

CITY OF NORTH ROYALTON  
APPLICATION FOR ZONING CHANGE REQUEST

APPLICANT: Cerina Realty LLC OWNER: Sono  
ADDRESS: 8922 Ridge Rd ADDRESS: \_\_\_\_\_  
North Royalton Ohio  
PHONE: 440-237-3434 PHONE: \_\_\_\_\_  
SUBJECT PARCEL ADDRESS: 8922 Ridge Rd PARCEL NO. 482-12-020  
EXISTING ZONING DISTRICT: Severel PROPOSED ZONING DISTRICT: \_\_\_\_\_

**INFORMATION TO BE SUBMITTED TO COUNCIL OFFICE:**

General Board

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 Attach Exhibit "A"
4. Number, type & disposition of any existing buildings: No Buildings
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 #2



April 3, 2019

PAN # 482-12-020

Laura Haller

City of North Royalton

14600 State Road

North Royalton, Ohio 44133

8922 RIDGE RD

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



# Cuyahoga County GIS Viewer

48211009

48212001

48212002

48212003

48212004

48212005

48212006

48212028

48212007

48212008

48212009

48212010

48212016

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48212017

48212019

48212735

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48212022

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48212023

48212035

1:2,400

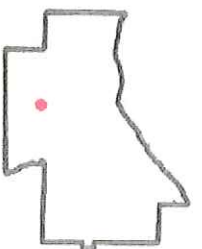


48211010

Parcel 48212020  
North  
Royalton



RR RIDGE ROAD



Date Created: 3/22/2019

## Legend

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

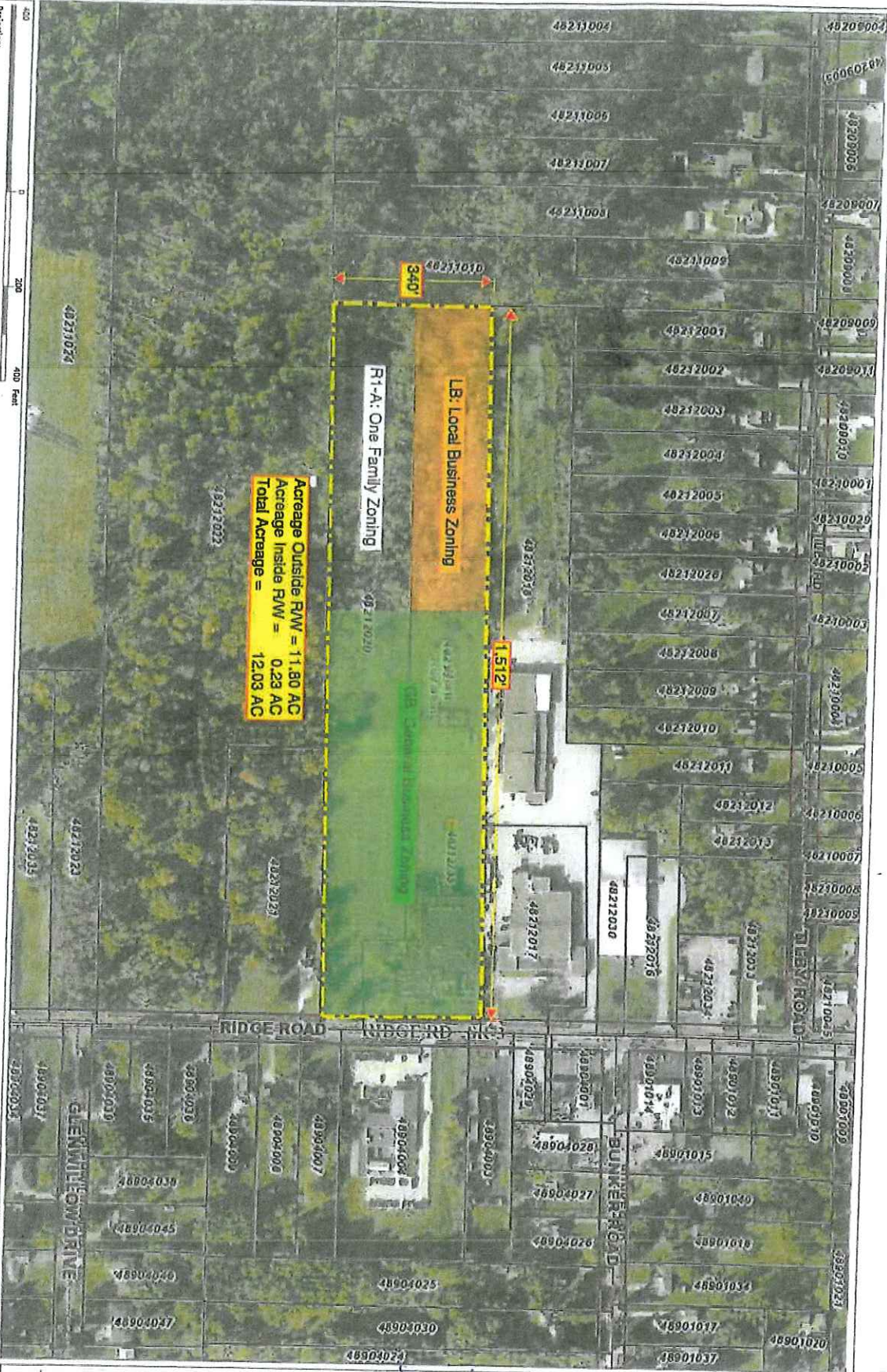
400 0 200 400 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION





