



APPLICATION FOR ZONING CHANGE
CITY OF PARMA, OHIO

- 1. NAME OF APPLICANT RIDGE PV, LLC

- 2. ADDRESS OF APPLICANT 6300 ROCKSIDE ROAD, SUITE303, INDEPENDENCE,
PHONE NUMBER 440-886-3800 OHIO 44131

- 3. PARCEL NUMBER OF PROPERTY 455-19-004
IS APPLICANT THE OWNER OF PROPERTY? NO

- 4. LEGAL DESCRIPTION (ATTACH) SEE ATTACHED

- 5. STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING
APPLICANT IS PROPOSING THAT THIS PARCEL BE INCLUDED IN A
59 UNIT FEE SIMPLE TOWNHOME CLUSTER DEVELOPMENT

- 6. PRESENT USE VACANT LAND

- 7. PRESENT ZONING DISTRICT SINGLE FAMILY AA
PRESENT AREA/HEIGHT DESIGNATION 12,000/35 feet

- 8. PROPERTY USE. ATTACH PRELIMINARY SKETCH OR DESCRIBE, IN DETAIL,
PLAN FOR PROPERTY SEE ATTACHED

- 9. PROPOSED ZONING DISTRICT SINGLE FAMILY CLUSTER
PROPOSED AREA/HEIGHT DESIGNATION 1,932/30 FEET

- 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** 7/19/2023

Ridge Road and the Easterly line of said Original Lot No. 25, to the place of beginning.

EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCEL OF LAND, THAT PORTION APPROPRIATED BY THE STATE OF OHIO, BY JUDGMENT SETTLEMENT DATED FEBRUARY 2, 1990 AND RECORDED IN VOLUME 90-0818, PAGE 4 OF CUYAHOGA COUNTY RECORDS, AND FURTHER DESCRIBED AS FOLLOWS: Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being part of Lot No. 25, Original Parma Township, Ely Tract, a part of Town 6 North, Range 13 West, and more fully bounded and described as follows: PARCEL NO. 119-WD (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, EXCLUDING LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY: Beginning at the Southeasterly corner of Lot 25; thence North 1 degree 02' 05" East on the Easterly line of said Lot No. 25 a distance of 466.06 feet to a point; thence North 0 degrees 34' 08" West on the Easterly Line of said Lot No. 25 a distance of 313.74 feet to a point on Owner's Northeasterly property corner, said point being at Station 186+52.24 on the centerline of survey of Ridge Road (S.R. 3) and the true place of beginning of the parcel herein described; thence South 0 degrees 34' 08" East on Owner's easterly property line a distance of 232.83 feet to a point on proposed southeasterly property corner; thence North 89 degrees 50' 14" West on Owner's southerly property line a distance of 37.51 feet to a point on proposed westerly right of way line of Ridge Road; thence northwesterly on the proposed westerly right of way line of Ridge Road along the arc of a curve deflecting to the right, with a radius of 851.55 feet and whose chord bears North 2 degrees 23' 41" West 24.87 feet, an arc distance of 24.87 feet to a point; thence North 1 degrees 33' 31" West on the proposed westerly right of way line of Ridge Road a distance of 84.79 feet to a point; thence South 88 degrees 26' 29" West on the proposed westerly right of way line a distance of 5.00 feet to a point; thence Northwesterly on the proposed westerly right of way line of Ridge Road along the arc of a curve deflecting to the right with a radius of 1,572.89 feet and whose chord bears North 1 degree 03' 49" West 27.18 feet, an arc distance of 27.18 feet to a point; thence North 0 degrees 34' 08" West on the proposed westerly right of way line of Ridge Road a distance of 96.16 feet to a point on Owner's northerly property line; thence North 89 degrees 50' 14" East on Owner's northerly property line of a distance of 45.00 feet to the true place of beginning, containing 9,795 square feet more or less, including the

NOV 08 2016

x _____ *AL*

present road which occupies 6,985 square feet.

Prior Instrument Reference: 201507220495
Records of the County Recorder of Cuyahoga County, State of Ohio
Permanent Number: 455-19-004
Known as: 0000 Ridge Road, Parma, Ohio 44129. (Vacant Lot)

Witness our hands this 30th day of September, 2016.

