

CITY OF BROOK PARK, OHIO

P/C _____
CA _____
1st R 9/1/26
2nd R _____
3rd R _____
LVC _____

RESOLUTION NO: 14-2026

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION

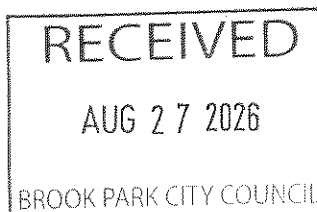
CONCERNING A LOT SPLIT/CONSOLIDATION IN THE U1 ZONING DISTRICT,
SPLIT PPN 342-09-010, THEN CONSOLIDATE PART OF 342-09-010 AND ALL
OF 342-09-018 AS WELL AS CONSOLIDATE PART OF 342-09-010 AND ALL
OF 342-09-158 INTO PROPOSED PARCELS WITH PPNs 342-09-018 AND 342-
09-158, AND DECLARING AN EMERGENCY

WHEREAS, on August 3, 2026 the Planning Commission approved,
by a vote of 6-0 and referred to Council for final action a request
for the proposed parcel split and consolidation plat for PPNs 342-
09-010, 342-09-018, and 342-09-158 said request was to split the
first and consolidate part into each of the latter two parcels to
create new parcels with PPNs 342-09-018 and 342-09-158 in Brook
Park, Ohio in located in the U1 Zoning District.

NOW, THEREFORE, BE IT RESOLVED, 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.

SECTION 2: It is found and determined that all formal actions
of this Council concerning and relating to the adoption of this
Resolution 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 Resolution 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 lot consolidation and split; this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED:

September 1, 2026

[Signature]
PRESIDENT OF COUNCIL

ATTEST:

[Signature]
Clerk of Council

APPROVED:

[Signature]
MAYOR

9/4/26

DATE

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

[Signature]
DIRECTOR OF LAW

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. 14-2026

passed on the 1 day of September

20 26 by said council.

[Signature]
Clerk of Council

	Yea	Nay
Gonzalez	☒	☐
Mencini	☒	☐
Roberts	☒	☐
Scott	☒	☐
McCorkle	☒	☐
Poindexter	☒	☐
Dufour	☒	☐

MEMO

EXHIBIT
"A"

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com agonzalez@cityofbrookpark.com jamesmencini@yahoo.com sroberts@cityofbrookpark.com rscott@cityofbrookpark.com tdufour@cityofbrookpark.com bpindexter@cityofbrookpark.com dmccorkle@cityofbrookpark.com w/Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	August 4, 2026
RE:	Planning Commission Recommendation

RECEIVED

AUG 05 2026

BROOK PARK CITY COUNCIL

The Brook Park Planning Commission met on August 3, 2026, regarding approvals for a Lot Split and Lot Consolidation for Parcel #'s 342-09-010; 342-09-018; and 342-09-158. By vote of 6-0, the Planning Commission voted to approve the Lot Split and Lot Consolidation for the following:

- **REQUEST APPROVALS FOR A LOT SPLIT AND LOT CONSOLIDATION FOR PARCEL #'S: 342-09-010; 342-09-018 AND 342-09-158 | LOCATED IN THE U-1 ZONING DISTRICT**

Property Owners: John DiFranco, James Astorino and Patricia Astorino

VARIANCE A -- SPLIT PARCEL #342-09-010 INTO TWO SEPARATE PARCELS

VARIANCE B -- CONSOLIDATE THE TWO NEW PARCELS WITH PARCEL #'S: 342-09-018 AND 342-09-158

Planning Commission's recommendation for this project must be forwarded to City Council for final action

The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

PAGE 2
AUGUST 3, 2026

If additional information is required, please feel free to contact me.

See attached 2026 Planning Commission Application; Engineer, Building Commissioner and Fire Prevention Officer's comments.

PROPERTY OWNERS:

John DiFranco, James Astorino and Patricia Astornio

Thank you,

Carol Dell

Secretary, City of Brook Park Planning Commission
Building Department 216/433-7412 (cdell@cityofbrookpark.com)

BROOK PARK PLANNING COMMISSION

The Brook Park Planning Commission met on August 3, 2026, regarding approvals for a Lot Split and Lot Consolidation. By a vote of 6-0, the Planning Commission voted to recommend approval for the following:

- **REQUEST APPROVALS FOR A LOT SPLIT AND LOT CONSOLIDATION FOR PARCEL #'S: 342-09-010; 342-09-018 AND 342-09-158 | LOCATED IN THE U-1 ZONING DISTRICT**

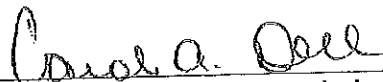
Property Owners: John DiFranco, James Astorino and Patricia Astorino

VARIANCE A – SPLIT PARCEL #342-09-010 INTO TWO SEPARATE PARCELS

VARIANCE B – CONSOLIDATE THE TWO NEW PARCELS WITH PARCEL #'S: 342-09-018 AND 342-09-158

Planning Commission's recommendation for this project must be forwarded to City Council for final action

The Planning Commission herein submits its recommendation to City Council that they, by resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.