Acreage Outside RMW = 11.80 AC  
 Acreage Inside RMW = 0.23 AC  
 Total Acreage = 12.03 AC

R1-A: One Family Zoning

LB: Local Business Zoning

656.9  
656.2  
656.5

1:2,400



THIS MAP IS NOT TO BE USED FOR NAVIGATION

## —Cuyahoga County— Enterprise GIS

**Date Created:** 9/28/2018

**Legend**

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





## 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

**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>

#### Rates

Full Rate	102.63
920 Reduction Rate	.27515
Effective Rate	74.391307

#### Escrow

Escrow	N
Payment Amount	\$ .00

10% Reduction Amount	\$ .00
Owner Occupancy Credit	\$ .00
Homestead Reduction Amount	\$ .00
Total Assessments	<u>\$ .00</u>
Half Year Net Taxes	<u>\$28,848.94</u>

Tax Balance Summary	<b>Charges</b>	<b>Payments</b>	<b>Balance Due</b>
	<b>\$79,697.88</b>	<b>\$37,098.97</b>	<b>\$42,598.91</b>

#### 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	\$ .00
	1ST HALF BALANCE	\$28,848.94	\$28,848.94	\$ .00
	2nd half tax	\$28,848.94	\$ .00	\$28,848.94
	2ND HALF BALANCE	\$28,848.94	\$ .00	\$28,848.94
		<b>Charges</b>	<b>Payments</b>	<b>Balance Due</b>
		<b>\$79,697.88</b>	<b>\$37,098.97</b>	<b>\$42,598.91</b>

\* Taxes are updated within the hour





# Cuyahoga County, Ohio - Property Summary Report

Parcel: 482-12-020



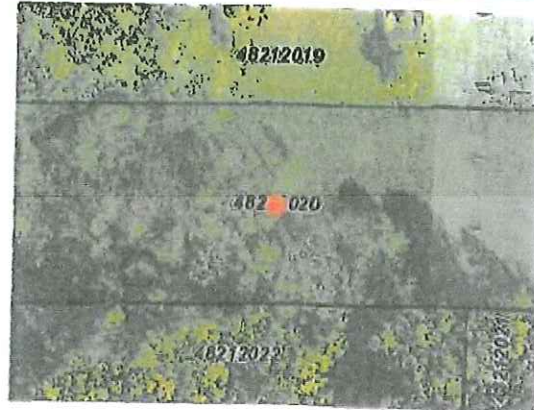
Owner LISTED WITH  
Address  
Land Use NORTH ROYALTON, OH. 44133  
Legal Description (5799) LW - LISTED WITH  
Neighborhood Code 48212019

## SKETCH

Building 0

Sketch not available for this parcel.

