

CITY OF NORTH ROYALTON
APPLICATION FOR ZONING CHANGE REQUEST

APPLICANT: Brian and Sonya Pifer OWNER: Same
ADDRESS: 9675 Edgerton Rd. ADDRESS: _____
North Royalton, OH 44133
PHONE: 440-237-7014 PHONE: _____
SUBJECT PARCEL ADDRESS: Same PARCEL NO. 485-12-016 PUEAL
EXISTING ZONING DISTRICT: Local Business PROPOSED ZONING DISTRICT: Residential - RRZ

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.

RECEIVED

FEB 18 2010

COUNCIL OFFICE
CITY OF NORTH ROYALTON

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: 2/18/10

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: 2-18-10 Fee Paid: \$400.00 Receipt No.: 59604

Referred to Engineering Dept. to review legal: _____ Engineering Dept. approved legal: _____

Planning Commission Recommendation: _____

Building & Building Codes Committee Recommendation: _____

City Council Recommendation: _____

Referral to Voters: _____ Voters: Approved _____ Defeated _____

1. Legal Description: Situated in the City of North Royalton, County of Cuyahoga and State of Ohio: and known for being part of Original Royalton Township Section No. 7 and described as follows: Beginning in the centerline of Edgerton Road (49.5 feet wide) at a point distant North 87 degrees 11'50" West measured along the said centerline 474.97 feet from its intersection with the centerline of Bennett Road; thence continuing North 87 degrees 11 minutes 50 seconds West along the said center line of Edgerton Road 112.0 feet to a point; thence South 2 degrees 48'10" West 200.0 feet to a point; thence South 87 degrees 11'50" East 112.0 feet to a point; thence North 2 degrees 48'10" East 200.0 feet to a place of beginning, be the same more or less, but subject to all legal highways.
2. See attached
3. Acreage of parcel: .44 acres
4. Buildings on the property include a single family home with an attached garage and storage shed in the back yard. A diagram of buildings is contained in the attachment.
5. There are no deed restrictions to my knowledge (existing or expired)
6. This application for zoning change request is being submitted due to the fact that the current zoning of the parcel (small business) is inconsistent with the functional use of the land (residential). Since our home was constructed on this parcel in the late 1950s, the land has consistently been use as a residential property. At no time has our property or the surrounding properties been used for small business purposes. Additionally, as outlined in the attached news article, recent changes in the banking industry have prohibited home loans being afforded to purchase a home which is not properly zoned residential. As a result of this change in the banking industry, it is necessary for our home to be properly zoned residential to coincide with it's past and current usage.
7. N/A

Exhibit "A"

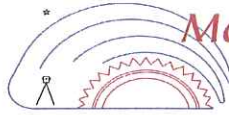
Situated in the City of North Royalton, County of Cuyahoga and State of Ohio: and known as being part of Original Royalton Township Section No. 7 and described as follows: Beginning in the centerline of Edgerton Road (49.5 feet wide) at a point distant North 87 degrees 11' 50" West measured along the said centerline 474.97 feet from its intersection with the centerline of Bennett Road; thence continuing North 87 degrees 11 minutes 50 seconds West along the said center line of Edgerton Road 112.0 feet to a point; thence South 2 degrees 48' 10" West 200.0 feet to a point; thence South 87 degrees 11' 50" East 112.0 feet to a point; thence North 2 degrees 48' 10" East 200.0 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 485-12-016

