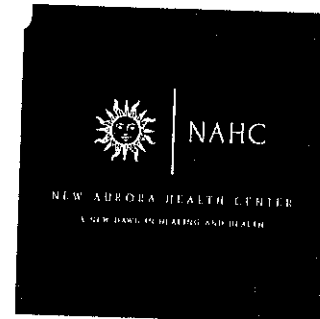


BZA 1 Zoning Committee Letter

Kevin Strong
President
New Aurora Health Center
997 W. Aurora Rd
Sagamore Hills, Ohio 44067
June 16, 2023



Sagamore Hills Township Zoning Committee
11551 Valley View Rd.
Sagamore Hills, Ohio 44067

Subject: Request for Zoning Change for 997 W. Aurora Rd.

Dear Members of the Sagamore Hills Zoning Committee,

I am writing to formally request proper zoning for the property located at 997 W Aurora Rd, Sagamore Hills, Ohio 44067. Currently the property is zoned as a Nursing Homes & Private Hospital.

As you know, many communities throughout the country are facing devastation due to the surge of accidental overdoses involving substance use. Ohio, specifically N.E. Ohio, is no exception and ranks as one of the top 10 states experiencing the unnecessary loss of life. Our organization, New Aurora Health Center, will operate as a Mental Health & Substance Abuse Detox, and Recovery Center that aims to create a serene and therapeutic environment conducive to recovery, healing, and personal growth. The New Aurora Health Center will provide individuals seeking to be free from substance use and addiction, with a comprehensive, compassionate, and transformative experience through our retreat-like atmosphere. By obtaining proper zoning for this property, we believe we can significantly reduce the number of mortalities, strengthen individuals & families, bolster the local economy, and create a sense of therapeutic value that will spread throughout other parts of the county. All while facilitating the necessary healing and recovery for individuals and families.

Intent and Use of the Property: The property at 997 W Aurora Rd possesses unique characteristics that make it an ideal space *and* location for the New Aurora Health Center. With its sprawling grounds, natural surroundings, and size, this property offers the perfect backdrop for our vision and focus on mental health and substance abuse treatment and recovery. Our intent is to transform this property into a state-of-the-art facility where individuals can focus entirely on their recovery and embark on a holistic journey towards lasting wellness.

Why we believe these services are so desperately needed in this area: The Summit County Alcohol, Drug, & Mental Health Board serves approximately 5600 individuals annually, (and rising). Although the ADM Board's 29 providers (to date) provide exceptional services, more detox and treatment beds are needed. Summit County remains forth in the state in the total number of overdose deaths with 156 in 2022. The simple answer...We want to save lives.

Services and Programs Offered: At the New Aurora Health Center, we are committed to providing a comprehensive range of services and programs designed to address the often-complex needs of our

clients. Our retreat-style approach integrates evidence-based treatments, therapeutic activities, and wellness practices to foster healing, growth, and long-term recovery. Some of the key services and programs we will offer include:

1. Comfortable Accommodations
2. Evidence-Based Therapy
3. Holistic Approaches
4. Healthy Nutrition
5. Life Skills
6. Job Placement
7. Aftercare and Continuing Support
8. Referral for Existential Needs
9. Transportation

Benefits to the Community: The establishment of the New Aurora Health Center in Sagamore Hills, Ohio will bring significant benefits to the local community, including:

1. Enhanced Access to Mental Health Services
2. Economic Growth and Job Creation
3. Collaborative Community Partnerships
4. Property Revitalization

Conclusion: We kindly request the Local Zoning Committee to consider our application for a zoning change for the property at 997 W Aurora Rd, Sagamore Hills, Ohio 44067. The New Aurora Health Center will be a serene and therapeutic sanctuary where individuals can find solace, healing, and a path to lasting recovery. We assure you that we will comply with all local regulations, maintain the highest standards of care, and uphold the integrity of the property and the community in which the property is located.

Thank you for your attention and consideration. We would be delighted to provide any additional information or address any concerns you may have regarding our proposed upscale and modernized Mental Health & Substance Abuse Detox and Recovery Center.

Sincerely,

Kevin Strong
President
New Aurora Health Center

000002

BZA 1A
Ltr. to A.Schrader 11.13.23

JEFFREY J. SNELL

ATTORNEY AT LAW
LICENSED IN OHIO AND FLORIDA

November 13, 2023

Via email: jschrader@rlblp.com

Mr. Alfred Schrader
Roderick Linton Belfance, LLP
50 S. Main St., 10th Floor
Akron, OH 44308

RE: 997 W. Aurora Rd., Sagamore Hills, OH 44067; PPN No.4504675
Owner: Investments At Barnett, LLC

Dear Mr. Schrader:

I am writing you as a follow up to our brief discussions related to your client New Aurora Health. As you know, on June 16, 2023, your client through Mr. Kevin Strong, wrote a letter to the Sagamore Hills Zoning Commission. In that letter your client acknowledged that they needed a change to the zoning resolution to allow their use that they described as "mental health and substance abuse detox recovery center." Mr. Strong and Mr. Denny Wilson then attended the June 26, 2023, meeting of the Zoning Commission explaining their plans for the use of the building. They explained that their plan would be a new venture for them in operating a "mental health and substance abuse detox and recovery center." The use would be an inpatient care residential facility with an average stay of typically from 21 days to potentially 60 or 90 days depending on the individual their insurance plan and what their families could afford. They explained that they would house 39 patients in the detox portion of the facility and then would have another 104 rooms for occupancy some of which would be double occupancy. Overall Mr. Strong indicated there would be 120 to 150 beds depending on how they structure and secure the building with additional outpatient services averaging 20 to 30 individuals for approximately 2 to 3 days a week. While your clients explained, they had several investors in the project they were specifically asked and agreed to provide documentation to the Township, indicating that they had entered in a lease agreement to operate the facility with the owner of the facility. The Zoning Commission also carefully reviewed the zoning amendment process for a change in the zoning resolution with your client's representatives and about the length of time the process would take. The Board even discussed that they would likely need a few work sessions with your client as they worked through discussions and drafting of any zoning amendment for their proposed use. As you well know from you experience as a long-time township trustee, these changes take some time due to the reviews and required public hearings as required by the Ohio Revised Code.

253 West Aurora Road, Sagamore Hills, Ohio 44067
Email JSnell01@gmail.com
Fax 330-777-5080 Phone 330-467-9600

000003

Page 2
November 13, 2023
Letter to Mr. Alfred Schrader

The Zoning Commission asked substantive questions during this first meeting about the nine key services and programs your client's June 16, 2023. Your client's representatives explained they would be providing the additional information shortly. Since this was your client's first such facility, the Members of the Zoning Commission asked for area examples of similar facilities that they might tour to better understand what they are proposing. As you know, the only written communication or documents the Township has received has been the original June 16, 2023 two-page letter from your client.

No one from New Aurora Health appeared at the July 24, 2023, meeting of the Zoning Commission. Then shortly before the scheduled August 28, 2023, meeting you called the Zoning Inspector and indicated that you and your client would like to be on the agenda. I called you that afternoon of the meeting and asked if you would be making a presentation. You said you were planning to do so and I explained the additional information and written materials would be helpful. During the meeting no one provided any additional written materials. You immediately started off by explaining that your client was "grandfathered in" from the prior assisted living use of the property and your client needed no additional approvals. You explained that your client would operate in a "two-step approach" as an outpatient facility and as an inpatient facility. Your client and you answered questions and the Zoning Commission again asked for written verification of your client's interest in the property and the previous information they requested and Mr. Strong again stated he would provide it.

You explained to the residents in attendance in August that it was your "legal opinion" that your client did not need to apply for anything. While I explained that I believed you were inaccurate in your belief, you maintained your position. I did agree to find the prior conditional use minutes and materials related to the prior occupant of the building when it was conditionally zoning as an assisted living facility. As you know, you now have those voluminous materials related to the change to the zoning resolution that allowed a conditional assisted living use of the parcel, including all applications, meeting minutes, materials and exhibits within the records of Sagamore Hills.

To date it has appeared many people have been working at the facility and obvious changes have occurred. To date the Township has received no documentation from you or your client related to occupancy, nor the other information requested that your client agreed to provide at the June 26, 2023 and August 28, 2023 meetings.

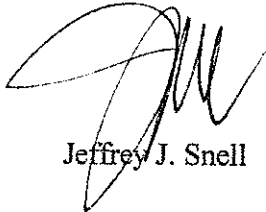
253 West Aurora Road, Sagamore Hills, Ohio 44067
Email JSnell01@gmail.com
Fax 330-777-5080 Phone 330-467-9600

000004

Page 3
November 13, 2023
Letter to Mr. Alfred Schrader

Last week you left me a voicemail asking for a copy of the prior zoning materials and said you were being "stonewalled" by the Zoning Inspector. I followed by re-emailing you the materials and talking to the Zoning Inspector. I have confirmed that nothing further has been filed by you nor your client. As you know without anything before the Township there is nothing more for the Township to do.

Sincerely,



Jeffrey J. Snell

cc: Sagamore Hills Township

253 West Aurora Road, Sagamore Hills, Ohio 44067
Email JSnell01@gmail.com
Fax 330-777-5080 Phone 330-467-9600

000005

RODERICK LINTON
BELFANCE LLP
Attorneys at Law



FOUNDED 1885

David A. Randolph
drandolph@rlblp.com

November 16, 2023

Sagamore Hills Township
C/o Ray Fantozzi, Zoning Inspector
11551 Valley View Road
Sagamore Hills, Ohio 44067

Re: New Aurora Health 997 W. Aurora Road, Sagamore Hills, Ohio 44067 –
Application for Certification of Zoning Compliance/ Occupancy Permit

Dear Mr. Fantozzi:

Please find enclosed with this letter the Application for Certificate of Zoning Compliance/
Occupancy Permit as requested by the township.

Per my conversations with the Summit County Building and Engineering Departments and
Macedonia Fire Department, we are unable to comply with your permit requirements. This is due
to the fact that these departments require that the township approve the proposed use of the
building. In our previous attempts, we have been given no answer regarding the use of the property.

Thus, I am attaching the permit with all the information I am able to provide at this time. I
am specifically requesting a decision to be made on the proposed use of our property as to use for
Phase 1. Phase 1 of New Aurora Health is designed as an outpatient facility to provide mental
health and substance abuse treatment. This is an outpatient facility, identically related to that of a
medical office, which is a permitted use allowed under your zoning resolution Section 5.2(A)(11).
Upon your approval of the use of Phase 1 of the property, we can then work with the proper
authorities to obtain the occupancy permit required to conduct business.

Please contact my office if there are any questions or if more information is needed for this
application. Otherwise, please let me know a reasonable timetable as to when my client may expect
to receive the appropriate approval of this application.

Very truly yours,
RODERICK LINTON BELFANCE LLP

/s/ David A. Randolph
David A. Randolph, Esq.

DAR
Enclosure(s)

000006

Excellence is our tradition.

AKRON • MEDINA



11551 Valley View Rd. ♦ Sagamore Hills, OH 44067

Phone: 330.467.0900 ♦ Fax: 330.655.7899

www.mysagamorehills.com

zoninginspector@mysagamorehills.com

APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE/OCCUPANCY PERMIT

FOR A LISTING OF REQUIRED INFORMATION FOR ALL PERMITTED USES, REFER TO SECTION 5 OF THE SAGAMORE HILLS TOWNSHIP ZONING RESOLUTION

Note that before any occupancy or change of occupancy in a commercial district building occurs, application shall be made to the Zoning Inspector for a Certificate of Zoning Compliance

APPLICATION TYPE (check all that apply)
<input type="checkbox"/> New use in a new building
<input type="checkbox"/> New use in an existing building
<input type="checkbox"/> Change of use in an existing building
<input checked="" type="checkbox"/> Change of occupant in an existing building

APPLICANT INFORMATION	
NAME OF BUSINESS OWNER: KEVIN STRONG	BUSINESS NAME: NEW AURORA HEALTH CENTER
BUSINESS ADDRESS: 997 W. AURORA ROAD, SAGAMORE HILLS, OH 44067	
PHONE: 234-808-4345	EMAIL: contact@newaurorahealthcenter.com
PROPERTY ADDRESS: 997 W. AURORA ROAD, SAGAMORE HILLS, OH 44067	
PROPOSED USE: MEDICAL OFFICE/MENTAL HEALTH & SUBSTANCE ABUSE TREATMENT CENTER	SPACE SQUARE FOOTAGE: 69,995 sq ft
ZONING DISTRICT CLASSIFICATION: COMMERCIAL	

PROPERTY OWNER INFORMATION	
PROPERTY OWNER: Investments At Barnett	
PROPERTY OWNER CONTACT: Igor Kremenchuker	
PROPERTY OWNER ADDRESS: P.O. Box 396 New Albany, Ohio 43054	
PHONE: 614-578-6238	EMAIL: olyaigorek@gmail.com

000007

Site Data

Please answer each of the following questions. If any answer is "yes", a review by the Zoning Commission may be required. Please contact the Zoning Office for details.

- Will there be any new signs? Yes No (If yes, a sign permit is required)
- Will there be changes to any existing signs? Yes No (If yes, a sign permit is required)
- Will there be any changes to the landscaping? Yes No
- Will there be any changes to the parking area? Yes No
- Will there be any changes to the building exterior? Yes No
- Will there be any changes to the building interior? Yes No (If yes, please describe below)

Section 5.13 Commercial District Certificate of Occupancy

All provisions of this section in the Sagamore Hills Zoning Resolution must be followed

REQUIREMENTS FOR CERTIFICATE OF ZONING COMPLIANCE/OCCUPANCY PERMIT

- 1) A site plan (drawing) showing:
 - 1) lot dimensions
 - 2) dimensions of existing and proposed buildings
 - 3) setback building lines
 - 4) exact locations of all structures
 - 5) parking layout for the property
- 2) Interior floor plan of proposed site.
- 3) Written approval from the Macedonia Fire Department Inspector (330-468-8342) that proposed site meets all Fire Department requirements. All code violations must be signed off by Fire Inspector as corrected.
- 4) Written approval from the Summit County Division of Building Standards Building Inspector (330-630-7280) showing that the building, alterations and additions thereof, and premises have been completed in accordance with the Building Code of Summit County if interior or exterior changes have been made.
- 5) If required, an official copy of the applicant's certificate from the Summit County Engineer (330-643-2850) showing that all street improvements have been installed and all other provisions have been completed in accordance with the Building Code of Summit County.
- 6) If required, an official copy of the applicant's certificate from the Summit County Public Health Department (330-923-4891) showing that all the requirements of said Department have been complied with.
- 7) An approved signed permit

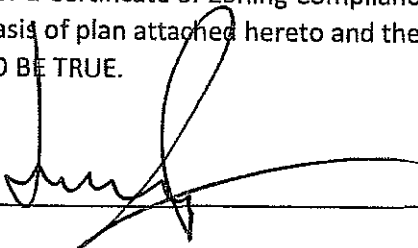
Applicant Certification

By signing below, the owner has read, understands, and agrees to the following:

- Right of Revocation – It is understood and agreed by this applicant that any error, misstatement, misrepresentation of any fact, with or without intent, such as might and/or would cause a refusal of this application, or any alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- The owner agrees to allow the Zoning Inspector access to the property for on-site inspection(s) from application submittal through final approval.
- The applicant agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10 and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- There may be deed restrictions on the property that differ from the Sagamore Hills Township Zoning Resolution. The owner is solely responsible in ensuring compliance with any deed restriction, covenants or HOA restrictions.
- The zoning permit shall become void at the expiration of one (1) year after date of issue.

The undersigned hereby applies for a Certificate of Zoning Compliance/Occupancy for the above use, and said Certificate will be issued on the basis of plan attached hereto and the representations contained herein, all of which THE APPLICANT SWEARS TO BE TRUE.

Attorney for Applicant
Business Owner Signature:



Date: 11/16/2023

FEE – check (only) payable to Sagamore Hills Township
 See Section 18 Fee Schedule

<u>FOR OFFICE USE ONLY</u>			
Zoning Permit No.: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied*	Fire Dept. Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____
Summit Co. Bldg. Standards: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____	Refer to Board of Zoning Appeals: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____
Parking Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No	Approved Sign Permit: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Zoning Inspector Signature: _____	Date: _____		
*Reason for Denial: _____			

000009

151.9

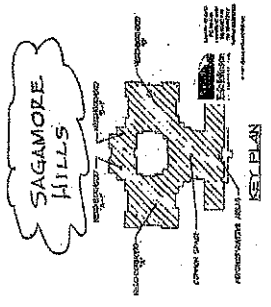
NO.	151.9
DATE	
BY	
REVISION	

OUTDOOR POINTE AT SAGAMORE MILLS
 AN ASSIGNED LEASE CORPORATION
 BALANCED LEASE CORPORATION
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 L.I.E. GARBIT - FIRST FLOOR PLAN



BRM
 BRIDGE ROAD MANAGEMENT
 ARCHITECTURAL, INTERIORS, MEP
 2121-2125
 2121-2125
 2121-2125

THIS PLAN IS THE PROPERTY OF BRIDGE ROAD MANAGEMENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRIDGE ROAD MANAGEMENT.



LEGEND

..... 1/8" WALL THICKNESS TO BE SHOWN AS PER SECTION 05050

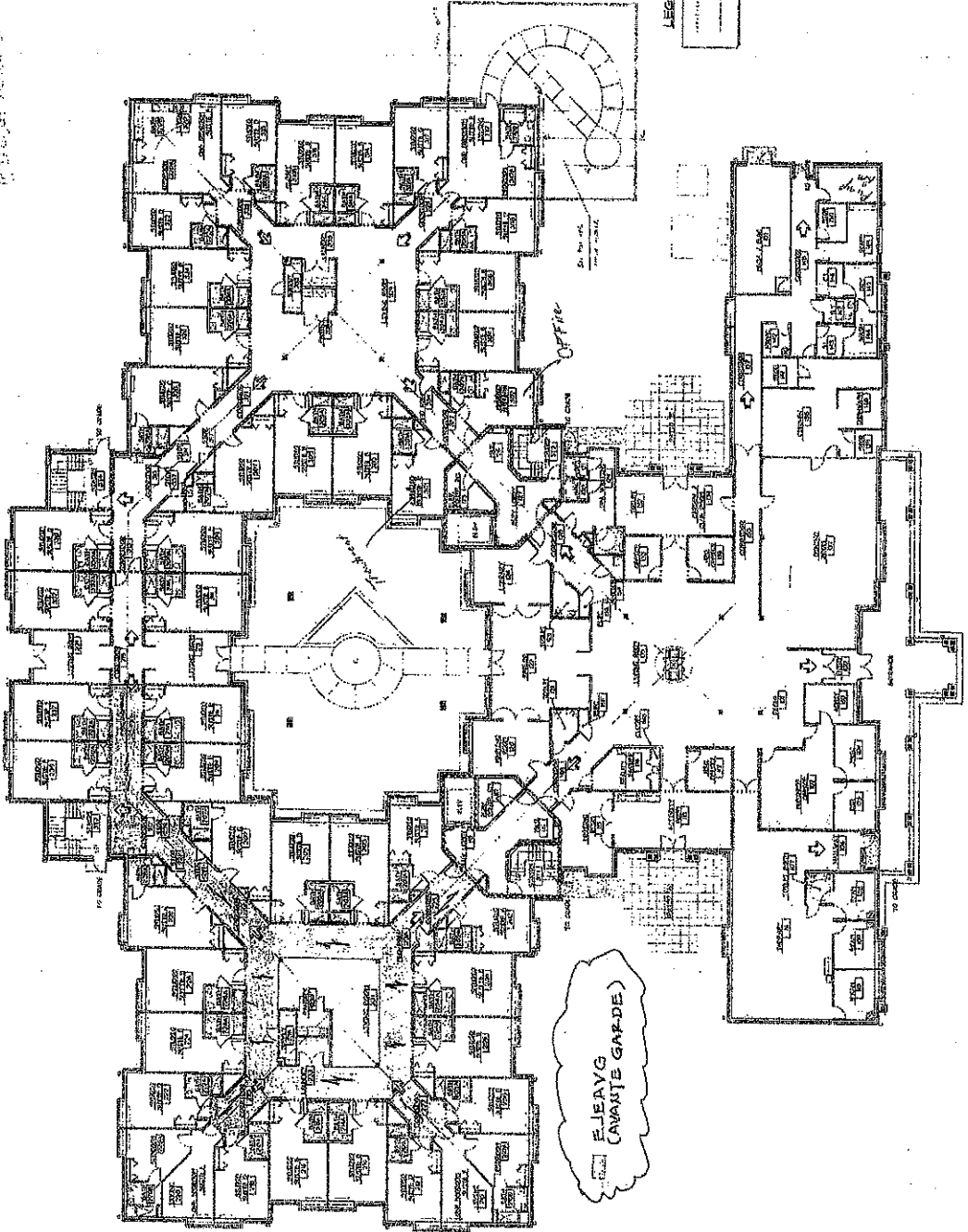
..... 1/4" WALL THICKNESS TO BE SHOWN AS PER SECTION 05050

..... 1/2" WALL THICKNESS TO BE SHOWN AS PER SECTION 05050

..... 1" WALL THICKNESS TO BE SHOWN AS PER SECTION 05050

ALMA COOPER (151.9)

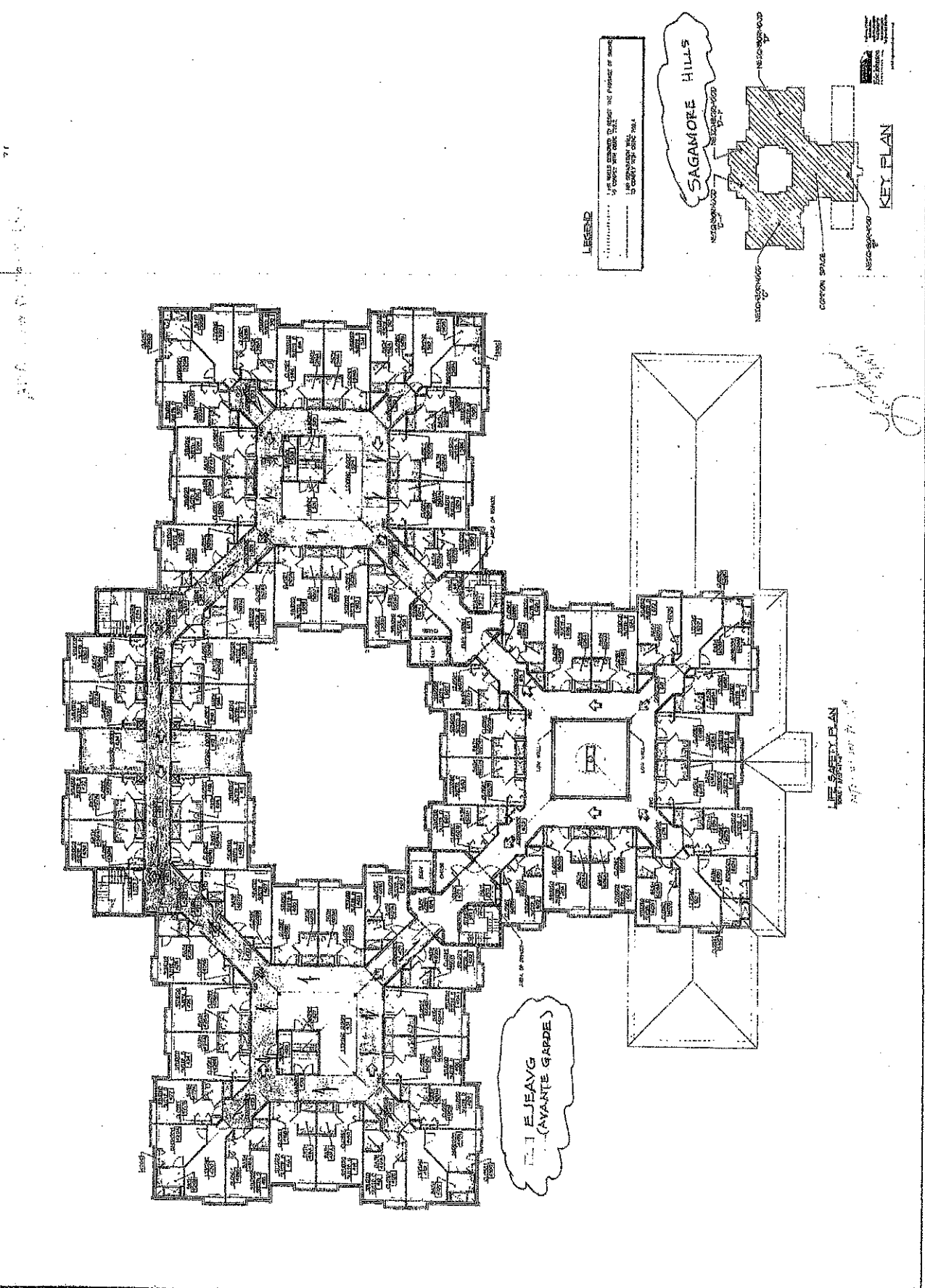
BRIDGE ROAD MANAGEMENT



EJEAYG (AVANTE GAR-DE)

L.I.E. GARBIT PLAN

110009



BASIC INFORMATION FOR PARCEL 4504675

PARCEL 4504675
 ALT_ID NF0002098001000
 OWNER SAGAMORE HILLS NOMINEE LP
 ADDR. 997 W AURORA RD , NORTHFIELD 44067-
 DESC. LOT 85 N OF AURORA RD 560FF 10.5277A APPEAL BTA TAX YEAR 2019
 DISTRICT 45 SAGAMORE HLS TWP-NRD HLS CSD NHWD
 INTER-COUNTY 77-0400

NO CARDS: 1
 ---LISTER---
 552 15-SEP-21
 VAC/ABAND:
 RENTAL REG: Y
 SPEC FLAG: H
 LUC: 412 NBR: 11100401
 C - NURSING HOMES & PRIVATE HOSPITA
 HOMESTEAD:
 Owner Occupancy Credit: No

LAND FOR PARCEL 4504675

CODE	ACRES	CLASS	EXMP	UNIT	INCR/DECR	INFLUENCE	INFLU%	VALUE
02	5		50000	50000	50000/50000	20		250000
09	4.88		0	12500	12500/12500	20		81000

ACRE CODE: 02 = BUILDING SITE 09 = BALANCE OF LAND

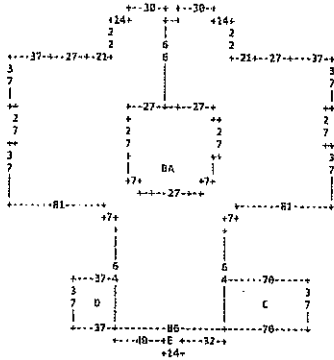
COMMERCIAL CARD 1 OF 1 FOR PARCEL 4504675

YR BUILT 1999
 STRUCTURE TYPE NURSING HOME
 TOT BLDG VALUE 5987800
 # OF UNITS 103
 # OF IDENTICAL BLDGS 1
 PERCENTAGE COMPLETE
 GRADE 125

BUILDINGS:

LINE	USE TYPE	YRBLT	LEVELS	SIZE	EXT	CONST	HEAT	AIR	PHYS/	RCN	DEPR	PCT	FDEP/	EDEP/	BLDG
1 (A)	NRSNG HOMES	1999	01/01	33018 SF	MASONRY & FR	WOOD FRAME/JOI	UNIT HEATERS	CENTRAL	3/3	4763720	74	/	/	63/72	2925880
2 (B)	NRSNG HOMES	1999	02/02	33018 SF	MASONRY & FR	WOOD FRAME/JOI	UNIT HEATERS	CENTRAL	3/3	4580260	74	/	/	63/72	2818110
3 (C)	CAFETERIA	1999	01/01	2590 SF	MASONRY & FR	WOOD FRAME/JOI	HOT AIR	CENTRAL	3/3	301180	74	/	/	63/72	184990
4 (D)	MULT-USE OFC	1999	01/01	1369 SF	MASONRY & FR	WOOD FRAME/JOI	HOT AIR	CENTRAL	3/3	95760	74	/	/	63/72	58820

Sketch



DESCRIPTION: A NURSING HOME BUILT ABOUT 1999 WITH AN EXTERIOR OF MASONRY & FRAME, WITH 33018 SF, WHICH IS CURRENTLY USED AS A NURSING HOMES AND MASONRY & FRAME, WITH 33018 SF, WHICH IS CURRENTLY USED AS A NURSING HOMES AND MASONRY & FRAME, WITH 2590 SF, WHICH IS CURRENTLY USED AS A CAFETERIA AND MASONRY & FRAME, WITH 1369 SF, WHICH IS CURRENTLY USED AS A MULTI-USE OFFICE. OTHER FEATURES AND THEIR VALUES ARE: (1) PORCH, OPEN AT \$15910, (2) ELEVATOR HYDRAULIC PASNGR AT \$95600, (3) SPRINKLER SYS WET AT \$110280, (4) SPRINKLER SYS WET AT \$110280, (5) SPRINKLER SYS WET AT \$8650, (6) SPRINKLER SYS WET AT \$4570, (7) SPRINKLER SYS WET AT \$2770.