[Signature]

Gregory L. Hail

[Signature]

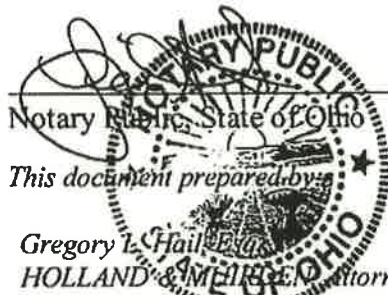
Carolyn J. Bloomingdale, Trustee
of The Eva J. Laing Rev. Living
Trust UAD September 14, 1995

[Signature]

Lori A. Norton

STATE OF OHIO)
) ss:
COUNTY OF SUMMIT)

On this 30th day of September, 2016, before me personally appeared **Carolyn J. Bloomingdale**, as Trustee, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.



Notary Public, State of Ohio
This document prepared by: **LORI A. WESOLOWSKI**
Notary Public - State of Ohio
My Commission Expires **May 22, 2017** subsequent tax bills to:

Gregory L. Hail Esq.
HOLLAND & MEEBEE Attorneys at Law
55 S. Miller Road, Suite 103
Akron, OH 44333
Phone: (330) 867-1490
Fax: (330) 865.1221
E-mail: hmlegal002@aol.com

*Carolyn J. Bloomingdale &
Janet A. Kretler*
12085 Station Road
Columbia Station, Ohio 44028

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CITY OF PARMA, OHIO

1. NAME OF APPLICANT RIDGE PV, LLC
2. ADDRESS OF APPLICANT 6300 ROCKSIDE ROAD, SUITE303, INDEPENDENCE,
PHONE NUMBER 440-886-3800 OHIO 44131
3. PARCEL NUMBER OF PROPERTY 455-19-005
IS APPLICANT THE OWNER OF PROPERTY? NO
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5. STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING
APPLICANT IS PROPOSING THAT THIS PARCEL BE INCLUDED IN A
59 UNIT FEE SIMPLE TOWNHOME CLUSTER DEVELOPMENT
6. PRESENT USE VACANT LAND
7. PRESENT ZONING DISTRICT OFFICE BUSINESS
PRESENT AREA/HEIGHT DESIGNATION TBD/35 FEET
8. PROPERTY USE. ATTACH PRELIMINARY SKETCH OR DESCRIBE, IN DETAIL,
PLAN FOR PROPERTY SEE ATTACHED
9. PROPOSED ZONING DISTRICT SINGLE FAMILY CLUSTER
PROPOSED AREA/HEIGHT DESIGNATION 1,932/30 FEET
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
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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.

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15. **RETURN TO THE CLERK OF COUNCIL, KENNETH A. RAMSER, 6611 RIDGE ROAD, PARMA, OHIO, PHONE. (440) 885-8065**
16. **DATE OF APPLICATION** 7/19/2023

PPN 455-19-005

CUYAHOGA COUNTY RECORDER
PATRICK J. O'MALLEY
DEED 11/21/2003 02:10:33 PM
200311210887

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT TIMOTHY A. BOYKO and PATRICIA A. BOYKO, Husband and Wife, the Grantors, claiming title by or through instrument recorded in Document Reference No. 200210311115, Cuyahoga County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to their full satisfaction of 7386 RIDGE ROAD, LLC, the Grantee, whose tax mailing address will be 8680 Tanglewood Lane, Parma, OH 44129 does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, the following described premises, situated in the City of Parma, County of Cuyahoga, and State of Ohio:

And known as being part of Original Parma Township Lot 25, Ely Tract as follows: Beginning at an Iron Monument in the Easterly line of O.L. 25 at a point distant North 1 degree 20 minutes East 393.90 feet from its intersection with the center line of Pleasant Valley Road; thence North 1 degree 20 minutes East along the Easterly line of O.L. 25, a distance of 70.83 feet to an Iron Monument at an angle in Ridge Road, thence North 0 degrees 52 minutes West along the center line of Ridge Road a distance of 85.21 feet to a point; thence North 89 deg. 51 minutes West, a distance of 557.44 feet to an Iron Monument in the West line of lands conveyed to John Gabor and Julie Gabor by deed recorded in Volume 3274, Page 68 of Cuyahoga County Deed Records; thence South 0 degrees 05 minutes West along the westerly line of land so conveyed to John Gabor and Julie Gabor, a distance of 155.39 feet to an iron monument; Thence South 89 deg. 47' East, a distance of 557.32 feet to the place of beginning and containing two acres of land, be the same more or less, but subject to all legal highways.

