

CITY OF BROOK PARK, OHIO

RR 5-17-22
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RR

ORDINANCE NO: 11257-2022

INTRODUCED BY: COUNCIL AS A WHOLE

AN ORDINANCE
APPROVING THE PARCEL CONSOLIDATION AND LOT SPLIT PLAT FOR PPN's
344-03-040 AND 344-03-039 AT 5121 WEST 148TH STREET
AND DECLARING AN EMERGENCY

WHEREAS, on May 3, 2022 the Planning Commission approved and referred to Council a request for the proposed parcel consolidation and lot split plat for PPN's 344-03-040 and 344-03-039 at 5121 West 148th Street, Brook Park, Ohio.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The lot split and then consolidation of the aforementioned properties is further described in Exhibit "A" attached hereto and incorporated herein by reference and is hereby authorized and approved by the Council of the City of Brook Park.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason that it is Council's desire to approve the consolidation and lot split of permanent parcel nos. 344-03-040 and 344-03-039; this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED:

May 17, 2022

M. P. Leahy
PRESIDENT OF COUNCIL

ATTEST:

Carol Johnson
Clerk of Council

APPROVED:

E. J. A. J.
MAYOR

5-17-22

DATE

CERTIFICATE

Carol Johnson, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance Resolution

No. 11257-2022

passed on the 17th day of May

20 22 by said council.

Carol Johnson
Clerk of Council

Carol Johnson, Clerk of Council for the City of Brook Park, State of Ohio, do hereby certify that there is no newspaper of general circulation in the municipality and that publication of the foregoing ordinances/resolutions was made by posting true copies at five of the most public places in said municipality as determined by Ordinance No. 4838-1975; location City Hall 6161 Engle Road, Police Station 17401 Holland Road, #2 Fire Station 22530 Ruple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 6165 Engle Road, for a period of fifteen days.

commencing May 18, 2022

Carol Johnson
CAROL JOHNSON
Clerk of Council

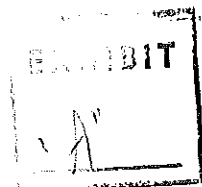
	Yea	Nay
Troyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coyne	<u>Absent</u>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salvatore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS:

[Signature]
DIRECTOR OF LAW



MEMO



To:	Clerk of Council, Carol Johnson
Cc:	Planning Commission Chairman, Mayor Orcutt Law Director, Carol Horvath
From:	Mitzi Anderson, Planning Commission & BZA
Date:	05/05/2022
Re:	Planning Commission Recommendation

The following request was approved at the Monday, May 2, 2022 Planning Commission meeting and should be forwarded to City Council for final action. If I can be of any further assistance, please do not hesitate to contact me.

1. Request approval of the proposed parcel consolidation and lot split plat for PPN's. 344-03-040 and 344-03-039 at 5121 West 148th Street
Applicant: James Dragon, Property Owner

CONTACT INFORMATION:

Jim Dragon & Lisa Dragon
6140 Triple Crown Drive
Medina, Ohio 44256
Phone: 216-571-9919
Email: laadragon@yahoo.com

Thank you,

Mitzi Anderson
City of Brook Park
Building Department
Office: 216.433.7412 | Ext. 4235
Email: manderson@cityofbrookpark.com



CITY OF BROOK PARK

BUILDING DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

www.cityofbrookpark.com/building-department

Office 216.433.7412

2022 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	5121 W. 148 th St.	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL	ZONE
PARCEL #	344-03-040 344-03-039	BUSINESS NAME (If Applicable)	

PROPERTY OWNER NAME(S)	Jim & Lisa Dragon			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	216. 571-9919	Email	laadragon@yahoo.com	
Street Address	6140 Triple Crown Dr.	City	Medina	Zip 44256
AGENT/CONTACT PERSON NAME(S)				<input type="checkbox"/> Will Attend Meeting
Phone #		Email		
Street Address		City		Zip

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project ²	<input type="checkbox"/> Conditional Use Permit ²	
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard ¹	<input type="checkbox"/> Telecommunication Tower ¹
	<input type="checkbox"/> Re-Zone ³	<input checked="" type="checkbox"/> Lot Split ^{3 4}	<input checked="" type="checkbox"/> Lot Consolidation ^{3 4}
	<input type="checkbox"/> Other:		
<p>¹ Provide Construction Drawings and/or Structural calculations ² Provide Detailed Business Plan ³ Provide Legal Description ⁴ Provide Lot Split / Consolidation Plat and Mylar</p>			

SUMMARY OF REQUEST	we would like to split the lot to allow for a future home to be built, which would enhance the neighborhood. Both have their own parcel numbers today.
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APPLICANT SIGNATURE	<i>James Dragon</i>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent	DATE	5/4/22
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THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

Stuart W. Sayler, *P.E., P.S., Pres.*
James T. Sayler, *P.E., P.S., Vice Pres.*
Linda S. Rerko, *Sec. & Treas.*

4214 Rocky River Drive
Cleveland, Ohio 44135

TELEPHONE: 216-251-3033

EMAIL: reitz@reitzeng.com

April 12th, 2022

Description of Parcel "A" in W. 148th Consolidation and Lot Split Plat

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being all of Parcel "A" in the W. 148th Consolidation and Lot Split Plat, part of Original Middleburgh Township Lot No. 6, Section No. 1, as shown by the recorded plat in AFN _____ of Cuyahoga County Records, and containing 0.1250 acres (5,446 square feet) of land, as appears by said plat, be the same more or less, but subject to all legal highways and easements of record.

THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

Stuart W. Sayler, *P.E., P.S., Pres.*

4214 Rocky River Drive

TELEPHONE: 216-251-3033

James T. Sayler, *P.E., P.S., Vice Pres.*

Cleveland, Ohio 44135

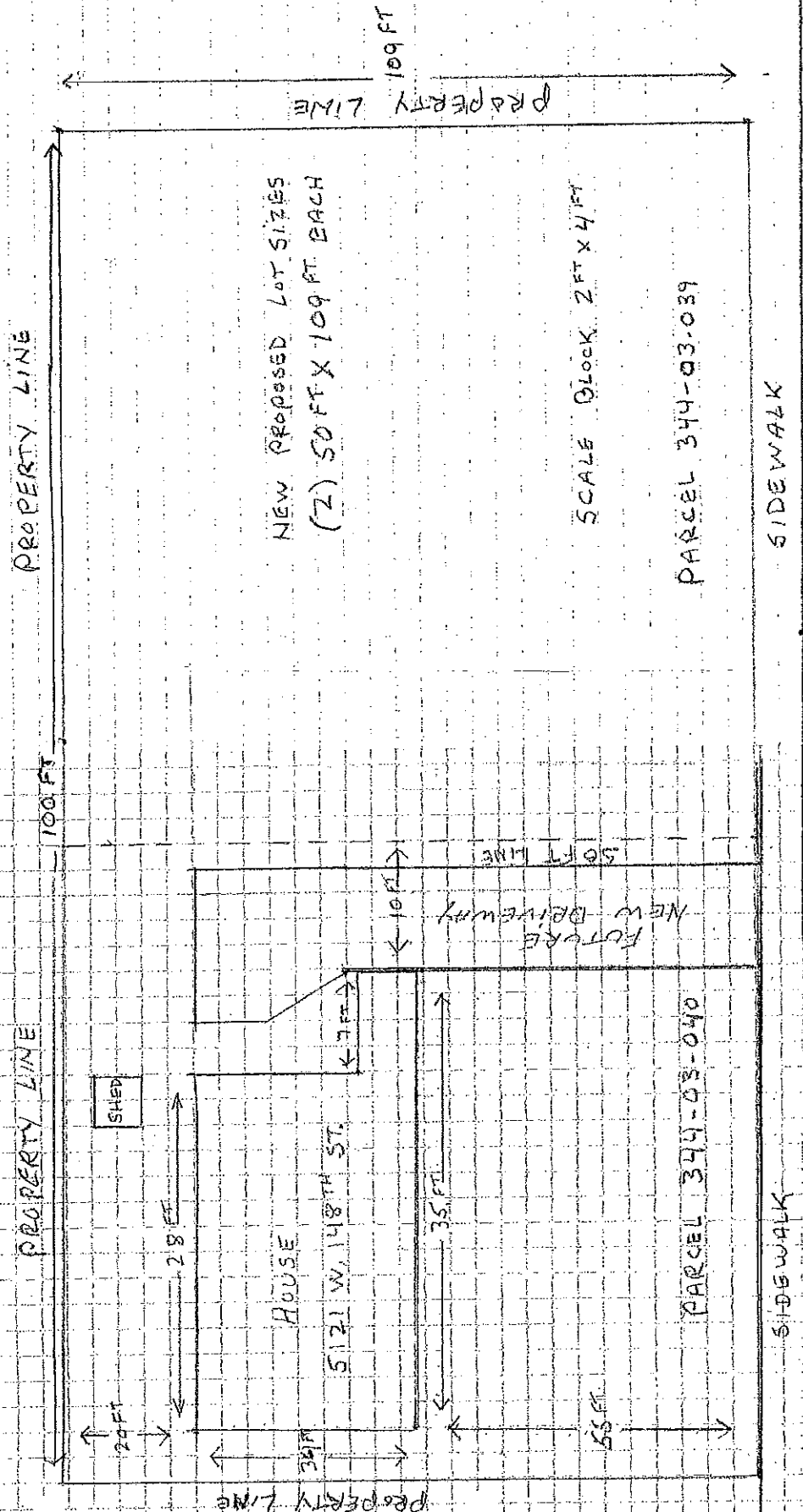
Linda S. Rerko, *Sec. & Treas.*

EMAIL: reitz@reitzeng.com

April 12th, 2022

Description of Parcel "B" in W. 148th Consolidation and Lot Split Plat

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being all of Parcel "B" in the W. 148th Consolidation and Lot Split Plat, part of Original Middleburgh Township Lot No. 6, Section No. 1, as shown by the recorded plat in AFN _____ of Cuyahoga County Records, and containing 0.1250 acres (5,446 square feet) of land, as appears by said plat, be the same more or less, but subject to all legal highways and easements of record.