SECONDARY:

CODE	YR BLT	SQ FT	MODS	CD	%GOOD	%COMP	FUN UNIT	FUN/RS	ECO/RS	RCNLD
CH1	1989	55920		A	34		1		130/70	46470
WAS3	2009	340		A	65		1		130/70	4670

CH1 = PAVING ASPH/BLACK TOP
 WAS3 = STOCKADE

SUMMARY ALL CARDS FOR PARCEL 4504675

LAND: 311000	BUILDING: 8039000	TOTAL: 8350000
ASSESSED LAND: 108850	ASSESSED BLDG: 2113650	ASSESSED TOTAL: 2222500

SALES INFORMATION FOR PARCEL 4504675

DATE	DOC#	GRANTOR	AMT SALE	DESC	PARCELS
06-APR-04	6563	HCN BCC HOLDINGS INC	8045359	B INVESTMENT COMP	1
04-MAR-99	3544	HCN BCC HOLDINGS INC			1
05-NOV-98	22076	POLCEN CURTIS E	480000	1 VALID	1

PERMITS

DATE	PERMIT #	AMOUNT	DESCRIPTION	O/C
18-MAY-10	100907	0	SPRINKLERS	C
04-MAY-10	20100739	45000	INT ALT	C
04-MAY-10	20100725	22000	ALTERATION	C

NOTES

CA12

AA14

BOR 10-1135 NVC (APPEAL BTA 2011-Y-3225) CLOSED
 BOR 11-1369 WITHDRAWAL/BTA 2011-Y-3225 DISMISSED
 BOR 19-0395 (APPEAL BTA TAX YEAR 2019)

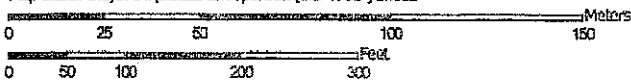
https://fiscaloffice.summitoh.net/pls/apex/thothrefintg2.opt?parcel=4504675

000013

Soil Map—Summit County, Ohio



Map Scale: 1:1,870 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/14/2022

Page 1 of 3
000014

Parcel Viewer Web Map by County of Summit



12/9/2022, 2:33:58 PM

- Parcels
- Jurisdictions
- Road Labels

000015

County of Summit, Cuyahoga County, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

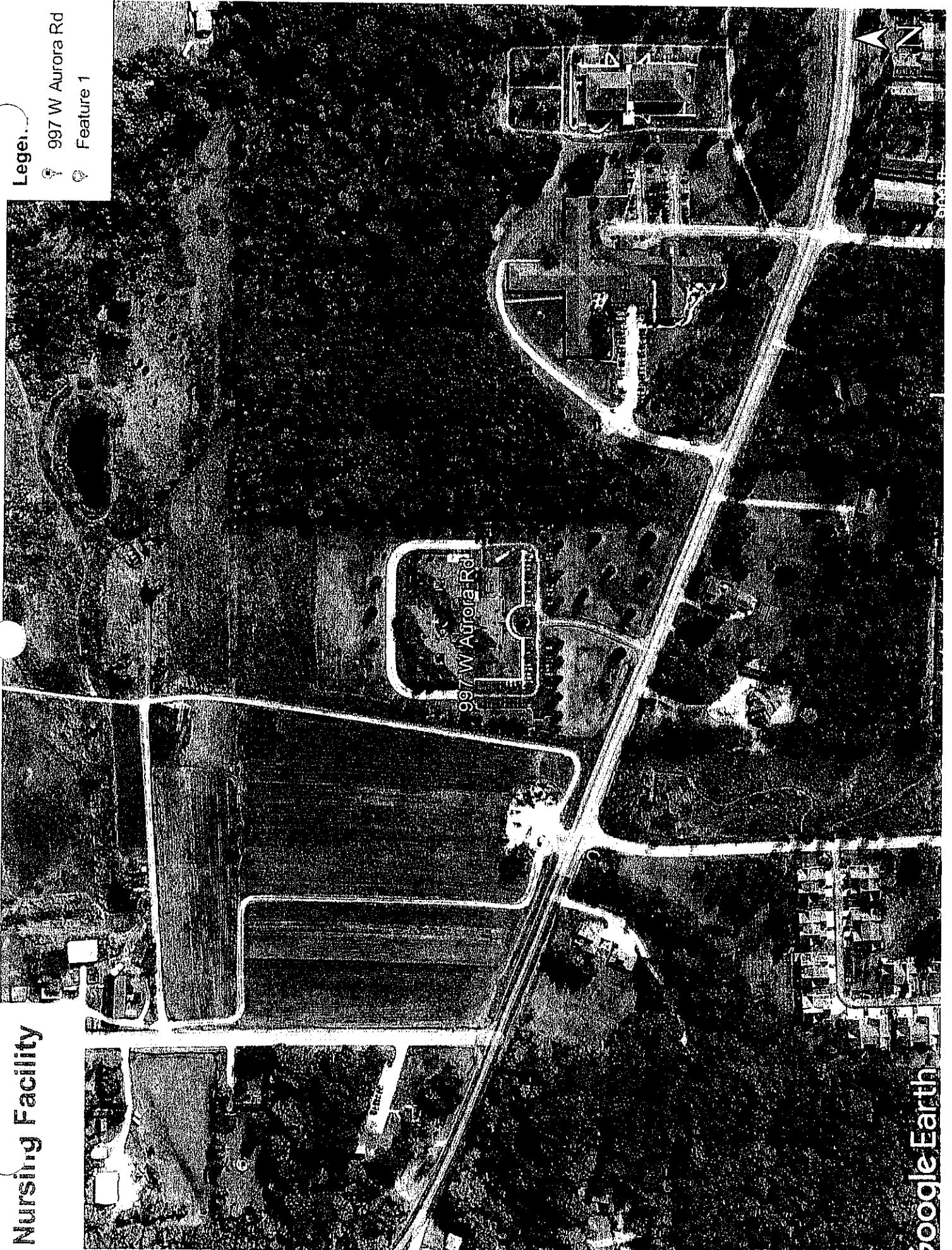
Disclaimer: Users of this map accept all risk, not intended to serve as professional advice.

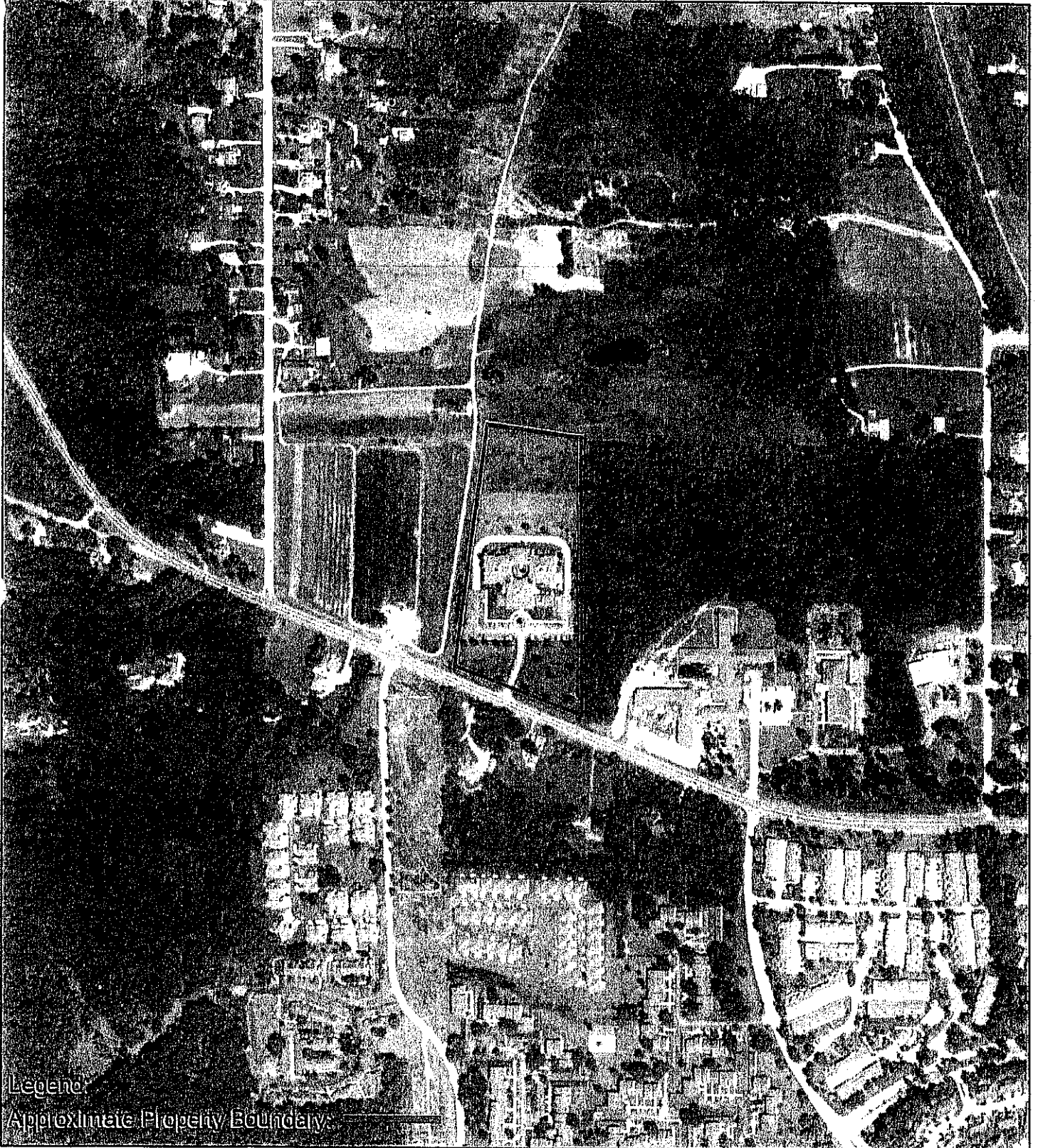


Nursing Facility

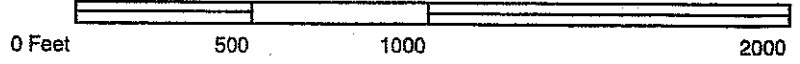
Legend

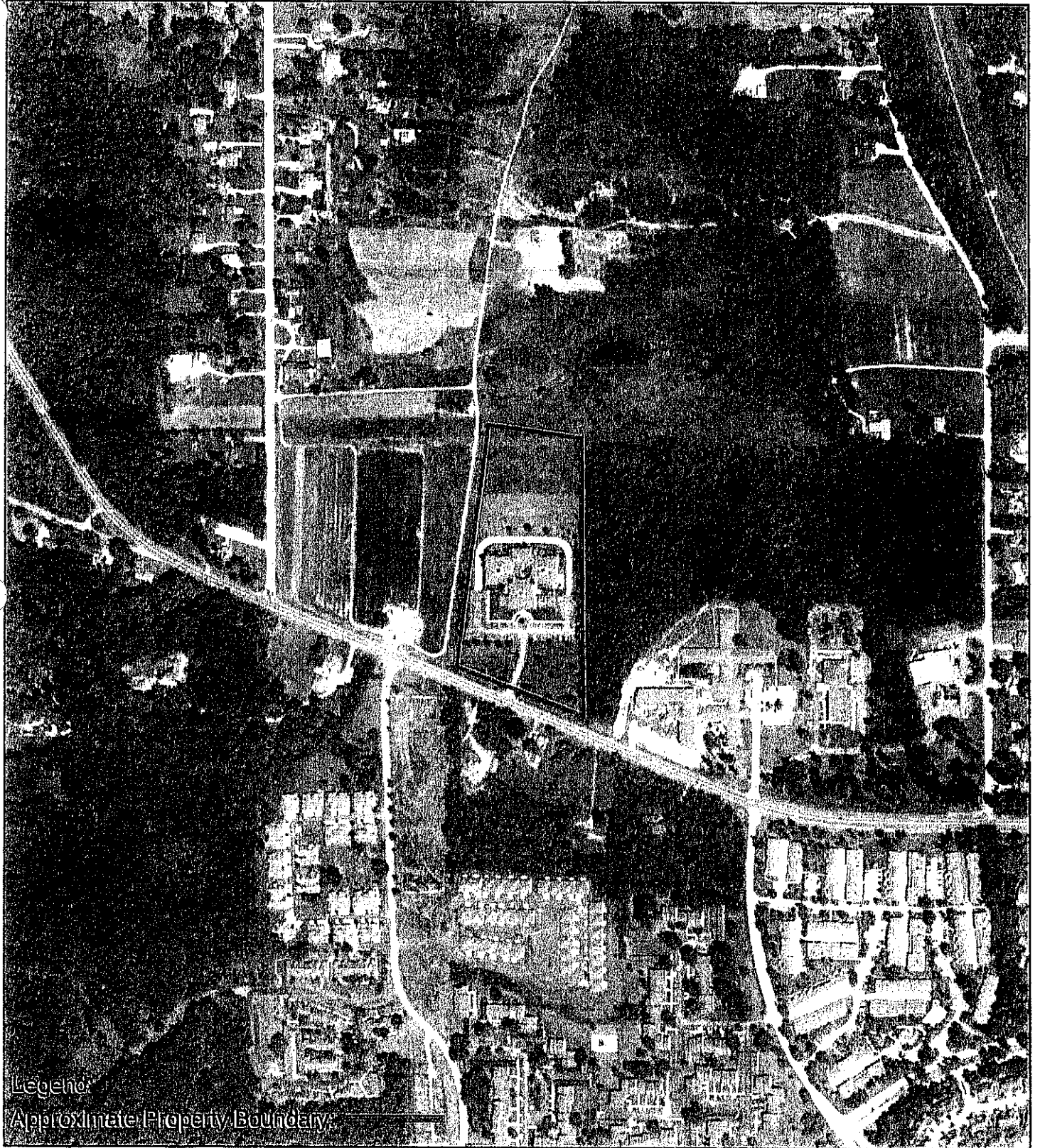
- 997 W Aurora Rd
- Feature 1



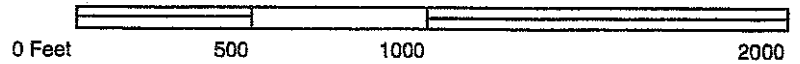


Legend:
Approximate Property Boundary





Legend:
Approximate Property Boundary



000019

Owner's Manual & Assembly Guide

SOJAG

Steel Garage

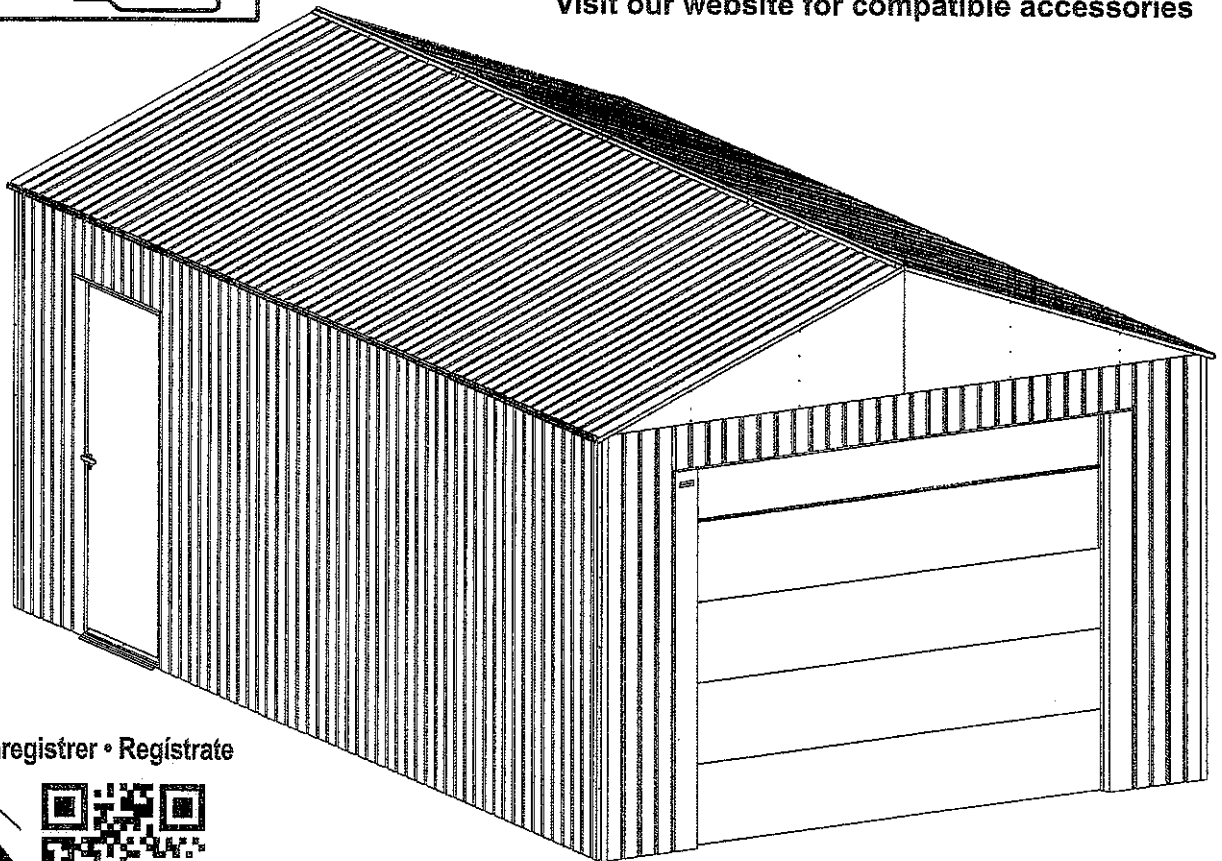
EVEREST SERIES

12' GARAGE

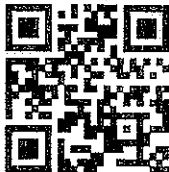
All Sizes

arrowshed.com

Visit our website for compatible accessories



Register • Enregistrer • Registrare



ShelterLogic.com/product-registration

Base Size	142.13" x 119.25" 361,0 cm x 302,9 cm
Additional per Extension	142.13" x 60" 361,0 cm x 152,4 cm

BUILDING DIMENSIONS

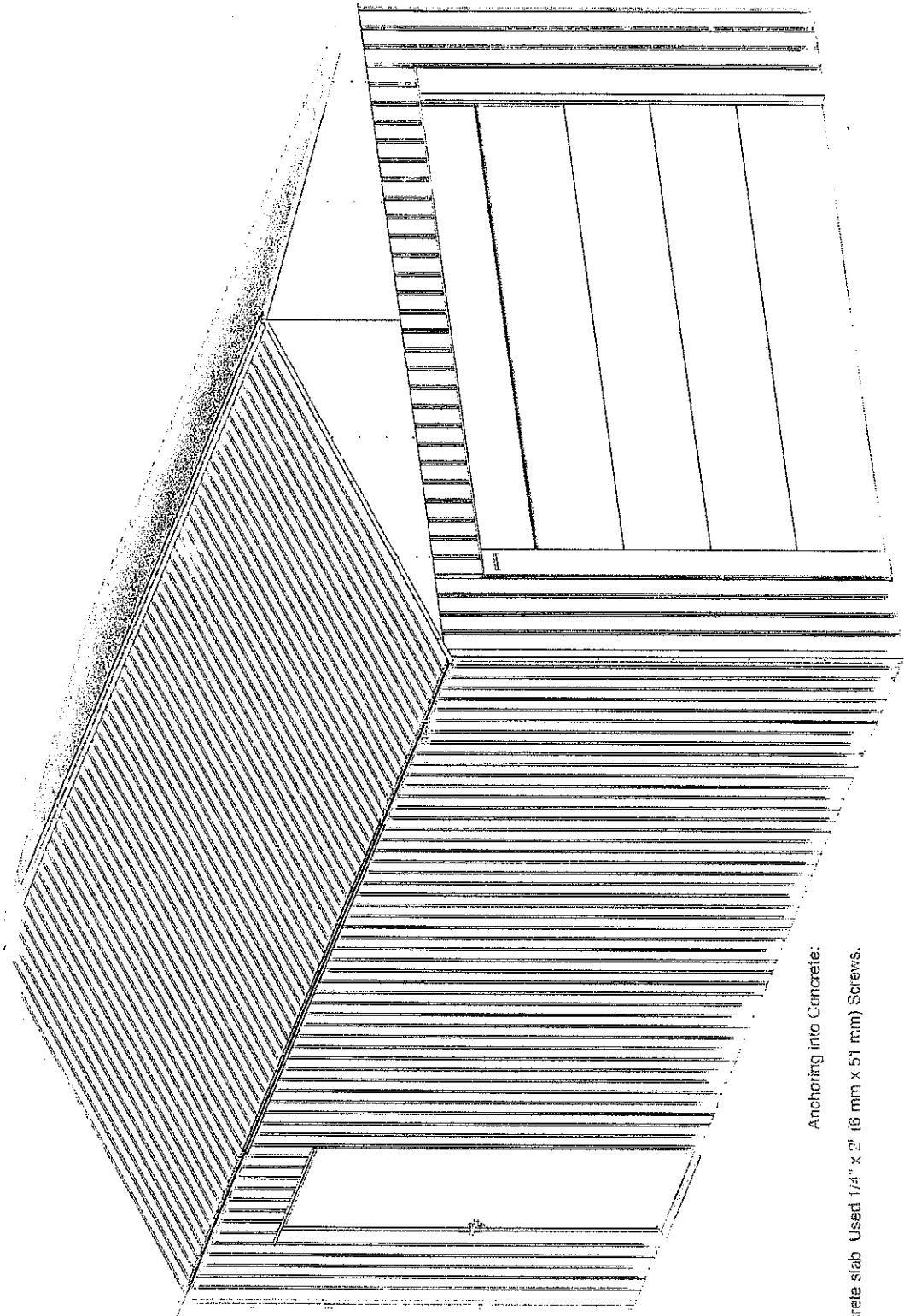
† Size rounded off to the nearest foot

Approx.† Size	Storage Area	Exterior Dimensions (Roof Edge to Roof Edge)			Interior Dimensions			Door Opening	
		Width	Depth	Height	Width	Depth	Height	Width	Height
12' x 10'	116 Sq. Ft. 1043 Cu. Ft.	146.13"	123.56"	123.48"	141.13"	118.30"	122.23"	28.30" 95.00"	78.35" 83.68"
3,7 m x 3,0 m	10,8 m ² 29,5 m ³	371,2cm	313,8 cm	313,6 cm	358,5 cm	300,5 cm	310,5 cm	71,9 cm 241,3 cm	199,0 cm 212,5 cm

Each Extension adds an additional 60" (152,4 cm) in length, 59 Sq. Ft. (5,4 m²) additional storage area, and 529 Cu. Ft. (15,0 m³) additional storage volume.

* See inside for Detailed Safety Information.

600020



Anchoring into Concrete:
For poured concrete slab Used 1/4" x 2" (6 mm x 51 mm) Screws.

600021



11551 Valley View Road • Sagamore Hills, Ohio 44067-1099
Office: 330.467.0900 • Fax: 330.655.7899
MySagamoreHills.com

November 20, 2023

Mr. David A. Randolph
Roderick Linton Belfance LLP
50 South Main Street 10th Floor
Akron, Ohio 44308-1828

Subject: Sagamore Hills Township / New Aurora Health

Thank you for taking the time to submit your application.

Your submitted application is incomplete. Please see my notes below and make corrections and resubmit.

If corrections are not made I will assume you are satisfied with your submittal. If the Zoning Inspector decides to approve, you may move forward. If your application is denied, you may start over and make corrections, or, you have a right to appeal to the Zoning Board of Sagamore Hills Township and/or Sagamore Hills Board of Zoning Appeals.

1. All applications must be accompanied with the appropriate fee. The fee for a Compliance/Occupancy permit is \$150. The township only accepts checks.
2. My understanding is that this is a "New USE" for an existing building. Please change the designation accordingly.
3. Yes, there will be a change in the "Sign". There is a new Tennant, hence a new sign. Signs require their own Application, and a separate fee, \$100.
4. According to a conversation I had with the Macedonia Fire Inspector (Rich Kalish), there were workers living in the building, at one point, while they were performing interior renovations. If so, were the renovations inspected by the Summit County Department of Building Standards? I will need documentations.
5. On the Occupancy Application, under required forms required, you will notice that the application should be submitted with (a) an approved fire inspection and (b) an inspection from the Summit County Department of Building Standards. Please supply those documents.
6. If preparing and serving meals is part of your plan, or phases, a Health Department inspection is required.

