

CITY OF NORTH ROYALTON
APPLICATION FOR ZONING CHANGE REQUEST

APPLICANT: Cerino Realty, LLC OWNER: Same
ADDRESS: 8922 Ridge Rd ADDRESS: _____
North Royalton Ohio
PHONE: 440-237-3434 PHONE: _____
SUBJECT PARCEL ADDRESS: 8922 Ridge Rd PARCEL NO. 482-12-019
EXISTING ZONING DISTRICT: Severe Duffert PROPOSED ZONING DISTRICT: _____

INFORMATION TO BE SUBMITTED TO COUNCIL OFFICE:

General Business

1. Written legal description. Exhibit "A"
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: See Attached - Exhibit "A"
4. Number, type & disposition of any existing buildings: 3 See Attached Exhibit "B"
5. Any deed restrictions (existing or expired). None Known of
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.

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: Carmen C. Cerino

Date: 04/03/19

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: 4-4-19 Fee Paid: \$400 Receipt No.: 59626

Referred to Engineering Dept. to review legal: 4-8-19 Engineering Dept. approved legal: 4-10-19

Planning Commission Recommendation: _____

Building & Building Codes Committee Recommendation: _____

City Council Recommendation: _____

Referral to Voters: _____ Voters: Approved _____ Defeated _____



Rezoning #1

April 3, 2019

PPN 482-12-019

Laura Haller

8922 RIDGE RD

City of North Royalton

14600 State Road

North Royalton, Ohio 44133

Re: Rezoning Of 8922 Ridge Road

Dear Honorable Laura Haller:

Please find attached a rezoning application for the above mention property to bring the zoning on the two parcels to General Business. This change is in the best interest of the community for the preservation and enjoyment of a substantial property right since . The parcel currently has dual zoning classifications at this point and the change will provide for the health and safety of the community, as well as the coordination of the zoning on these parcels that will further assist the community in planning and general welfare.

Please find attached two applications, one for Parcel Nos. 482-12-019 and 482-12-020 with attached exhibits detailing the description of the coordination requested. Please feel free to contact the undersigned with any questions.

Best regards,

A handwritten signature in dark ink, appearing to read "William E. Snow", is written over a horizontal line.

William E. Snow

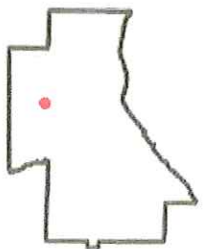
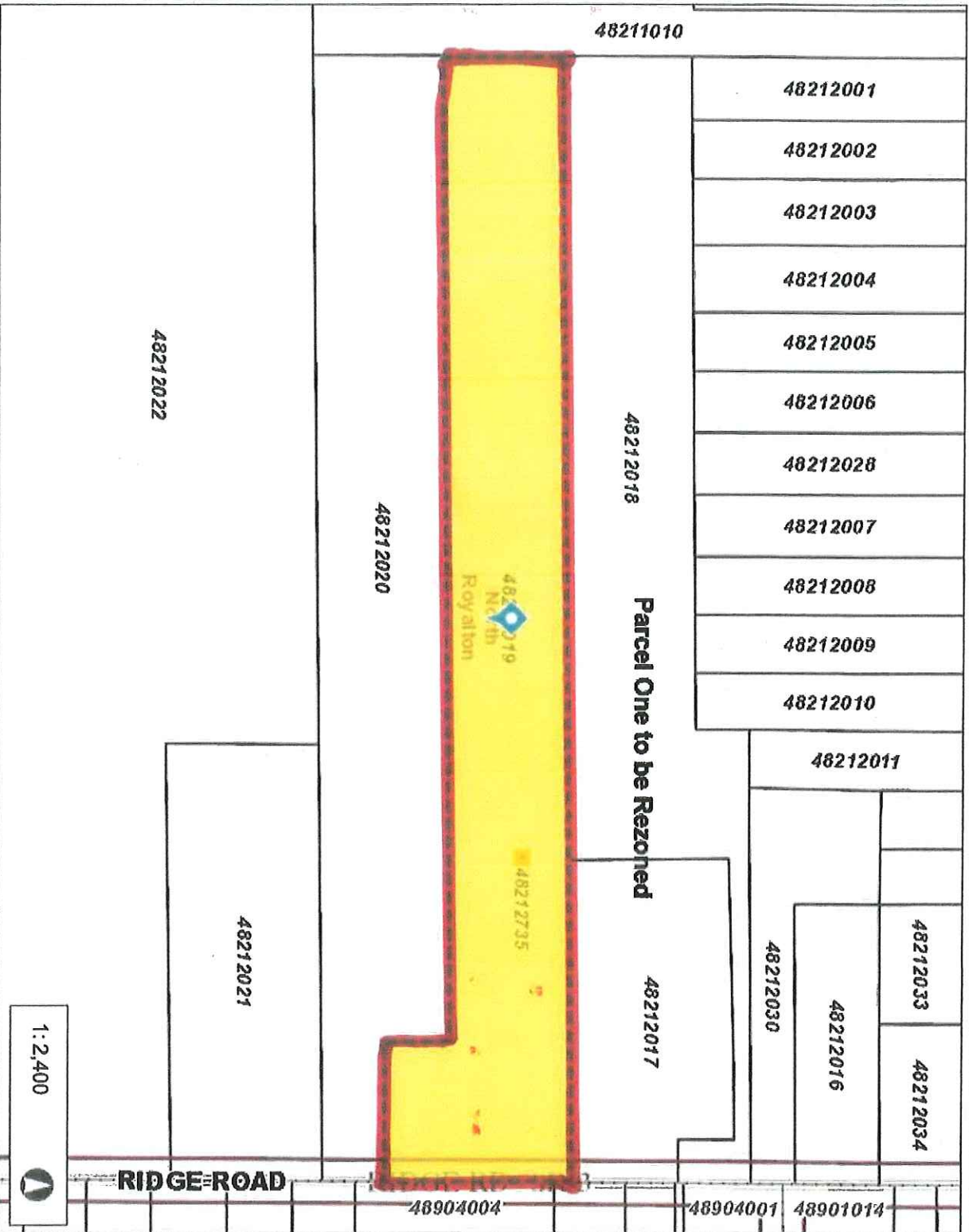
Realtor