## MAP VIEW



## BUILDING INFORMATION

### LAND

Size: 10000 sq ft

### VALUATION

2018 Value	2018 Market Value	2018 Market Value	2018 Market Value	2018 Market Value
Land Value	\$0	\$0	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$0	\$0	\$0
Land Use				

LISTED WITH

### PERMITS

Permit Type: Building, Code Change, Zoning Change, Planned Complete, Eminent, Other

### IMPROVEMENTS

Improvement Type: Building, Other

### SALES

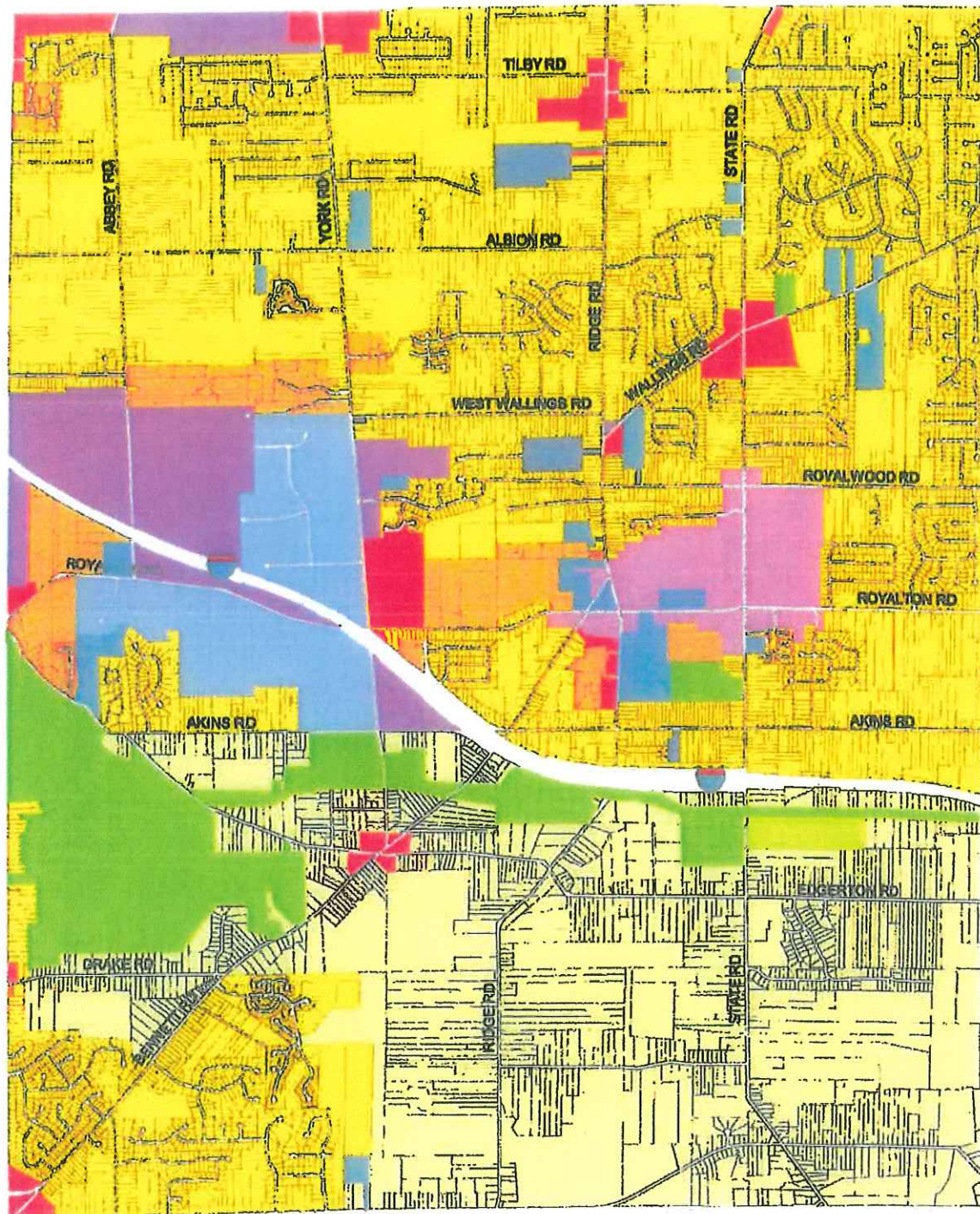
Date	Buyer	Seller	Price
1/1/1982	Listed With		\$0