000022

7. The storage building, which is included, also needs a separate application and fee. The size of the storage building determines the appropriate fee. Only 2 Storage buildings are allowed (for future reference) per parcel.
8. The zoning inspector, with other Township Officials, and/or county/state officials have a right to inspect the property. I am requesting an inspection to understand the use of a 33,000 square foot building. We can set up a date and time.
9. Your letter states that this is PHASE I. But does not tell us what Phase I involves (except for a Drug Alcohol Outpatient Rehabilitation Building), the parts of the building being used, and how is the building being segmented off, etc.
10. What does PHASE II look like? Will the level of care remain the same, or will it change? If so, how will it change? What parts of the building will be in use.?
11. Due to the sensitivity of this Proposed Business, I would request all appropriate Certificates and Licenses, regarding Individual owners and on-site professionals, and the business itself, from the County, State, and National levels to be supplied and kept on file with this application.
12. Client agreed at the June 26, 2023, and August 28, 2023 Zoning Commission meeting that they would provide documentation of their ownership/lease agreement with the respective property owner. Please provide this information.

Thank you for your cooperation.

I can be reached on my mobile at 216-218-0367 or through email.

Thank you,

Ray Fantozzi
Sagamore Hills Township Zoning Inspector
Exterior Code Maintenance Inspector
11551 Valley View Road
Sagamore Hills, OH 44067
zoninginspector@mysagamorehills.com

cc: Trustees, Zoning Commission

000023



11551 Valley View Rd. ♦ Sagamore Hills, OH 44067

Phone: 330.467.0900 ♦ Fax: 330.655.7899

www.mysagamorehills.com

zoninginspector@mysagamorehills.com

BZA 3A
New Permanent Sign
Permit Application

PERMANENT SIGN PERMIT APPLICATION

(SHT Sign Resolution Section 15)

PERMIT MUST BE OBTAINED PRIOR TO SIGN INSTALLATION. FAILURE TO OBTAIN PERMIT PRIOR TO INSTALLATION WILL RESULT IN A MONETARY PENALTY FEE

PROPERTY INFORMATION	
Site Address:	Parcel No.:
Owner(s):	Contact Name:
Owner Address:	
Owner Telephone No.:	
Owner Email Address:	
Primary Homeowners Association (HOA): <input type="checkbox"/> Yes <input type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
Sub HOA (if applicable): <input type="checkbox"/> Yes <input type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
Corner Lot: <input type="checkbox"/> Yes <input type="checkbox"/> No -Note: Corner lots are required to meet the front setback on both streets-	

BUSINESS INFORMATION	
Business Name:	
Business Owner Name:	
Business Owner Phone No.:	Business Owner Email Address:

CONTRACTOR INFORMATION	
Contact Name:	
Company Name:	
Address:	
Telephone No.:	Email Address:

000024

PROPOSED GROUND MOUNTED SIGNS		
SETBACKS FROM PROPERTY LINES (ft.):		
Front (ft.) (from Right-of-Way):	Left Side (ft.):	Right Side (ft.):
Sign type (provide drawing):		
Highest component of the sign to average finished grade (ft.):		
Sign width (ft.):	Total sign sq. ft.:	
ALL OTHER (PROPOSED) SIGNS		
*Sign height (ft.):	Sign width (ft.):	Total sign sq. ft.:
Sign type:	Location:	Building sq. ft.:
Sign distance from face of building (inches):		

***Sign may not exceed height of established roof line**

Required Site Plan Data and Sign Detail Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed and the applicant will be contacted when the plans are approved. The Ohio Revised Code sets forth a maximum of thirty (30) days for review of all applications. No applications will be reviewed at the time of submittal.

The review process begins once a "completed" application and payment are received

Incomplete applications will delay the review process

****MINIMUM SEVEN (7) DAY PROCESSING OF ALL APPLICATIONS****

1. One (1) copy of the site drawing (legible 11" x 17" maximum). The site drawing must show the following:
 - a. A North arrow and scale
 - b. Existing structures and dimensions
 - c. All setbacks to each property line including the road and lot dimensions

2. One (1) copy of the sign drawing (legible 11" x 17" maximum)

3. Homeowners Association (HOA) and sub-HOA approval letters (if applicable).

000025

Applicant Certification

By signing below, the owner has read, understands, and agrees to the following:

- Right of Revocation – It is understood and agreed by this applicant that any error, misstatement, misrepresentation of any fact, with or without intent, such as might and/or would cause a refusal of this application, or any alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- The owner agrees to allow the Zoning Inspector access to the property for on-site inspection(s) from application submittal through final approval.
- The owner agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10 and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- There may be deed restrictions on the property that differ from the Sagamore Hills Township Zoning Resolution. The owner is solely responsible in ensuring compliance with any deed restriction, covenants or HOA restrictions.
- The zoning certificate shall become void at the expiration of one (1) year after date of issuance.

Property Owner Signature: _____ **Date:** _____

FEE - check (only) payable to Sagamore Hills Township
See Section 18 Fee Schedule

FOR OFFICE USE ONLY

Zoning District: Residential Residential Cluster PUD (Greenwood) PUD (Eaton Estates) Commercial Industrial

Zoning Certificate Permit No.: _____ Approved Denied*

Zoning Inspector Signature: _____ Date: _____

*Reason for Denial: _____

000026



11551 Valley View Rd. ♦ Sagamore Hills, OH 44067

Phone: 330.467.0900 ♦ Fax: 330.655.7899

www.mysagamorehills.com

zoninginspector@mysagamorehills.com

ACCESSORY BUILDING/STRUCTURE PERMIT APPLICATION

(SHT Accessory Structure Resolution 3.5)

PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION. FAILURE TO OBTAIN PERMIT PRIOR TO CONSTRUCTION WILL RESULT IN A MONETARY PENALTY FEE

**BZA 3B
New Accessory Building Permit
Application and Site Plan**

PROPERTY INFORMATION

Site Address:		Parcel No.:	
Owner(s):			
Owner Address:			
Owner Telephone No.:			
Owner Email Address:			
Primary Homeowners Association (HOA): <input type="checkbox"/> Yes <input type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:			
Sub HOA: <input type="checkbox"/> Yes <input type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:			
<input type="checkbox"/> Sewer <input type="checkbox"/> Septic (If septic, attach Summit County Public Health Department approval)			
Corner Lot: <input type="checkbox"/> Yes <input type="checkbox"/> No **Note: Corner lots are required to meet the front setback on both streets**			

CONTRACTOR/BUILDER INFORMATION

Contact Name:	
Company Name:	
Address:	
Telephone No.:	Email Address:

PROPOSED SITE INFORMATION

SETBACKS FROM PROPERTY LINES (ft.):				
Front:(from centerline of road)		Left Side:	Right Side:	Rear:
Total lot size (acres):	Height of primary building (ft.):	Height of accessory building/structure (ft.):		
Total area of existing accessory building/structure (sq. ft.):		Total area of proposed accessory building/structure (sq. ft.):		
No. of stories of proposed building/structure:		Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Dimensions of proposed building/structure:		Setback from principal building (ft.):		
Will this structure be used to house domesticated animals: <input type="checkbox"/> Yes <input type="checkbox"/> No				

000027

Required Site Plan Data and Architectural/Construction Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed and the applicant will be contacted when the plans are approved. The Ohio Revised Code sets forth a maximum of thirty (30) days for review of all applications. No applications will be reviewed at the time of submittal.

The review process begins once a "completed" application and payment are received

Incomplete applications will delay the review process

****MINIMUM SEVEN (7) DAY PROCESSING OF ALL APPLICATIONS****

1. One (1) copy of the site drawing (legible 11" x 17" maximum). The site drawing must show the following:
 - a. A North arrow and scale
 - b. Existing structures and dimensions
 - c. Driveway and road access locations (existing and/or proposed)
 - d. Proposed structure(s) and dimensions
 - e. All setbacks to property lines and lot dimensions
2. One (1) copy of the building/construction plans showing major details including height data. A legible 11" x 17" copy. If the accessory structure is over 200 sq. ft. a permit is required from Summit County Building Department (330-630-7280)
3. Homeowners Association (HOA) and sub-HOA approval letters (if applicable).

Applicant Certification

By signing below, the owner has read, understands, and agrees to the following:

- Right of Revocation – It is understood and agreed by this applicant that any error, misstatement, misrepresentation of any fact, with or without intent, such as might and/or would cause a refusal of this application, or any alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- The owner agrees to allow the Zoning Inspector access to the property for on-site inspection(s) from application submittal through final approval.
- The applicant agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10 and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- There may be deed restrictions on the property that differ from the Sagamore Hills Township Zoning Resolution. The owner is solely responsible in ensuring compliance with any deed restriction, covenants or HOA restrictions.
- The zoning permit shall become void at the expiration of one (1) year after date of issue.
- We encourage calling 811 or 1-800-362-2764 prior to construction to identify underground utilities

Owner Signature: _____ **Date:** _____

FEE - (check made payable to Sagamore Hills Township)

See Section 18 Fee Schedule

<u>FOR OFFICE USE ONLY</u>	
Zoning District: (check one)	<input type="checkbox"/> R-Residential <input type="checkbox"/> R-Residential Cluster <input type="checkbox"/> PUD (Greenwood) <input type="checkbox"/> PUD (Eaton Estates) <input type="checkbox"/> C-Commercial <input type="checkbox"/> I-Industrial
Zoning Certificate Permit No.:	_____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied*
Zoning Inspector Signature:	_____ Date: _____
*Reason for Denial: _____	
Resident to appeal to BZA? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**RODERICK LINTON
BELFANCE LLP**
Attorneys at Law



FOUNDED 1885

Alfred E. Schrader
aschrader@rlblp.com

December 7, 2023

Sagamore Hills Township
C/o Ray Fantozzi, Zoning Inspector
11551 Valley View Road
Sagamore Hills, Ohio 44067

Re: New Aurora Health 997 W. Aurora Road, Sagamore Hills, Ohio 44067

Dear Mr. Fantozzi:

This letter is in response to your November 20, 2023, correspondence. It should be noted that my clients are unable to comply with much of the information you require due to the policies in place. Regardless, please see below for the information requested.

1. A check for \$150.00 will be coming from my firm, payable to Sagamore Hills Township.
2. We disagree with your characterization with "new use" and are hereby noting that for the record. That will remain on the current zoning application. Further, even if you choose to characterize this as a "new use" it is still akin to a medical office, an approved and acceptable use under the zoning code.
3. We disagree with your characterization that there will be a change in the sign. The current signage at the property regarding dimensions and location remain the same. The only thing changing is the content. An attempt to regulate content on signage within the township would be in violation of Ohio law and the Constitution. Regardless, because my clients wish to remain transparent and cooperative in this process, they have filled out the New Sign application and a separate check for \$100.00 will be payable to Sagamore Hills Township.
4. No one has been living in the building. While we acknowledge that the fire department mentioned that in a report in May, there is no evidence to support this finding and we strongly refute any allegation of the same. Further, as we have stated before, no one from the Summit County departments will come to inspect any work done to the property until there is approval of the use by the Township.
5. As we have provided to the township through multiple correspondences, we are unable to comply with this section of the zoning application due to Summit County and Macedonia Fire Department refusing to inspect or grant applications before there is approval as to the use of the property by the Township.

Excellence is our tradition.

AKRON • MEDINA

6. There are no plans in the immediate near future to serve meals within this facility. My clients understand that if they were to plan on serving meals, they would need the appropriate certificates and applications filed and approved. However, as we stated before, this application is for Phase I of the building and there is no plan, or ability, to serve food in Phase I.
7. Please find the Summit County Building Approval submitted with the New Accessory Building Permit Application.
8. I can coordinate with my clients on a date to have you come and inspect the property as soon as possible. I will email you with dates and times that may work for my client.
9. Phase I is akin to a medical office. Mental health and addiction outpatient treatment will be provided. The section of the building being used for Phase I is outlined in the attached drawings. The security plan is for limited access to areas of the building.
10. As we have stated before, this application is for Phase I. My clients understand that if they were to start Phase II, they would need additional inspections and approval and they will seek that approval at that time.
11. Ohio Department of Mental Health and Addiction Services (OHMAS) is the controlling licensing regulator. OHMAS requires that we have a certification of fire inspection and occupancy. Currently, due to this process, we are unable to acquire any certification. New Aurora will not be able to provide services without the approval and accreditation from OHMAS and other national accreditations. Those licenses, when obtained, will be available for inspection on location.
12. The Deed, available on the Summit County Fiscal Officer's public website, is attached identifying the owner of the land. The memorandum of lease is enclosed.

Please take further notice that most of the information requested is unnecessary and may be viewed as harassment towards my client regarding this process and may amount to a constitutional violation against the right to use property. We believe the township is purposely creating unnecessary obstacles and requirements in obtaining an occupancy permit for an already approved and accepted use within the township's zoning regulations. Because of this, we are putting you and the township on notice that you are to refrain from the spoliation of any potential evidence regarding the application of New Aurora Health Center. This includes, but is not limited to all material, electronic or otherwise, Sagamore Hills Township may have pertaining to New Aurora's applications for the property located at 997 W. Aurora Road, Sagamore Hills, Sagamore Hills, Ohio 44067. Any action contrary to this may be viewed as spoliation in a civil lawsuit and could have severe consequences. I look forward to your anticipated cooperation.

000031

Very truly yours,
RODERICK LINTON BELFANCE LLP

/s/ Alfred E. Schrader
Alfred E. Schrader, Esq.

AES/dar
Enclosure(s)

000032

MEMORANDUM OF LEASE

This Memorandum of Lease (this "Memorandum") is dated this 30 day of November, 2023 (the "Effective Date"), between Investments at Barnett LLC, an Ohio limited liability company whose address is P.O. Box 396 New Albany, Ohio 43054 (the "Landlord"), and New Aurora Health Center, Inc, an Ohio corporation whose address is 997 W. Aurora Rd, Northfield, Ohio 44067-1605 (the "Tenant").

1. Grant of Lease; Term; and Rights.

(a) Pursuant to the Lease (the "Lease") between Landlord and Tenant dated as of October 12, 2023, Landlord leases to Tenant, and Tenant leases from Landlord, those certain premises concerning the Land commonly known as 997 W. Aurora Rd., Northfield, Ohio 44067 and more particularly described on the attached Exhibit "A" (the "Property") for an initial term commencing on November 15, 2023 and ending on November 15, 2028, subject to the provisions of the Lease.

(b) The Lease grants Tenant certain rights set forth in the Lease, including the right to extend the term of the Lease for up to three (3) periods of five (5) years each.

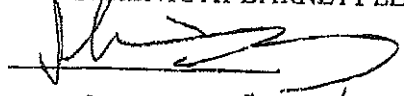
2. Purpose. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the Lease, the provisions of the Lease will prevail.

3. Miscellaneous. Upon the expiration of the term of the Lease or the prior termination thereof, the parties agree, upon the request of either, to execute and deliver to each other a termination of this Memorandum in recordable form.

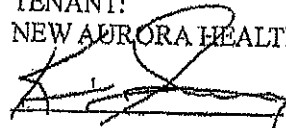
Remainder of page blank. Signature page follows.

This Memorandum of Lease is effective as of the Effective Date.

LANDLORD:
INVESTMENTS AT BARNETT LLC


By: Greg Levitsky
Its: President

TENANT:
NEW AURORA HEALTH CENTER, INC.

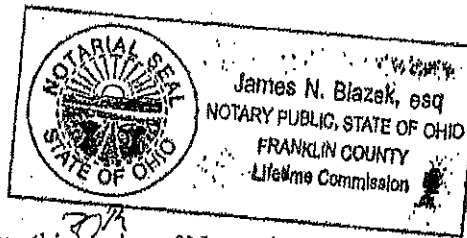

By: PRESIDENT
Its: KEVIN STRONG

THE STATE OF OHIO §
COUNTY OF Franklin §

This instrument was acknowledged before me this 30th day of November, 2023 by KEVIN STRONG, PRESIDENT of New Aurora Health Center, Inc., an Ohio corporation, on behalf of the corporation.


Notary Public Signature

THE STATE OF OHIO §
COUNTY OF Franklin §



This instrument was acknowledged before me this 30th day of November, 2023 by GREG LEVITSKY, PRESIDENT of Investments at Barnett LLC, an Ohio limited liability company, on behalf of the company.


Notary Public Signature

Prepared by:
Gail King Gibson, Esq.
260 Northland Blvd, Suite 221
Cincinnati, Ohio 45246

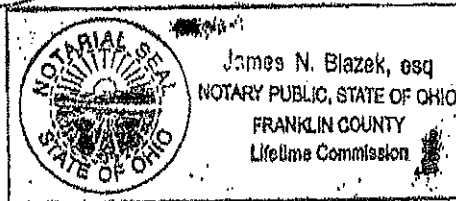


Exhibit A

Legal Description

The land referred to herein below is situated in the County of Summit, State of Ohio, and is described as follows:

Situated in the Township of Sagamore Hills, County of Summit and State of Ohio and known as being part of Sagamore Hills Township Lot Eighty-five (85) being further bounded and described as follows:

Beginning at the intersection of the centerline of S.R. 82 Aurora Road (100 feet wide) and the West line of Sagamore Hills Township Lot 85, said West line being the centerline of T.R. 159 Chaffee Road (50 feet wide);

Thence S 68° 09' 25" E, 721.90 feet along the centerline of said S.R. 82 to the Southeast corner of land conveyed to The Cleveland Electric Illuminating Company in Deed Volume 4743, Page 219, said point being the principal place of beginning of the parcel described herein;

Thence N 7° 52' 05" E, 912.12 feet along the East line of said land conveyed to The Cleveland Electric Illuminating Company to a point;

Thence S 84° 28' 54" E, 394.57 feet to the Northwest corner of land conveyed to Brentwood Hospital in Deed Volume 806, Page 719;

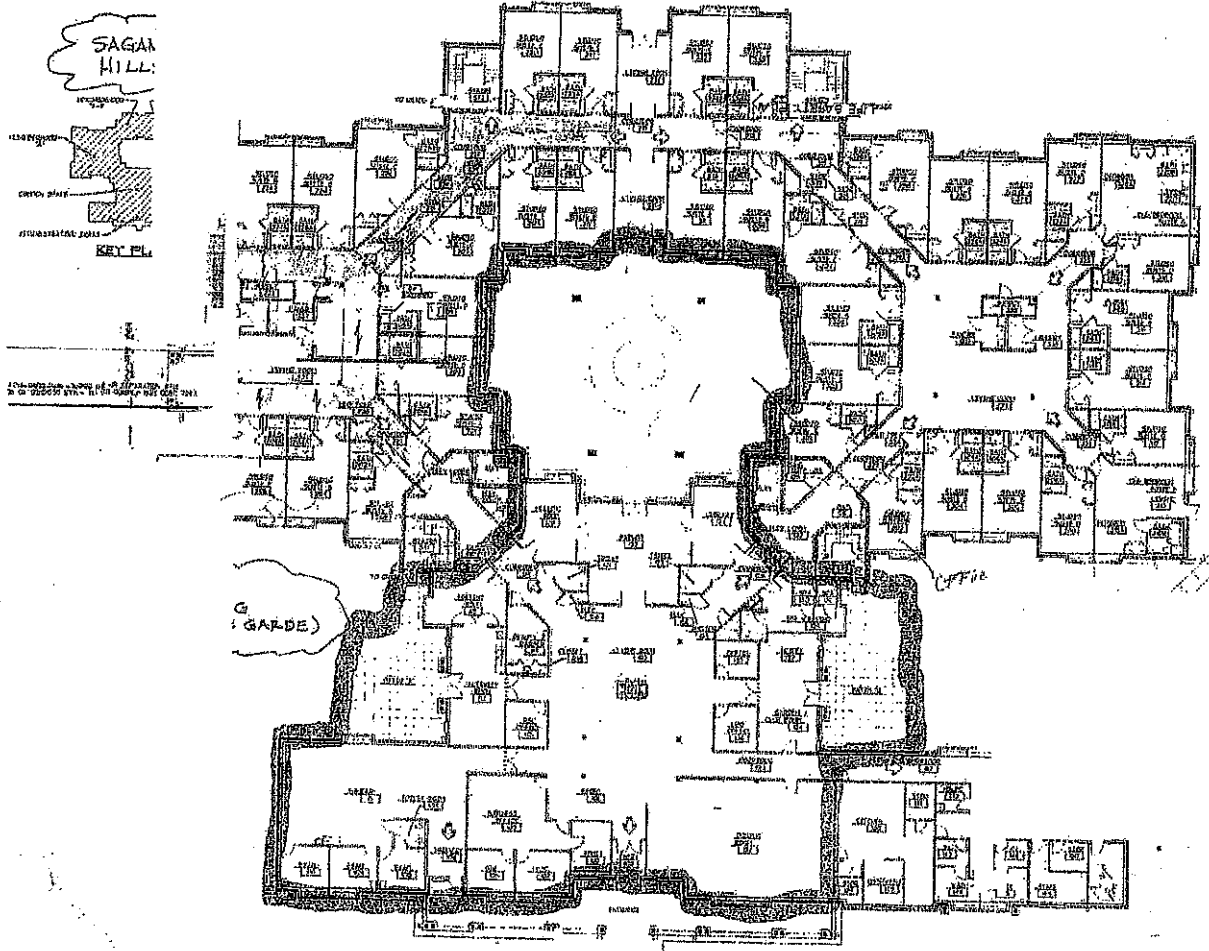
Thence S 0° 06' 25" E, 1073.87 feet along the West line of said land conveyed to Brentwood Hospital to the Southwest corner thereof, said point being in the centerline of said S.R. 82;

Thence N 68° 09' 25" W, 559.80 feet along the centerline of said S.R. 82 to the principal place of beginning and containing therein 10.5277 acres of land, being the same more or less, according to a survey made and described by Thomas A. Cunningham, Registered Surveyor No. 5274.


Bearings are to an assumed meridian and are used to denote angles only.

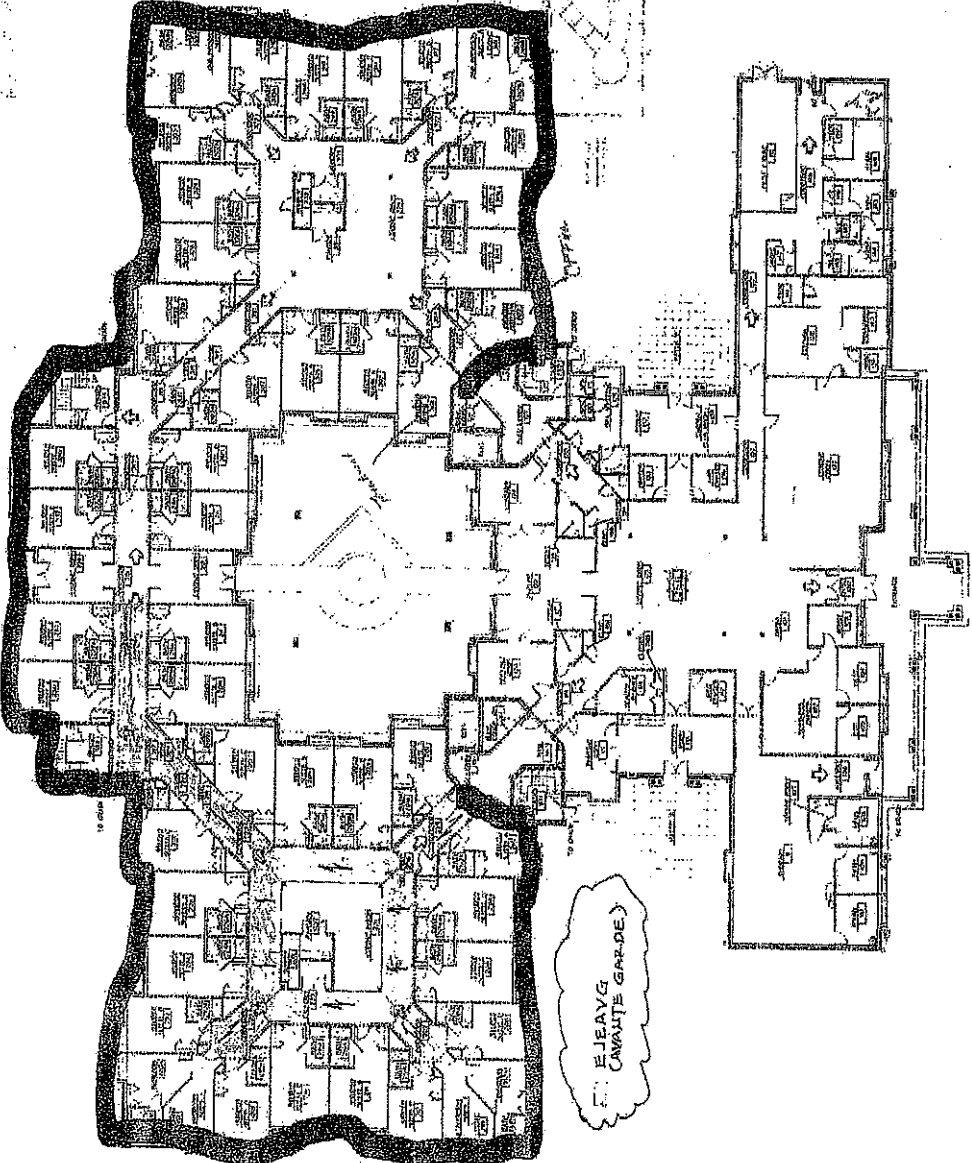
Tax Parcel No.: 45-04675

Prior Instrument Reference: Document No. 56801490 of the Deed Records of Summit County, Ohio



Everything inside blue line is where services will be administer for Phase I.

<p>DATE: 11-11-71 DRAWN BY: [illegible] CHECKED BY: [illegible] PROJECT: [illegible]</p>	<p>SCALE: 1" = 100'-0"</p>	<p>[Blank space]</p>	<p>ARCHITECT: [illegible] ENGINEER: [illegible] CONTRACTOR: [illegible]</p>		<p>GENERAL CONTRACTOR: [illegible] ARCHITECT: [illegible] ENGINEER: [illegible]</p>	<p>DATE: 11-11-71 DRAWN BY: [illegible] CHECKED BY: [illegible]</p>	<p>151.9</p>
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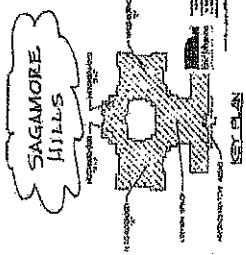


LEGEND

1. [Symbol] - [illegible]

2. [Symbol] - [illegible]

3. [Symbol] - [illegible]





11551 Valley View Rd. ♦ Sagamore Hills, OH 44067

Phone: 330.467.0900 ♦ Fax: 330.655.7899

www.mysagamorehills.com

zoninginspector@mysagamorehills.com

ACCESSORY BUILDING/STRUCTURE PERMIT APPLICATION

(SHT Accessory Structure Resolution 3.5)

PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION. FAILURE TO OBTAIN PERMIT PRIOR TO CONSTRUCTION WILL RESULT IN A MONETARY PENALTY FEE

PROPERTY INFORMATION	
Site Address: 997 W. Aurora Rd., Sagamore Hills, Ohio 44067	Parcel No.: 4504675
Owner(s): Investments At Barnett LLC	
Owner Address: P.O. Box 396 New Albany, Ohio 43054	
Owner Telephone No.: 614-578-6238	
Owner Email Address: invoices43054@gmail.com	
Primary Homeowners Association (HOA): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
Sub HOA: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
<input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Septic (If septic, attach Summit County Public Health Department approval)	
Corner Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No **Note: Corner lots are required to meet the front setback on both streets**	

CONTRACTOR/BUILDER INFORMATION	
Contact Name: Investments At Barnett LLC	
Company Name: Investments At Barnett LLC	
Address: P.O. Box 396 New Albany, Ohio 43054	
Telephone No.: 614-578-6238	Email Address: invoices43054@gmail.com

PROPOSED SITE INFORMATION			
SETBACKS FROM PROPERTY LINES (ft.):			
Front:(from centerline of road)		Left Side:	Right Side:
Total lot size (acres): 9.88	Height of primary building (ft.): 32 ft	Height of accessory building/structure (ft.): 10.3 ft	
Total area of existing accessory building/structure (sq. ft.): 69,995 sq. ft.		Total area of proposed accessory building/structure (sq. ft.): 240 sq. ft.	
No. of stories of proposed building/structure: 1		Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Dimensions of proposed building/structure: 12' W x 20.3 D x 10.3 H		Setback from principal building (ft.): 2 ft	
Will this structure be used to house domesticated animals: <input type="checkbox"/> Yes <input type="checkbox"/> No			

Revised March 1, 2017 Page 1 of 3

000038

Required Site Plan Data and Architectural/Construction Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed and the applicant will be contacted when the plans are approved. The Ohio Revised Code sets forth a maximum of thirty (30) days for review of all applications. No applications will be reviewed at the time of submittal.

