



# SAGAMORE HILLS TOWNSHIP

11551 Valley View Road, Sagamore Hills Ohio 44067-1099 Phone 330-467-0900  
 E-mail: zoninginspector@mysagamorehills.com Web Site: www.mysagamorehills.com

## 2021 ZONING PERMIT

Date:	11/17/2021		Permit Number:	20211117-Psplit	
Lot Size:	21ac	Parcel No.	4501592	Zoning District:	R

Item to be constructed:

### PARCEL SPLIT

Name:	Trustee: Casey Pristou			
Owner Address:	405 Meadowview Dr.			
City:	Sagamore Hills, Ohio			
Owner Email:	cpristou@watersheddc.com	Phone	(847) 830-7503	

Business Name:	Alternate phone: 312-480-7966			
Business Owner:				
Business Address:				
City:				
Phone:		Email:		

Foundation Size:	Split into 3 parcels all greater than 4 acres	Square Feet	21 ac	
Front Setback:		Side Setback: L	R	
Rear Setback:		Height:		

Contractor:				
Address:				
City:				
Phone:		Email:		

Permit Fee:		Cash Bond:	
Insurance Bond:		Road Bond:	
Penalty Fee:		Bond Refund:	
Amount Paid:			
Payment Date:			
Check Number:			

Zoning Inspector's Approval	Effective Date	Expiration Date
<i>DENIED</i>	11/17/2021	11/16/2022
<b>Raymond S. Fantozzi</b>		

This Permit authorizes the Summit County Department of Building Standards to issue a Building Permit for the above-described premises.

This Permit conveys no right to use or occupy any street, or part thereof either temporarily or permanently. If for any reason the building for which this Permit is issued is not completed to the roof within one (1) year, or the activity for which this Permit is issued is not completed within one (1) year, the right to continue is automatically stopped and a new Permit is necessary.

Please contact the Summit County Department of Building Standards to determine if a County Permit is required and the Development's Homeowner's Association for Approval prior to construction.

Revised: 2-19-13



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**APPEAL APPLICATION**

Filing Date:	12/1/2021	Zoning Application Number:	20211117-Psplit	Incident Number	Pristousplit
Lot Size:	21ac	Parcel No.	4501592	Zoning District:	R

<b>TYPE OF APPEAL</b>	Zoning Appeal (ZA)		Exterior Maintenance Code (EMC)	
	Variance Appeal (VA)	X	Appeals Fee \$	\$400

Name:	Trustee: Casey Pristou				
Address:					
City:					
Email:	cpristou@watersheddc.com	Phone:	(847) 830-7503	(312) 480-7966	

Property Owner Name:					
Property Owner Address:	405 Meadowview Dr.				
City:	Sagamore Hills, Ohio 44067				
Phone:		Email:			

Reason / Explanation for Appeal	Parcel 4501592 approx. 21 ac. Split into 3 parcels				
	Parcel to the west has access to S. Boyden Rd. Where street width is 56' 14"				
	Parcel to the east has access to Brandywine Rd. where street width is 82.41'				

Details:	<b>SHZR Chapter 3 page 12 Section 3.3 (D) Minimum lot width at the street shall be</b>				
Include site plans	<i>one hundred (100) feet except sixty (60) feet on the cul-de-sac turn around</i>				
building plans & photos	<i>and 130 feet on corner lots.</i>				
	Both access points on the outer parcels east and west do not meet this criteria.				
Attachments:	Let it be know that the middle parcel with the existing home has a grandfathered access.				

If the existing Zoning Resolution, or EMC is providing practical difficulties or hardship to applicant or owner please explain:

How will the granting of a Zoning Appeal, Zoning Variance, or EMC Appeal immediately effect the neighborhood and community in general?

List all contiguous property owners		
Name	Address	City/Zip

Signature of Applicant

Date:

Printed Name of Applicant