, OH 44134	KOCH, GUNTHER G. TRUSTEE & KOCH, GEORGE - 3561 FIRESIDE DR, BRUNSWICK, OH 44212
OLENIACZ, GENOWEFA	3711 GRANTWOOD DR, PARMA, OH 44134	OLENIACZ, GENOWEFA - 3711 GRANTWOOD DR, PARMA, OH 44134
TAMER, JOHN	6130 STATE RD, PARMA, OH 44134	TAMER, JOHN - 6130 STATE RD, PARMA, OH 44134
CLEVELAND SELFRELANCE	6108 STATE RD, PARMA, OH 44134	CLEVELAND SELFRELANCE - 6108 STATE RD, CLEVELAND, OH 44134-3702
TURAY, ZYTA SADORISKA	3710 GRANTWOOD DR, PARMA, OH 44134	LERETA - 1123 S PARKVIEW DR COVINA, CA 91724
SIKORA, CHERYL MAY	3711 YORKSHIRE RD, PARMA, OH 44134	SIKORA, CHERYL MAY - 3711 YORKSHIRE AVE, CLEVELAND, OH 44134-3703
SOBIERAJ, LINDA M. & CHAMPA, LUCINDA	6096 YORKSHIRE RD, PARMA, OH 44134	SOBIERAJ, LINDA M. & CHAMPA, LUCINDA - 7300 LONGANA DR, INDEPENDENCE, OH 44131
NOWAK, MICHAEL R. & FARHA H.	3700 YORKSHIRE RD, PARMA, OH 44134	CORELOGIC - 2500 WESTFIELD DR, ELGIN, IL 60124
RUSSELL, LARRY J. & ALINA	3710 YORKSHIRE RD, PARMA, OH 44134	LARRY J. & ALINA RUSSELL - 1003 SLATE DR, BRUNSWICK, OH 44212
SCREPTOCK, KELLY A	3707 WELINGTON AVE, PARMA, OH 44134	KELLY SCREPTOCK - 3707 WELINGTON AVE, CLEVELAND, OH 44134
STATE6080 LLC	6080 STATE RD, PARMA, OH 44134	STATE6080 LLC - 6026 STATE RD, CLEVELAND, OH 44134
LITVAK, HELENA.	6086 STATE RD, PARMA, OH 44134	HELENA LITVAK - P O BOX 33587, NORTH ROYALTON, OH 44133
ROBERT AND STATE RD LLC	6155 STATE RD, PARMA, OH 44134	AUTOZONE - PO BOX 2198, ATTN 8088, MEMPHIS, TN 38101
ROBERT & STATE RD LLC	STATE RD, PARMA, OH 44134	AUTOZONE - PO BOX 2198, ATTN 8088, MEMPHIS, TN 38101
KIOGKY, CHRISTOPHER	3443 GRANTWOOD RD, PARMA, OH 44134	KIOGKY, CHRISTOPHER - 3443 GRANTWOOD RD, PARMA, OH 44134
KIMITS, IGOR & ANNA	3439 GRANTWOOD DR, PARMA, OH 44134	ANNA KIMITS - 335 WAKEFIELD RUN BLVD, HINCKLEY, OH 44233
BERG, GINA	3435 GRANTWOOD DR, PARMA, OH 44134	CORELOGIC - 2500 WESTFIELD DR, ELGIN, IL 60124
RICHARD STEVEN BARANSKI TRUS	3429 GRANTWOOD DR, PARMA, OH 44134	RICHARD STEVEN BARANSKI, TRUS - 3210 STANDISH AVE, PARMA, OH 44134
BOROVKOV, SERGEY AND BOROVKOVA, ELENA	3425 GRANTWOOD DR, PARMA, OH 44134	SERGEY BOROVKOVA - 3425 GRANTWOOD DR, CLEVELAND, OH 44134
PETRY, DALLAS MERLE & GOMEZ, SANDRA	3419 GRANTWOOD DR, PARMA, OH 44134	CORELOGIC - 2500 WESTFIELD DR ELGIN, IL 60124
BARRY, JOYCE	3415 GRANTWOOD DR, PARMA, OH 44134	CORELOGIC - 2500 WESTFIELD DR ELGIN, IL 60124
BODDY, THOMAS E.	3409 GRANTWOOD DR, PARMA, OH 44134	BODDY, THOMAS E. - 3409 GRANTWOOD DR, PARMA, OH 44134
LAPORTA HELENE M	3335 GRANTWOOD DR, PARMA, OH 44134	LAPORTA HELENE M - 3335 GRANTWOOD DR, PARMA, OH 44134
FINLEY III, ALLEN K.	3331 GRANTWOOD DR, PARMA, OH 44134	FINLEY III, ALLEN K. - 3331 GRANTWOOD DR, PARMA, OH 44134
LOZITSKY, LEONID & LUBOV	3329 GRANTWOOD DR, PARMA, OH 44134	LEONID & LUBOV LOZITSKY - 3329 GRANTWOOD DR, CLEVELAND, OH 44134
STEITZ, ROBERT S & CHRISTINA M	3319 GRANTWOOD DR PARMA, OH 44134	LERETA - 1123 S PARKVIEW DR, COVINA, CA 91724
BASIC, DAVID M	3315 GRANTWOOD DR, PARMA, OH 44134	LERETA - 1123 S PARKVIEW DR, COVINA, CA 91724