The review process begins once a "completed" application and payment are received
Incomplete applications will delay the review process
****MINIMUM SEVEN (7) DAY PROCESSING OF ALL APPLICATIONS****

1. One (1) copy of the site drawing (legible 11" x 17" maximum). The site drawing must show the following:
 - a. A North arrow and scale
 - b. Existing structures and dimensions
 - c. Driveway and road access locations (existing and/or proposed)
 - d. Proposed structure(s) and dimensions
 - e. All setbacks to property lines and lot dimensions
2. One (1) copy of the building/construction plans showing major details including height data. A legible 11" x 17" copy. If the accessory structure is over 200 sq. ft. a permit is required from Summit County Building Department (330-630-7280)
3. Homeowners Association (HOA) and sub-HOA approval letters (if applicable).

Applicant Certification

By signing below, the owner has read, understands, and agrees to the following:

- Right of Revocation – It is understood and agreed by this applicant that any error, misstatement, misrepresentation of any fact, with or without intent, such as might and/or would cause a refusal of this application, or any alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- The owner agrees to allow the Zoning Inspector access to the property for on-site inspection(s) from application submittal through final approval.
- The applicant agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10 and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- There may be deed restrictions on the property that differ from the Sagamore Hills Township Zoning Resolution. The owner is solely responsible in ensuring compliance with any deed restriction, covenants or HOA restrictions.
- The zoning permit shall become void at the expiration of one (1) year after date of issue.
- We encourage calling 811 or 1-800-368-2764 prior to construction to identify underground utilities

Owner Signature: _____

Date: 11-30-2023

FEE - (check made payable to Sagamore Hills Township)

See Section 13 Fee Schedule

<u>FOR OFFICE USE ONLY</u>	
Zoning District: (check one)	<input type="checkbox"/> R-Residential <input type="checkbox"/> R-Residential Cluster <input type="checkbox"/> PUD (Greenwood) <input type="checkbox"/> PUD (Eaton Estates) <input type="checkbox"/> C-Commercial <input type="checkbox"/> I-Industrial
Zoning Certificate Permit No.:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied*
Zoning Inspector Signature: _____	Date: _____
*Reason for Denial: _____	
Resident to appeal to BZA? <input type="checkbox"/> Yes <input type="checkbox"/> No	

COUNTY OF SUMMIT
DEPARTMENT OF BUILDING STANDARDS

REVIEW NO. OPR231689 DATE 7/10/23



PLAN REVIEWER Eckenrode

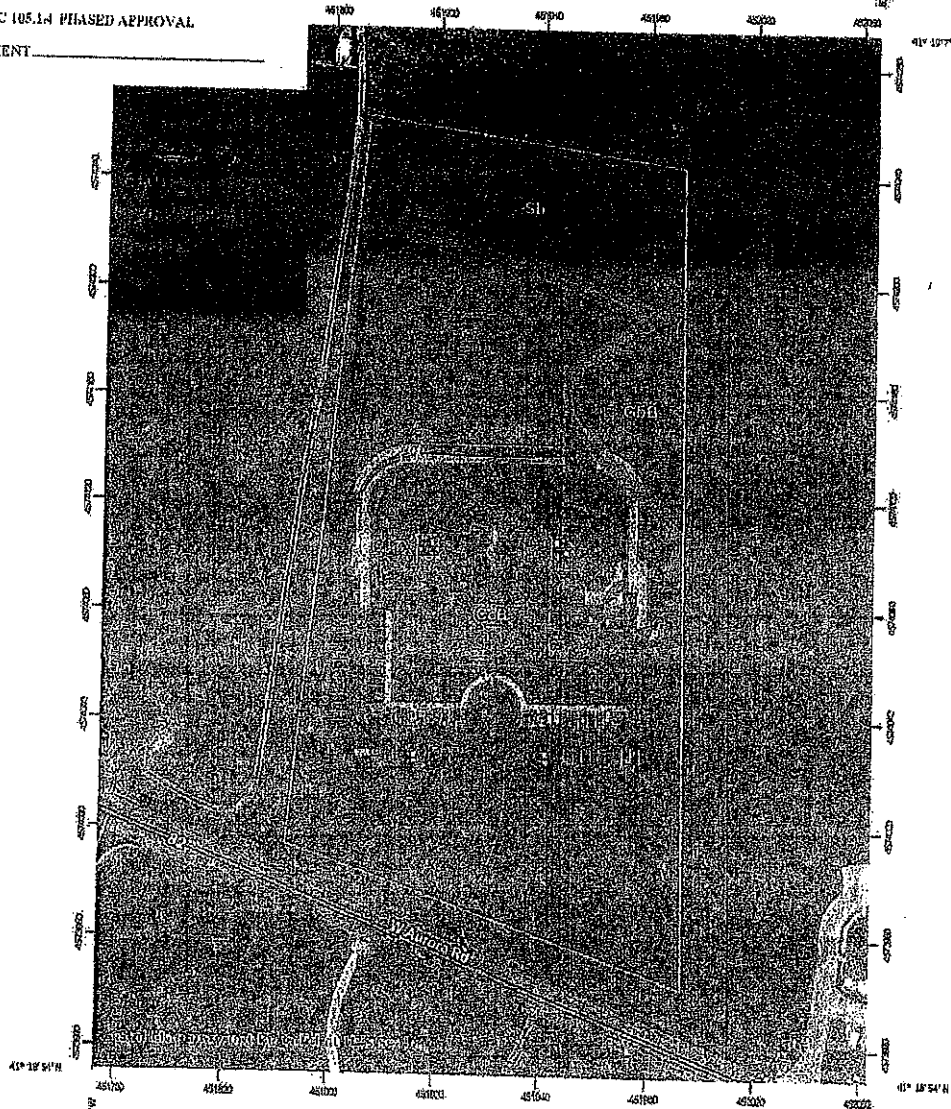
PERMIT NO. _____ DATE _____

C.B.O. LLR

- OBC 107.5.1 FULL APPROVAL
- OBC 105.1.1 NON CONFORMANCE APPROVAL
- OBC 105.1.2 CONDITIONAL APPROVAL
- OBC 105.1.4 PHASED APPROVAL

COMMENT _____

Soil Map—Summit County, Ohio



Map Scale: 1:11,870 if printed on A-format (8.5" x 11") sheet.
 0 25 50 100 150 Feet
 0 50 100 200 300 Feet
 Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WKZ84

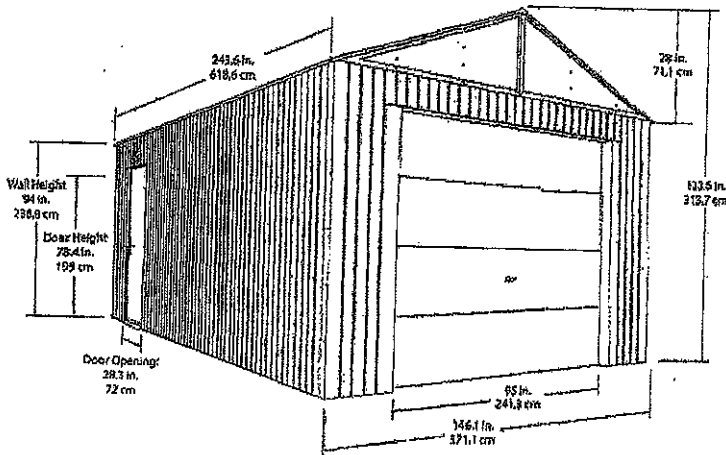
NRCS Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/14/2022
Page 1 of 3



000041



Model: GRC1220
Building Style: Peak
Colors: Two Tone Charcoal Walls & Anthracite Roof with White Door
Nominal Rounded Dimensions: 12'W x 20'L x 10'H
Assembled Measurements Feet: 12.18'W x 20.3'D x 10.3'H (at peak)
Assembled Measurements Inches: 146.1"W x 243.6"D x 123.5"H (at peak)
Foundation Measurements: 142.13"W x 239.25"L
Garage Door / Entrance Measurements: 95"W x 83.66"H
Side Door / Entrance Measurements: 28.3"W x 78.25"H
Gable Height: 28"H
Wall Height: 94"H
Total Storage Area: 2102 cu. ft. / 234 sq. ft.
Roof Angle: 22
Wind Load Rating: 100
Snow Load Rating: 35
Product Total Weight: 1112 lbs.

COUNTY OF SUMMIT
DEPARTMENT OF BUILDING STANDARDS



000042

728100122
**Owner's Manual
& Assembly Guide**



SOJAG

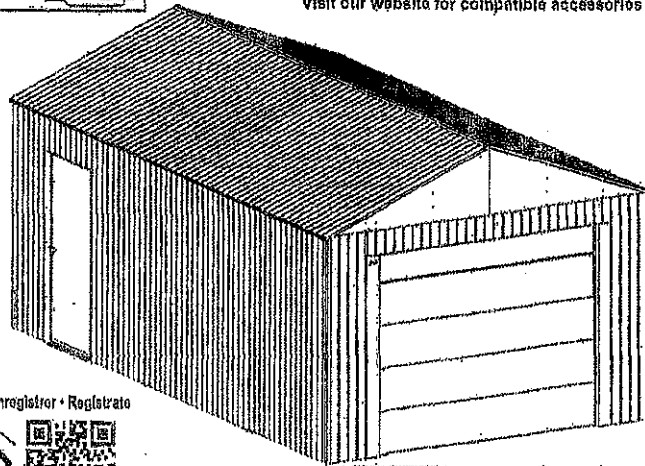
Steel Garage

EVEREST SERIES

12' GARAGE

All Sizes

arrowshed.com
Visit our website for compatible accessories



Registrator • Enregistrier • Registrato



Shower.logix.com/product-registration

Base Size	142.13" x 119.26" 361.0 cm x 302.0 cm
Additional per Extension	142.13" x 60" 361.0 cm x 152.4 cm

BUILDING DIMENSIONS

* Size rounded off to the nearest foot

Approx. Size	Storage Area	Exterior Dimensions (Roof Edge to Roof Edge)			Interior Dimensions			Door Opening	
		Width	Depth	Height	Width	Depth	Height	Width	Height
12' x 10'	118 Sq. Ft. 1093 Cu. Ft.	146.33'	123.65'	123.46'	131.13'	119.30'	122.25'	26.33"	78.25"
3.7 m x 3.0 m	10.8 m ² 27.5 m ³	371.2cm	313.8 cm	313.8 cm	338.5 cm	303.5 cm	310.0 cm	71.9 cm	196.0 cm
								(Roll Up Door)	(Roll Up Door)
								95.00"	55.66"
								241.8 cm	142.8 cm

Each Extension adds an additional: 60" (152.4 cm) in length, 60" Sq. Ft. (5.4 m²) additional storage area, and 520 Cu. Ft. (14.6 m³) additional storage volume.

* See inside for detailed safety information.

EN,FR,GB,IT,DE,ES,CZ,BWRM-0210

GB: Assembly manual in additional languages available online.
Scan QR code below to access.

FR: Manuel de montage disponible en ligne dans d'autres langues.
Pour y accéder, scannez le code QR ci-dessous.



Anchoring

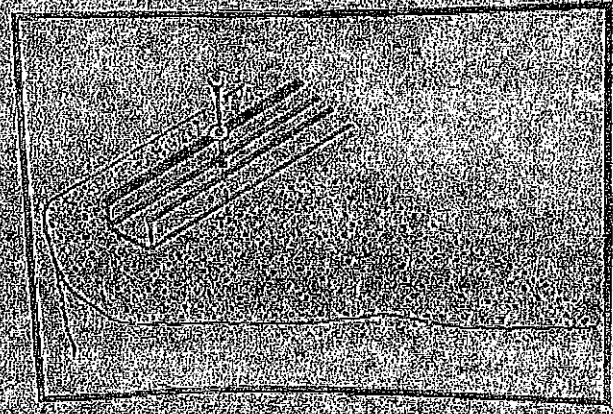
Anchoring Down The Building

It is important that the entire floor frame be anchored.
Below are recommended ways of anchoring.

Anchoring into Concrete

For poured concrete slab or footing or patio blocks.
Use 1/4" x 2" (6 mm x 51 mm) Lag Screws

Anchoring
Use
dia. h



COUNTY OF SUMMIT
DEPARTMENT OF BUILDING STANDARDS

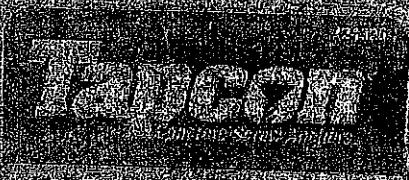
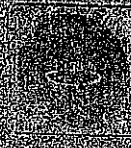
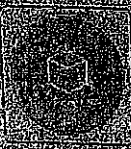


[Back to Results](#) / [Hardware](#) / [Fasteners](#) / [Anchors](#)

Tapcon 1/4 in x 2-1/4 in Concrete Anchors (75-Pack)

Item # 74127 / Model # 24025

Shop Tapcon  168 



\$29



11551 Valley View Rd. ♦ Sagamore Hills, OH 44067

Phone: 330.467.0900 ♦ Fax: 330.655.7899

www.mysagamorehills.com

zoninginspector@mysagamorehills.com

PERMANENT SIGN PERMIT APPLICATION

(SHT Sign Resolution Section 15)

PERMIT MUST BE OBTAINED PRIOR TO SIGN INSTALLATION. FAILURE TO OBTAIN PERMIT PRIOR TO INSTALLATION WILL RESULT IN A MONETARY PENALTY FEE

PROPERTY INFORMATION	
Site Address: 997 W. Aurora Rd., Sagamore Hills, Ohio 44067	Parcel No.: 4504675
Owner(s): Investments At Barnett LLC	Contact Name: Investments At Barnett
Owner Address: P.O. Box 396 New Albany, Ohio 43054	
Owner Telephone No.: 614-578-6238	
Owner Email Address: invoices4305@gmail.com	
Primary Homeowners Association (HOA): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
Sub HOA (if applicable): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
Corner Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No -Note: Corner lots are required to meet the front setback on both streets-	

BUSINESS INFORMATION	
Business Name: New Aurora Health Center	
Business Owner Name: Kevin Strong	
Business Owner Phone No.: (O) 234-808-4345 (M) 678-480-0630	Business Owner Email Address: contact@newaurorahealthcenter.com

CONTRACTOR INFORMATION	
Contact Name: N/A	
Company Name: N/A	
Address: N/A	
Telephone No.: N/A	Email Address: N/A

PROPOSED GROUND MOUNTED SIGNS		
SETBACKS FROM PROPERTY LINES (ft.):		
Front (ft.) (from Right-of-Way):	Left Side (ft.):	Right Side (ft.): 58 Feet
Sign type (provide drawing): See attached		
Highest component of the sign to average finished grade (ft.): 6 feet 6 inches (Sign Structure) 3 feet 1 inch (Sign)		
Sign width (ft.): 7 feet 5 Inches (Sign Structure)	5 feet 5 Inches (Sign)	Total sign sq. ft.: 51.02 sq.ft. (Sign Structure) 16.96 sq. ft. (Sign)
ALL OTHER (PROPOSED) SIGNS		
*Sign height (ft.):	Sign width (ft.):	Total sign sq. ft.:
Sign type:	Location:	Building sq. ft.:
Sign distance from face of building (inches):		

*Sign may not exceed height of established roof line

Required Site Plan Data and Sign Detail Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed and the applicant will be contacted when the plans are approved. The Ohio Revised Code sets forth a maximum of thirty (30) days for review of all applications. No applications will be reviewed at the time of submittal.

The review process begins once a "completed" application and payment are received

Incomplete applications will delay the review process

*****MINIMUM SEVEN (7) DAY PROCESSING OF ALL APPLICATIONS*****

1. One (1) copy of the site drawing (legible 11" x 17" maximum). The site drawing must show the following:
 - a. A North arrow and scale
 - b. Existing structures and dimensions
 - c. All setbacks to each property line including the road and lot dimensions
2. One (1) copy of the sign drawing (legible 11" x 17" maximum)
3. Homeowners Association (HOA) and sub-HOA approval letters (if applicable).

Applicant Certification

By signing below, the owner has read, understands, and agrees to the following:

- Right of Revocation – It is understood and agreed by this applicant that any error, misstatement, misrepresentation of any fact, with or without intent, such as might and/or would cause a refusal of this application, or any alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- The owner agrees to allow the Zoning Inspector access to the property for on-site inspection(s) from application submittal through final approval.
- The owner agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10 and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- There may be deed restrictions on the property that differ from the Sagamore Hills Township Zoning Resolution. The owner is solely responsible in ensuring compliance with any deed restriction, covenants or HOA restrictions.
- The zoning certificate shall become void at the expiration of one (1) year after date of issuance.

Property Owner Signature: _____



Date: 11-30-2023

FEE - check (only) payable to Sagamore Hills Township
See Section 18 Fee Schedule

FOR OFFICE USE ONLY

Zoning District: Residential Residential Cluster PUD (Greenwood) PUD (Eaton Estates) Commercial Industrial

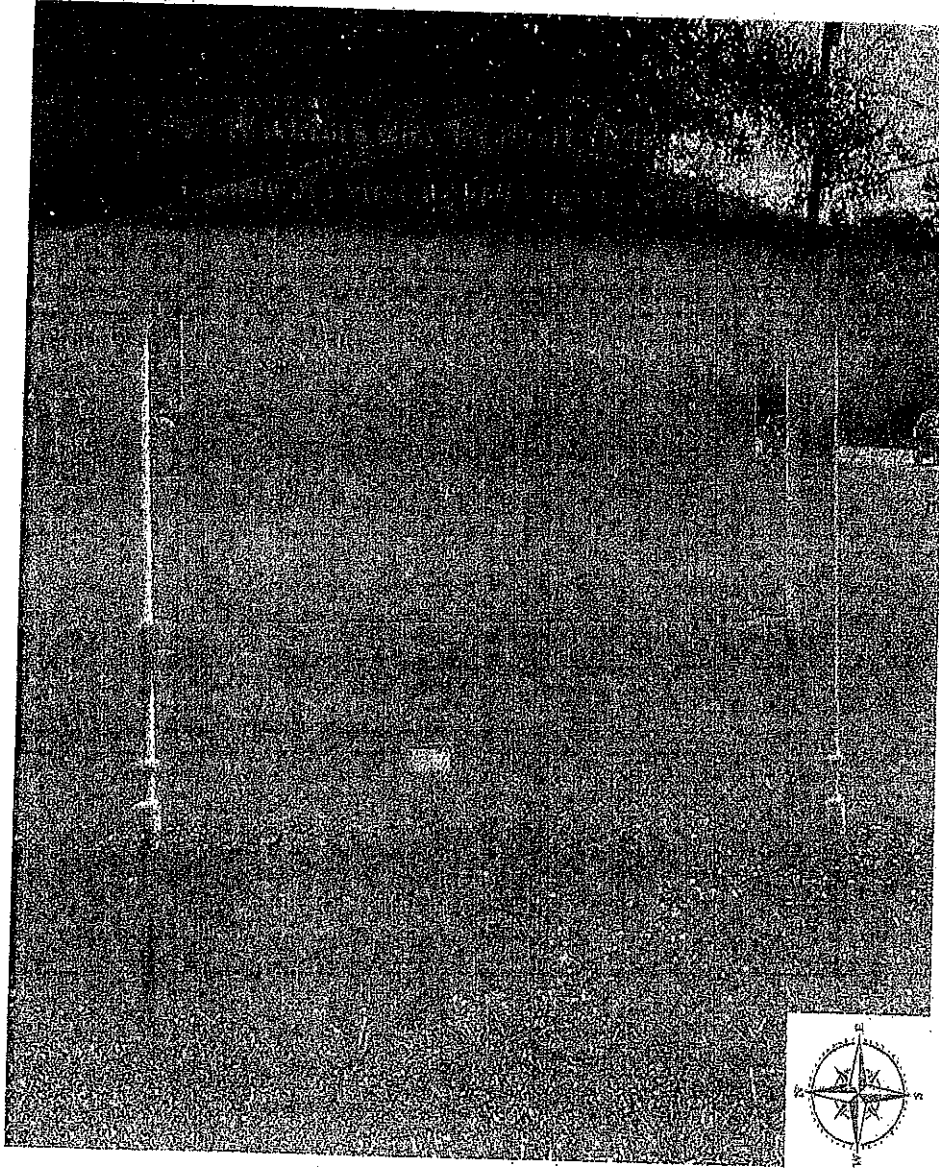
Zoning Certificate Permit No.: _____ Approved Denied*

Zoning Inspector Signature: _____ Date: _____

*Reason for Denial: _____

997 W Aurora Rd., Sagamore Hills, Ohio 44067

Update of Lettering and Logo to existing Sign

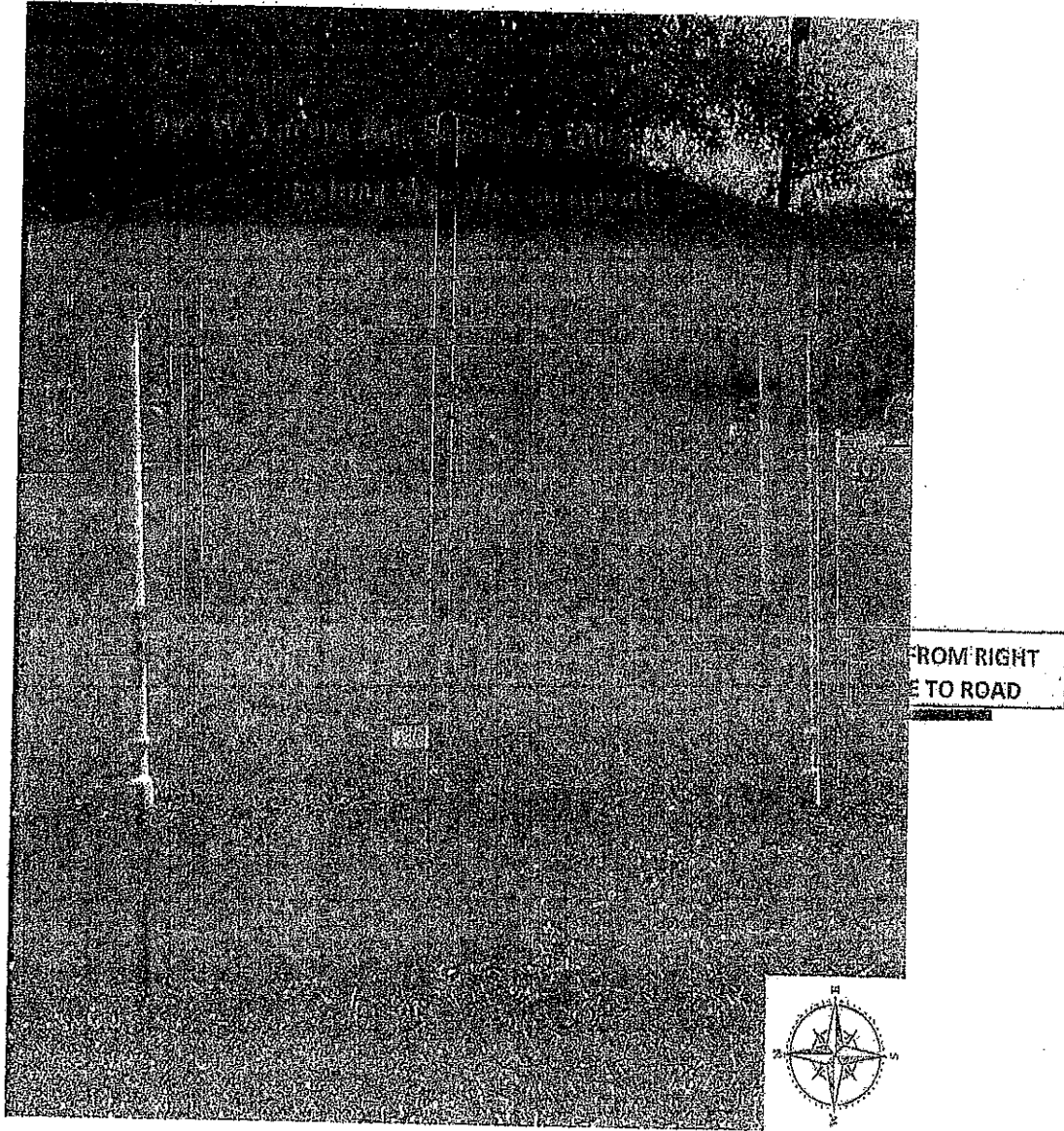


Same lettering and logo on both sides

000049

997 W Aurora Rd., Sagamore Hills, Ohio 44067

Exiting Sign Measurements



Fifty eight foot setback from road

000050



BZA 5
Zoning Decision Ltr. to New Aurora

11551 Valley View Road • Sagamore Hills, Ohio 44067-1099
Office: 330.467.0900 • Fax: 330.655.7899
MySagamoreHills.com

January 12, 2024

To: Attorney Al Schrader, Attorney David Randolph, Kevin Strong, Denny Wilson

Subject: Review of New Aurora Health Permit Applications, 997 West Aurora Road
Sagamore Hills, Ohio 44067

Applications submitted: Certificate of Zoning Compliance/Occupancy, Accessory
Building/Structure, New Permanent Sign

Thank you for taking the time to submit your applications.

On November 16, 2023 the Attorney's for New Aurora Health submitted the Certificate of Zoning Compliance/Occupancy permit application. As you know the facility has been an Assisted Living Complex since it was opened in 1999 until it was closed in the summer of 2022. The application was signed by the Attorneys for New Aurora Health on November 16, 2023 and mailed to me three days after a letter was emailed to Attorney Schrader summarizing the status of your plans. The only other written communication from Mr. Strong, Mr. Wilson or your lawyers prior to the November 16, 2023 applications, was your letter dated June 16, 2023, requesting to be added to the June Zoning Board meeting agenda.

