OLMSTED TOWNSHIP, OHIO
27093 Bagley Road, Olmsted Township, Ohio 44138
(440) 235-4225
APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS

Date of Public Hearing ................................................................. 2/15/17
Application No. 2017 02A 001
Date Filed ................................................................. 1/31/17
Date Accepted .................................................................

(File 1 copy with the Township Zoning Inspector and one copy with the Board of Appeals)

Applicant's Name Palmieri Builders, Inc - Dave Wager

Address 31005 Bainbridge road, No.5, Solon, OH 44139 Phone (440) 498-9411

Name and address of present owner (if other than above):
Landowner John Bergman

Address 11547 Root Rd., Columbia Station, OH 44028 Phone

Interest of applicant if other than owner Developer

Location of parcel: Address SE corner intersection of Sharp & Schady Rd.
Permanent Parcel Number 265-15-001
Existing Zoning Classification R-40

Nature of Variance Requested from Section 260.1461 of the Olmsted Township Zoning Resolution
Requesting a 0.76 units/acre variance for the allowable density (based on Residential Developable Land calculation).

Proposed RDL Density is 3.01 Units/Ac & and max per code is 2.25 Units/Acre. It should be noted that if
calculating density based on Chapter 110 definition then only a 0.10 Units/Ac. would be required (providing 2.35 Units/Ac.)

Reasons for Variance Request The density variance will allow for 69 single family residential sublots to be constructed
on this site. The previous plan that a consent decree was awarded in favor of the land owner showed
119 condominium units to be constructed on the site (this plan is 50 less units). The developer and landowner
can yield a reasonable return at this level of units, however, would not be able to at the required density per code.

I certify that the information contained in this application and its supplements is true and correct.

Signature of applicant ................................................................. Date: 1/30/17

OLMSTED TOWNSHIP
BUILDING DEPARTMENT

JAN 31 2017

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OLMSTED TOWNSHIP, OHIO  
26900 Cook Road, Olmsted Township, Ohio 44138  
(440) 235-4225  
BOARD OF ZONING APPEALS  

Lot Measurements and Data:  
- Percentage of lot to be occupied: 35% +/-  
- Lot width: 60' +/-  
- Lot depth: 130'-150' +/-  
- Front Setback: 35'  
- Lot Area: 7800-9000 SF +/-  
- Side Yards: 10'  
- Rear Yard: 35'-55' +/-  
- Building Height:  

Please provide eight (8) copies of the following when applying for this variance:  
- Completed application, Location Map, Site plan drawn to scale indicating all buildings and lot dimensions,  
- Rendering, showing front, side and rear elevations, Landscaped areas, fencing, signs, open spaces, buffer areas and outdoor lighting facilities, Samples of intended construction, drawings, brochures, images, etc.  
* it is to the applicant’s advantage to provide any information that shows evidence of practical difficulty  

Signature of Applicant  

Date 1/30/17  

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

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