### Taxes

Tax Balance Summary	2018 Taxes	2018 Taxes	2018 Taxes
	\$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       |
| Industrial    | Retail / Commercial | Mixed Office/Industrial |
| Institutional | Recreational        | Mixed Use/Town Center   |
| Multi Family  | Residential         |                         |

- Utilities  
 Parcels

Revised 8/30/2004

Page 38

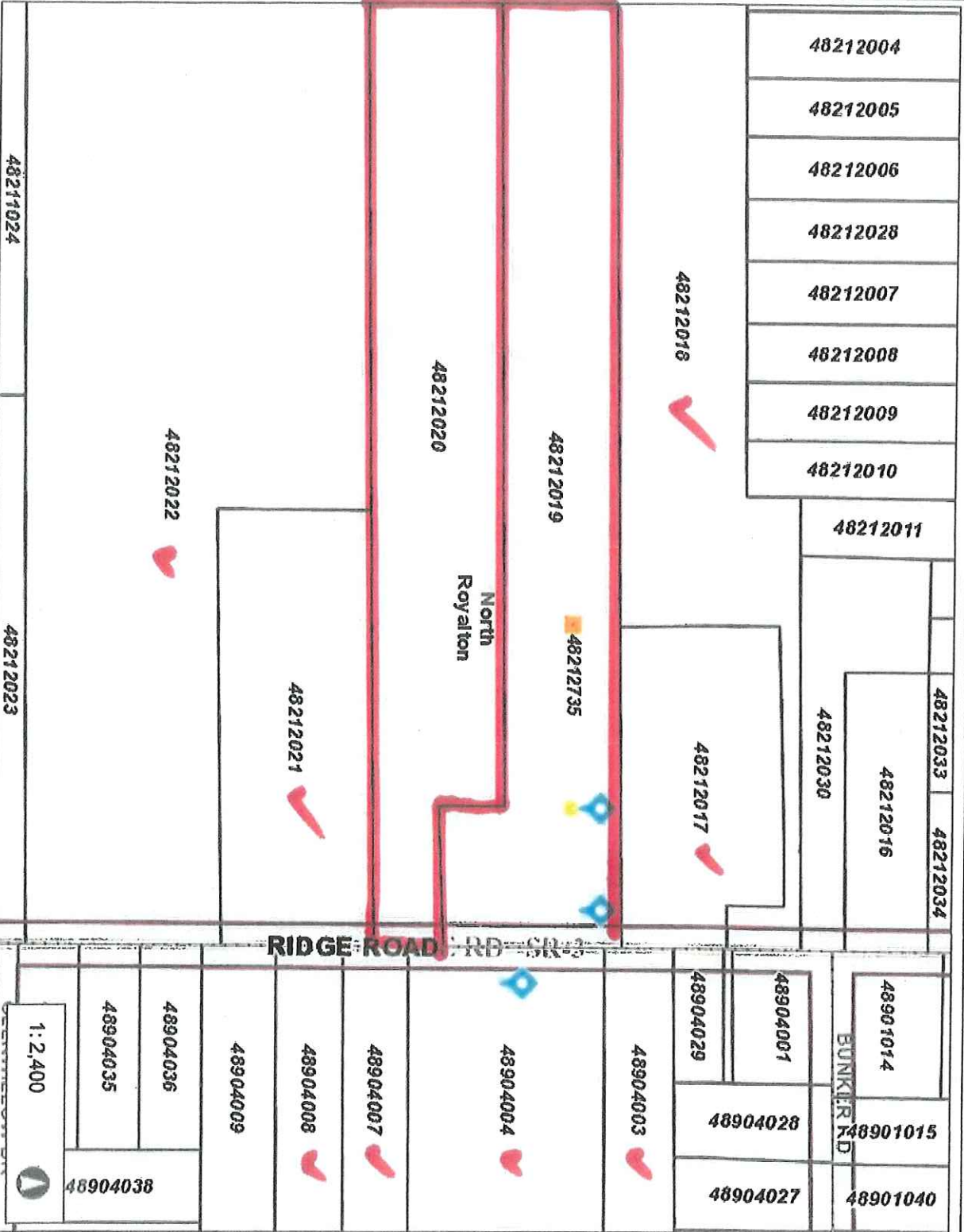


