

CITY OF NORTH ROYALTON
APPLICATION FOR ZONING CHANGE REQUEST

APPLICANT: RUSSELL Sposit

OWNER: CWP Enterprises LLC

ADDRESS: 8115 Edgerton Road

ADDRESS: _____

PHONE: 440-237-5454 216-789-0697

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SUBJECT PARCEL ADDRESS: YORK RD + Hadley Hills Dr

PARCEL NO. 482-27-001 + 482-27-00

EXISTING ZONING DISTRICT: RO

PROPOSED ZONING DISTRICT: R1-A

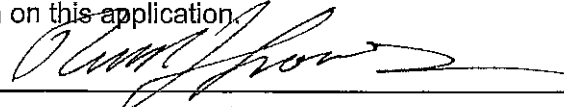
INFORMATION TO BE SUBMITTED TO COUNCIL OFFICE:

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:
4. Number, type & disposition of any existing buildings:
5. Any deed restrictions (existing or expired).
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.

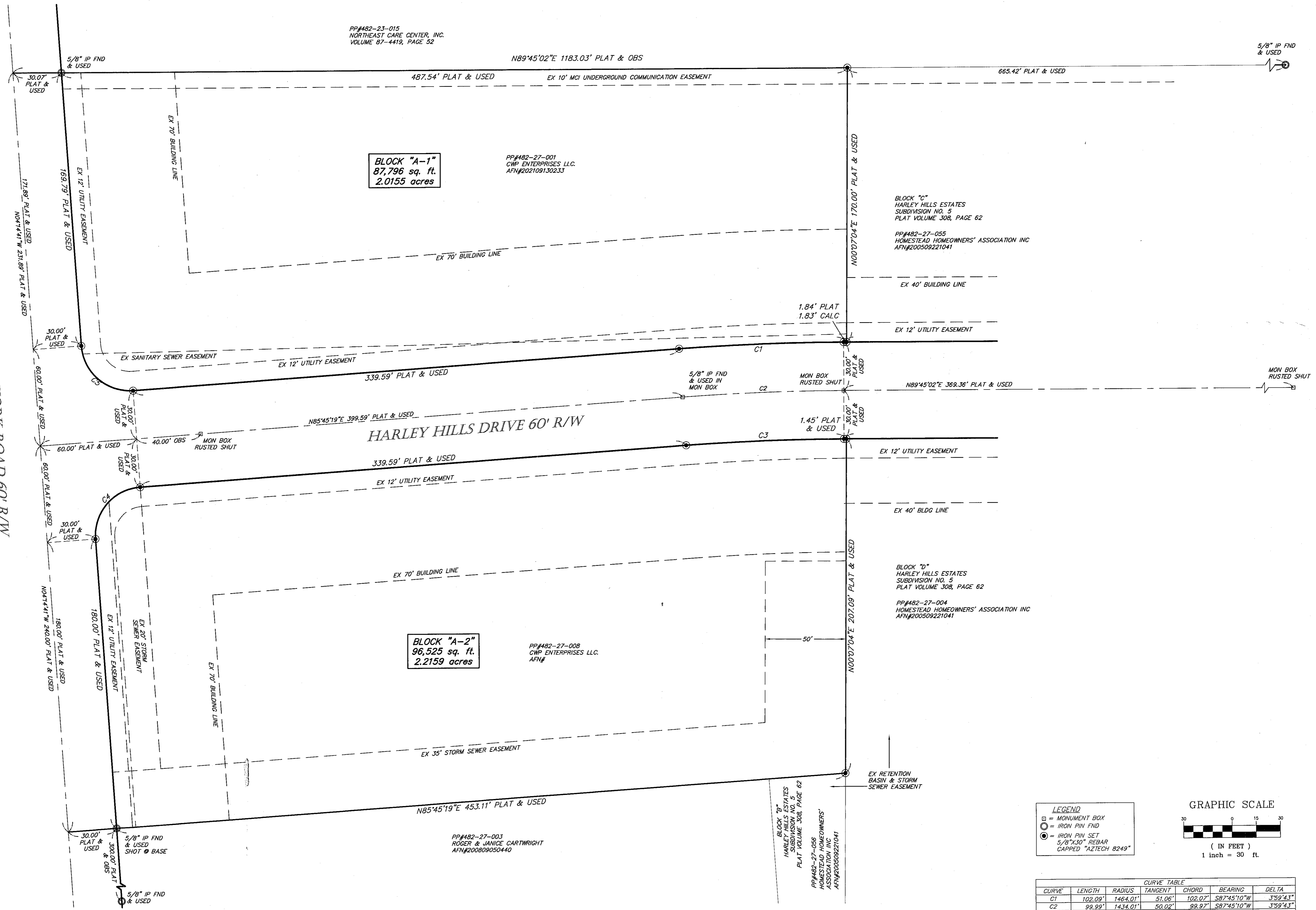
SIGNATURE OF APPLICANT/AGENT/OWNER: 