Secretary, Planning Commission

8-5-26
Date



CITY OF BROOK PARK

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

JUL 17 2026

Email | buildingdept@cityofbrookpark.com

Office | 216.433.7412

2026 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	6242 Engle Road 6258 Engle Road	☒ RESIDENTIAL ☐ COMMERCIAL	ZONE
PARCEL #	342/09/018 & 342/09/010 & 342/09/158	BUSINESS NAME (If Applicable)	

PROPERTY OWNER NAME(S)	John DiFranco James Astorino Patricia Astorino	☒ Will Attend Meeting		
Phone #	216.408.4515	Email	pathastorino@aol.com	
Street Address	6258 Engle Rd	City	Brook Park	Zip 44142
AGENT/CONTACT PERSON NAME(S)		☐ Will Attend Meeting		
Phone #		Email		
Street Address		City		Zip

APPROVAL(S) REQUESTED	☐ Aesthetic / Project ²	☐ Conditional Use Permit ²	
	☐ Front Porch	☐ Billboard ¹	☐ Telecommunication Tower ¹
	☐ Re-Zone ³	☒ Lot Split ^{3,4}	☒ Lot Consolidation ^{3,4}
	☐ Other:		
SUMMARY OF REQUEST	1 Provide Construction Drawings and/or Structural calculations		
	2 Provide Detailed Business Plan per City Ordinance 1121.34		
	3 Provide Legal Description		
	4 Provide Lot Split / Consolidation Plat and Mylar		
	Take parcel 342-09-010 and split creating larger parcels for 342-09-018 & 342-09-158 (DiFranco) (Astorino)		

APPLICANT SIGNATURE	James P. Astorino	☒ Owner ☐ Agent	DATE	7/16/2026
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EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL A

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio and known as being part of part of Original Middleburg Township Lot No. 2 Section 12 and bounded and described as follows:

Beginning at an Iron Monument found in the centerline of Engle Road (60 feet wide) with its intersection with the centerline of Holland Road (60 feet wide); thence North 02°00'00" East a distance 219.00 feet to the Northeasterly corner of a parcel of land conveyed to Axent Graphics LLC by deed recorded in AFN 200607110229 of Cuyahoga County Records and the principal place of beginning of the parcel described herein;

Thence North 89°03'49" West a distance of 457.56 feet to the Easterly line of a parcel of land conveyed to Fernando Ocejo by deed recorded in AFN 20240918005 of Cuyahoga County Records and a 5/8" Iron Pin Capped (BLS 7699) set passing through an 5/8" Iron Pin Cap found 0.32 feet West of Engle Road right of way;

Thence North 01°55'48" East a distance of 107.30 feet along said Easterly of parcel of land conveyed to Fernando Ocejo to a 5/8" Iron Pin Capped (BLS 7699) set;

Thence South 89°29'09" East a distance of 457.93 feet along a divisional line to the Centerline of said Engle Road passing through a Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence South 02°00'00" West a distance of 110.68 feet along the said centerline of Engle Road to the principal place of beginning and containing 1.1452 acres (49883.4 sq. ft.) 0.0761 acres (3316.9 sq. ft.) in Engle Road right of way, Basis of bearings deed record for the centerline of Engle Road North 02°00'00" East as prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated July, 2026 be the same more or less but subject to all legal highways.



EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL B

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio and known as being part of part of Original Middleburg Township Lot No. 2 Section 12 and bounded and described as follows:

Beginning at an Iron Monument found in the centerline of Engle Road (60 feet wide) with its intersection with the centerline of Holland Road (60 feet wide); thence North $02^{\circ}00'00''$ East a distance 329.68 feet to a point in the centerline of said Engle Road and the principal place of beginning of the parcel described herein;

Thence North $89^{\circ}29'09''$ West a distance of 457.93 feet along a divisional line to the Easterly line of a parcel of land conveyed to Fernando Ocejo by deed recorded in AFN 20240918005 of Cuyahoga County Records and a $5/8''$ Iron Pin Capped (BLS 7699) set passing through an Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence North $01^{\circ}55'48''$ East a distance of 116.15 feet along said Easterly of parcel of land conveyed to Marvin Griffin by deed recorded in AFN 201912050119 of Cuyahoga County Records to a $1/2''$ Iron Pin found;