WES

130 North Miller Road, Fairlawn, Ohio 44333 - 330-990-0256



Cuyahoga County GIS Viewer



Date Created: 3/22/2019

Legend

- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
- ☐ Platted Centerlines
- ☐ Parcels



THIS MAP IS NOT TO BE USED FOR NAVIGATION



Date Created: 9/28/2018

Legend

☐ Municipalidades

Air Parcels

- Right Of Way

☐ Parcels

2

6

5. (b) (i)

3

フ

KK

111

1:2,400

—Cuyahogoe

enterpr

scrip

Tringa curvicauda

2

Exhibit A

ADDRESS

8922 Ridge Road
North Royalton, Ohio 44133
Permanent Parcel No.(s) 482-12-019 L/W 482-12-020
Order No 253148

LEGAL DESCRIPTION

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio:

And known as being part of Original Royalton Township Lot No. 11 and bounded and described as follows:

Parcel No. 1

Beginning on the center line of Ridge Road (60 feet wide) at the Southeasterly corner of a parcel of land conveyed to James and Sarah Cherry, by deed dated November 11, 1926 and recorded in Volume 3473, Page 28 of Cuyahoga County Records; thence South $89^{\circ} 07' 20''$ West, 180 feet along the Southerly line of land so conveyed to James and Sarah Cherry to a corner thereof; thence due North 90 feet along a Westerly line of land so conveyed to James and Sarah Cherry to an inner corner thereof; thence South $89^{\circ} 07' 20''$ West, 1362.15 feet along a Southerly line of land so conveyed to James and Sarah Cherry to the Southwesterly corner thereof; thence North $0^{\circ} 00' 20''$ East, 160 feet along the Westerly line of land so conveyed to James and Sarah Cherry to a point; thence North $89^{\circ} 07' 20''$ East, 1542.13 feet parallel with the Southerly line of land so conveyed to James and Sarah Cherry to a point in the center line of Ridge Road; thence due South 250 feet along the said center line of Ridge Road to the place of beginning and containing 6.036 acres of land, according to a survey made November, 1936, by Cleveland Surveys, Inc., Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Parcel No. 2

