OLMSTED TOWNSHIP ZONING COMMISSION
RESOLUTION B-12

Recommending approval of a Development Plan for
Sunset Memorial Park

WHEREAS, Section 520 of the Olmsted Township Zoning Resolution
requires plan approval for any existing or previously approved development meeting
the criteria which proposes to alter, reconstruct or otherwise modify a use or site
including expanding the floor area of the permitted use or changing the use which
requires an increase in the amount of parking or a change in the site’s circulation; and,

WHEREAS, The Board of Zoning Appeals shall review development plans
for conditional uses when the conditional use involves new construction of a building
or structure or any change or alteration to a conditional use that expands the floor
area of the permitted use, increases the number of dwelling units in a multi-family
development, or changes the use which requires an increase in the amount of parking
or a change in the site’s circulation; and,

WHEREAS, Sunset Memorial Park, 6265 Columbia Rd., Olmsted
Township, Ohio has submitted to the Olmsted Township Board of Zoning Appeals
for the conditional use to permit the expansion of the Westwood Abbey
Mausoleum facility at 6265 Columbia Rd. in a residential district; and,

WHEREAS, The Olmsted Township Board of Zoning Appeals has held the
required public hearing on July 19, 2012; and,

WHEREAS, The Olmsted Township Board of Zoning Appeals has
approved the request for the expansion of the conditional use to permit
construction of an addition to the mausoleum provided the development plan is
approved by the Olmsted Township Board of Trustees; and,

WHEREAS, Sunset Memorial Park has submitted to the Olmsted
Township Zoning Commission for its review and recommendations to the Olmsted
Township Board of Trustees a development plan for the expansion of the
Westwood Abbey Mausoleum located at 6265 Columbia Rd.; and,

WHEREAS, The Olmsted Township Zoning Commission has held the
required public hearing on July 26, 2012; and,

The Olmsted Township Zoning Commission has received comments from

WHEREAS, The Olmsted Township Zoning Commission has determined no need for an additional landscape buffer; and,

NOW, THEREFORE, BE IT RESOLVED that the Olmsted Township Zoning Commission recommends to the Olmsted Township Board of Trustees conditional approval of the plan for the expansion of the The Sunset Memorial Park Westwood Abbey Mausoleum located at 6265 Columbia Rd.

On a motion of Mr. Lavelle, seconded by Mr. Campanalie, the foregoing resolution was approved.

AYES: McMakin, Campanalie, Lavelle, Gareau

\[Signature\]
John Lavelle-Chairman Zoning Commission    Date

\[Signature\]
Adopted this 22 day of August, 2012

\[Signature\]
Attest
Township Clerk

\[Signature\]
Township Trustees
Memorandum

To: Tammy Tabor, Olmsted Twp. Building Department
From: Bob Klaiber, CT Consultants
Subject: Sunset Memorial Park
Date: July 12, 2012

A site review was made of the subject property on Thursday, July 12, 2012. The project involves the addition of an above ground burial facility to an existing building. A topographic survey of the existing area and basic site plan were provided by the owner and reviewed as part of the site inspection.

Due to the remote location of the existing facility, no grading and/or stormwater runoff issues were noted. The existing site is well graded and the proposed addition will not produce any negative impacts to the current landowner and/or the adjoining properties. No additional documentation is required at this time.
OLMSTED TOWNSHIP, OHIO
27093 Bagley Road, Olmsted Township, Ohio 44138
Phone (440) 235-4225 Fax 440-235-8025 www.olmstedtwp.org

APPLICATION FOR CONDITIONAL ZONING CERTIFICATE
BOARD OF ZONING APPEALS

Date of Public Hearing ........................................... July 19, 2012
Application No ....................................................... 20120690
Date Filed ............................................................ 7-3-2012
Date Accepted ....................................................... 7-3-2012

(File ___ copies with the Township Zoning Inspector)

Please Check One: ☑ General Development Plan Review Final Development Plan Review

Applicant’s Name .................................................. SUNSET MEMORIAL PARK

Address .............................................................. 6265 Columbia Rd. N. Olmsted, OH
Phone .............................................................. 440-799-9163
440-774-0450

Name and address of present owner (if other than above):
Landowner .......................................................... SUNSET MEMORIAL PARK

Address .............................................................. 6265 Columbia Rd.
Phone .............................................................. 440-799-9163
440-774-0450

Interest of applicant if other than owner

Location of parcel:
Address .............................................................. 6265 Columbia Rd.
Permanent Parcel Number ........................................ 261-15 001
Existing Zoning Classification ................................... R-4