Thence South $89^{\circ}03'47''$ East a distance of 458.01 feet along the Southerly line of a parcel of land conveyed to David R. Neldon by deed recorded in AFN 200006020367 of Cuyahoga County Records to the Centerline of said Engle Road passing through an Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence South $02^{\circ}00'00''$ West a distance of 112.77 feet along the said centerline of Engle Road to the principal place of beginning and containing 1.2030 acres (52404.7 sq. ft.) 0.0777 acres (3386.3 sq. ft.) in Engle Road right of way, Basis of bearings deed record for the centerline of Engle Road North $02^{\circ}00'00''$ East as prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated July, 2026 be the same more or less but subject to all legal highways.

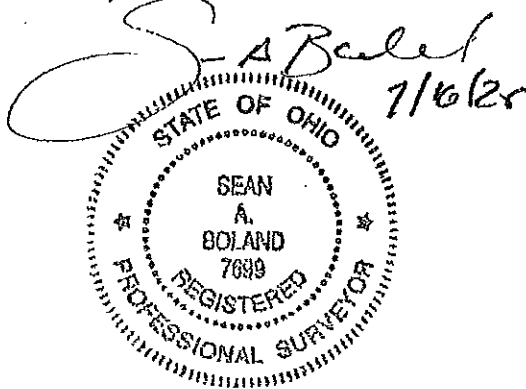


EXHIBIT "A"

LEGAL DESCRIPTION OF Split Area 1

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio and known as being part of part of Original Middleburg Township Lot No. 2 Section 12 and bounded and described as follows:

Beginning at an Iron Monument found in the centerline of Engle Road (60 feet wide) with it's intersection with the centerline of Holland Road (60 feet wide); thence North 02°00'00" East a distance 290.72 feet to a point in the centerline of said Engle Road and the principal place of beginning of the parcel described herein;

Thence North 89°03'47" West a distance of 457.79 feet along the Northerly line of a parcel of land conveyed to James & Patricia Astorino by deed recorded in Volume 85-5032, Page 29 of Cuyahoga County Records to a 5/8" Iron Pin found in the Easterly line of a parcel of land conveyed to Fernando Ocejo by deed recorded in AFN 202409180065 of Cuyahoga County Records;

Thence North 01°55'48" East a distance of 37.57 feet along said Easterly of parcel of land conveyed to Fernando Ocejo to an 5/8" Iron Pin Capped (BLS 7699) set;

Thence South 89°29'09" East a distance of 457.93 feet along a divisional line to the Centerline of said Engle Road passing through an Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence South 02°00'00" West a distance of 38.95 feet along the said centerline of Engle Road to the principal place of beginning and containing 0.3916 acres (17058.1 sq. ft.) Basis of bearings deed record for the centerline of Engle Road North 02°00'00" East as prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated July, 2026 be the same more or less but subject to all legal highways.

S - A Boland
7/14/26

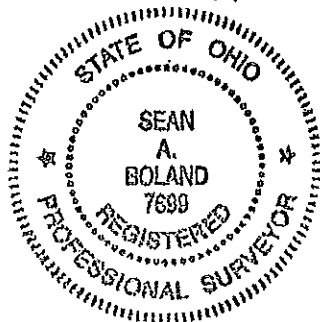


EXHIBIT "A"

LEGAL DESCRIPTION OF Split Area 2

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio and known as being part of part of Original Middleburg Township Lot No. 2 Section 12 and bounded and described as follows:

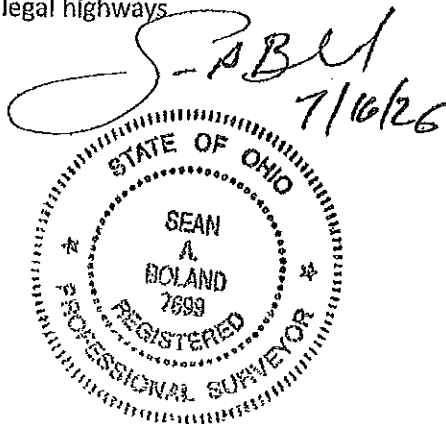
Beginning at an Iron Monument found in the centerline of Engle Road (60 feet wide) with it's intersection with the centerline of Holland Road (60 feet wide); thence North 02°00'00" East a distance 329.68 feet to a point in the centerline of said Engle Road and the principal place of beginning of the parcel described herein;