Beginning in the center line of Ridge Road at the Northeasterly corner of a parcel of land conveyed by George W. Zeuch et al, to John Verboek by deed dated April 5, 1924 and recorded in Volume 3013, Page 91 of Cuyahoga County Records; thence Northerly along said center line of Ridge Road, 90 feet; thence Westerly parallel with the Northerly line of land so conveyed to John Verboek, 180 feet; thence Northerly parallel with said center line of Ridge Road, 90 feet; thence Westerly parallel with the Northerly line of land so conveyed to John Verboek, 1362 feet; thence Southerly parallel with said center line of Ridge Road, 180 feet to the Northerly line of land so

conveyed to John Verboek; thence Easterly along said Northerly line, 1542 feet to the place of beginning, containing 6 acres of land, be the same more or less, but subject to all legal highways. 6

PPN'S: 482-12-019 and 482-12-020

Exhibit B

Building Details



CUYAHOGA COUNTY, MyPlace

Search

Entire County

☒ Owner

☐ Parcel

☐ Address

48212019 | CERINO REALTY LLC. | 8922 RIDGE RD | NORTH ROYALTON | 44133

X

Q

View Map

PROPERTY DATA

General Information

Transfers

Values

Land

Building Information

Building Sketch

Other Improvements

Permits

Property Summary Report

TAXES

Tax Bill

View/Pay Tax Bill

LEGAL RECORDINGS

Get a Document List

ACTIVITY

Informal Reviews

Board of Revisions Cases

482-12-019

CERINO REALTY LLC.

8922 RIDGE RD

NORTH ROYALTON, OH. 44133

Building Information

Building ID

1

Construction Class

CLASS C

Basement Type

PART

Total Story Height

1

Usable Area

6515

Condition

GOOD

Date Build

1910

Date Remodeled**Exterior Walls**

CNC BLK

Framing

FIRE RESISTANT

Roof Type

FLAT

Roof Covering

COMPOSITION

Office Area**Mezzanine Area****Mezzanine Finish****Wall Height**

9

Heat Type

FORCED-AIR

Air Conditioning

CENTRAL

Number Of Occurances**Office Finish****Retail Area****Retail Finish****Number of Units**

0

Total Fixtures

12

Bathrooms

0

Half Baths

3

Site Uses

Use Description

Floor Level

Area

REST-BSM-STG

BMT

450

RESTAURANT

1ST

6,515

Building Information

Building ID

2

Construction Class

CLASS C

Basement Type

SLAB

Total Story Height

1

Usable Area

14160

Condition

GOOD

Date Build

1972

Date Remodeled

Exterior Walls

STUCCO

Framing

FIRE RESISTANT

Roof Type

FLAT

Roof Covering

COMPOSITION

Office Area

Mezzanine Area

Mezzanine Finish

Wall Height

14

Heat Type

FORCED-AIR

Air Conditioning

CENTRAL

Number Of Occurances

Office Finish

Retail Area

Retail Finish

Number of Units

Total Fixtures

15

Bathrooms

0

Half Baths

0

Site Uses

Use Description

RESTAURANT

Floor Level

1ST

Area

14,160

Building Information

Building ID

3

Construction Class

CLASS C

Basement Type

PART

Total Story Height

1

Usable Area

12795

Condition

GOOD

Date Build

1973

Date Remodeled**Exterior Walls**

STUCCO

Framing

FIRE RESISTANT

Roof Type

FLAT

Roof Covering

COMPOSITION

Office Area**Mezzanine Area****Mezzanine Finish****Wall Height**

14

Heat Type

FORCED-AIR

Air Conditioning

CENTRAL

Number Of Occurances

Office Finish

Retail Area

Retail Finish

Number of Units

Total Fixtures

23

Bathrooms

0

Half Baths

0

Site Uses

Use Description	Floor Level	Area
REST-BSM-FAC	BMT	5,000
RESTAURANT	1ST	7,795

[Top](#)

[View Map](#)

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site.** Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.

WATER DEPARTMENT OFFICIALS SHOULD **NOT** RELY ON THIS SITE TO DETERMINE OWNERSHIP FOR CREATING NEW ACCOUNTS OR CLOSING EXISTING ONES. THE DEED OF RECORD WITH THE COUNTY FISCAL OFFICER, TRANSFER AND RECORDING DEPARTMENT SHOULD BE USED FOR PROOF OF OWNERSHIP. To search for recorded documents, click [here](#).