The prior history of the site was also memorialized in the letter from Attorney Jeffrey J. Snell to Attorney Schrader dated November 13, 2023. The Zoning Application for a Certificate of Compliance/Occupancy submitted on November 16, 2023 also included a one-page letter from Attorney Randolph stating that the building is 69,995 square feet and the proposed use was "**Medical Office/Mental Health & Substance Abuse Treatment Center**". This statement of use, differs from Mr. Strong's letter dated June 16, 2023, in which he "requested the local zoning committee to consider a zoning *change* for the property" and stated the proposed use was for a "mental health substance abuse detox recovery center". The November 16, 2023 letter goes on to state, "I am specifically requesting a decision to be made on our proposed use of our property for Phase 1. Phase 1 of New Aurora Health is designed as an outpatient facility to provide mental health and substance abuse treatment. This is an outpatient facility, identically related to that of a medical office, which is a permitted use allowed under your zoning resolution, Section 5.2 (A)(11). Upon your approval of the use of Phase 1 of the property, we can then work with the proper authorities to obtain the occupancy permit required to conduct business." Your November 16, 2023 application included additional plans for an outbuilding (shed), but not with the proper paperwork/application. Nor did you submit the appropriate fees for said applications.

On November 20, 2023, I responded to your application and asked for corrections to be made to the Occupancy Application, submit an Accessory Building Structure Application **000051** and a New Permanent Sign Application, then resubmit them all with the appropriate fees.

My letter provided a list of twelve items, and/or corrections. The response I received from Mr. Schrader, dated December 7, 2023, indicated that he refused to make the changes to the application, which I suggested, and stated that he was unable to comply with the requirements of the application "due to Summit County and Macedonia Fire Department refusing to inspect or grant applications before the approval as to the use of the property by the Township". Mr. Schrader included the additional applications for the sign and accessory building with the appropriate fees. He also stated that he disagreed with my "characterization that there will be a change in the sign" because he maintained the face was only changing". I note that the face of this sign that was whited out with no lettering or coloring has been absent from the front of the facility for a least a few months. That sign no longer represented or identified the new use or owners of the building.

While my November 20, 2023 response asked for additional information about Phase I and Phase II referenced in the cover letter that accompanied the November 16, 2023 application, the only response in the December 7, 2023 letter of Mr. Schrader states as follows: "9. Phase I is a kin to a medical office. Mental health and addiction, outpatient treatment will be provided. The section of the building used for Phase I is outlined in the attached drawings. The security plan is for limited access to areas of the building. 10. As we have stated before, this application is for Phase I. My clients understand that if they were to start Phase II, they would need additional inspections and approval, and they will seek that approval at that time." Mr. Schrader stated that "most of the information requested is unnecessary and may be viewed as harassment towards my client regarding the process and may amount to a constitutional violation against the right to use the property".

Mr. Schrader stated "I can coordinate with my clients on a date to have you come and inspect the property as soon as possible. I will email you with the dates and times that may work for my client."

It was not until December 22, 2023 that I received a phone call from Mr. Strong to set up a facility walk through. We settled on January 4, 2024 at 10am. Attorney Jeff Snell and Macedonia Fire Inspector David Smith were present. It should be noted that the last Fire Inspection for the facility was in October of 2023.

The inspection included the following personnel; myself (zoning inspector), David Smith (Macedonia Fire), Attorney Jeff Snell, Attorney Al Schrader, Attorney David Randolph, Denny Wilson, Kevin Strong and property owner Igor Kremenchuker. During the tour we were shown a large dining room with seating for about 30 to 40 people. Verbally Mr. Strong and Mr. Wilson shared that there would be a caterer to initially provide meals three days a week and up to 2 to 3 times per day. This contradicted the letter from December 7, 2023, in which Mr. Schrader stated, "There are no plans in the immediate near future to serve meals within the facility. My clients understand that if they were to plan on serving meals, they would need the appropriate certificates and applications, filed and approved. However, as we stated before, this application is for Phase I of the building, and there are no plans, or ability, to serve food in Phase I." You assured Mr. Smith that you would not use the kitchen without additional approvals and appropriate applications and inspections from Summit County Public Health. We also toured the clothes/linen, washing/drying rooms for client laundry as well as the mechanical area of the building. In the public area we toured a billiard room, and two gaming counsels with chairs, along with Internet WIFI stations. We walked through several offices which Mr. Strong stated would be used for counseling and another area for public bathing and changing. Mr. Strong said the outdoor courtyard would be used for a nature area, therapy, possibly drone flying. He showed us a "stylist" room for haircuts and manicures and eventually tattoo removal. Another room was to be used for "life skills", a stove and oven, kitchen per say. We saw another outdoor area, which Mr. Strong said would be fenced off and to be used for gardening for the clients. There was also a large, up to date exercise room with state-of-the-art exercise equipment, including weights, treadmills and exercise balls. All of this would be available to your clients. All of these rooms and areas of the building are Phase I, as told by Mr.

000052

Strong. While the maps that were attached to your application were small and unreadable in some instances, you agreed to send me a PDF of the maps of the building so I can review the entire building. This PDF has not been provided. As I would estimate, you are using roughly 10% of the usable space for Phase I.

We then walked through part of the residential areas that Mr. Strong stated were for Phase II. This area included many single residential rooms with bathrooms that were generally empty. These were the living quarters when this was the Senior Living Facility. We also discussed the former secure area of these residential rooms that you said you hoped would become a detox facility. Finally, I asked you about your hours of operations of the facility and you stated it would be about 8am to 9pm or 'anytime' a therapist thought they needed to be available. You said that you would encourage clients to stay as long as they could at your facility to help them. Given your plans and facilities to provide, meals (initially catered), a locker room, exercise equipment, a pool table, gaming area, barber station, computers and internet stations in two additional areas, a mediation room and therapy sessions for group therapy and therapy with family members, your estimated hours appear to be the minimum to accommodate such use.

You have been extremely clear in our discussions and during our tour that your desire is to operate an in-patient residential facility of 120 to 150 beds depending upon how the building is configured. Your use is not "grandfathered-in" by the prior *conditional use* granted to the previous facility for Assisted Living and Senior care. "A mental health and substance abuse detox recovery center" is not a permitted use in Sagamore Hills Township, and will require a zoning change. The proposed use and desire for the client does not reflect a "professional office such as medical, dental, legal, engineering, realtor, accounting and such" as provided in the Sagamore Hills Zoning Resolution for permitted *uses*, Section 5.2(A)(11). Nor is your *use* grandfathered-in as assisted living which is a conditional use, but rather as your letter of June 16, 2023 acknowledges, your *use* is a new use that requires a change in the Zoning Resolution. The Zoning Commission also shared this at their June 2023 meeting with Mr. Strong and Mr. Wilson, and their August 2023 meeting, which all of you attended. Had you simply started the process for a zoning change at that time, we would not be in this circumstance. It is unfortunate, and in violation of the resolution, that you made improvements before seeking approval of your *use* under the Zoning Resolution. I therefore deny your application for a Certificate of Zoning Compliance/Occupancy Permit as it relates to New Aurora Health, 997 W. Aurora Road Sagamore Hills, Ohio. I will also deny your Application for the Accessory Building / Structure Permit application for the shed, because the Zoning Resolution allows for only one structure on a Commercial Lot. Given my decision on the "use" you may still want the sign approval. If you want me to issue that permit I will.

I can be reached on my mobile at 216-218-0367 or through email.

Thank you,

Ray Fantozzi
Sagamore Hills Township Zoning Inspector
Exterior Code Maintenance Inspector
11551 Valley View Road
Sagamore Hills, OH 44067
zoninginspector@mysagamorehills.com

000053

cc: Trustees, Zoning Commission

**RODERICK LIN
BELFANCE**

Attorneys at Law



FOUNDED 1885

**BZA 6
New Aurora Notice of Appeal**

Alfred E. Schrader
aschrader@rlblp.com

January 24, 2024

Ray Fantozzi, Zoning Inspector
11551 Valley View Road
Sagamore Hills, Ohio 44067

Sagamore Hills Board of Zoning Appeals Secretary
11551 Valley View Road
Sagamore Hills, Ohio 44067

Re: Notice of Appeal from Zoning Inspector's Denial of Application of New Aurora Health Center's Application for Certificate of Zoning Compliance/Occupancy Permit

Dear Mr. Fantozzi and Secretary:

Please allow this letter to serve as notice that New Aurora Health Center, pursuant to Sagamore Hills Township Zoning Resolution §10.7, is appealing the Zoning Inspector's denials of its application for the approval of proposed medical facility located at 997 W. Aurora Road, Sagamore Hills, Ohio 44067.

This application concerns a preexisting building, previously used as an assisted living facility. The proposed use for New Aurora Health Center is to provide medical services such as mental health and substance abuse treatment. The Sagamore Hills Zoning Resolution §5.2(A)(11) provides that medical facilities are a permitted use.

While the Township's Zoning Resolution does not provide for the definition of what a medical facility means, the State of Ohio certainly has. The term "medical treatment" has meaning related to the identification and alleviation of physical or mental ailments. *Browning v. Burt*, 66 Ohio St.3d 544, 557, 613 N.E.2d 993 (1993), citing Black's Law Dictionary (6 Ed.1990), at 453-454 and 1502. "The term 'medical' is defined as 'relating to medicine.'" *Ashraf S. Nassef, M.D., Inc. v. Union Twp.*, 12th Dist. Clermont No. CA2013-05-038, 2013-Ohio-4130, ¶ 15, citing Attorney's Illustrated Medical Dictionary M15 (1997) Furthermore, although the term "medical" is not defined, Courts seldom exclude mental health from the term. Medical judgment includes the person's psychological factor. *Doe v. Bolton*, 410 U.S. 179, 192, 93 S.Ct. 739, 35 L.Ed.2d 201 (1973). Additionally, the federal courts have also held that it was a violation of the Equal protection clause where a township failed to allow a methadone clinic to operate within a district that allowed other medical facilities. *RHJ Med. Ctr., Inc. v. City of DuBois*, 564 Fed. Appx 660, 2014 U.S. App. LEXIS 7679 (3rd Cir. Pa, Apr. 24, 2014).

000054

Excellence is our tradition.

AKRON • MEDINA

It is difficult to discern exactly why the zoning inspector is denying the application. However, the zoning inspector states that "A mental health and substance abuse detox recovery center' is not a permitted use in Sagamore Hills Township and will require a zoning change." The zoning inspector goes on to state that the proposed use of New Aurora Health Center "does not reflect a 'professional office such as medical...' as provided in the Sagamore Hills Zoning Resolution." Therefore, it appears the zoning inspector is denying the application based on the proposed use of mental health and substance abuse treatment. However, the case law and other precedent is readily available and abundantly clear that mental health and substance abuse treatment centers are in fact medical. Thus, it is our position that not only is New Aurora Health Center a medical facility and permitted pursuant to your Zoning Code, but it is also protected from discriminatory behavior, such as what is currently occurring, under the Equal Protection Clause.

Further, we are reminding the Township, yet again, that we are not asking for a residential component for the use of our building. The zoning inspector and township attorney were insistent on touring the entire building instead of the portion of the building being used in Phase 1 as identified in our application. However, due to the zoning inspector bringing up this issue anyways in his letter, we are notifying the township of our right to reserve an appeal of that potential denial at this time. We do believe that a denial of this use is premature.

Please find the Zoning Inspector's denial letter along with a check enclosed for \$750.00.

If you have any questions, please feel free to contact us.

Very truly yours,

RODERICK LINTON BELFANCE LLP

/s/ Alfred E. Schrader
Alfred E. Schrader, Esq

AES/dar

000055



SAGAMORE HILLS

11551 Valley View Road, Sagamore Hills Ohio
 E-mail: zoninginspector@mysagamorehills.com

**BZA 7
 Zoning Appeal Application
 and Exhibits A-F**

APPEAL APPLICATION

Filing Date:	1/24/2024	Zoning Application Number:		Incident Number:	BZA20240124-01	
Lot Size:	9.88ac	Parcel No.		Parcel Use:	C	
TYPE OF APPEAL	Zoning Appeal (ZA)		Exterior Maintenance Code (EMC)			
	Variance Appeal (VA)		Appeals Fee \$		\$750	
Name:	New Aurora Health Care Center					
Address:	997 W. Aurora Rd.					
City:	Sagamore Hills, Ohio 44067					
Email:	Aschneider@rlhills.com (attorney)	Phone:	330-434-3000			
Property Owner Name:	Investments at Barnett LLC					
Property Owner Address:	James Blazek, Agent, 38 5North High Street, Suite 300					
City:	Columbus, Ohio 43214					
Phone:		Email:				
Reason / Explanation for Appeal	See attached letter as Exhibit A.					
Details:	See attachments.					
Include site plans building plans & photos						
Attachments:						
<i>If the existing Zoning Resolution, or EMC is providing practical difficulties or hardship to applicant or owner please explain:</i>						
N/A						
<i>How will the granting of a Zoning Appeal, Zoning Variance, or EMC Appeal immediately effect the neighborhood and community in general?</i>						
Minimal to no affect due to pre-existing building proposed for permitted use within the zoning resolution						
000056						

List all contiguous property owners		
Name	Address	City
ZONING INSPECTOR TO PROVIDE INFORMATION PER EMAIL OF JANUARY 26, 2024.		

Signature of Applicant
<i>Kevin Strong</i>
Printed Name of Applicant
Kevin Strong

Date:
01-30-2024

APPEAL APPLICATION
Sagamore Hills Township
Information and General Requirements for requesting a Board of Zoning appeals Hearing

The Board of Zoning Appeals:

Hears all appeals regarding Zoning Variances, Appeals to the Sagamore Hills Township Zoning Resolution, Conditional Use Permits, Code and the Exterior Maintenance Code.

The Board ONLY meets upon request

The fee for Hearing Appeals is \$750.00. This fee is used for legal advertisements and certified notices sent to adjoining properties. In addition to any other mailings etc. that are used for the hearing

A legal notice is advertised ten (10) days before the meeting. Certified letters are sent by the Zoning Secretary to all adjoining and neighboring properties.

The Applicant must supply the following:

A completed legible Appeals Application

A check in the amount of \$750.00 to accompany the Appeals Application

A complete list of names and addresses of all property owners for all adjacent parcels. Adjacent parcels include properties to the front, back, sides and across all public and private right-of-ways for subject property

A vicinity map and site map locating the subject property, not to exceed 11 x 17in. SEE EXHIBIT B.

Name and address of the property owner or lessee. INCLUDED WITHIN APPLICATION.

A Statement of the source of availability of water and sanitary sewers, if applicable. NOT APPLICABLE, SERVICES ALREADY PROVIDED.

A Schedule of phasing for the project - SEE EXHIBIT C

A list of all easements - NONE KNOWN.

Riparian Report for the parcel identifying wetlands, floodplans, and soil content - SEE EXHIBIT D

Square Footage of all buildings, and proposed buildings on the site SEE EXHIBIT E.

A map of existing Topography - SEE EXHIBIT D.

Eight (8) Copies of the application and all supporting documents

SEE ENTIRE ZONING APPLICATION PACKET ATTACHED AS EXHIBIT F.

000057

**RODERICK LINTON
BELFANCE LLP**
Attorneys at Law



FOUNDED 1885



Alfred E. Schrader
aschrader@rlblp.com

January 18, 2024

Ray Fantozzi, Zoning Inspector
11551 Valley View Road
Sagamore Hills, Ohio 44067

Sagamore Hills Board of Zoning Appeals Secretary
11551 Valley View Road
Sagamore Hills, Ohio 44067

Re: Notice of Appeal from Zoning Inspector's Denial of Application of New Aurora Health Center's Application for Certificate of Zoning Compliance/Occupancy Permit

Dear Mr. Fantozzi and Secretary:

Please allow this letter to serve as notice that New Aurora Health Center, pursuant to Sagamore Hills Township Zoning Resolution §10.7, is appealing the Zoning Inspector's denials of its application for the approval of proposed medical facility located at 997 W. Aurora Road, Sagamore Hills, Ohio 44067.

This application concerns a preexisting building, previously used as an assisted living facility. The proposed use for New Aurora Health Center is to provide medical services such as mental health and substance abuse treatment. The Sagamore Hills Zoning Resolution §5.2(A)(11) provides that medical facilities are a permitted use.

While the Township's Zoning Resolution does not provide for the definition of what a medical facility means, the State of Ohio certainly has. The term "medical treatment" has meaning related to the identification and alleviation of physical or mental ailments. *Browning v. Burt*, 66 Ohio St.3d 544, 557, 613 N.E.2d 993 (1993), citing Black's Law Dictionary (6 Ed.1990), at 453-454 and 1502. "The term 'medical' is defined as 'relating to medicine.'" *Ashraf S. Nassef, M.D., Inc. v. Union Twp.*, 12th Dist. Clermont No. CA2013-05-038, 2013-Ohio-4130, ¶ 15, citing Attorney's Illustrated Medical Dictionary M15 (1997) Furthermore, although the term "medical" is not defined, Courts seldom exclude mental health from the term. Medical judgment includes the person's psychological factor. *Doe v. Bolton*, 410 U.S. 179, 192, 93 S.Ct. 739, 35 L.Ed.2d 201 (1973). Additionally, the federal courts have also held that it was a violation of the Equal protection clause where a township failed to allow a methadone clinic to operate within a district that allowed other medical facilities. *RHJ Med. Ctr., Inc. v. City of DuBois*, 564 Fed. Appx 660, 2014 U.S. App. LEXIS 7679 (3rd Cir. Pa, Apr. 24, 2014).

Excellence is our tradition.

AKRON • MEDINA

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It is difficult to discern exactly why the zoning inspector is denying the application. However, the zoning inspector states that "'A mental health and substance abuse detox recovery center' is not a permitted use in Sagamore Hills Township and will require a zoning change." The zoning inspector goes on to state that the proposed use of New Aurora Health Center "does not reflect a 'professional office such as medical...' as provided in the Sagamore Hills Zoning Resolution." Therefore, it appears the zoning inspector is denying the application based on the proposed use of mental health and substance abuse treatment. However, the case law and other precedent is readily available and abundantly clear that mental health and substance abuse treatment centers are in fact medical. Thus, it is our position that not only is New Aurora Health Center a medical facility and permitted pursuant to your Zoning Code, but it is also protected from discriminatory behavior, such as what is currently occurring, under the Equal Protection Clause.

Further, we are reminding the Township, yet again, that we are not asking for a residential component for the use of our building. The zoning inspector and township attorney were insistent on touring the entire building instead of the portion of the building being used in Phase 1 as identified in our application. However, due to the zoning inspector bringing up this issue anyways in his letter, we are notifying the township of our right to reserve an appeal of that potential denial at this time. We do believe that a denial of this use is premature.

Please find the Zoning Inspector's denial letter along with a check enclosed for \$750.00.

If you have any questions, please feel free to contact us.

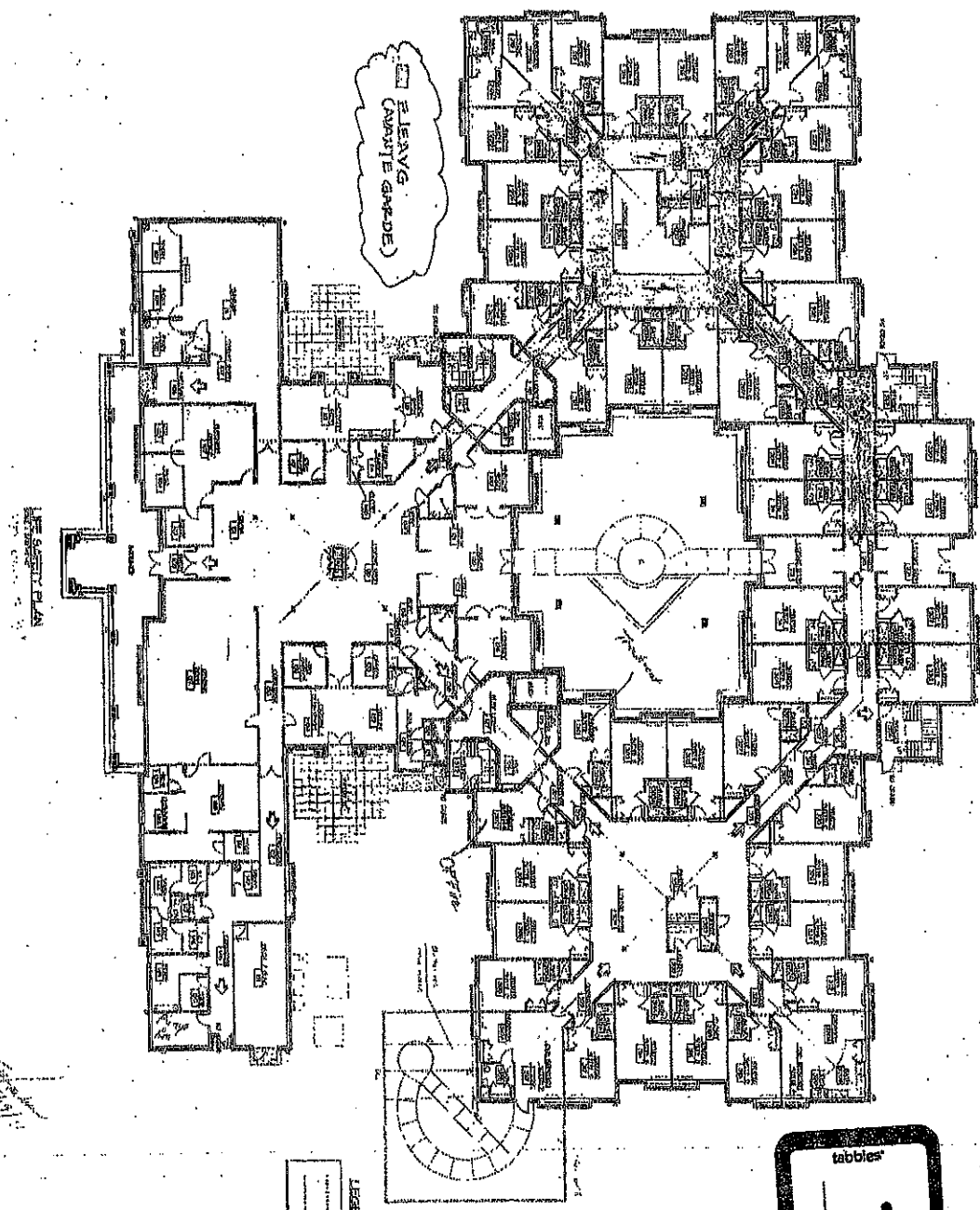
Very truly yours,

RODERICK LINTON BELFANCE LLP

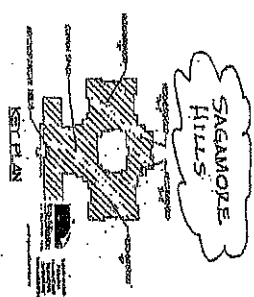
/s/ Alfred E. Schrader
Alfred E. Schrader, Esq

AES/dar

000059



Handwritten signature



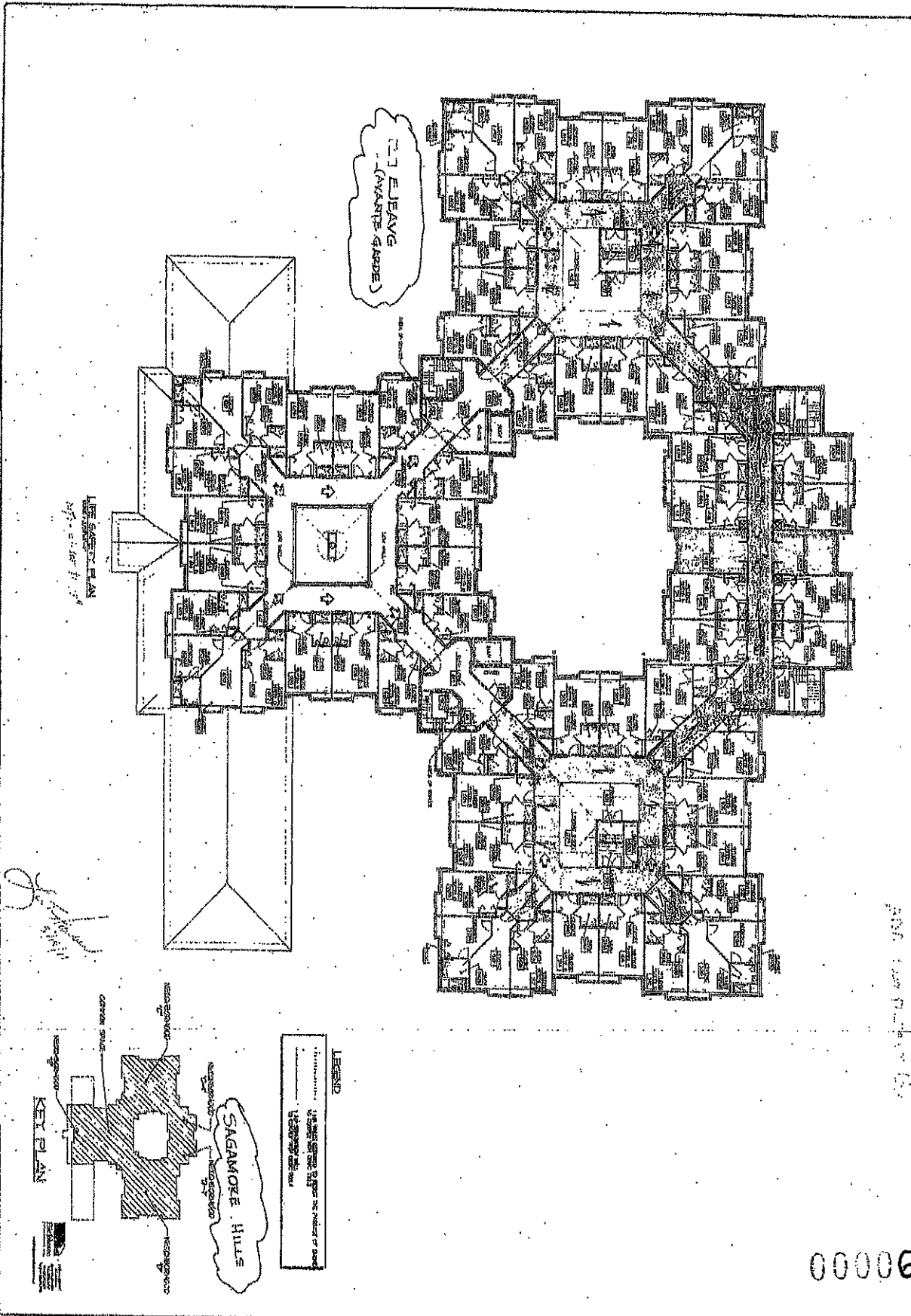
LIFE SAFETY PLAN
 TO BE USED IN THE EVENT OF AN EMERGENCY
 TO BE KEPT IN THE OFFICE OF THE SUPERVISOR



Handwritten text: ASD (Sagamore Hills)
 Office of the Supervisor

000060

1519 <small>DATE: 11-11-64 DRAWN BY: [Name] CHECKED BY: [Name]</small>	OUTDOOR POINT AT SAGAMORE HILLS AN ASSISTED LIVING COMMUNITY OF BALANCED HOME CORPORATION <small>ALCOCK ROAD, SAGAMORE HILLS, OHIO 44072 PHONE: 440-333-0100</small>		IBT <small>INTERNATIONAL BROTHERHOOD OF TEAMSTERS LOCAL 1000 150 N. W. 10th St. Miami, Florida 33136</small>	<small>CONTRACT NO. 1519 DATE: 11-11-64 DRAWN BY: [Name] CHECKED BY: [Name]</small>	<small>SCALE: AS SHOWN DATE: 11-11-64 DRAWN BY: [Name] CHECKED BY: [Name]</small>
	LIFE SAFETY - FIRST FLOOR PLAN				



TS15

NO.	DATE	BY	CHKD.