Date: 12/6/21

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: _____

YORK ROAD 60' R/W



PP#482-23-015
NORTHEAST CARE CENTER, INC.
VOLUME 87-4419, PAGE 52

N89°45'02"E 1183.03' PLAT & OBS

BLOCK "A-1"
87,796 sq. ft.
2.0155 acres

PP#482-27-001
CWP ENTERPRISES LLC.
AFN#202109130233

BLOCK "C"
HARLEY HILLS ESTATES
SUBDIVISION NO. 5
PLAT VOLUME 308, PAGE 62

PP#482-27-085
HOMESTEAD HOMEOWNERS' ASSOCIATION INC
AFN#200509221041

HARLEY HILLS DRIVE 60' R/W

BLOCK "A-2"
96,525 sq. ft.
2.2159 acres

PP#482-27-008
CWP ENTERPRISES LLC.
AFN#

BLOCK "D"
HARLEY HILLS ESTATES
SUBDIVISION NO. 5
PLAT VOLUME 308, PAGE 62

PP#482-27-004
HOMESTEAD HOMEOWNERS' ASSOCIATION INC
AFN#200509221041

PP#482-27-003
ROGER & JANICE CARTWRIGHT
AFN#200809050440

PP#482-27-006
HARLEY HILLS ESTATES
SUBDIVISION NO. 5
PLAT VOLUME 308, PAGE 62

PP#482-27-006
HOMESTEAD HOMEOWNERS'
ASSOCIATION INC
AFN#200509221041

5/8" IP FND
& USED

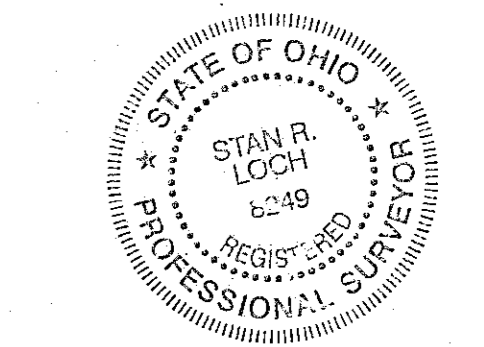
REFERENCES
HARLEY HILLS ESTATES
SUBDIVISION NOS. 4 & 5
PLAT VOLUME 308, PAGE 23
REFILED PLAT VOLUME 308, PAGE 62

BEARINGS ARE PER THE
CENTERLINE BEARING OF
HARLEY HILLS DRIVE
(N85°45'19"E) PER THE
HARLEY HILLS ESTATES
SUBDIVISION NOS. 4 & 5,
AS RECORDED IN PLAT
VOLUME 308, PAGE 23
AND REFILED IN PLAT
VOLUME 308, PAGE 62 OF
THE CUYAHOGA COUNTY
PLAT RECORDS AND ARE
USED TO DENOTE ANGLES
ONLY.