Cuyahoga County GIS Viewer

48211009

48212001

48212002

48212003

48212004

48212005

48212006

48212028

48212007

48212008

48212009

48212010

48211010

48212018

48212019

48212735

48212016

48212030

48212017

48212021

48212022

48211024

48212023

48212035

1:2,400



Parcel 48212020
North
Royalty

BRIDGE ROAD



Date Created: 3/22/2019

Legend

- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
- ☐ Platted Centerlines
- ☐ Parcels

400 0 200 400 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Primary Owner Cerino Realty LLC.
Property Address 8922 Ridge RD North Royalton, OH 44133
Tax Mailing Address CERINO REALTY LLC 8922 RIDGE RD NORTH ROYALTON, OH 44133-1869
Legal Description 11 48212020
Property Class NIGHTCLUB RESTAURANT
Parcel Number 482-12-019
Taxset North Royalton
Tax Year 2018

Assessed Values

Land Value	\$241,360
Building Value	\$534,240
Total Value	<u>\$775,600</u>
Homestead Value	\$

Market Values

Land Value	\$689,600
Building Value	\$1,526,400
Total Value	<u>\$2,216,000</u>

Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	Y

Half Year Charge Amounts

Gross Tax	\$39,799.91
Less 920 Reduction	\$10,950.97
Sub Total	<u>\$28,848.94</u>
10% Reduction Amount	\$0.00
Owner Occupancy Credit	\$0.00
Homestead Reduction Amount	\$0.00
Total Assessments	<u>\$0.00</u>
Half Year Net Taxes	<u>\$28,848.94</u>

Rates

Full Rate	102.63
920 Reduction Rate	.27515
Effective Rate	74.391307

Escrow

Escrow	N
Payment Amount	\$0.00

Tax Balance Summary	Charges \$79,697.88	Payments \$37,098.97	Balance Due \$42,598.91
---------------------	-------------------------------	--------------------------------	-----------------------------------

2018 (pay in 2019) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
North Royalton				
	Prior year penalty - 2017	\$2,000.00	\$916.67	\$1,083.33
	Prior year tax - 2017	\$20,000.00	\$7,333.36	\$12,666.64
	DELQ BALANCE	\$22,000.00	\$8,250.03	\$13,749.97
	1st half tax	\$28,848.94	\$28,848.94	\$0.00
	1ST HALF BALANCE	\$28,848.94	\$28,848.94	\$0.00
	2nd half tax	\$28,848.94	\$0.00	\$28,848.94
	2ND HALF BALANCE	\$28,848.94	\$0.00	\$28,848.94
		Charges	Payments	Balance Due
Total Balance		\$79,697.88	\$37,098.97	\$42,598.91

* Taxes are updated within the hour



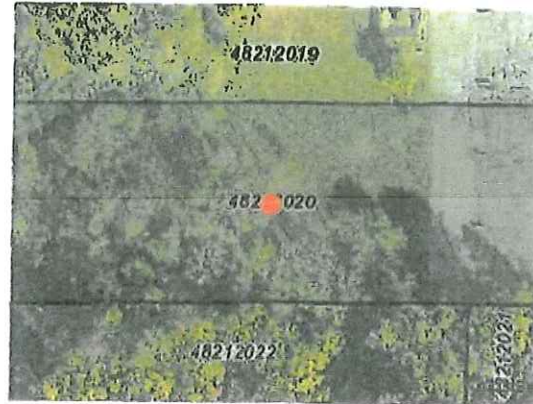
Owner	LISTED WITH
Address	
Land Use	NORTH ROYALTON, OH, 44133
Legal Description	(5799) LW - LISTED WITH
Neighborhood Code	48212019

SKETCH

Building C

Sketch not available for this parcel.

MAP VIEW



BUILDING INFORMATION

LAND

Depth	Frontage	Depth	Frontage	Eq. 77
-------	----------	-------	----------	--------

VALUATION

2018 Values	Fixed Market Value	Excess Market Value	Adjusted Market Value	Adjusted Taxable Value
Land Value	\$0	\$0	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$0	\$0	\$0
Land Use				USED WITH

LISTED WITH

PERMITS

Est. Year	Research	Tax Change	Exempt Change	Percent Complete	Relevant	Notes
-----------	----------	------------	---------------	------------------	----------	-------