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

Agent JUN 21 2002 Date

P.O. Box 94844
Cleveland,
OH 44101-4844



McSteen & Associates, Inc.
ENGINEERS & SURVEYORS

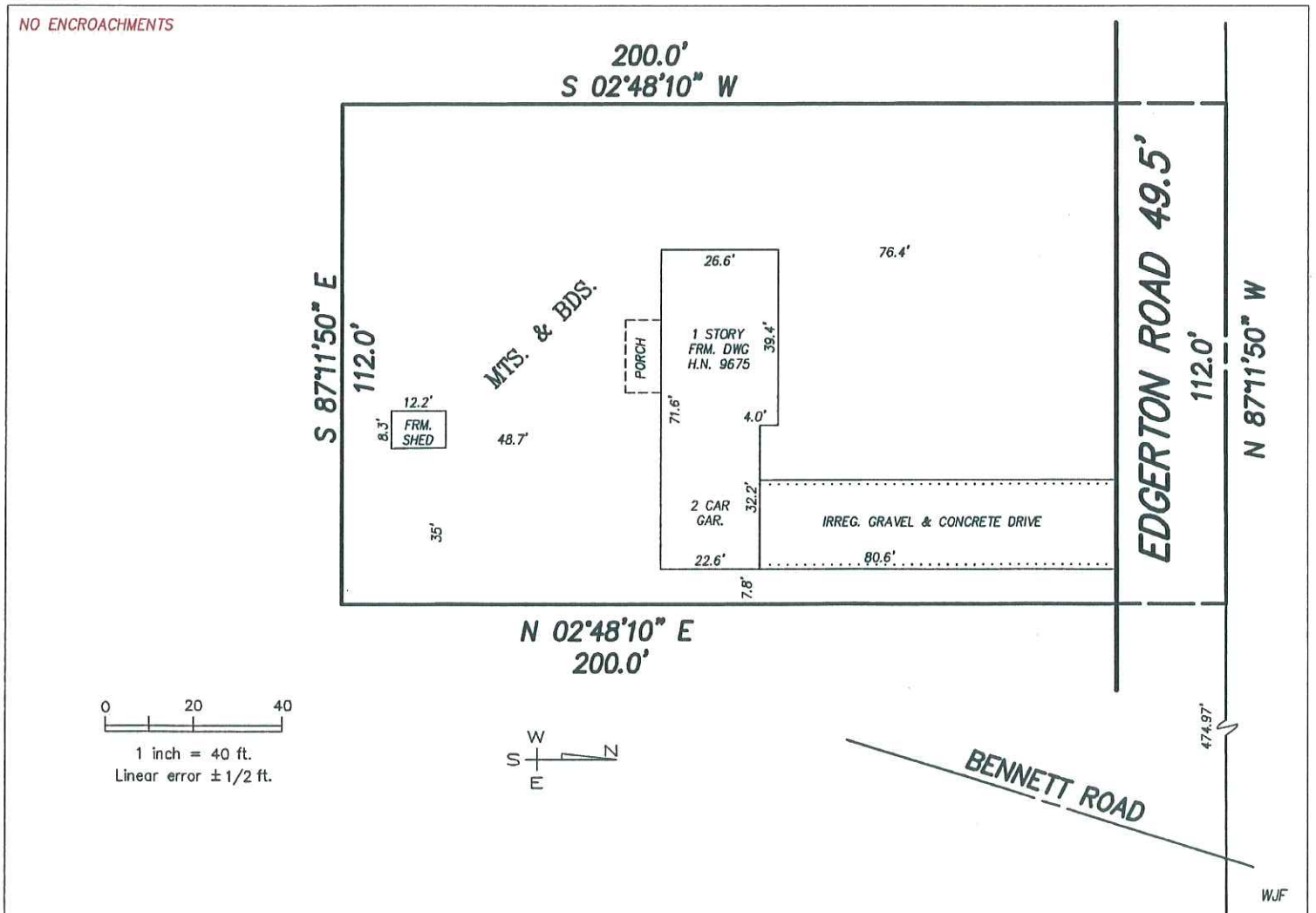
PH: (216) 797-9800
FX: (216) 797-0800

This survey is a mortgage location survey prepared in accordance with chapter 4733-38, Ohio administrative code, and is not a boundary survey pursuant to chapter 4733-37, Ohio administrative code.

Prepared For: SUN TRUST TITLE AGENCY, INC, GARFIELD AMERICAN LENDING
Present Owner: ROLESZAR, HELEN
New Owner: PIFER, BRIAN
Occupied By: NO ANSWER
Work: NONE OBSERVED
Street Improvements: NONE APPARENT
Title Company #: 2419



By 
PROFESSIONAL LAND SURVEYOR



AKINS RD

MARTIN DR

YORK ROAD FICHO AREA
X

LINDBERG DR

LOUIS DR

EDGERTON RD

BENNETT RD

MARSH HARBOR CAVING VIEW CT

RIVER VALLEY BLVD

RIVER RUN LN

RRZ

R1-A

485 2

485 4

485 7

485 3

485 1

485 5

485 10

485-12-016

485 14

485 11

485 12

485 13

485 17

485 18