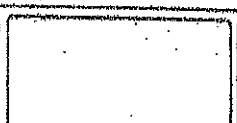
OUTLOOK POINT AT SAGAMORE HILLS
 AN ASSISTED LIVING COMMUNITY OF
 BALANCED CARE CORPORATION
 10000A HWY. 44 SAGAMORE HILLS TOWNSHIP, BRADY COUNTY
 MISSOURI 64487, USA

LIFE SAFETY - SECOND FLOOR PLAN



ARCH

BOHLEN, BRUNING, BARBER, BAYLOR
 ARCHITECTURAL ARCHITECTS, INC.
 311 E. LOUISIANA STREET
 SUITE 200
 SANDRA, PA 15085



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New Aurora Healthcare Center
997 W. Aurora Rd.
Sagamore Hills, Ohio 44067



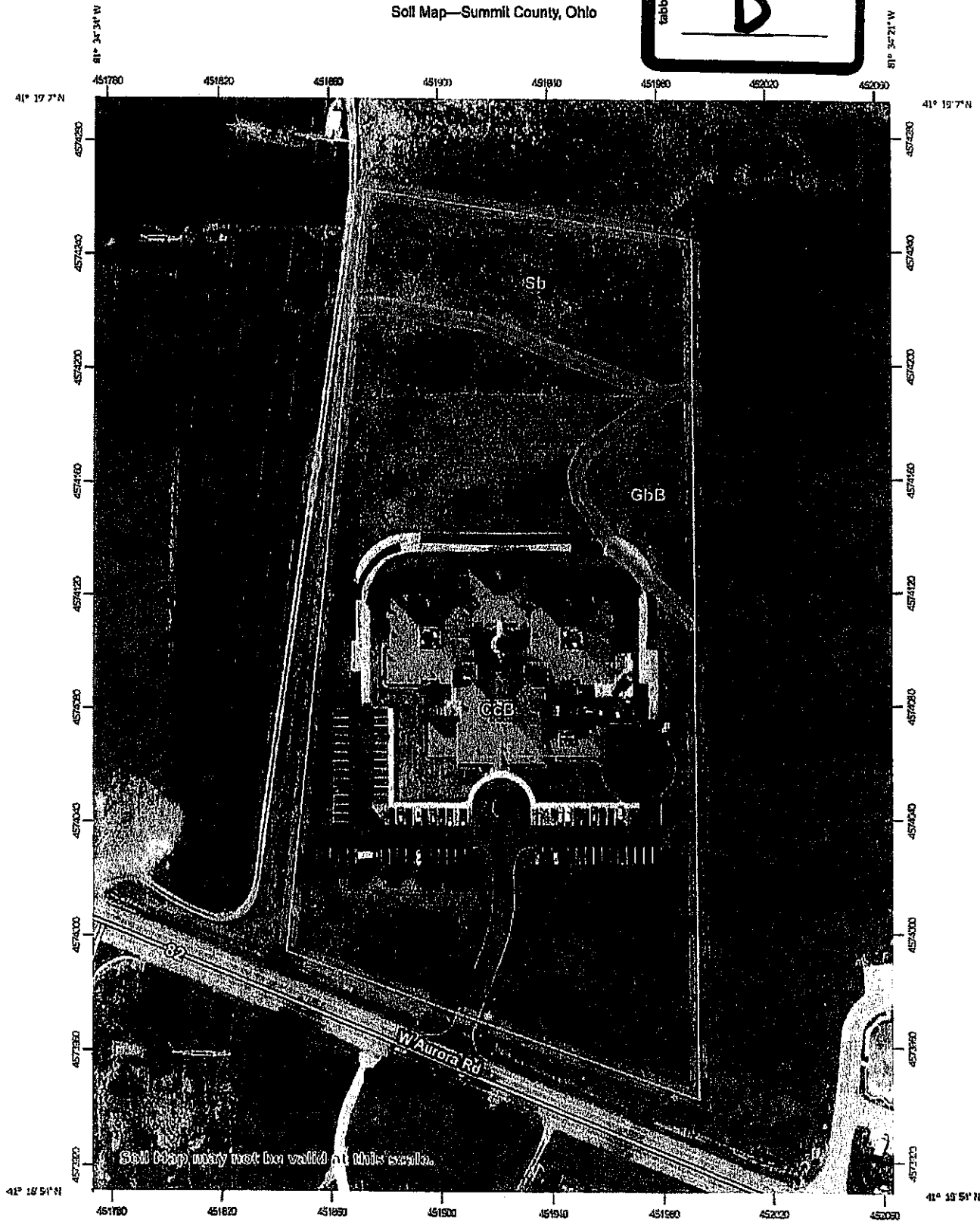
Project Phasing Schedule

Phase I: Outpatient Mental Health and Substance Abuse Treatment Services

Phase II: Inpatient Mental Health and Substance Abuse Treatment Services

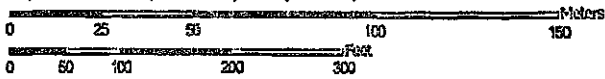
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Soil Map—Summit County, Ohio



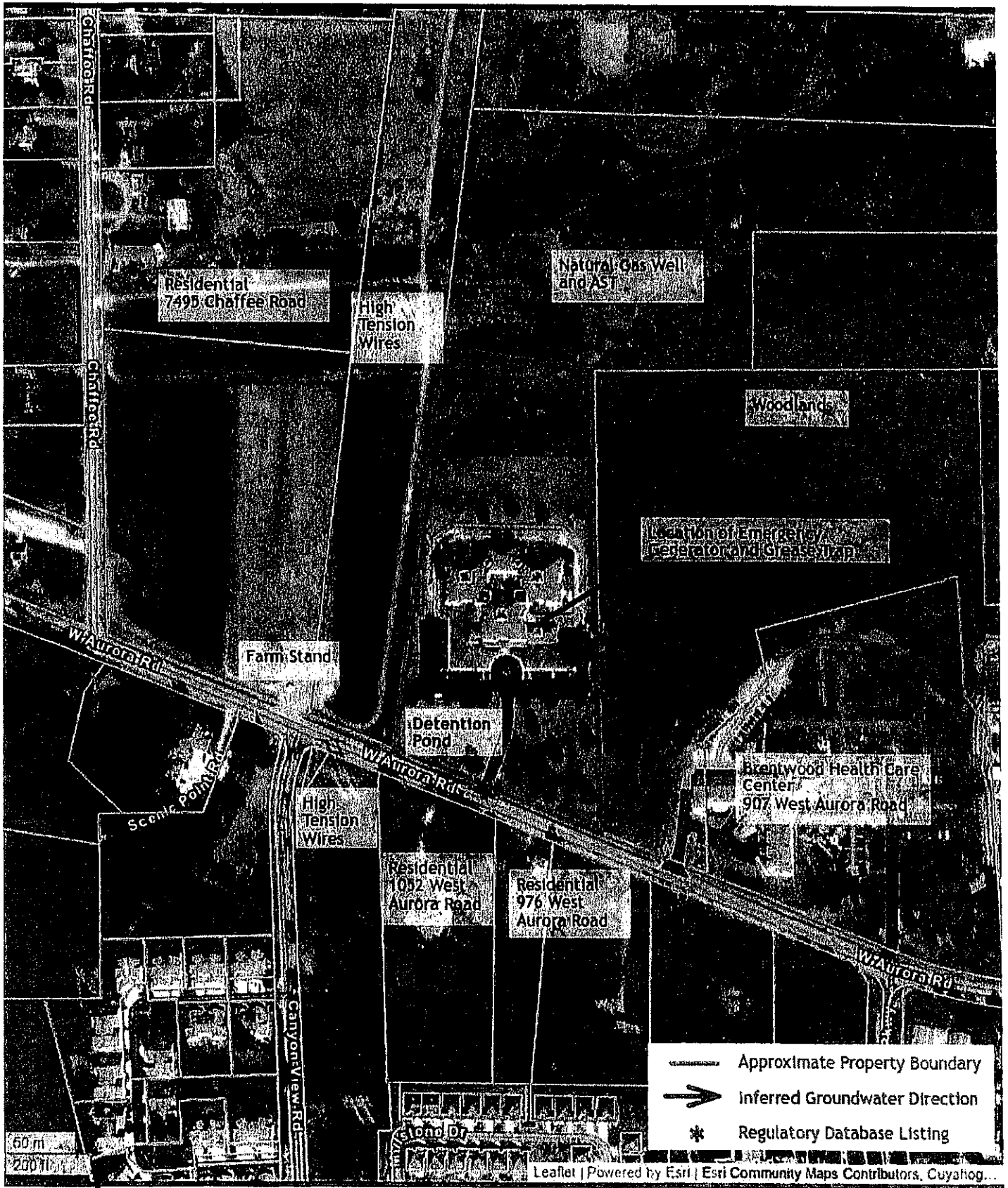
Soil Map may not be valid at this scale.

Map Scale: 1:1,670 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ties: UTM Zone 17N WGS84



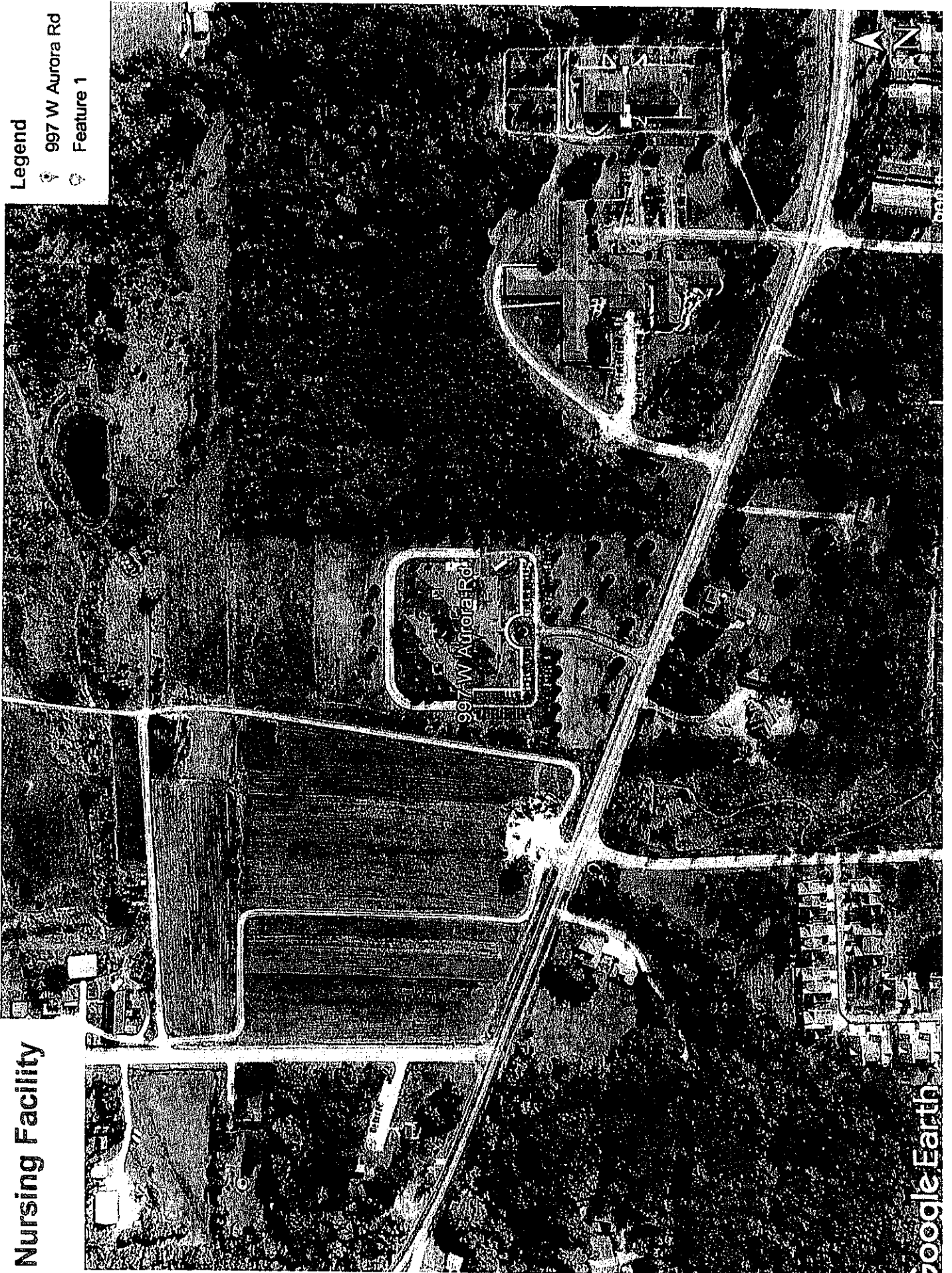


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Nursing Facility

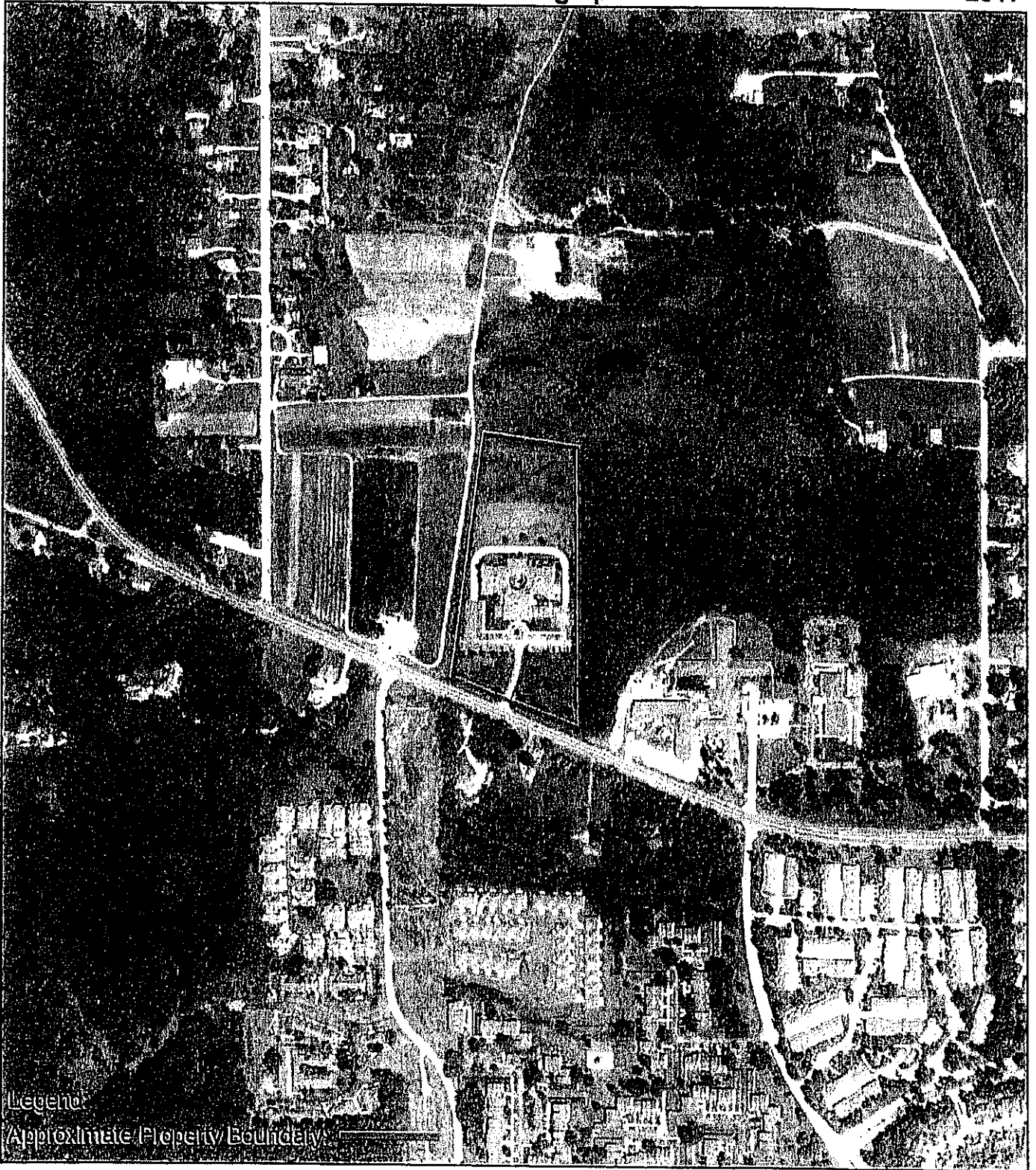
Legend

- 📍 997 W Aurora Rd
- 📍 Feature 1

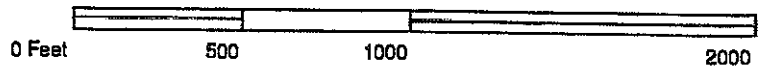


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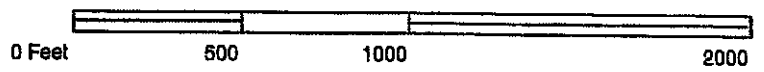
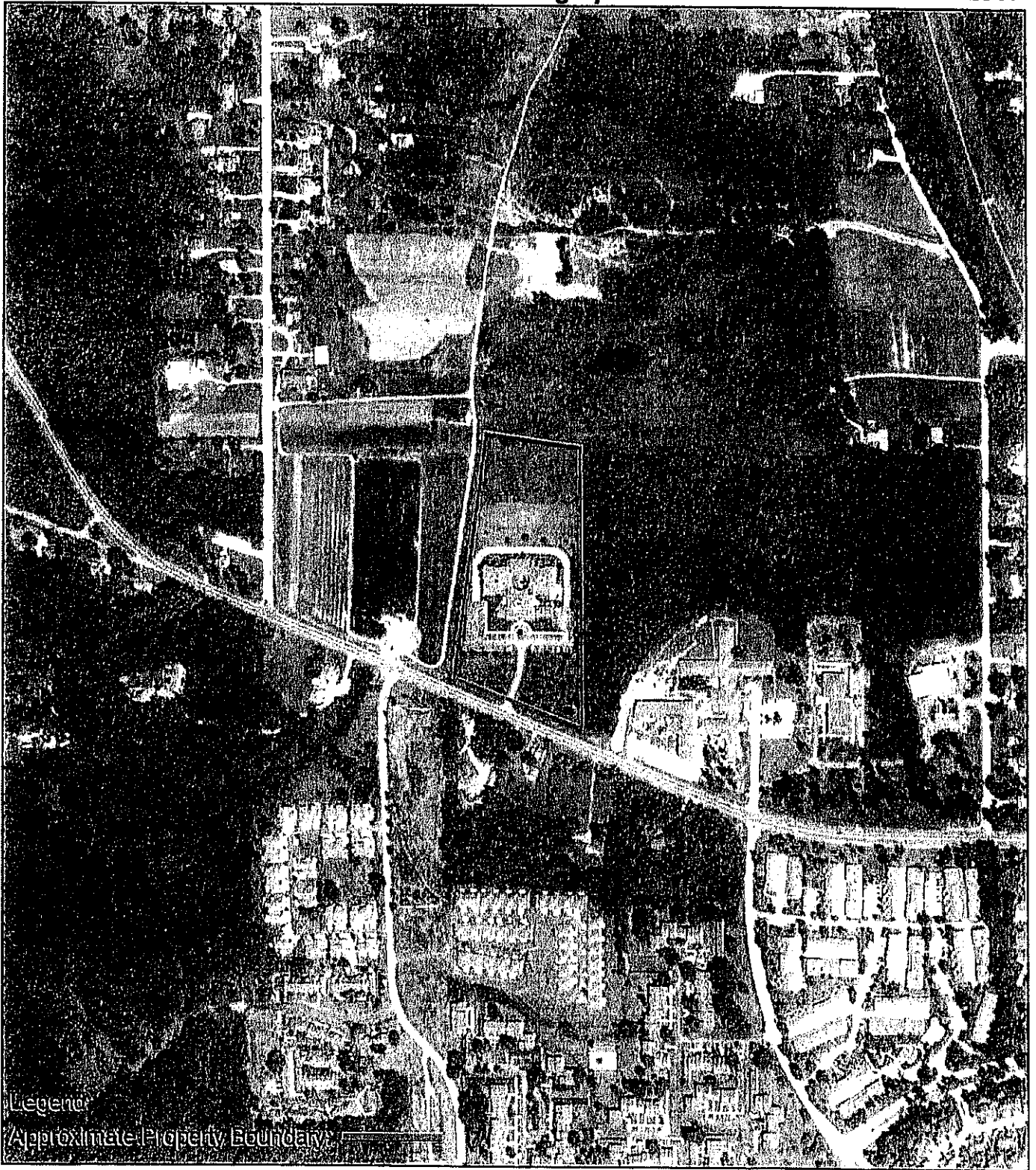
Google Earth



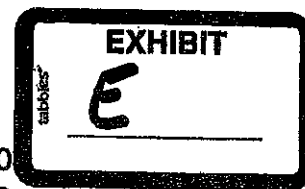
Legend
Approximate Property Boundary



000067



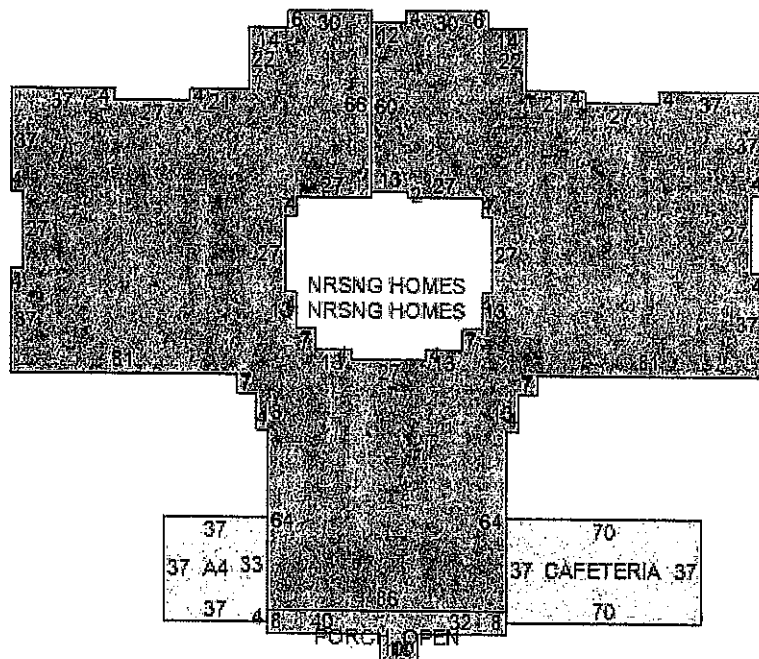
000068



Printable page

PARID: 4504675
 INVESTMENTS AT BARNETT LLC

ROUTE: NF0002098001000
 997 W AURORA RD



Item	Area
NRSNG HOMES - 054:NURSING HOMES	33018
PORCH, OPEN - PR1:PORCH, OPEN	828
ASPH PAVE - CI1:PAVING ASPH/BLACK TOP	55920
NRSNG HOMES - 054:NURSING HOMES	33018
STOCKADE - WA3:STOCKADE	340
HYD PAS ELEV - EL4:ELEVATOR HYDRAULIC PASNGR	375000
CAFETERIA - 037:CAFETERIA	2590
SPRKLR WET - SS1:SPRINKLER SYS WET	33018
MULT-USE OFC - 082:MULTI-USE OFFICE	1369
SPRKLR WET - SS1:SPRINKLER SYS WET	33018
SPRKLR WET - SS1:SPRINKLER SYS WET	2590
SPRKLR WET - SS1:SPRINKLER SYS WET	1369

000069

SPRKL R WET - SS1:SPRINKLER SYS WET

828

Printed on Monday, January 29, 2024, at 4:32:45 PM EST

000070

**RODERICK LINTON
BELFANCE LLP**
Attorneys at Law

FOUNDED 1885

December 1, 2023



Alred B. Schrader
aschrader@rlblip.com

Sagamore Hills Township
C/o Ray Fantozzi, Zoning Inspector
11551 Valley View Road
Sagamore Hills, Ohio 44067

Re: New Aurora Health 997 W. Aurora Road, Sagamore Hills, Ohio 44067

Dear Mr. Fantozzi:

This letter is in response to your November 20, 2023, correspondence. It should be noted that my clients are unable to comply with much of the information you require due to the policies in place. Regardless, please see below for the information requested.

1. A check for \$150.00 will be coming from my firm, payable to Sagamore Hills Township.
2. We disagree with your characterization with "new use" and are hereby noting that for the record. That will remain on the current zoning application. Further, even if you choose to characterize this as a "new use" it is still akin to a medical office, an approved and acceptable use under the zoning code.
3. We disagree with your characterization that there will be a change in the sign. The current signage at the property regarding dimensions and location remain the same. The only thing changing is the content. An attempt to regulate content on signage within the township would be in violation of Ohio law and the Constitution. Regardless, because my clients wish to remain transparent and cooperative in this process, they have filled out the New Sign application and a separate check for \$100.00 will be payable to Sagamore Hills Township.
4. No one has been living in the building. While we acknowledge that the fire department mentioned that in a report in May, there is no evidence to support this finding and we strong refute any allegation of the same. Further, as we have stated before, no one from the Summit County departments will come to inspect any work done to the property until there is approval of the use by the Township.
5. As we have provided to the township through multiple correspondences, we are unable to comply with this section of the zoning application due to Summit County and Macedonia Fire Department refusing to inspect or grant applications before there is approval as to the use of the property by the Township.