IMPROVEMENTS

Type	Description	Size	Height Digits
------	-------------	------	---------------

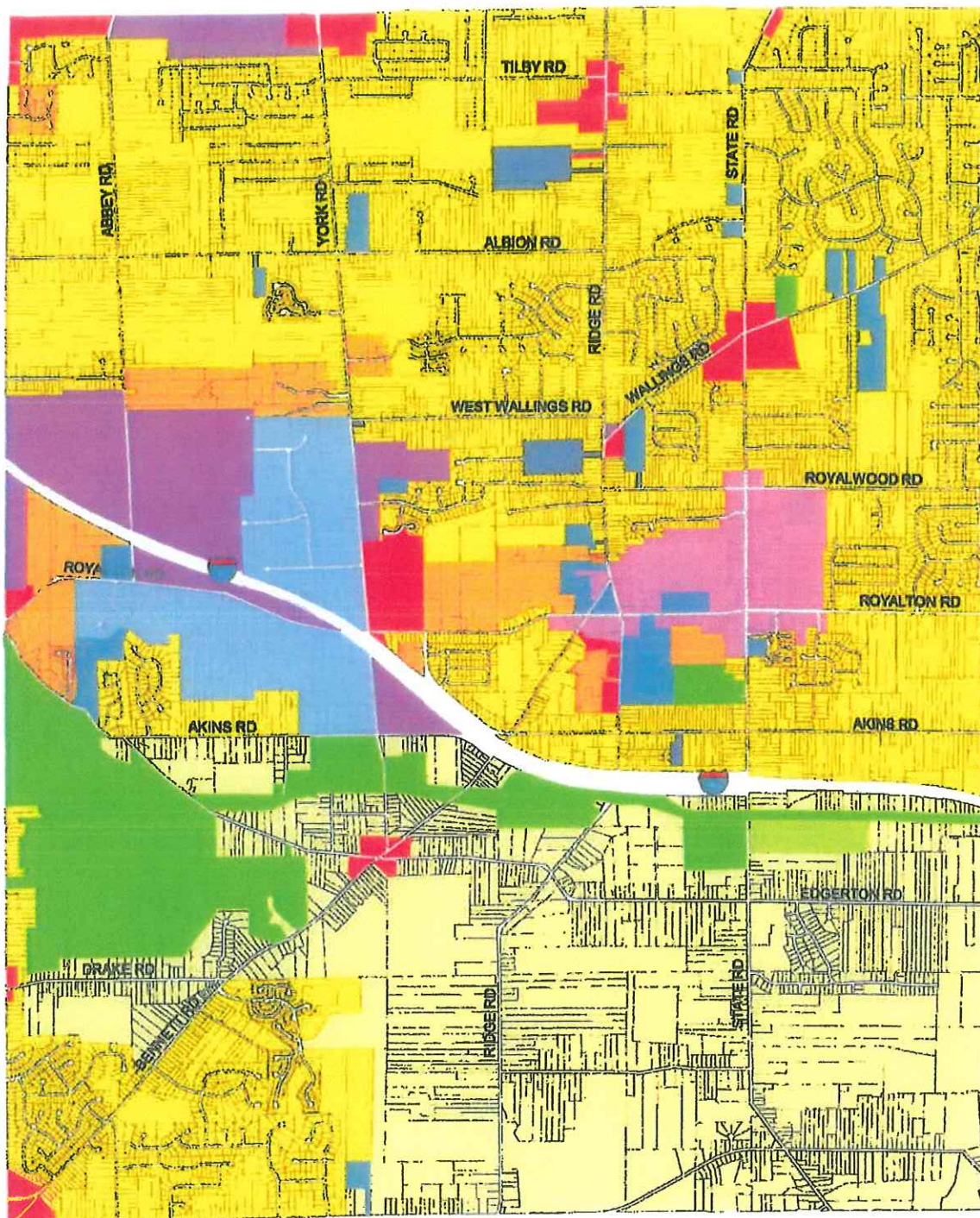
SALES

Date	Buyer	Seller	Price
1/1/1982	Listed With		\$0

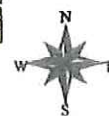
Taxes

2018 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$0.00	\$0.00	\$0.00

The City of North Royalton



0.5 0 0.5 1 Miles



LAND USE PLAN

- | | | | |
|---------------|---------------------|-------------------------|-----------|
| Agricultural | Research/Office | Rural Residential | Utilities |
| Industrial | Recreational | Mixed Office/Industrial | Parcels |
| Institutional | Retail / Commercial | Mixed Use/Town Center | |
| Multi Family | Residential | | |