8922 R.R. Rd





# Cuyahoga County GIS Viewer



Date Created: 3/25/2019

### Legend

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

400 0 200 400 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

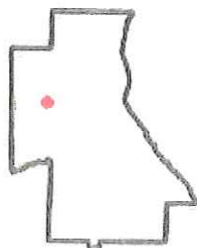
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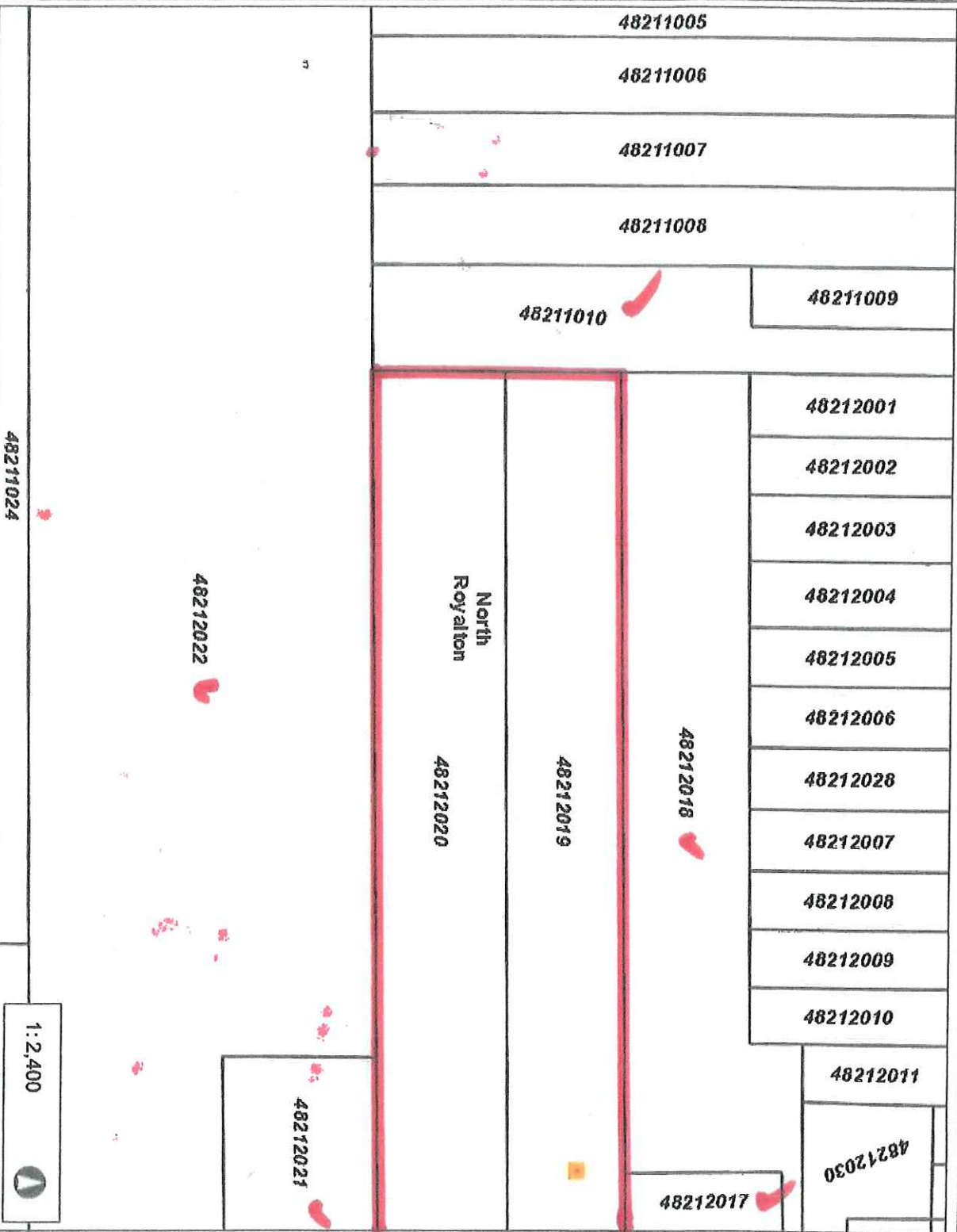
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#### Flags