Existing Land Use .............................................. CEMETERY

Square feet of Proposed Conditional Use (if residential, also include number of proposed dwelling units):
New construction .................................................. 8,917
Accessory Building .................................................. 8,917
Reconstruction .......................................................
Parking Lot ......................................................... Other

Estimated cost of construction ................................... $1,322,000

Written description of proposed use (including hours of operation, if applicable)

ABOVE GROUND BURIAL (MAUSOLEUM)
OLMSTED TOWNSHIP, OHIO
26900 Cook Road, Olmsted Township, Ohio 44138
(440) 235-4225

APPLICATION FOR CONDITIONAL ZONING CERTIFICATE
BOARD OF ZONING APPEALS

Lot Measurements and Data:

- Lot Width
- Lot Depth
- Front Setback
- Lot Area
- Side Yards
- Rear Yard
- Building Height: 25'-7"

Information included in this submission (please circle):

- Legal description of the parcel drawn by a registered surveyor
- Location map
- Topography map
- Site plan drawn to scale
- Rendering, showing front, side and rear elevations
- Proposed traffic circulation, parking and loading spaces, pedestrian walks
- Landscaped areas, fencing, signs, open spaces, buffer areas and outdoor lighting facilities.
- Final development plan

Summary table showing total acres of the proposed development

Contractor: [Name]
V.P. [Name]
Date: 6-26-12

Signature of Applicant: [Name]
Date: 6-28-2012

For questions regarding this application, please contact the Olmsted Township Zoning Inspector at (440)235-4225.

(Do Not Write in the Space Provided Below)

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In response to your application for plan approval [Olmsted Township Resolutions], we have reviewed the plans to determine compliance with the Olmsted Township Resolutions. The following items require clarification, plans to conform to all required codes per Olmsted Township even if not specifically addressed in the following:

**Plans have not been approved**

**TITLE II  DISTRICT REGULATIONS**
CHAPTER 270 Conditional Use Regulations
1) OTZR Section 270.04 Schedule of Regulations for Conditional Uses in Residential Districts
   a. Section 270.04(1) cemeteries allowed as conditional used

**TITLE III  REGULATIONS APPLICABLE TO ALL DISTRICTS**
CHAPTER 310 Off-Street Parking and Loading Regulations
2) OTZR Section 310.02 Parking Facilities Required
   a. Section 310.02(b) requires additional parking –none indicated

3) OTZR Section 310.14 Development Plan Review
   a. Section 310.14 requires review as development plan per section 520

CHAPTER 330  Landscaping and Screening Requirements
4) OTZR Section 330.02 Screening and Buffering When Lot Abuts a Residential District
   a. Section 330.02 – Clarify method of compliance

**TITLE V  ADMINISTRATIVE PROCEDURES, ENFORCEMENT**
CHAPTER 520  Development Plan Review
5) OTZR Section 520.02 Development Plan Review Required
   a. Section 520.02(a) requires review by Zoning Commission
   b. Section 520.02(b) requires review by Board of Zoning Appeals

CHAPTER 540  Appeals and Variances
6) OTZR Section 540.01 Appeals to the Board of Zoning Appeals
   a. Section 540.01 applicant can appeal if application is properly filed

Please return letter with signature and statement of compliance for items indicated, or revise and resubmit 2 sets of corrected plans to our office. It will help the plan reviewer and expedite the review your project (If you identify the changes you have made by circling them in red or otherwise indicating how you have resolved the items of non-compliance [correction letter]). If you have any questions about any of the above items please contact the building department for further clarification. Items that cannot be resolved can be appealed.

Notice of appeal shall be filed with the officer from whom the appeal is taken and with the secretary of the Board of Zoning Appeals within 20 days after the date of any adverse order, requirement, decision, or determination. Such written notice of appeal shall specify therein the grounds and reasons for the appeal. The officer from whom the appeal is taken shall transmit to the secretary of the Board of Zoning Appeals all data pertaining to the subject matter upon which the action so appealed was taken.

Application to be filed at:
Olmsted Township Board of Zoning Appeals
26908 Cook Rd.
Olmsted Township Building Department
27093 Bagley Road Olmsted Township, Ohio 44138

COMMERCIAL BUILDING PERMIT APPLICATION

Date of submittal: [Date]
Project Address: 6265 Columbia Rd N Olmsted, OH, 44170 Parcel # 03-26, 27, 32 & 33
Property Owner's Name: Sunset Memorial Park
Property Owner's Address: 6265 Columbia Rd N Olmsted, OH 44170
Property Owner's Phone: 440-777-0450 Fax: [Fax Number]

Contractor Name: Mausoleum Constructors
Contact Person: Dexter Harris
Address: 104 Industrial Way, Hartville, Oh 31083 P.O. Box 8168, Warner Robins, GA 31095
Contractor's Phone: 419-381-7267 Fax: 419-381-3823 Wireless Phone: 419-347-5881

Drawings Author: Adams + Day Architects
Contact: Bob Day
Address: 2936 Vineville Ave, Macon, GA 31204
Drawings Author Phone: 478-745-1167 Fax: 478-745-0138 Wireless Phone: [Wireless Phone Number]

GENERAL PROJECT INFORMATION

Estimated Cost: $1,322,063.