Revised 8/30/2004

Page 38



8922 R.R. Rd



Legend

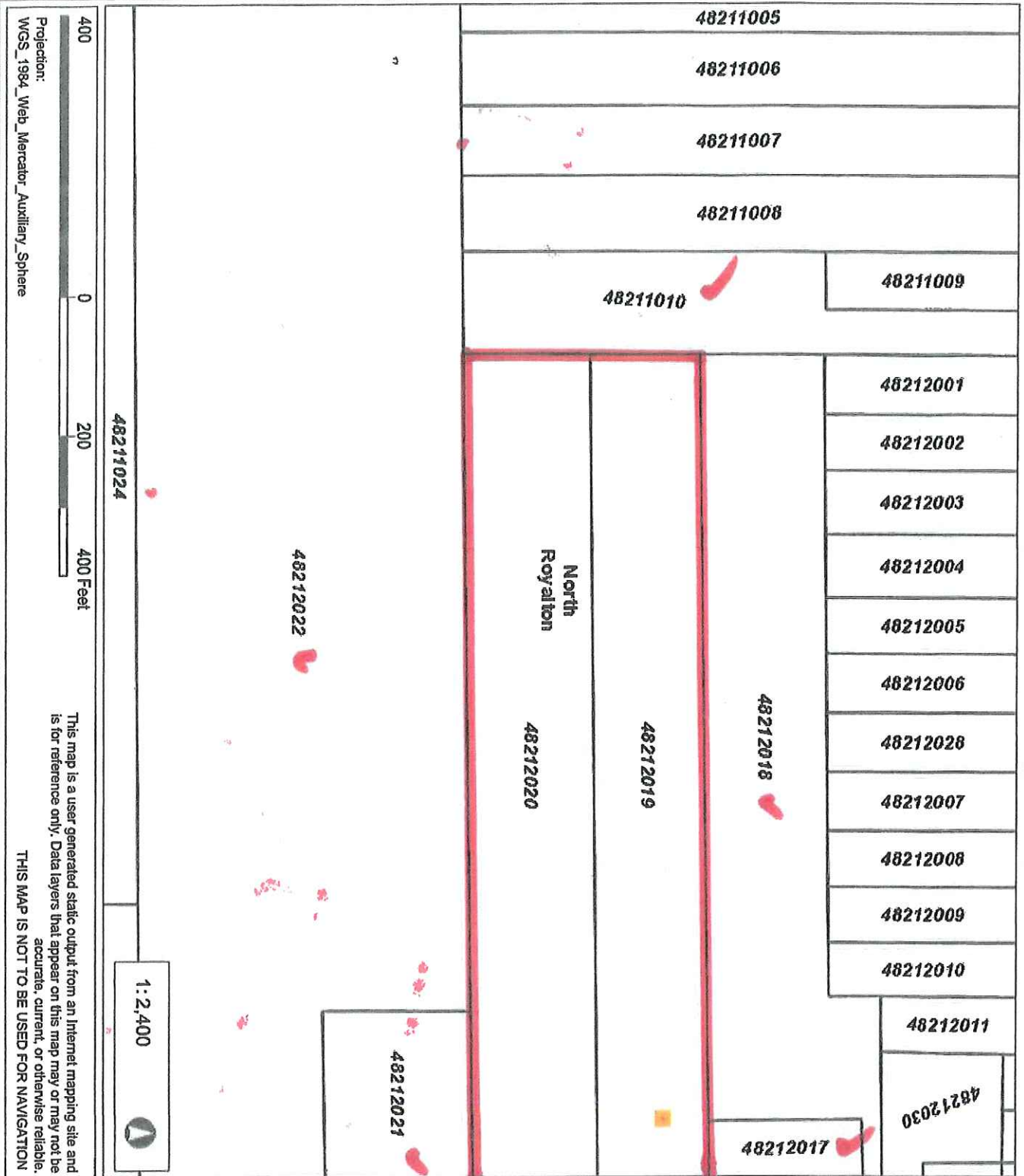
- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
- Right Of Way
- Platted Centerlines
- ☐ Parcels

THIS MAP IS NOT TO BE USED FOR NAVIGATION

—Cuyahoga County—
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



Cuyahoga County GIS Viewer



Date Created: 3/25/2019

Legend

- ☐ Municipalities
- ☐ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
- ☐ Platted Centerlines
- ☐ Parcels

Notificator Properties

48212022 - ✓✓
4812021 - ✓✓
48211010 - ✓✓
48212018 - ✓✓
48212017 - ✓✓
48904003 - ✓✓
48904004 - ✓✓
48904007 - ✓✓
48904008 - ✓✓