LEGEND
□ = MONUMENT BOX
○ = IRON PIN FND
● = IRON PIN SET
○ = 5/8" X 30" REBAR
CAPPED "AZTECH 8249"

GRAPHIC SCALE
1 inch = 30 ft.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	102.09'	1464.01'	51.06'	102.07'	S87°45'10"W	3°59'43"
C2	99.99'	1434.01'	50.02'	99.97'	S87°45'10"W	3°59'43"
C3	97.90'	1404.01'	48.97'	97.88'	S87°45'10"W	3°59'43"
C4	47.12'	30.00'	30.00'	42.43'	S40°45'19"W	90°00'00"
C5	47.12'	30.00'	30.00'	42.43'	S49°14'41"E	90°00'00"



I CERTIFY THAT I HAVE SURVEYED
THE PREMISES AND PREPARED THE
SURVEY MAP IN ACCORDANCE WITH
THE PROVISIONS OF CHAPTER 4733-37
OF THE OHIO ADMINISTRATIVE CODE.

12-15-2021
STAN LOCH DATE
REG SURVEYOR #8249

NO.	DATE	DESCRIPTION	BY

BOUNDARY SURVEY
FOR CWP ENTERPRISES LLC
PP#482-27-001 & PP#482-27-008
BEING BLOCKS "A-1" & BLOCK "A-2" IN THE HARLEY HILLS ESTATES SUBDIVISION NOS. 4 & 5
PLAT VOLUME 306, PAGE 23 AND REFILED IN PLAT VOLUME 308, PAGE 62
PART OF ORIGINAL ROYALTON TOWNSHIP SECTION NOS. 8 & 9
SITUATED IN THE CITY OF NORTH ROYALTON
CUYAHOGA COUNTY, OHIO

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071 FAX 216-369-0259

AZTECH
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

HORIZ. SCALE: 1" = 30'	VERT. SCALE:
DRAWN BY: CL	DATE: 12/15/2021
CHECKED BY: SRL	DRAWING NO.: 2021.3724
JOB NO.: 2021.3724	SHEET: 1 OF 1



ENGINEERING & SURVEYING CO., INC.


5425 WARNER ROAD – SUITE 12

VALLEY VIEW, OHIO 44125

PH: 440-602-9071 FAX: 216-369-0259

**LEGAL DESCRIPTION OF A 2.0155 ACRE PARCEL
BLOCK A-1**

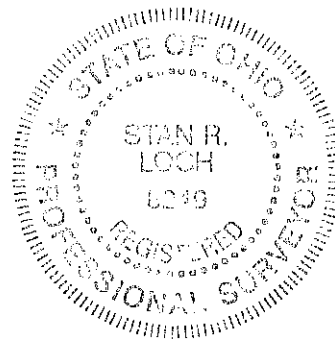
Situated in the City of North Royalton, County of Cuyahoga, State of Ohio, being Block A-1 in the Harley Hills Estates Subdivision Nos. 4 & 5 in Original Royalton Township Section Nos. 8 & 9, as recorded in Plat Volume 306, Page 23 and refiled in Plat Volume 308, Page 62 and known as being Block A-1 in the Boundary Survey for CWP Enterprises LLC., as recorded in AFN# _____ of the Cuyahoga County Records and containing 2.0155 acres of land be the same more or less but subject to all legal highways.

 12-15-2021

Job#20213724

Stan R. Loch P.S. # 8249

Date





ENGINEERING & SURVEYING CO., INC.

5425 WARNER ROAD – SUITE 12

VALLEY VIEW, OHIO 44125

PH: 440-602-9071 FAX: 216-369-0259

**LEGAL DESCRIPTION OF A 2.2159 ACRE PARCEL
BLOCK A-2**

Situated in the City of North Royalton, County of Cuyahoga, State of Ohio, being Block A-2 in the Harley Hills Estates Subdivision Nos. 4 & 5 in Original Royalton Township Section Nos. 8 & 9, as recorded in Plat Volume 306, Page 23 and refiled in Plat Volume 308, Page 62 and known as being Block A-2 in the Boundary Survey for CWP Enterprises LLC., as recorded in AFN# _____ of the Cuyahoga County Records and containing 2.2159 acres of land be the same more or less but subject to all legal highways.

Job#20213724



12.15.2011

Stan R. Loch P.S. # 8249

Date