FAYKUS, ERIC W. & TINA L.	3309 GRANTWOOD DR, PARMA, OH 44134	FAYKUS, ERIC W. - 3309 GRANTWOOD DR, CLEVELAND, OH 44134
SZALKOWSKI EDWARD M & MARY C	3225 GRANTWOOD DR, PARMA, OH 44134	E SZALKOWSKI - 3225 GRANTWOOD DR, CLEVELAND, OH 44134-3952
SOLOMON, JARED PETER & BARD, KATELYN	3318 GRANTWOOD DR, PARMA, OH 44134	CORELOGIC - 2500 WESTFIELD DR, ELGIN, IL 60124
MIKETA, DANIEL	3314 GRANTWOOD DR, PARMA, OH 44134	MIKETA, DANIEL - 3314 GRANTWOOD DR, PARMA, OH 44134
KINICKI, HENRY E., JR.	3310 GRANTWOOD DR, PARMA, OH 44134	HENRY E KINICKI - 2218 OAKLAWN DR, PARMA, OH 44134
VARGO, JACQUELINE & JOSHUA	3306 GRANTWOOD DR, PARMA, OH 44134	VARGO, JACQUELINE - 3306 GRANTWOOD DR, PARMA, OH 44134
SIPOS, MIRCEA & SIPOS, MARIA	3222 GRANTWOOD DR, PARMA, OH 44134	CORELOGIC - 2500 WESTFIELD DR, ELGIN, IL 60124
WHITE, THOMAS A	3218 GRANTWOOD DR, PARMA, OH 44134	THOMAS A WHITE - 3218 GRANTWOOD DR, CLEVELAND, OH 44134-3953
GREAT HOUSE 27 LLC	3323 WALES AVE, PARMA, OH 44134	GREAT HOUSE 27 LLC - 3323 WALES AVE, PARMA, OH 44136
ROOKS, DOUGLAS	3319 WALES AVE, PARMA, OH 44134	ROOKS, DOUGLAS - 3319 WALES AVE, CLEVELAND, OH 44134
MARLEWSKI, RUTH E.	3313 WALES AVE, PARMA, OH 44134	MARLEWSKI, RUTH E. - 3313 WALES AVE, PARMA, OH 44134
GASSI, SANTA	3309 WALES AVE, PARMA, OH 44134	SANTA & NICOLA GASSI - 11560 STORMES DR, CLEVELAND, OH 44130-7731
BRADEN, GINA D.	3305 WALES AVE, PARMA, OH 44134	BRADEN, GINA D. - 3305 WHALES AVE, CLEVELAND, OH 44134
SCHADE, ROBERT & MARTYA	3301 WALES AVE, PARMA, OH 44134	LERETA - 1123 S PARKVIEW DR, COVINA, CA 91724
BAIONI, MARY ROSE (TRS)	3217 WALES AVE, PARMA, OH 44134	RONALD & MARY R BAIONI - 3217 WALES AVE, CLEVELAND, OH 44134-3633
MASLANKA, OLIVIA YING & TAYLOR, RYAN A.	3214 WALES DR, PARMA, OH 44134	MASLANKA, OLIVIA YING - 3214 WALES AVE, PARMA, OH 44134
MICHALE J. SPOSIT REVOCABLE	6097 STATE RD, PARMA, OH 44134	SPOSIT, MICHAEL J. TRUSTEE - 129 TURNBERRY CROSSING, BROADVIEW HEIGHTS, OH 44147
MICHALE J. SPOSIT REVOCABLE	6083 STATE RD, PARMA, OH 44134	SPOSIT, MICHAEL J. TRUSTEE - 129 TURNBERRY CROSSING, BROADVIEW HEIGHTS, OH 44147
SHOOK, YVONNE C.	3434 WALES AVE, PARMA, OH 44134	YVONNE C SHOOK - 3434 WALES AVE, CLEVELAND, OH 44134-3638

RINALDO, LAURA	3430 WALES AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
GOMOLA, BEVIN J.	3428 WALES AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
LINDAK, DEBORA M.	3426 WELLINGTON AVE, PARMA, OH 44134	JAMES R LINDAK – 3428 WALES AVE, CLEVELAND, OH 44134-3638
DKOK INVESTMENTS LLC	3418 WALES AVE, PARMA, OH 44134	DKOK INVESTMENTS LLC – 4600 BOSTON RD, BRECKSVILLE, OH 44141
BURTON, STEPHEN O.	3414 WALES AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
BITTNER, BONNIE J	3410 WALES AVE, PARMA, OH 44134	BONNIE J BITTNER – 3410 WALES AVE, PARMA, OH 44134
STEIGER, NANCY K.	3406 WALES AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
UHL, GLORIA J.	3402 WALES AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
ORRIS, ROBERT B	3330 WALES AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
CANTRELL, RHODA	3326 WALES AVE, PARMA, OH 44134	CANTRELL, RHODA – 3326 WALES AVE, CLEVELAND, OH 44134