JIM + LISA DRAGON
5121 W. 148TH ST.
BROOK PARK, OHIO 44142

W. 148TH STREET

W.148TH STREET CONSOLIDATION AND LOT SPLIT PLAT

BEING ALL OF SUELOT NO. 57, 58, 59, & 80 IN BLOCK 1 IN THE SAID CHARLES W. HARTSHORN TRACT, BEING A SECTION 16, TOWNSHIP 14 NORTH, RANGE 10 WEST, COUNTY OF CUYAHOGA, AND STATE OF OHIO, RECORDED IN VOL. 16, PG. 28 OF CUYAHOGA COUNTY RECORDS AND WESTERLY 8 FEET OF AN ALLEY TO THE REAR, VACATED IN ORDINANCE NO. 1414-1953, OF CUYAHOGA COUNTY RECORDS OF DEEDS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND ON 3/4 OF CORNER (RETZ END) FROM THIS WERE SET AT ALL PARTS HEREON. THE RECORDS SHOWING SHOWN ON W. 148TH STREET BEARING NORTH, AND ARE USED TO DENOTE ANGLES ONLY. ALL OF WHICH WE CERTIFY TO BE CORRECT.

PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE USUAL STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAG 4753-57). ALL IRON PINS SET BEAR CAPS INSCRIBED (RETZ END). BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

SCALE: 1" = 20'
THE HENRY G. RETZ ENGINEERING COMPANY
4214 KENTWOOD DRIVE, CLEVELAND, OHIO 44131
PHONE (216) 281-3332 FAX (216) 281-5148
PRES.
BY
STUART W. SAWLER, REG. SURVEYOR NO. 5-6028

APPROVALS:
THIS PLAT ACCEPTED BY THE CITY OF BROOK PARK, OHIO FOR
RECORDING PURPOSES
BY ORDINANCE NO. _____ ON THIS _____ DAY OF _____
CLERK OF COUNCIL

THIS PLAT CONFORMS TO THE ORDINANCES AND RESOLUTIONS OF THE
CITY OF BROOK PARK,
OHIO AND IS APPROVED THIS _____ DAY OF _____
CITY ENGINEER

THIS PLAT APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY
OF _____
DIRECTOR OF LAW

THIS PLAT APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY
OF _____
SERVICE DIRECTOR

THIS PLAT APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY
OF _____
CHAIRMAN PLANNING COMMISSION

LEGEND:
O COUNTER 5/8" (RETZ END) CAPED
IRON PIN SET
• DOWNSIDE IRON PIN ON PIPE FOUND AS NOTED.
▲ DOWNSIDE IRON PIN IN HIGH BOX FOUND AS NOTED.

ACCEPTANCE:
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS SURVEY, DO
HEREBY CERTIFY THAT THE SAME WAS MADE BY MY PERSONAL AND AUTHORIZED
RECORDING THEREOF.

JAMES D. DRAGON
LISA A. DRAGON

NOTARY PUBLIC
COUNTY OF CUYAHOGA

THIS IS TO CERTIFY BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE OF OHIO, THAT THE FOREGOING INSTRUMENT WAS VOLUNTARILY
SIGNED BY THE FOREGOING CONSIGNATION AND SPLIT PLAT AND THAT THE SAME WAS
IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL AT
_____ DAY OF _____, OHIO THIS _____ DAY OF _____

NOTARY PUBLIC

P.P.N. 344-03-015
VACATED 17 ALLEY
PER ORDINANCE
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P.P.N. 344-03-016
VACATED 18 ALLEY
PER ORDINANCE
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P.P.N. 344-03-017
VACATED 19 ALLEY
PER ORDINANCE
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P.P.N. 344-03-018
VACATED 20 ALLEY
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P.P.N. 344-03-022
VACATED 24 ALLEY
PER ORDINANCE
P.1414-1953
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VACATED 25 ALLEY
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P.P.N. 344-03-024
VACATED 26 ALLEY
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S.A

PROPERTY LINE

PROPERTY LINE

100 FT

SHED

20 FT

28 FT

HOUSE

34 FT

7 FT

35 FT

50 FT LINE
DRIVEWAY

10 FT

NEW PROPOSED LOT SIZES
(2) 50 FT X 100 FT EACH

SCALE BLOCK 2 FT X 4 FT

PARCEL 344-03-039

PARCEL 344-03-040

56 FT

PROPERTY LINE 100 FT

SIDEWALK

SIDEWALK

W 148TH STREET