Describe project: Above Ground Burial Mausoleum

Change of Occupancy? □ Yes X No
If yes, what type of establishment was located at the above address previously?
What was the name of the establishment?
What is the proposed type of establishment?
What is the proposed name of the establishment?

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL AND ANY NEW ELECTRICAL WORK PERFORMED IN CONJUNCTION WITH THIS PROJECT, ALONG WITH ANY NEW SIGNAGE BEING INSTALLED OR REPLACED.

Authorization

The undersigned stated that he/she is the owner of the property or authorized agent for the owner of the project address. This permit is subject to the observance of all resolutions of Olmsted Township and the laws of the State of Ohio, and is subject to revocation if these are not observed.

Signature of Property Owner (required) 5/14/12 John D. Botas 6/19
Printed Name

Signature of Contractor/Owner's Authorized Agent (if applicable) 5-18-12 Dexter Harris
Printed Name

It is the responsibility of the owner and/or contractor to notify the Building Department for all required inspections.

DEPARTMENT USE ONLY

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Total Permit fee: $ __________________

Zoning Use __________________ Zoning District __________________

Review Approved by: __________________ Date: __________________
Review Disapproved by: __________________ Date: __________________

NOTES: __________________
Memo

To: Steve Ingram
From: Tammy Tabor
Date: 6/1/2012
Re: Sunset Memorial

Mr. Ingram,
I have attached a plan review and applications for the project at Sunset Memorial Park in Olmsted Township, Ohio. Applications are required for the Olmsted Township Zoning Commission for Development plan review and the Olmsted Township Board of Appeals for the expansion of a conditional use.
The fee for the development plan is $250.00. That fee covers the public mailing, notice in the newspaper and the public hearings for both the Zoning Commission and Board of Trustees. The next meeting will be held June 28, 2012.

The fee for the Conditional use hearing is $150.00. That fee also covers the mailing, public notice and public hearing with the Board of Appeals. The next meeting will be on June 21, 2012.

The deadline for application submittal was May 31, 2012. I can still include the applications on the June agendas if I receive the applications and payment by June 4, 2012. The next meeting after that will be July 19, 2012.
Please contact our office if you have any questions.
July 3, 2012

John D. Bokas  
Sunset Memorial park  
6265 Columbia Rd.  
Olmsted Township, Ohio 44138

Dear Mr. Bokas:

The Olmsted Township Zoning Commission will hold a public hearing on your application, #20120689, a request for the expansion of the existing mausoleum structure at 6265 Columbia Rd. The meeting will be held July 26, 2012 at the Township Hall 26900 Cook Road at 7:00 P.M. The request is to expand the existing commercial structure at that location. You or your representative must attend this meeting, please notify this office if you will not be able to attend. Thank you.

Sincerely,

Tammy Tabor

Cc: Mausoleum Constructors
July 3, 2012

John D. Bokas  
Sunset Memorial park  
6265 Columbia Rd.  
Olmsted Township, Ohio 44138

Dear Mr. Bokas:

The Olmsted Township Board of Appeals will hold a public hearing on your application, #20120690, a request for the expansion of the existing mausoleum structure at 6265 Columbia Rd. The meeting will be held July 19, 2012 at the Township Hall 26900 Cook Road at 7:00 P.M. The request is to expand the existing conditional use at that location. You or your representative must attend this meeting, please notify this office if you will not be able to attend. Thank you.

Sincerely,

Tammy Tabor

Cc: Mausoleum Constructors
July 5, 2012

Dear Resident:

The Olmsted Township Board of Appeals will hold a public hearing on a request to expand the conditional use at the Sunset Memorial Park at 6265 Columbia Park. The Board of Appeals shall hear the request to permit the expansion of the mausoleum. The meeting will be held July 19, 2012.

The Olmsted Township Zoning Commission will hold a public hearing on application #20120689, a request for the development plan for expansion of the existing mausoleum structure at 6265 Columbia Rd. The meeting will be held July 26, 2012.

The meetings will be held at the Township Hall, 26900 Cook Rd. at 7:00 PM. Copies of this application are available for review at the Olmsted Township Building Department.

Sincerely,

Tammy Tabor
Secretary
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