Permanent Parcel No(s): 455-19-005

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, forever.

AND THE SAID Grantors, for themselves and their heirs, executors and administrators, hereby covenants with the said Grantee, its successors and assigns, that said Grantors are the true and lawful owner of said premises, and are well seized

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

NOV 21 2003


Agent

APPLICATION FOR ZONING CHANGE
CITY OF PARMA, OHIO

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2. ADDRESS OF APPLICANT 6300 ROCKSIDE ROAD, SUITE303, INDEPENDENCE,
PHONE NUMBER 440-886-3800 OHIO 44131
3. PARCEL NUMBER OF PROPERTY 455-19-007
IS APPLICANT THE OWNER OF PROPERTY? NO
4. LEGAL DESCRIPTION (ATTACH) SEE ATTACHED
5. STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING
 APPLICANT IS PROPOSING THAT THIS PARCEL BE INCLUDED IN A
 59 UNIT FEE SIMPLE TOWNHOME CLUSTER DEVELOPMENT
6. PRESENT USE VACANT LAND
7. PRESENT ZONING DISTRICT RETAIL BUSINESS
PRESENT AREA/HEIGHT DESIGNATION TBD
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PROPOSED AREA/HEIGHT DESIGNATION 1,932/30 FEET
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16. **DATE OF APPLICATION** 7/19/2023

PPN

455-19-007

~~455-19-009~~

EXHIBIT "A"
Legal Description
For File: 81319582CD

Parcel No. 1

Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being part of Original Lot No. 25 in Ely Tract, in Parma Township, being known as Parcel D in the John Toma Lot Split and Consolidation as shown by the recorded plat in Volume 310 of maps, Page 99 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

Parcel No. 455-19-007

*** (Title vested in Ridge & West Pleasant Valley Properties, LLC AND 7404 PVR, LLC)

Parcel No. 2

~~Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being part of Original Lot No. 25 in Ely Tract, in Parma Township, being known as Parcel C in the John Toma Lot Split and Consolidation as shown by the recorded plat in Volume 310 of maps, Page 99 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.~~

~~Parcel No. 455-19-009~~

~~*** (Title vested in 7404 PVR, LLC)~~

This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

Parcel No: 455-19-007, 455-19-009

AUG 02 2019



Agent

APPLICATION FOR ZONING CHANGE
CITY OF PARMA, OHIO

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2. ADDRESS OF APPLICANT 6300 ROCKSIDE ROAD, SUITE303, INDEPENDENCE,
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3. PARCEL NUMBER OF PROPERTY 455-19-009
IS APPLICANT THE OWNER OF PROPERTY? NO
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APPLICANT IS PROPOSING THAT THIS PARCEL BE INCLUDED IN A
59 UNIT FEE SIMPLE TOWNHOME CLUSTER DEVELOPMENT
6. PRESENT USE SINGLE FAMILY RESIDENCE
7. PRESENT ZONING DISTRICT SINGLE FAMILY AA
PRESENT AREA/HEIGHT DESIGNATION 12,000/30 FEET
8. PROPERTY USE. ATTACH PRELIMINARY SKETCH OR DESCRIBE, IN DETAIL,
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~~455-19-007~~

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Legal Description
For File: 81319582CD

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Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being part of Original Lot No. 25 in Ely Tract, in Parma Township, being known as Parcel D in the John Toma Lot Split and Consolidation as shown by the recorded plat in Volume 310 of maps, Page 99 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

Parcel No. 455-19-007

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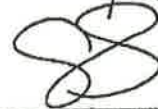
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Parcel No: 455-19-007, 455-19-009

AUG 02 2019



Agent

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2. ADDRESS OF APPLICANT 6300 ROCKSIDE ROAD, SUITE303, INDEPENDENCE,
PHONE NUMBER 440-886-3800 OHIO 44131
3. PARCEL NUMBER OF PROPERTY 455-19-023
IS APPLICANT THE OWNER OF PROPERTY? NO
4. LEGAL DESCRIPTION (ATTACH) SEE ATTACHED
5. STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING
APPLICANT IS PROPOSING THAT THIS PARCEL BE INCLUDED IN A
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7. PRESENT ZONING DISTRICT SINGLE FAMILY - AA
PRESENT AREA/HEIGHT DESIGNATION 12,000/35 FEET
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16. DATE OF APPLICATION 7/19/2023