SCHOFIELD, ANDREW E.	3322 WALES AVE, PARMA, OH 44134	SCHOFIELD, ANDREW E. – 3322 WALES AVE, PARMA, OH 44134
TERPAK, BOGDAN & LESYA	3318 WALES AVE, PARMA, OH 44134	BOGDAN TERPAK – 3318 WALES AVE, CLEVELAND, OH 44134
MEKRUIT, ELAINE F.	3314 WALES AVE, PARMA, OH 44134	ELAINE MEKRUIT – 3314 WALES AVE, PARMA, OH 44134
REID, TINA	3310 WALES AVE, PARMA, OH 44134	TINA REID – 3310 WALES AVE, PARMA, OH 44134
SPADAFORRE-DEVLIN, ELIZABETH A.	3306 WALES AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
SILBITZERR, SARAH L.	3302 WALES AVE, PARMA, OH 44134	SILBITZERR, SARAH L. – 3302 WALES AVE, PARMA, OH 44134
MATTHIAS, ROBERT	3303 WELLINGTON AVE, PARMA, OH 44134	LERETA – 1123 S PARKVIEW DR, COVINA, CA 91724
HOMENTOSKY, STEVEN M.	3307 WELLINGTON AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
BATCHA, RICHARD A.	3311 WELLINGTON AVE, PARMA, OH 44134	LERETA – 1123 S PARKVIEW DR, COVINA, CA 91724
GERMANO, SR. SALVATORE A. & CAROL ANN	3315 WELLINGTON AVE, PARMA, OH 44134	GERMANO, SR. SALVATORE A. – 3315 WELLINGTON AVE, CLEVELAND, OH 44134
CZARNECKI, SANDRA A	3319 WELLINGTON AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
RIES, THERESIA.	3323 WELLINGTON AVE, PARMA, OH 44134	FRANK RIES – 3323 WELLINGTON AVE, CLEVELAND, OH 44134-3649
KRACUN, ANUJKA	3327 WELLINGTON AVE, PARMA, OH 44134	WELLS FARGO MORTGAGE RE TAX SERVICE – 1 HOME CAMPUS MAC X2502-011, DES MOINES, IA 50328
SCHMIT, BRADLEY & JESSICA	3331 WELLINGTON AVE, PARMA, OH 44134	SCHMIT, BRADLEY – 3331 WELLINGTON AVE, PRAMA, OH 44134
OBERMAYER, PATRICK J., JR.	3403 WELLINGTON AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
ELLOIT, ELIZABETH	3407 WELLINGTON AVE, PARMA, OH 44134	ELLOIT, ELIZABETH – 3407 WELLINGTON AVE, PARMA, OH 44134
CIGIC, SARAH ANN	3411 WELLINGTON AVE, PARMA, OH 44134	LERETA – 1123 S PARKVIEW DR, COVINA, CA 91724
MCMANIS, JESSE L.	3415 WELLINGTON AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
PARKER, DANIEL & PARKER, CONSTANCE	3427 WELLINGTON AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
ATKINS, LEONARD & DASHA	3431 WELLINGTON AVE, PARMA, OH 44134	CORELOGIC – 2500 WESTFIELD DR, ELGIN, IL 60124
SHORTS, TODD M. & MELISSA	3435 WELLINGTON AVE, PARMA, OH 44134	SHORTS, TODD M. – 3435 WELLINGTON AVE, PARMA, OH 44134

STATEMENT OF HOW THE PROPOSED REZONING RELATES TO THE
COMPREHENSIVE PLAN

The proposed zoning amendment will promote the goals and ideals of the City of Parma's Comprehensive Plan. Isomer is pursuing this amendment to allow for the development and beneficial use of the Property consistent with surrounding development. The Property was formerly an elementary school, but is currently vacant and unutilized. Neighboring properties along State Road are already zoned Retail Business and utilized for various retail uses. Having this proposal accepted would permit Isomer to develop the Property consistent with neighboring areas and allow the Property the opportunity to positively impact the community to the fullest extent possible.