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6. There are no plans in the immediate near future to serve meals within this facility. My clients understand that if they were to plan on serving meals, they would need the appropriate certificates and applications filed and approved. However, as we stated before, this application is for Phase I of the building and there is no plan, or ability, to serve food in Phase I.
7. Please find the Summit County Building Approval submitted with the New Accessory Building Permit Application.
8. I can coordinate with my clients on a date to have you come and inspect the property as soon as possible. I will email you with dates and times that may work for my client.
9. Phase I is akin to a medical office. Mental health and addiction outpatient treatment will be provided. The section of the building being used for Phase I is outlined in the attached drawings. The security plan is for limited access to areas of the building.
10. As we have stated before, this application is for Phase I. My clients understand that if they were to start a Phase II, they would need additional inspection and approval and they will seek that approval at that time.
11. Ohio Department of Mental Health and Addiction Services (OHMAS) is the controlling licensing regulator. OHMAS requires that we have a certification of fire inspection and occupancy. Currently, due to this process, we are unable to acquire any certification. However, New Aurora will not be able to provide services without the approval and accreditation from OHMAS and other national accreditations. Those licenses, when obtained, will be available for inspection on location.
12. The Deed, available on the Summit County Fiscal Officer's public website, is attached identifying the owner of the land. The memorandum of lease is enclosed.

Please take further notice that most of the information requested is unnecessary and may be viewed as harassment towards my client regarding this process. We believe the township is purposely creating unnecessary obstacles and requirements in obtaining an occupancy permit for an already approved and accepted use within the township's zoning regulations. Because of this, we are putting you and the township on notice that you are to refrain from the spoliation of any potential evidence regarding the application of New Aurora Health Center. This includes, but is not limited to all material, electronic or otherwise, Sagamore Hills Township may have pertaining to New Aurora's applications for the property located at 997 W. Aurora Road, Sagamore Hills, Sagamore Hills, Ohio 44067. Any action contract to this may be viewed as spoliation in a civil lawsuit and could have severe consequences. I look forward to your anticipated cooperation.

000072

Very truly yours,
RODERICK LINTON BELFANCE LLP

/s/ Alfred E. Schrader
Alfred E. Schrader, Esq.

AES/dar
Enclosure(s)

000073

MEMORANDUM OF LEASE

This Memorandum of Lease (this "Memorandum") is dated this 30 day of November, 2023 (the "Effective Date"), between Investments at Barnett LLC, an Ohio limited liability company whose address is P.O. Box 396 New Albany, Ohio 43054 (the "Landlord"), and New Aurora Health Center, Inc, an Ohio corporation whose address is 997 W. Aurora Rd, Northfield, Ohio 44067-1605 (the "Tenant").

1. Grant of Lease; Term; and Rights.

(a) Pursuant to the Lease (the "Lease") between Landlord and Tenant dated as of October 12, 2023, Landlord leases to Tenant, and Tenant leases from Landlord, those certain premises concerning the Land commonly known as 997 W. Aurora Rd., Northfield, Ohio 44067 and more particularly described on the attached Exhibit "A" (the "Property") for an initial term commencing on November 15, 2023 and ending on November 15, 2028, subject to the provisions of the Lease.

(b) The Lease grants Tenant certain rights set forth in the Lease, including the right to extend the term of the Lease for up to three (3) periods of five (5) years each.

2. Purpose. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the Lease, the provisions of the Lease will prevail.


3. Miscellaneous. Upon the expiration of the term of the Lease or the prior termination thereof, the parties agree, upon the request of either, to execute and deliver to each other a termination of this Memorandum in recordable form.

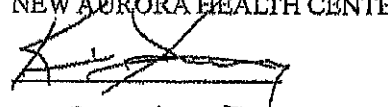
Remainder of page blank. Signature page follows.

This Memorandum of Lease is effective as of the Effective Date.

LANDLORD:
INVESTMENTS AT BARNETT LLC

TENANT:
NEW AURORA HEALTH CENTER, INC.

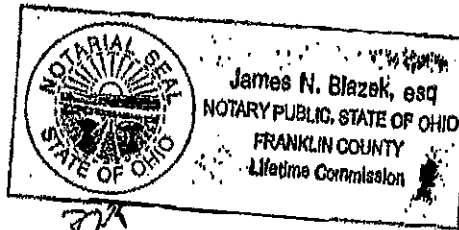

By: Greg Levitaki
Its: President


By: PRESIDENT
Its: KEVIN STRONG

THE STATE OF OHIO §
COUNTY OF Franklin §

This instrument was acknowledged before me this 30th day of November, 2023 by KEVIN STRONG, PRESIDENT of New Aurora Health Center, Inc., an Ohio corporation, on behalf of the corporation.

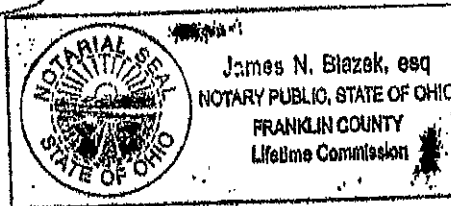

Notary Public Signature



THE STATE OF OHIO §
COUNTY OF Franklin §

This instrument was acknowledged before me this 30th day of November, 2023 by GREG LEVITAKI, PRESIDENT of Investments at Barnett LLC, an Ohio limited liability company, on behalf of the company.


Notary Public Signature



Prepared by:
Gail King Gibson, Esq.
260 Northland Blvd, Suite 221
Cincinnati, Ohio 45246

Exhibit A

Legal Description

The land referred to herein below is situated in the County of Summit, State of Ohio, and is described as follows:

Situated in the Township of Sagamore Hills, County of Summit and State of Ohio and known as being part of Sagamore Hills Township Lot Eighty-five (85) being further bounded and described as follows:

Beginning at the intersection of the centerline of S.R. 82 Aurora Road (100 feet wide) and the West line of Sagamore Hills Township Lot 85, said West line being the centerline of T.R. 159 Chaffee Road (50 feet wide);

Thence S 68° 09' 25" E, 721.90 feet along the centerline of said S.R. 82 to the Southeast corner of land conveyed to The Cleveland Electric Illuminating Company in Deed Volume 4743, Page 219, said point being the principal place of beginning of the parcel described herein;

Thence N 7° 52' 05" E, 912.12 feet along the East line of said land conveyed to The Cleveland Electric Illuminating Company to a point;

Thence S 84° 28' 54" E, 394.57 feet to the Northwest corner of land conveyed to Brentwood Hospital in Deed Volume 806, Page 719;

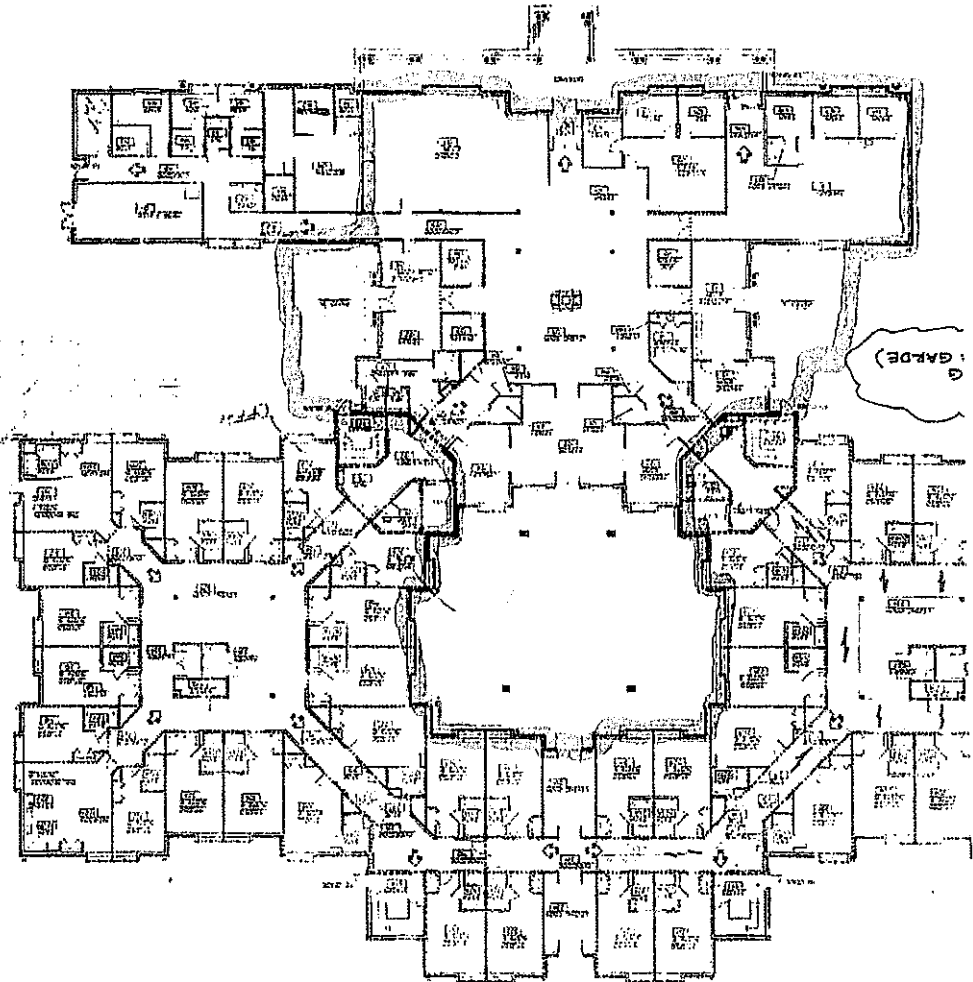
Thence S 0° 06' 25" E, 1073.87 feet along the West line of said land conveyed to Brentwood Hospital to the Southwest corner thereof, said point being in the centerline of said S.R. 82;

Thence N 68° 09' 25" W, 559.80 feet along the centerline of said S.R. 82 to the principal place of beginning and containing therein 10.5277 acres of land, being the same more or less, according to a survey made and described by Thomas A. Cunningham, Registered Surveyor No. 5274.

Bearings are to an assumed meridian and are used to denote angles only.

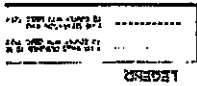
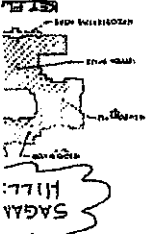
Tax Parcel No.: 45-04675


Prior Instrument Reference: Document No. 56801490 of the Deed Records of Summit County, Ohio

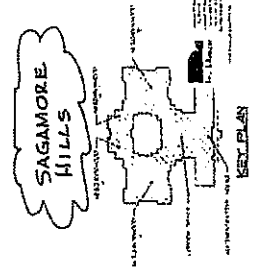
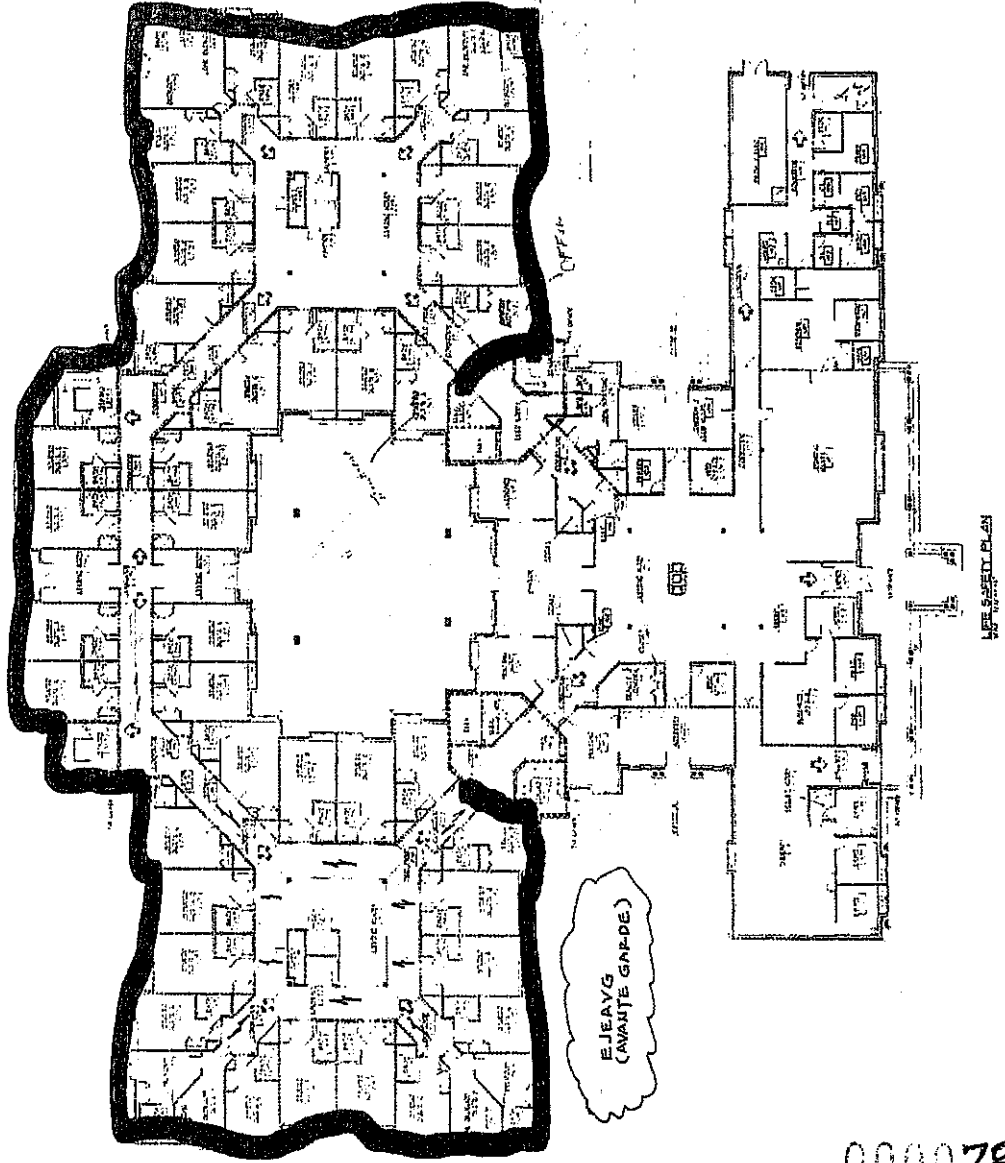


Everything inside blue line is where services will be administer for Phase I.

PHASE I PLAN



<p>DATE: _____</p>	<p>SCALE: _____</p>	<p>PROJECT: _____</p>	<p>LSI</p> <p>LOGO: _____</p>		<p>LIFE SAFETY - FIRST FLOOR PLAN</p> <p>OUTLINE POINTS AT SAGAMORE HILLS AS ASSISTED LIVING COMMUNITY OF BALANCED CARE CORPORATION UNITS AND STAIRS ARE SHOWN WITH DASHED LINES</p>	<p>NO. _____</p> <p>DATE _____</p>	<p>LSI.9</p>
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000078



11551 Valley View Road • Sagamore Hills, Ohio 44067-1099
Office: 330.467.0900 • Fax: 330.655.7899
MySagamoreHills.com

November 20, 2023

Mr. David A. Randolph
Roderick Linton Belfance LLP
50 South Main Street 10th Floor
Akron, Ohio 44308-1828

Subject: Sagamore Hills Township / New Aurora Health

Thank you for taking the time to submit your application.

Your submitted application is incomplete. Please see my notes below and make corrections and resubmit.

If corrections are not made I will assume you are satisfied with your submittal. If the Zoning Inspector decides to approve, you may move forward. If your application is denied, you may start over and make corrections, or, you have a right to appeal to the Zoning Board of Sagamore Hills Township and/or Sagamore Hills Board of Zoning Appeals.

1. All applications must be accompanied with the appropriate fee. The fee for a Compliance/Occupancy permit is \$150. The township only accepts checks.
2. My understanding is that this is a "New USE" for an existing building. Please change the designation accordingly. **NOT NEW USE**

Yes, there will be a change in the "Sign". There is a new Tennant, hence a new sign. Signs require their own Application, and a separate fee, \$100. CHANGING LETTERING NOT SIGN DIMENSTONS OR LOCATION. SPOKE WITH ZONING INSPECTOR THURSDAY 11/30/2023. HE INDICATED NEED TO FILL OUT AND SUBMIT APPLICATION WITH PICTURES OF WHAT THE SIGN WOULD LOOK LIKE. PLEASE SEE THE ATTACHED

According to a conversation I had with the Macedonia Fire Inspector (Rich Kalish), there were workers living in the building, at one point, while they were performing interior renovations. If so, were the renovations inspected by the Summit County Department of Building Standards? I will need documentations: WE HAVE DOCUMENTATION FROM MFD AND SUMMIT COUNTY THAT THEY WON'T INSPECT UNTIL SAGAMORE HILLS GIVES THEM THE GO AHEAD. NO ONE WAS LIVING IN THE BUILDING AND THERE WERE NO RENOVATION THAT REQUIRED PERMIT OR INSPECTION. RICH

000079

~~RADISE INDICATED AND STRONGLY SUGGESTED IN WAITING THE
NEED FOR A FIRE INSPECTION LOG~~

On the Occupancy Application, under required forms required, you will notice that the application should be submitted with (a) an approved fire inspection and (b) an inspection from the Summit County Department of Building Standards. Please supply those documents.

~~IT HAS BEEN MADE CLEAR TO US MULTIPLE
TIMES THAT THE VILAGE OR COUNTY FIRE NOR COUNTY DEPARTMENT
OF BUILDING STANDARDS WOULD SCHEDULE AN INSPECTION
WITHOUT APPROVAL FROM SAIGAMORE HILLS ZONING INSPECTOR~~

If preparing and serving meals is part of your plan, or phases, a Health Department inspection is required.

~~NOT IN NEAR FUTURE PLANS. WE PROCEED WITH
INSPECTION AT A LATER DATE. WE NEED IT BECAUSE~~

The storage building, which is included, also needs a separate application and fee. The size of the storage building determines the appropriate fee. Only 2 Storage buildings are allowed (for future reference) per parcel.

~~116 SQ FT OF STORAGE
AREA SUMMIT COUNTY BUILDING STANDARDS REVIEW. OP 25169
DATE 11/11/23. RE: WETTER ECKENRODE OBC 1175.1 FULL APPROVAL
WILL SUBMIT WITH NEW ACCESSORY BUILDING PERMIT
APPLICATION. PLEASE SEE THE ATTACHED.~~

The zoning inspector, with other Township Officials, and/or county/state officials have a right to inspect the property. I am requesting an inspection to understand the use of a 33,000 square foot building. We can set up a date and time.

~~THIS
ACCORDING TO SUMMIT COUNTY FISCAL OFFICERS PAGE 6000
SQUARE FEET. SCHEDULE AS SOON AS POSSIBLE.~~

Your letter states that this is PHASE I. But does not tell us what Phase I involves (except for a Drug Alcohol Outpatient Rehabilitation Building), the parts of the building being used, and how is the building being segmented off, etc.

~~MENTAL
HEALTH AND ADDICTION OUTPATIENT TREATMENT. THE PARTS OF
BUILDING BEING USED FOR OUTPATIENT SERVICES ARE SHOWN IN
ATTACHED DRAWINGS. LIMITED ACCESS DOORS WILL BE
IMPLEMENTED.~~

What does PHASE II look like? Will the level of care remain the same, or will it change? If so, how will it change? What parts of the building will be in use?

~~ARE SUBMITTING FOR PHASE II. ARE THERE ANY QUESTIONS
REGARDING PHASE II AND DO WE NEED TO ANSWER THIS. THE
ONLY DIFFERENCE IN PHASE I AND II IS ADDING RESIDENTIAL OPTION
FOR TREATMENT WHICH WOULD PROVIDE A 24/7 SUPERVISOR WITH
THE SAME SERVICE PROVIDED AS OUTPATIENT. ADDITION OF
INPATIENT DETOX WOULD ADD THE MEDICAL OBSERVATION OF
PATIENTS FOR A MEDICALLY DETERMINED NUMBER OF DAYS AND
THEN MOVING TO RESIDENTIAL TREATMENT. THE RESIDENTIAL
PART OF THE BUILD OUT LINED IN THE ATTACHED WOULD BE USED.~~

Due to the sensitivity of this Proposed Business, I would request all appropriate Certificates and Licenses, regarding Individual owners and on-site professionals, and the business itself, from the County, State, and National levels to be supplied and kept on file with this application.

~~ONE OF THE FIRST REQUIREMENTS
TO GET OHIO DEPARTMENT OF MENTAL HEALTH AND ADDICTION
SERVICES (OHMAS) CERTIFICATION IS FIRE INSPECTION AND
OCCUPANCY. THE EXAMPLES PROFESSIONAL LICENSURES THAT
WOULD BE ON STAFF ARE MD, NP, CLINICAL PSYCHOLOGIST,
INDEPENDENT CHEMICAL DEPENDENCY COUNSELOR... OHMAS
RECOGNIZES THE FOLLOWING NATIONAL ACCREDITATION
ORGANIZATIONS: COMMISSION ON ACCREDITATION OF
REHABILITATION FACILITIES (CARF), COUNCIL ON ACCREDITATION~~

FOR CHILDREN'S FAMILY SERVICES COA THE ZONING COMMISSION
TRC

Client agreed at the June 26, 2023, and August 28, 2023 Zoning Commission meeting that they would provide documentation of their ownership/lease agreement with the respective property owner. Please provide this information.

THE DEED FROM THE SUMMIT COUNTY FISCAL OFFICERS PAGE IS ATTACHED. THE ARS SHOWS THE OWNER AND MEMORANDUM OF LEASE IS ALSO ATTACHED.

Thank you for your cooperation.

I can be reached on my mobile at 216-218-0367 or through email.

Thank you,

Ray Fantozzi
Sagamore Hills Township Zoning Inspector
Exterior Code Maintenance Inspector
11551 Valley View Road
Sagamore Hills, OH 44067
zoninginspector@mysagamorehills.com

cc: Trustees, Zoning Commission

000081



11551 Valley View Rd. ♦ Sagamore Hills, OH 44067
 Phone: 330.467.0900 ♦ Fax: 330.655.7899
www.mvsagamorehills.com
zoninginspector@mvsagamorehills.com

ACCESSORY BUILDING/STRUCTURE PERMIT APPLICATION

(SHT Accessory Structure Resolution 3.5)

PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION. FAILURE TO OBTAIN PERMIT PRIOR TO CONSTRUCTION WILL RESULT IN A MONETARY PENALTY FEE

PROPERTY INFORMATION	
Site Address: 997 W. Aurora Rd., Sagamore Hills, Ohio 44067	Parcel No.: 4504675
Owner(s): Investments At Barnett LLC	
Owner Address: P.O. Box 396 New Albany, Ohio 43054	
Owner Telephone No.: 614-578-6238	
Owner Email Address: invoices43054@gmail.com	
Primary Homeowners Association (HOA): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
Sub HOA: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
<input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Septic (If septic, attach Summit County Public Health Department approval)	
Corner Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No **Note: Corner lots are required to meet the front setback on both streets**	

CONTRACTOR/BUILDER INFORMATION	
Contact Name: Investments At Barnett LLC	
Company Name: Investments At Barnett LLC	
Address: P.O. Box 396 New Albany, Ohio 43054	
Telephone No.: 614-578-6238	Email Address: invoices43054@gmail.com

PROPOSED SITE INFORMATION			
SETBACKS FROM PROPERTY LINES (ft.):			
	Front:(from centerline of road)	Left Side:	Right Side: Rear:
Total lot size (acres): 9.88	Height of primary building (ft.): 32 ft	Height of accessory building/structure (ft.): 10.3 ft	
Total area of existing accessory building/structure (sq. ft.): 69,995 sq. ft.		Total area of proposed accessory building/structure (sq. ft.): 240 sq. ft.	
No. of stories of proposed building/structure: 1		Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Dimensions of proposed building/structure: 12' W x 20.3 D x 10.3 H		Setback from principal building (ft.): 2 ft	
Will this structure be used to house domesticated animals: <input type="checkbox"/> Yes <input type="checkbox"/> No			

000002

Required Site Plan Data and Architectural/Construction Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed and the applicant will be contacted when the plans are approved. The Ohio Revised Code sets forth a maximum of thirty (30) days for review of all applications. No applications will be reviewed at the time of submittal.

The review process begins once a "completed" application and payment are received

Incomplete applications will delay the review process

****MINIMUM SEVEN (7) DAY PROCESSING OF ALL APPLICATIONS****

1. One (1) copy of the site drawing (legible 11" x 17" maximum). The site drawing must show the following:
 - a. A North arrow and scale
 - b. Existing structures and dimensions
 - c. Driveway and road access locations (existing and/or proposed)
 - d. Proposed structure(s) and dimensions
 - e. All setbacks to property lines and lot dimensions
2. One (1) copy of the building/construction plans showing major details including height data. A legible 11" x 17" copy. If the accessory structure is over 200 sq. ft. a permit is required from Summit County Building Department (330-630-7280)
3. Homeowners Association (HOA) and sub-HOA approval letters (if applicable).

