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CITY OF NORTH ROYALTON
APPLICATION FOR ZONING CHANGE REQUEST

JAN 13 2015

APPLICANT: Brian and Sonya Pifer OWNER: Same CITY NORTH ROYALTON
 ADDRESS: 9675 Edgerton Rd. ADDRESS: Same BUILDING DEPT.
North Royalton, OH 44133
 PHONE: 440-237-7014 PHONE: Same
 SUBJECT PARCEL ADDRESS: V/L PARCEL NO. 485-12-020
 EXISTING ZONING DISTRICT: Small Business PROPOSED ZONING DISTRICT: Rural Residential

INFORMATION TO BE SUBMITTED TO COUNCIL OFFICE:

1. Written legal description. ✓
2. Survey/Plat Plan drawn as follows: ✓
 - a. Set forth the dimensions of subject property (s) and bearing directions of subject property lines.
 - b. Set forth the surrounding Public Right of Way (s) (if any) along with recorded Right of Way width(s).
 - c. Set forth the surrounding properties, including any directly across any Public Right of Way, along with all such property owners names and addresses. Outline in RED color the boundary of the property included in the requested Zoning amendment.
 - d. Show Permanent Parcel Number of all properties on said survey.
3. Acreage of each parcel proposed for rezoning: 0.9252
4. Number, type & disposition of any existing buildings: VACANT
5. Any deed restrictions (existing or expired). none
6. Proposed use of property and why change is necessary for the preservation and enjoyment of a substantial property right. Also why the change would not be detrimental to the public welfare nor to the property of other persons located in the vicinity thereof. ✓
7. Sketch plan, showing proposed type of building, building location, driveways, parking areas, sanitary & storm sewers and water lines.

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If the property involved is not registered in the same name in the County records as property owner on application, or an agent or representative applies, written notarized consent from the property owner must be presented with the application.

Applicant shall pay, to the Council Office, a fee of \$400.00 per parcel, for the processing of this application. This fee is **non-refundable** if rezoning is denied.

The applicant agrees to appear upon written or oral request before any legally constituted board, commission or representatives of the City for the purpose of clarifying any points at issue or to assist said board, commission or representative in arriving at a decision on this application.

SIGNATURE OF APPLICANT/AGENT/OWNER: Brian A. Pifer
 Date: 1/12/2015

This Application must be reviewed and approved by the Building Commissioner prior to submission to the Council Office to ensure proper zoning district is being requested for proposed use.

Approved by: _____ Date: _____
 Building Commissioner

COUNCIL OFFICE USE ONLY

Date received: 1-14-15 Fee Paid: \$400 Receipt No.: 59612

Referred to Engineering Dept. to review legal: 1-15-15 Engineering Dept. approved legal: 1-16-15

Planning Commission Recommendation: _____

Building & Building Codes Committee Recommendation: _____

City Council Recommendation: _____

Referral to Voters: _____ Voters: Approved _____ Defeated _____

1. Written legal description: Situated in the City of North Royalton, County of Cuyahoga and State of Ohio, and known as being part of Royalton Township Section No. 7 and bounded and described as follows: Beginning on the centerline of Edgerton Road (60 feet wide) at the Northwesterly corner of land conveyed to Richard G. Phillips and Marilyn E. Phillips by deed dated April 7, 1967 and recorded in Volume 12110, Page 391 of Cuyahoga County Records; thence Westerly along said centerline of Edgerton Road 75 feet to the Northeasterly corner of land conveyed to Robert J. Svoboda by deed dated December 12, 1967 and recorded in Volume 12187, Page 651 of Cuyahoga County Records; thence Southerly along the Easterly line of land so conveyed to Robert J. Svoboda 200 feet to the Southeasterly corner thereof; thence Westerly along the Southerly line of land conveyed to Robert J. Svoboda, as aforesaid, 112 feet to the Easterly line of land conveyed to Raymond E. Snyder and Mary T. Snyder of deed dated June 25, 1962 and recorded in Volume 10601, Page 75 of Cuyahoga County Records; thence Southerly along said easterly line 80 feet to the Southeasterly corner of land so conveyed to Raymond E. Snyder and Mary T. Snyder; thence Easterly along the easterly prolongation of the Southerly line of land conveyed to Raymond E. Snyder and Mary T. Snyder, as aforesaid and along the Northerly line of land conveyed to the Ohio Fuel Gas Company by deed dated November 6, 1963 and recorded in Volume 10987, Page 56 of Cuyahoga County records to an interior angle in land so conveyed to the Ohio Fuel Gas Company; thence southeasterly along the Northeasterly line of land so conveyed to the Ohio Fuel Gas Company 137.43 feet to the centerline of Bennett Road (60 feet wide); thence northeasterly along the centerline of Bennett Road 100.53 feet to the most Southerly corner of land conveyed to Richard G. Phillips and Marilyn E. Phillips as aforesaid; thence Northwesterly along the Southwesterly line of land so conveyed, 121.81 feet to an angle; thence Northerly along the Westerly line of land so conveyed to Richard G. Phillips and Marilyn E. Phillips 213.60 feet to the place of beginning, be the same more or less, but subject to all legal highways.
2. Survey/Plat Plan: Attached
3. Acreage of Parcel proposed for rezoning: 0.9252 acres
4. There are no existing buildings on the property. It is vacant land.
5. Any deed restrictions: There are no deed restrictions. The property was recently purchased by Brian and Sonya Pifer, the deed being also attached.
6. This application for zoning change request is being submitted due to the fact that the parcel in question (485-12-020) is currently zoned small business. Given the vacant land contains a septic easement combined with water issues, the ability to utilize this property for that purpose is very limited and expensive. Additionally, by converting this property to (in my opinion) a more appropriate zoning of rural residential to be consistent with our existing and adjacent property, it would enable my family to use the property by potentially adding a turn around to our driveway and potentially relocating our existing out building (shed) to the property line without fear of encroachment on a property zoned small business.
7. N/A