PPN

455-19-023

~~455-19-024~~

EXHIBIT "A"
Legal Description
For File: 81319582AB

Parcel No. 1

Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being part of Original Lot No. 25 in Ely Tract, in Parma Township, being known as Parcel B in the John Toma Lot Split and Consolidation as shown by the recorded plat in Volume 310 of maps, Page 99 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

Parcel No. 455-19-023

Parcel No. 2

~~Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being part of Original Lot No. 25 in Ely Tract, in Parma Township, being known as Parcel A in the John Toma Lot Split and Consolidation as shown by the recorded plat in Volume 310 of maps, Page 99 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.~~

~~Parcel No. 455-019-024~~

Parcel No: 455-19-023, 455-19-024

This Legal Description Complies with
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Conveyance Standards and is approved
for transfer.

AUG 02/2019



Agent

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4. LEGAL DESCRIPTION (ATTACH) SEE ATTACHED
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APPLICANT IS PROPOSING THAT THIS PARCEL BE INCLUDED IN A
59 UNIT FEE SIMPLE TOWNHOME CLUSTER DEVELOPMENT
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- 16. DATE OF APPLICATION 7/19/2023

PPN

~~455-19-023~~

455-19-024

EXHIBIT "A"
Legal Description
For File: 81319582AB

Parcel No. 1

Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being part of Original Lot No. 25 in Ely Tract, in Parma Township, being known as Parcel B in the John Toma Lot Split and Consolidation as shown by the recorded plat in Volume 310 of maps, Page 99 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

Parcel No. 455-19-023

Parcel No. 2

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Parcel No. 455-019-024

Parcel No: 455-19-023, 455-19-024

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for transfer.

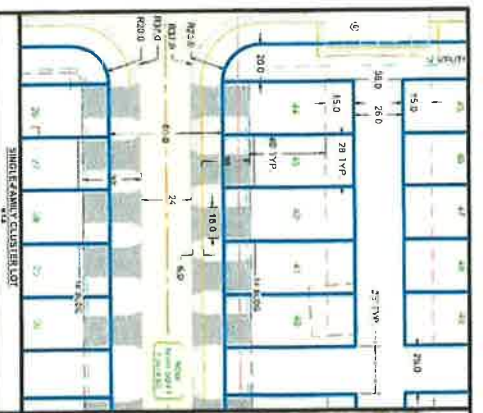
AUG 02/2019



Agent

DESCRIPTION	RESIDENTIAL (OFFICE/RETAIL/BUSINESS)	PROPOSED
RESIDENTIAL	300	300
OFFICE/RETAIL/BUSINESS	0	0
TOTAL	300	300

CODE DESCRIPTION	REQUIREMENT	PROPOSED
1. CHANGE THE SINGLE FAMILY RESIDENTIAL DISTRICT	SINGLE FAMILY CLUSTER DEVELOPMENT	SINGLE FAMILY CLUSTER DEVELOPMENT
2. 1500 SQ. FT. MINIMUM ATTACHED GARAGES	NO ATTACHED GARAGES	NO ATTACHED GARAGES
3. MINIMUM DRIVEWAY WIDTH	10 FT.	10 FT.
4. DRIVEWAY WIDTH	10 FT.	10 FT.
5. DRIVEWAY WIDTH	10 FT.	10 FT.
6. DRIVEWAY WIDTH	10 FT.	10 FT.
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PLEASANT RIDGE
SITE LAYOUT PLAN

P.P.N. 445-19-004, -005, -007, -009, -023 & -024
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH
44130



Landsong
ENGINEERING, INC.

PREPARED BY
LANDSONG ENGINEERING, INC.
1760 OLD ROCKSIDE ROAD, INDEPENDENCE OH 44131
Contact: Saah Lehadim
(216) 226-9778

OWNER/DEVELOPER
22A 445-19-004, -005, -007, -009, -023 & -024
RIDGE PV LLC
Ridge Rd. & W. Pleasant Valley Rd.
Parma, OH 44130
Contact: Timothy A. Boyko, Esq.
6300 Rockside Road, Suite 203
Independence, OH 44131
(216) 853-5807
tboyko@boyko-law.com

S.L.