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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>

#### Rates

Full Rate	102.63
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Effective Rate	74.391307

#### Escrow

Escrow	N
Payment Amount	\$0.00

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>

Tax Balance Summary	<b>Charges</b>	<b>Payments</b>	<b>Balance Due</b>
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	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
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	2ND HALF BALANCE	\$28,848.94	\$0.00	\$28,848.94
		<b>Charges</b>	<b>Payments</b>	<b>Balance Due</b>
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\* Taxes are updated within the hour





# Cuyahoga County, Ohio - Property Summary Report

Parcel: 482-12-020



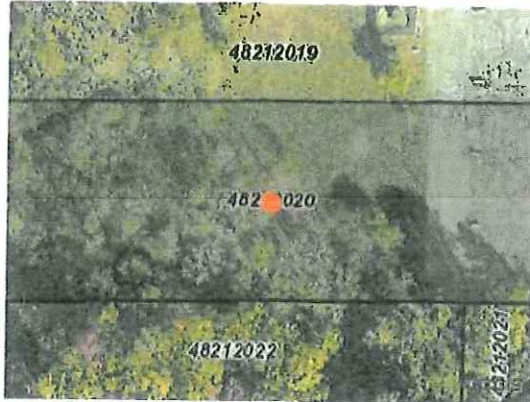
Owner LISTED WITH  
Address  
Land Use NORTH ROYALTON, OH. 44133  
Legal Description (5799) LW - LISTED WITH  
Neighborhood Code 48212019

## SKETCH

Building 0

Sketch not available for this parcel.

## MAP VIEW



## BUILDING INFORMATION

### LAND

Acres	Depth	Acreage	Sq Ft
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### VALUATION

2018 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$0	\$0	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$0	\$0	\$0
Land Use	LISTED WITH			

### PERMITS

Year	Permit Type	Exempt Change	Percent Complete	Reinspect
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### IMPROVEMENTS

Year	Improvement	Size	Height/Depth
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### SALES