Applicant Certification

By signing below, the owner has read, understands, and agrees to the following:

- Right of Revocation – It is understood and agreed by this applicant that any error, misstatement, misrepresentation of any fact, with or without intent, such as might and/or would cause a refusal of this application, or any alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- The owner agrees to allow the Zoning Inspector access to the property for on-site inspection(s) from application submittal through final approval.
- The applicant agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10 and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- There may be deed restrictions on the property that differ from the Sagamore Hills Township Zoning Resolution. The owner is solely responsible in ensuring compliance with any deed restriction, covenants or HOA restrictions.
- The zoning permit shall become void at the expiration of one (1) year after date of issue.
- We encourage calling 811 or 1-800-362-2764 prior to construction to identify underground utilities

Owner Signature: _____

Date: 11-30-2023

FEE - (check made payable to Sagamore Hills Township)

See Section 18 Fee Schedule

FOR OFFICE USE ONLY

Zoning District: (check one) R-Residential R-Residential Cluster PUD (Greenwood) PUD (Eaton Estates) C-Commercial I-Industrial

Zoning Certificate Permit No.: _____ Approved Denied*

Zoning Inspector Signature: _____ Date: _____

*Reason for Denial: _____

Resident to appeal to BZA? Yes No

COUNTY OF SUMMIT
DEPARTMENT OF BUILDING STANDARDS

REVIEW NO. CPR231889 DATE 7/10/23



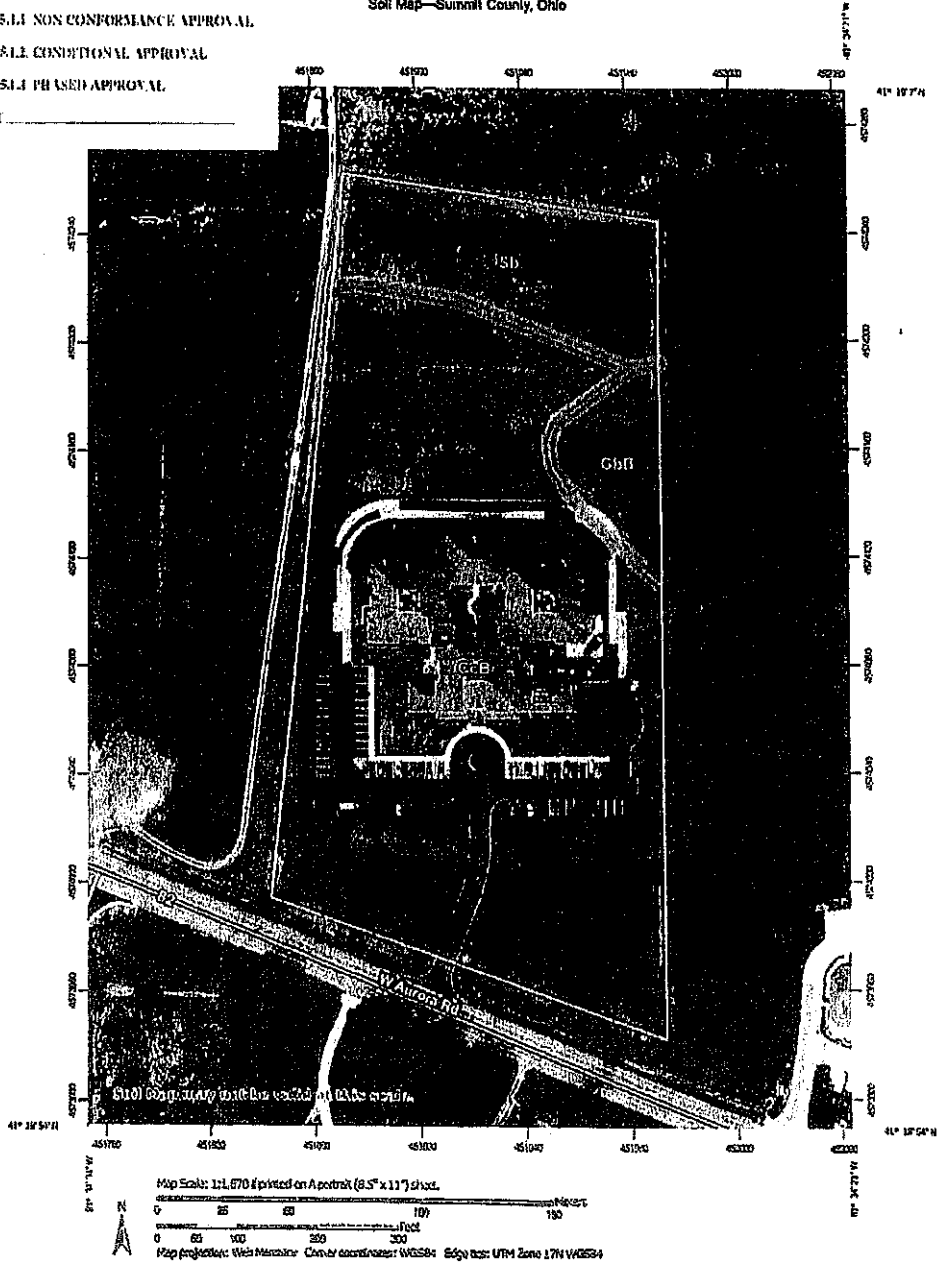
PLAN REVIEWER Eckenrode

PERMIT NO. _____ DATE _____

C.B.O. LLP

- OBC 1075.1730 APPROVAL
 - OBC 105.11 NON CONFORMANCE APPROVAL
 - OBC 108.11 CONDITIONAL APPROVAL
 - OBC 105.11 PHASED APPROVAL
- COMMENTS _____

Soil Map—Summit County, Ohio

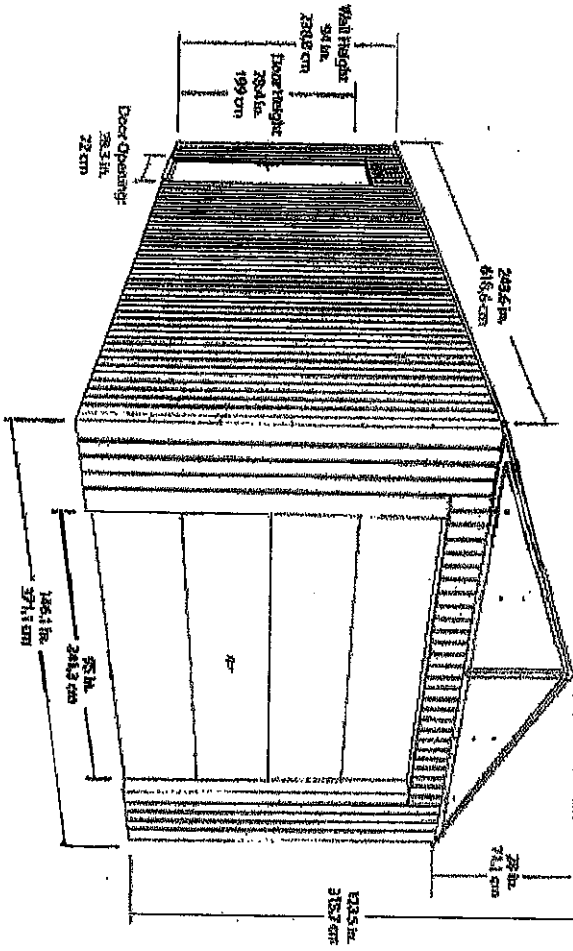


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/14/2022
Page 1 of 3

000085



Model: GRCL220
Building Style: Peak
Colors: Two Tone Charcoal Walls & Anthracite Roof with White Door
Nominal Rounded Dimensions: 12'W x 20'L x 10'H
Assembled Measurements Feet: 12.18'W x 20.3'D x 10.3'H (at peak)
Assembled Measurements Inches: 146.1"W x 243.6"D x 123.5"H (at peak)
Foundation Measurements: 142.13"W x 239.25"L
Garage Door / Entrance Measurements: 95"W x 83.66"H
Side Door / Entrance Measurements: 28.3"W x 78.25"H
Gable Height: 28"H
Wall Height: 94"H
Total Storage Area: 2102 cu. ft. / 234 sq. ft.
Roof Angle: 22
Wind Load Rating: 100
Snow Load Rating: 35
Product Total Weight: 1112 lbs.

COUNTY OF SUMMIT
DEPARTMENT OF BUILDING STANDARDS



000086

720100122

Owner's Manual & Assembly Guide

01GW7



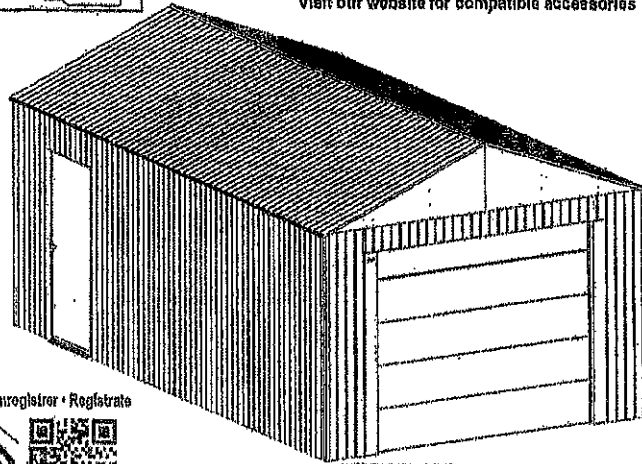
SOJAG

Steel Garage

EVEREST SERIES

12' GARAGE

arrowshed.com
 Visit our website for compatible accessories



Reglater • Einreglstrer • Registrato



ShoterLogie.com/product-registration

Base Size	142.13" x 119.28" 361,0 cm x 302,9 cm
Additional per Extension	142.13" x 80" 361,0 cm x 162,4 cm

BUILDING DIMENSIONS

* Size rounded off to the nearest foot

Apron/ Size	Storage Area	Exterior Dimensions - (Roof Edge to Roof Edge)			Interior Dimensions			Door Opening	
		Width	Depth	Height	Width	Depth	Height	Width	Height
12' x 10'	119 Sq. Ft. 1046 Cu. Ft.	140.43"	123.66"	105.46"	141.13"	116.30"	122.28"	28.30"	78.35"
		(Roof Up Door)						35.00"	83.66"
3,7 m x 3,0 m	10,8 m ² 29,6 m ³	37,2cm	315,4 cm	313,0 cm	350,6 cm	300,5 cm	310,0 cm	71,8 cm	199,0 cm
								(Roof Up Door)	88,3 cm 212,6 cm

Each Extension adds an additional 60" (152,4 cm) in length, 50 Sq. Ft. (4,6 m²) additional storage area, and 320 Cu. Ft. (9,0 m³) additional storage volume.

* See Inside for Detailed Safety Information.

ENFR.GB.FR.DT.SL.OZ.SW.RM-G2HD

GB: Assembly manual in additional languages available online.
 Scan QR code below to access.

FR: Manuel de montage disponible en ligne dans d'autres langues.
 Pour y accéder, scannez le code QR ci-dessous.



000087

Anchoring

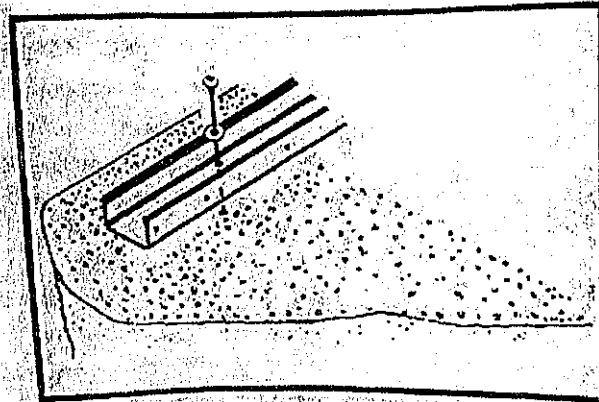
Anchoring Down The Building

It is important that the entire floor frame be anchored.
Below are recommended ways of anchoring.

Anchoring into Concrete:

For poured concrete slab or footing or patio blocks:
Use 1/4" x 2" (6 mm x 51 mm) Lag Screws.

Anchoring into
Use
dia. h

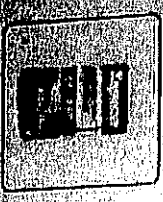
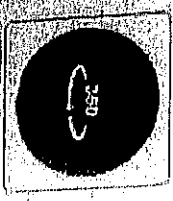
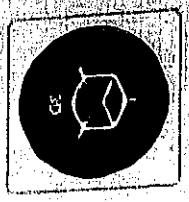


< Back to Results / Hardware / Fasteners / Anchors

Tapcon 1/4-in x 2-1/4-in Concrete Anchors (75-Pack)

Item #74127 Model #24325

Shop Tapcon ★ ★ ★ ★ > 163 ◊



\$29.



- Works in block & grout
- Use the Tapcon setting compound for perfect installation

000000



11551 Valley View Rd. ♦ Sagamore Hills, OH 44067

Phone: 330.467.0900 ♦ Fax: 330.655.7899

www.mysagamorehills.com

zoninginspector@mysagamorehills.com

PERMANENT SIGN PERMIT APPLICATION

(SHT Sign Resolution Section 15)

PERMIT MUST BE OBTAINED PRIOR TO SIGN INSTALLATION. FAILURE TO OBTAIN PERMIT PRIOR TO INSTALLATION WILL RESULT IN A MONETARY PENALTY FEE

PROPERTY INFORMATION	
Site Address: 997 W. Aurora Rd., Sagamore Hills, Ohio 44067	Parcel No.: 4504675
Owner(s): Investments At Barnett LLC	Contact Name: Investments At Barnett
Owner Address: P.O. Box 396 New Albany, Ohio 43054	
Owner Telephone No.: 614-578-6238	
Owner Email Address: invoices4305@gmail.com	
Primary Homeowners Association (HOA): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
Sub HOA (if applicable): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (attach HOA approval if applicable) If yes, Name of HOA:	
Corner Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No -Note: Corner lots are required to meet the front setback on both streets-	

BUSINESS INFORMATION	
Business Name: New Aurora Health Center	
Business Owner Name: Kevin Strong	
Business Owner Phone No.: (O) 234-808-4345 (M) 678-480-0630	Business Owner Email Address: contact@newaurorahealthcenter.com

CONTRACTOR INFORMATION	
Contact Name: N/A	
Company Name: N/A	
Address: N/A	
Telephone No.: N/A	Email Address: N/A

PROPOSED GROUND MOUNTED SIGNS		
SETBACKS FROM PROPERTY LINES (ft.):		
Front (ft.) (from Right-of-Way):	Left Side (ft.):	Right Side (ft.): 68 Feet
Sign type (provide drawing): See attached		
Highest component of the sign to average finished grade (ft.): 6 feet 6 inches (Sign Structure) 3 feet 1 inch (Sign)		
Sign width (ft.): 7 feet 6 inches (Sign Structure)	5 feet 5 inches (Sign)	Total sign sq. ft.: 51.02 sq.ft. (Sign Structure) 16.96 sq. ft. (Sign)
ALL OTHER (PROPOSED) SIGNS		
*Sign height (ft.):	Sign width (ft.):	Total sign sq. ft.:
Sign type:	Location:	Building sq. ft.:
Sign distance from face of building (Inches):		

*Sign may not exceed height of established roof line

Required Site Plan Data and Sign Detail Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed and the applicant will be contacted when the plans are approved. The Ohio Revised Code sets forth a maximum of thirty (30) days for review of all applications. No applications will be reviewed at the time of submittal.

The review process begins once a "completed" application and payment are received

Incomplete applications will delay the review process


****MINIMUM SEVEN (7) DAY PROCESSING OF ALL APPLICATIONS****

1. One (1) copy of the site drawing (legible 11" x 17" maximum). The site drawing must show the following:
 - a. A North arrow and scale
 - b. Existing structures and dimensions
 - c. All setbacks to each property line including the road and lot dimensions
2. One (1) copy of the sign drawing (legible 11" x 17" maximum)
3. Homeowners Association (HOA) and sub-HOA approval letters (if applicable).

Applicant Certification

By signing below, the owner has read, understands, and agrees to the following:

- Right of Revocation – It is understood and agreed by this applicant that any error, misstatement, misrepresentation of any fact, with or without intent, such as might and/or would cause a refusal of this application, or any alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- The owner agrees to allow the Zoning Inspector access to the property for on-site inspection(s) from application submittal through final approval.
- The owner agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10 and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- There may be deed restrictions on the property that differ from the Sagamore Hills Township Zoning Resolution. The owner is solely responsible in ensuring compliance with any deed restriction, covenants or HOA restrictions.
- The zoning certificate shall become void at the expiration of one (1) year after date of issuance.

Property Owner Signature:  Date: 11-30-2023

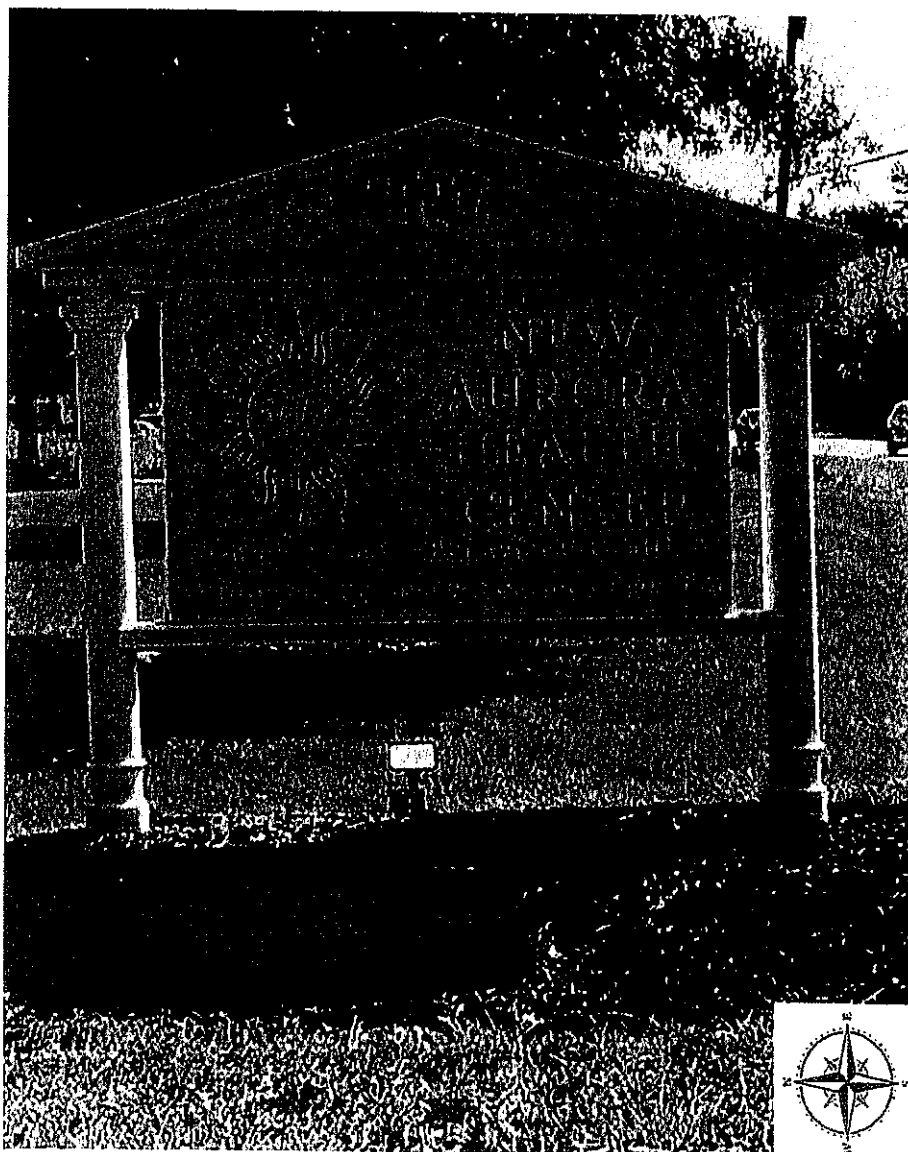
FEE - check (only) payable to Sagamore Hills Township
See Section 18 Fee Schedule

<u>FOR OFFICE USE ONLY</u>	
Zoning District:	<input type="checkbox"/> Residential <input type="checkbox"/> Residential Cluster <input type="checkbox"/> PUD (Greenwood) <input type="checkbox"/> PUD (Eaton Estates) <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial
Zoning Certificate Permit No.:	_____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied*
Zoning Inspector Signature:	_____ Date: _____
*Reason for Denial:	_____

000092

997 W Aurora Rd., Sagamore Hills, Ohio 44067

Update of Lettering and Logo to existing Sign

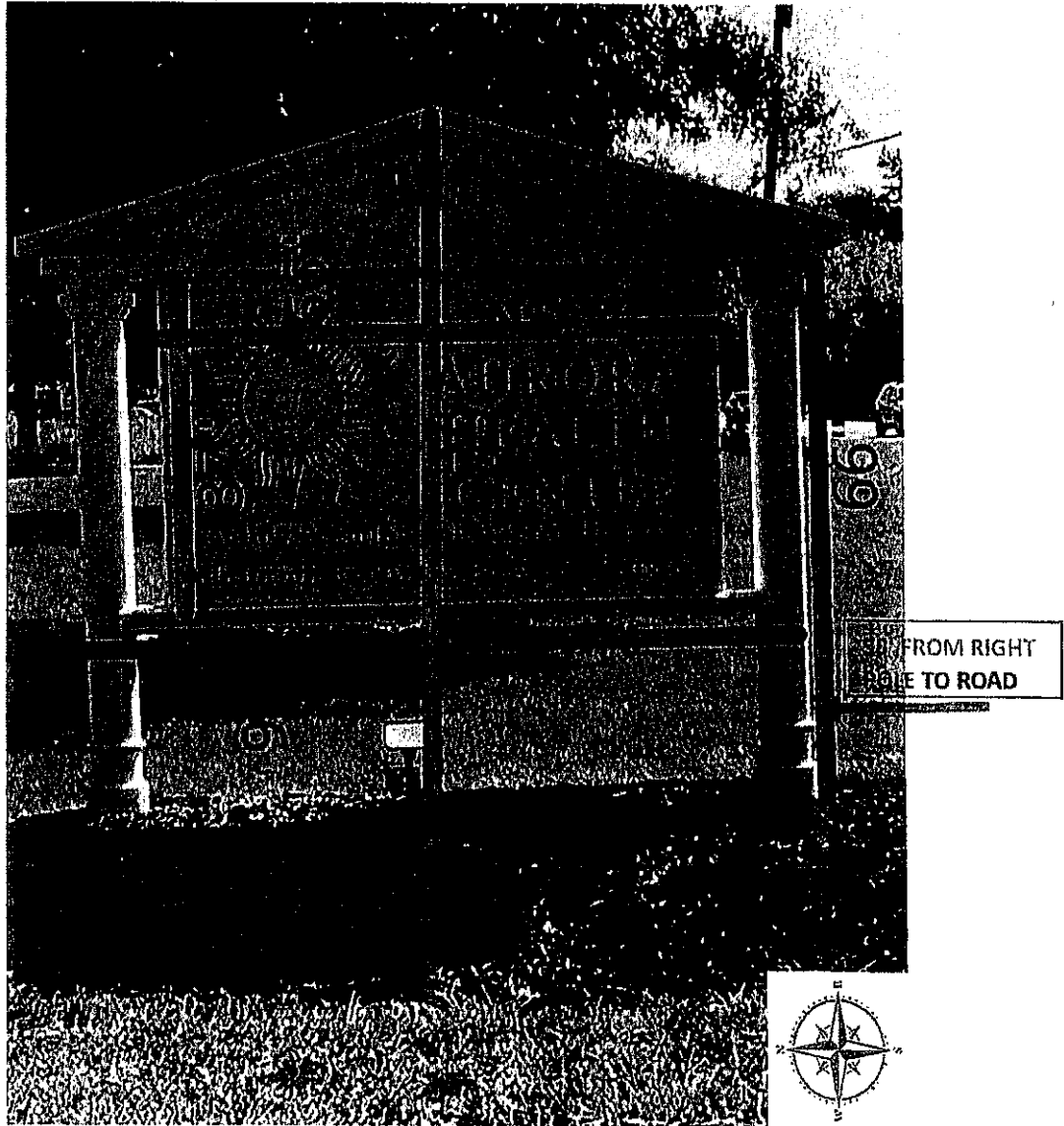


Same lettering and logo on both sides

000093

997 W Aurora Rd., Sagamore Hills, Ohio 44067

Exiting Sign Measurements



Fifty eight foot setback from road

000094

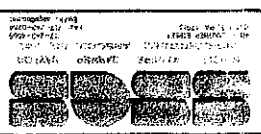
BZA 7 A NAHC 1st FI Floor Plan

DATE	10/11/00
BY	LSI
PROJECT	NAHC 1st FI Floor Plan
SCALE	AS SHOWN
REVISIONS	

LSI.9

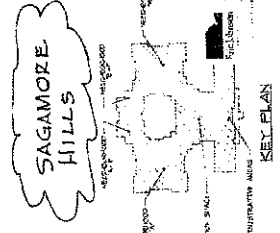
LIFE SAFETY - FIRST FLOOR PLAN

OUTLOOK POINTS AT SAGAMORE HILLS
AN ASSISTED LIVING COMMUNITY OF
BALANCED CARE CORPORATION
SAGAMORE HILLS, MA 01906
ISSUED 10/11/00



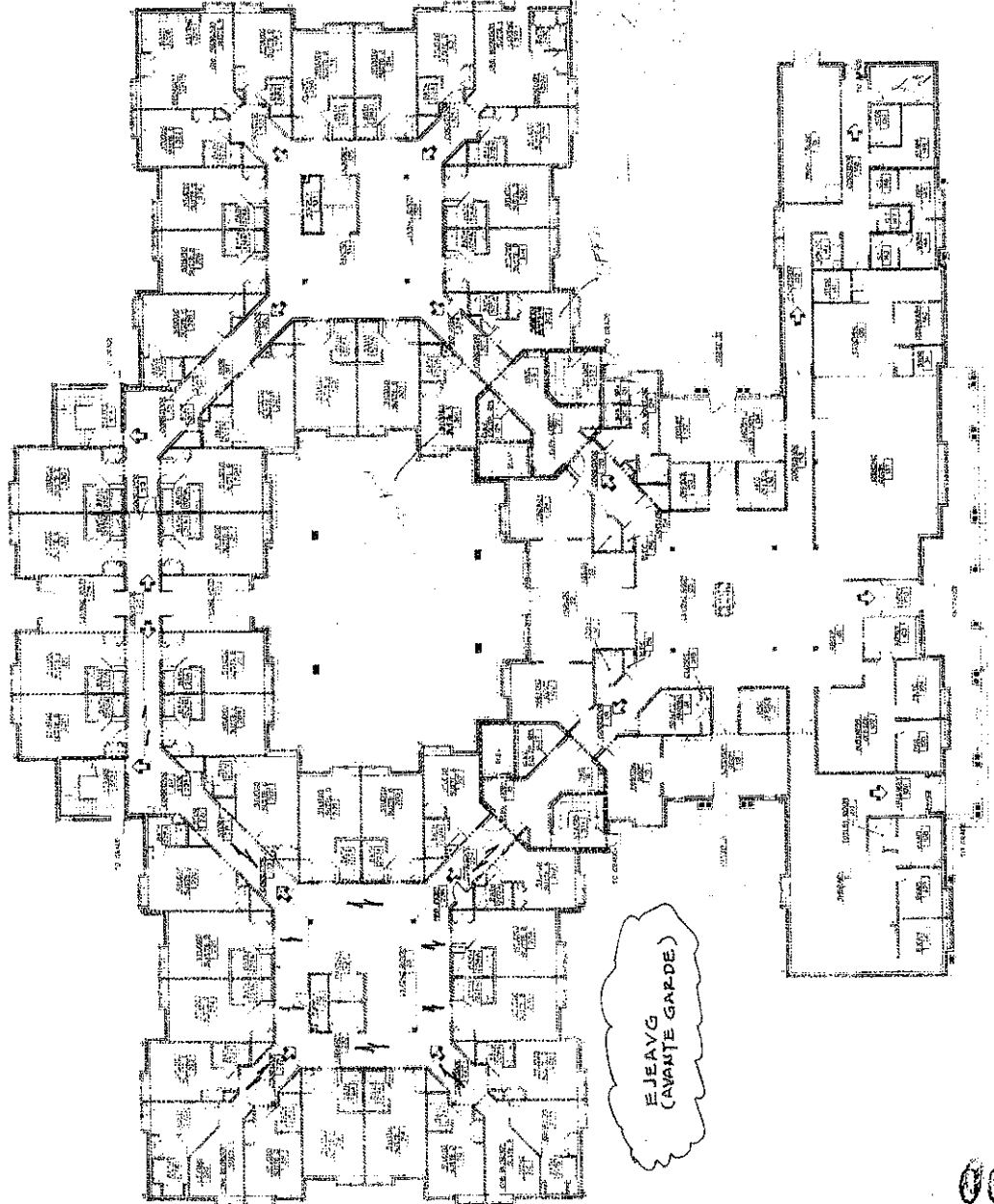
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LEGEND

--- FIRE ALARM CALL POINT
--- FIRE ALARM CALL POINT



LIFE SAFETY PLAN

000095