Thence North 89°29'09" West a distance of 457.93 feet along a divisional line to the Easterly line of a parcel of land conveyed to Fernando Ocejo by deed recorded in AFN 20240918005 of Cuyahoga County Records and a 5/8" Iron Pin Capped (BLS 7699) set passing through a Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence North 01°55'48" East a distance of 36.14 feet along said Easterly of parcel of land conveyed to Marvin Griffin by deed recorded in AFN 201912050119 of Cuyahoga County Records to the Southwesterly corner of a parcel of land conveyed to John Di Franco by deed recorded in AFN 200112040255 of Cuyahoga County records ;

Thence South 89°03'47" East a distance of 457.91 feet along the Southerly line of said parcel of land conveyed to John Di Franco to the Centerline of said Engle Road;

Thence South 02°00'00" West a distance of 32.77 feet along the said centerline of Engle Road to the principal place of beginning and containing 0.3621 acres (15774.0 sq. ft.), Basis of bearings deed record for the centerline of Engle Road North 02°00'00" East as prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated July, 2026 be the same more or less but subject to all legal highways.





City of Brook Park
Fire Department

Edward A. Orcutt, Mayor
Eric C. Fike, Chief

July 28, 2026

Board of Zoning Appeals and Planning Commission
City of Brook Park

INRE: 08/23/2026 Planning & Zoning Submittals

To Whom It May Concern,

The Fire Prevention office has no questions or concerns relating to this month's BZA & Planning Commission submittals.

Sincerely,

Brad Smith
Fire Prevention Officer
Brook Park Fire Department



City of Brook Park

Building Department

Building Department Notes August 3, 2026 : Planning Commission

6242 Engle Rd., 6258 Engle Rd.~ The applicants are requesting to split parcel 342-09-010 and consolidate 0.36 acres to parcel 342-09-018 to the north and 0.39 acres to parcel 342-09-158 to the south. Ord. 11.03 requires that all lot splits/consolidations go before the planning commission for approval.

SECTION 11.03 PLANNING COMMISSION.

(c) Mandatory Referral. No public building or structure, street, boulevard, parkway, park, playground, public ground, bridge, viaduct, tunnel, or other public way, ground works or utility, whether publicly or privately owned, or a part thereof shall be constructed or authorized to be constructed in the City nor shall any public street, avenue, parkway, boulevard or alley be opened for any purpose whatsoever, nor shall any street, avenue, parkway, boulevard or alley be widened, narrowed, relocated, vacated, or its use changed, or any ordinance referring to zoning or other regulations controlling the use or development of land be passed, unless and until the matter shall have been submitted to the Planning Commission for report and recommendation. Any matter so referred to the Planning Commission shall be acted upon by it within forty-five (45) days from the date of referral unless a longer time be allowed by Council. If the Planning Commission shall fail to act within the time allotted, it shall be deemed to have approved the matter. If any provision of such ordinance, resolution or order is disapproved by formal action of the Planning Commission, the adoption of such ordinance, resolution or order shall require a two-thirds (2/3) affirmative vote of all members of the Council for passage.

MEMO

TO: Jason Monaco, Building Commissioner
FROM: Edward R. Piatak, P.E., Consulting City Engineer
DATE: July 24, 2026
SUBJECT: 6242 and 6258 Engle Road (Lot Split/Consolidation) -- Planning Commission
CC:

Mr. Monaco:

I have reviewed the Planning Commission Application (August 2026 Meeting) for the above referenced project located at 6242 and 6258 Engle Road and offer the following comments:

1. Zoning: Not identified on application (U1-A3/U1-A4).
2. Applicant to submit evidence of plat pre-approval from Cuyahoga County.
3. Min. Lot Size: 10,500 sf Provided: 49,885± sf and 52,404± sf [1121.07(c)].
4. Min. Lot Width: 75' Provided: 113'± and 111'± [1121.08(a)].
5. Min. Building Setback: 35' Provide: N/A (existing structures) [1121.09(a)(1)]
6. Min. Rear Setback: 30' Provided: N/A (existing structures) [1121.10(a)]
7. Min. Setback - Side Yard Sum of Widths: 28' Provided: 83'± and 80'± [1121.11(a)]
8. Min. Setback - Side Yard Separate Widths: 5' Provided: 30'± and 38'± [1121.11(a)]
9. Min. Building Clearance: 20' Provided: 95'± (from aerial imagery) [1121.11(a)]
10. Identify ownership of existing fence along the proposed property line.
11. No objections to the Lot Split and Consolidation.
12. Update "Approval" and "Acceptance" blocks on final mylar.

Please advise me if you have any questions or require additional information.

EUTHENICS, INC.

Edward R. Piatak
Edward R. Piatak, P.E.
Consulting City Engineer