6/27/2023

SCALE: 1:40

C03

PLEASANT RIDGE DEVELOPMENT – SURROUNDING PROPERTY OWNERS

1. Ashok Kumar & Seema Rani
7319 Royalview Drive
Parma, OH 44129
PPN 455-19-022

2. Vipul Patel & Vandana Patel
7349 Royalview Drive
Parma, OH 44129
PPN 455-19-012

3. Marion L. Mewhinney
7429 Royalview Drive
Parma, OH 44129
PPN 455-19-021

4. Raymond J. & Linda E. Kolenz, Trustees
7357 Lime Lane
Parma, OH 44129
PPN 455-19-018

5. Petro & Mariya Androshchuk
7563 Lime Lane
Parma, OH 44129
PPN 455-19-017

6. James & Deanna Revay, Trustees
7587 Lime Lane
Parma, OH 44129
PPN 455-19-016

7. Timothy A. & Cheryl A. Franczak
7625 Lime Lane
Parma, OH 44129
PPN 455-19-015

8. Vittoria Gangale
7339 Lime Lane
Parma, OH 44129
PPN 455-19-001

9. Karen Zimmerman & Kathy Kuzma
7345 Lime Lane
Parma, OH 44129
PPN 455-19-020

10. Dennis M. Daley
7351 Lime Lane
Parma, OH 44129
PPN 455-19-019

11. John Holda & Catherine Holda, Trustees
7663 Lime Lane
Parma, OH 44129
PPN 455-18-034

12. William & Cheryl Duncan
7588 Lime Lane
Parma, OH 44129
PPN 455-19-002

13. Richard Maricic
7626 Lime Lane
Parma, OH 44129
PPN 455-19-014

14. Thomas & Margaret Oberg
7700 Lime Lane
Parma, OH 44129
PPN 455-18-019

15. Jeffrey A. Converse & Frederick J. Bess
7600 Pleasant Valley Road
Parma, OH 44130
PPN 455-19-008

16. Bette L. & William L. Wirth, Trustees
7551 Pleasant Valley Road
Parma, OH 44130
PPN 455-25-006

17. Ukrainian American Youth Association, Inc.
7425 Pleasant Valley Road
Parma, OH 44130
PPN 455-25-002/004/005

18. Pine Mex OH, LLC
7213 Pleasant Valley Road
Parma, OH 44129
PPN 455-25-013

19. Hani K. Ziadeh & Samira H. & Bilal
7155 Pleasant Valley Road
Parma, OH 44129
PPN 454-13-007

20. WHS Realty Services, Inc.
7156 Pleasant Valley Road
Parma, OH 44129
PPN 454-03-007

21. Horst & Anna Uebel, Trustees
7650 Pleasant Valley Road
Parma, OH 44130
PPN 455-19-013

22. Francis & Patricia Filipelli
7702 Pleasant Valley Road
Parma, OH 44130
PPN 455-18-006

23. Han Madang United Methodist Church
7860 Pleasant Valley Road
Parma, OH 44130
PPN 455-18-005

24. Linda Korhely
7601 Pleasant Valley Road
Parma, OH 44130
PPN 455-25-001

25. Calvary Lutheran Church
6906 Pleasant Valley Road
Parma, OH 44129
PPN 454-03-005

26. Jupiter Cleveland MVP, Inc.
7448 Ridge Road
Parma, OH 44129
PPN 455-25-008

27. Pleasantview Real Estate Company

**7377 Ridge Road
Parma, OH 44129
PPN 454-03-001**

28. James Pell, Jr. & Susan Pell

**7345 Ridge Road
Parma, OH 44129
PPN 454-03-006**

PLEASANT RIDGE DEVELOPMENT

OWNERS OF PARCELS INCLUDED IN DEVELOPMENT

455-19-004

CAROLYN J. BLOOMINGDALE and JANET A. KRETTLER

455-19-005

7386 RIDGE ROAD, LLC

455-19-007

ROBERT B. EVERLE

455-19-009

ROBERT B. EVERLE

455-19-023

ALAN M. EVERLE

455-19-024

ALAN M. EVERLE