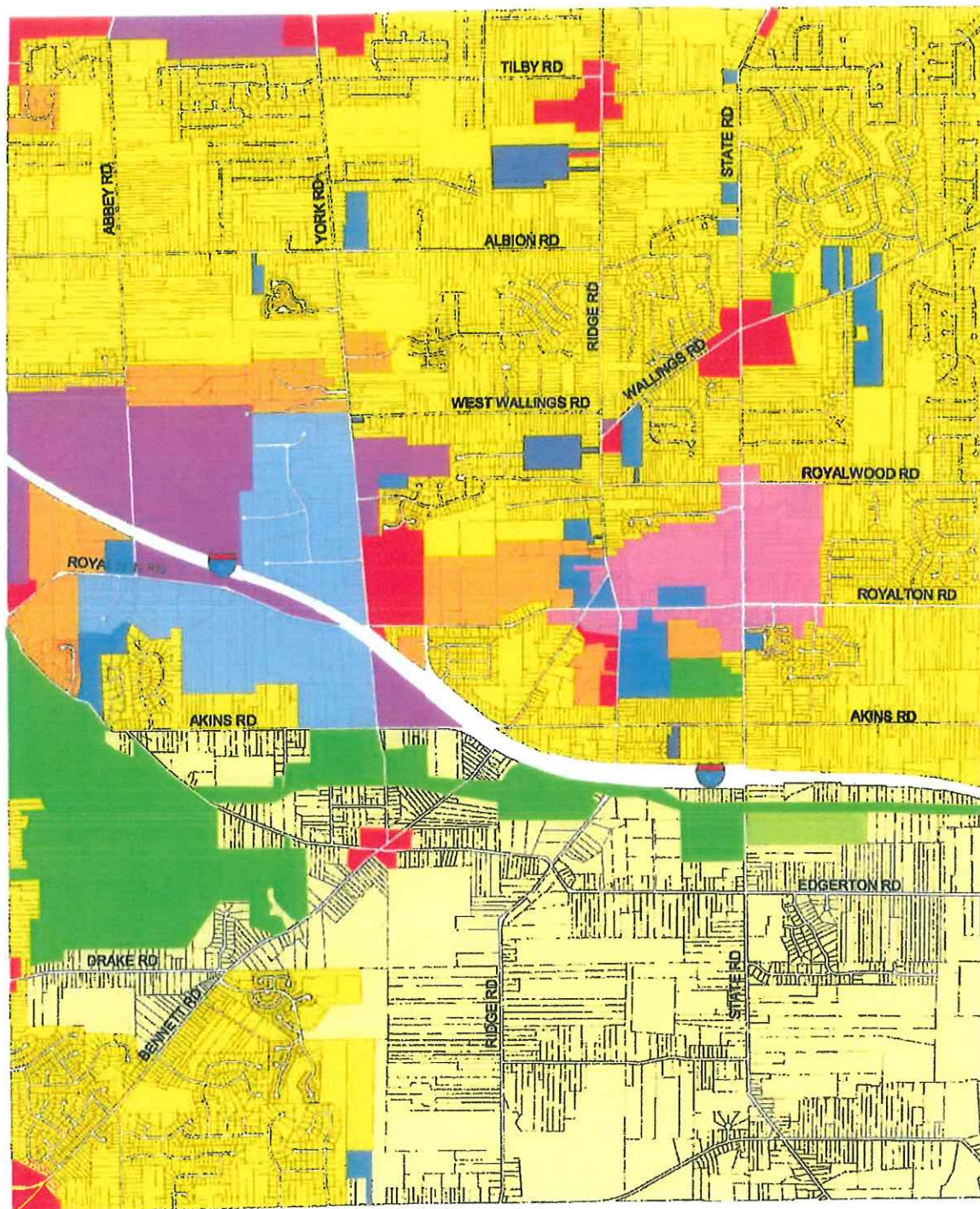
Date	Buyer	Seller	Price
1/1/1982	Listed With		\$0

### 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



Revised 8/30/2004

## LAND USE PLAN

- |               |                     |                         |
|---------------|---------------------|-------------------------|
| Agricultural  | Research/Office     | Rural Residential       |
| Industrial    | Recreational        | Mixed Office/Industrial |
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| Multi Family  | Residential         |                         |

- Utilities  
 Parcels

Page 38



8922 Ridge Rd





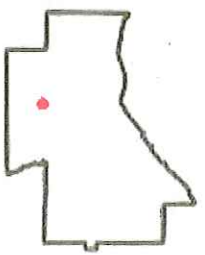
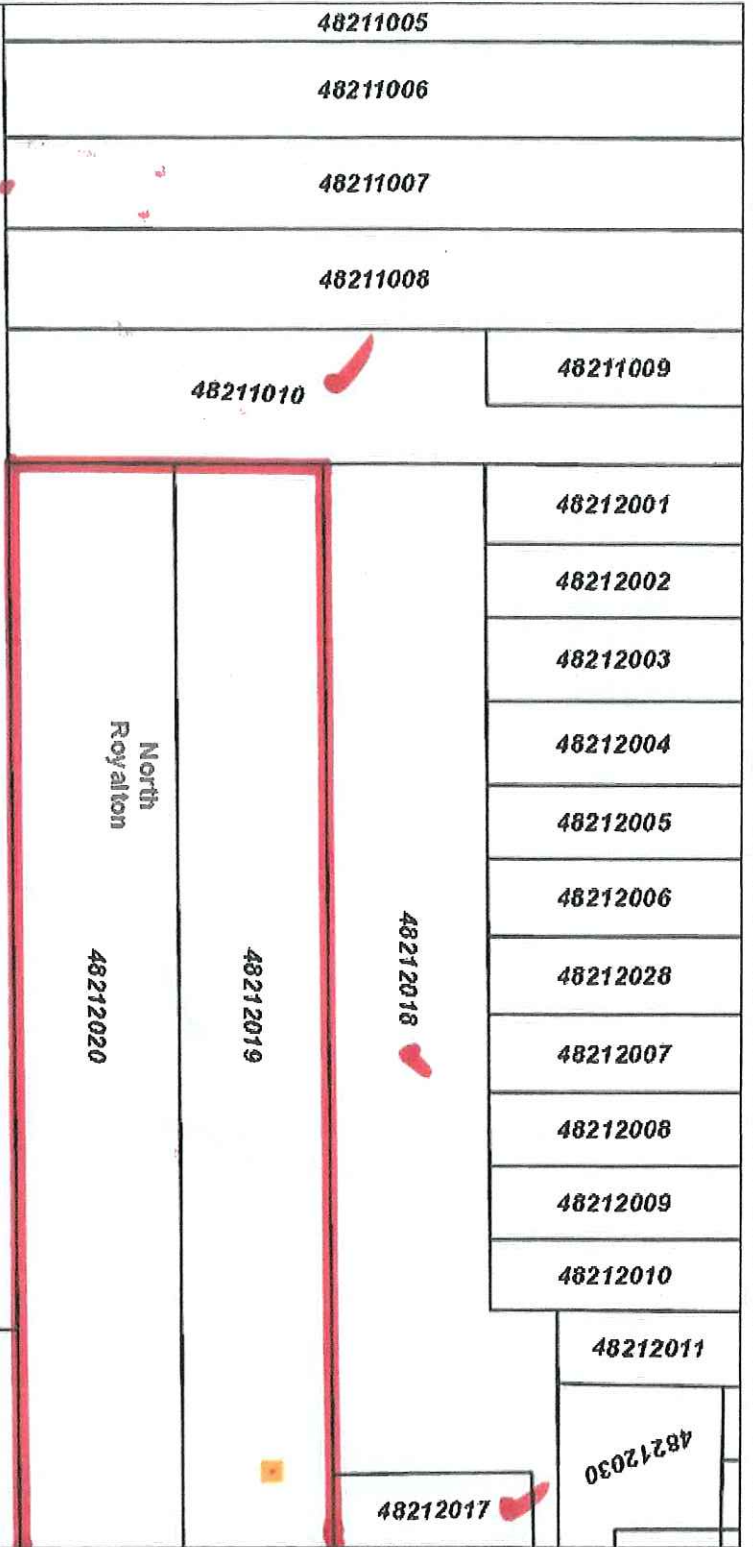
### Legend

- ☐ Municipalities
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—Cuyahoga County—  
**Enterprise GIS**  
PUTTING CUYAHOGA COUNTY ON THE MAP



# Cuyahoga County GIS Viewer



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Map of Village Properties (2)



## Notefield Properties

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