

**OLMSTED TOWNSHIP ZONING COMMISSION
RESOLUTION B-12**

**Recommending approval of a Development Plan for
Sunset Memorial Park**

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

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

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

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

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

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

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

The Olmsted Township Zoning Commission has received comments from

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

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

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

AYES: McMakin, Campanalie, Lavelle, Gareau



John Lavelle-Chairman Zoning Commission *Date*

Adopted this 22 day of August, 20 12


Township Clerk







Township Trustees

Memorandum

To: Tammy Tabor, Olmsted Twp. Building Department

From: Bob Klaiber, CT Consultants

Subject: *Sunset Memorial Park*

Date: July 12, 2012

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

Due to the remote location of the existing facility, no grading and/or stormwater runoff issues were noted. The existing site is well graded and the proposed addition will not produce any negative impacts to the current landowner and /or the adjoining properties. No additional documentation is required at this time.

OLMSTED TOWNSHIP, OHIO

27093 Bagley Road, Olmsted Township, Ohio 44138
 Phone (440) 235-4225 Fax 440-235-8025 www.olmstedtownship.org

APPLICATION FOR CONDITIONAL ZONING CERTIFICATE**BOARD OF ZONING APPEALS**

Date of Public Hearing July 19, 2012

Application No 20120690

Date Filed 7-3-2012

Date Accepted 7-3-2012

(File copies with the Township Zoning Inspector)

Please Check One: ☒ General Development Plan Review ☐ Final Development Plan Review

Applicant's Name SUNSET MEMORIAL PARK (
 Address 6265 COLUMBIA RD. N. OLMSTED, OH Phone 440-799-9163
440-779-0450

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

Landowner SUNSET MEMORIAL PARK
 Address 6265 COLUMBIA RD. Phone 440-799-9163
 Interest of applicant if other than owner 440-779-0450

Location of parcel: Address 6265 COLUMBIA RD.
 Permanent Parcel Number 2615001
 Existing Zoning Classification R-40

Existing Land Use CEMETERY

Square feet of Proposed Conditional Use (if residential, also include number of proposed dwelling units):

New construction 1ST FLOOR 3917^{sq}
 Accessory Building 2ND FLOOR 3917^{sq} TOTAL 7834^{sq}

Reconstruction

Parking Lot Other

Estimated cost of construction \$ 1,322,003⁰⁰

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

ABOVE GRAVE BURIAL (MAUSOLEUM)

OLMSTED TOWNSHIP, OHIO26900 Cook Road, Olmsted Township, Ohio 44138
(440) 235-4225**APPLICATION FOR CONDITIONAL ZONING CERTIFICATE****BOARD OF ZONING APPEALS**

Page 2

Lot Measurements and Data: *N/A - middle of a large parcel.*

Percentage of lot to be occupied Lot Area

Lot width Side Yards

Lot depth Rear Yard

Front Setback Building Height *25'-7"***Information included in this submission (please circle):**☒ Legal description of the parcel drawn by a registered surveyor

Location map

☒ Topography map☒ Site plan drawn to scale

Rendering, showing front, side and rear elevations

Proposed traffic circulation, parking and loading spaces, pedestrian walks

Landscaped areas, fencing, signs, open spaces, buffer areas and outdoor lighting facilities.

Final development plan

Summary table showing total acres of the proposed development

*CONTRACTOR: D. C. C. V.P. 6-26-12*Signature of Applicant *John D. C. C. GM* Date *6-28-2012**For questions regarding this application, please contact the Olmsted Township Zoning Inspector at (440)235-4225.**(Do Not Write in the Space Provided Below)*

Action	Date	Remarks
Approved	<i>7-26-2012</i>	Denied.....
Returned		
Tabled.....		
		
		
		
		

Olmsted Township

Building Department

26908 Cook Road • Olmsted Township, Ohio 44138 • (440) -235-4225
website: olmstedtownship.org

Date: **06-01-2012**

Project: **Addition Mausoleum**

Type of Construction: **2B**

Zoned: **R40**

Address: **6225 Columbia Road, Lots 26,27,32 & 33** Use Group: **S1-A3**

Owner/Applicant: **Sunset Memorial Park**

Plans by/number: **Adams and Day Architects**

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

☒ Plans have not been approved

TITLE II DISTRICT REGULATIONS

CHAPTER 270 Conditional Use Regulations

1) OTZR Section 270.04 Schedule of Regulations for Conditional Uses in Residential Districts

- a. Section 270.04(1) cemeteries allowed as conditional used

TITLE III REGULATIONS APPLICABLE TO ALL DISTRICTS

CHAPTER 310 Off-Street Parking and Loading Regulations

2) OTZR Section 310.02 Parking Facilities Required

- a. Section 310.02(b) requires additional parking –none indicated

3) OTZR Section 310.14 Development Plan Review

- a. Section 310.14 requires review as development plan per section 520

CHAPTER 330 Landscaping and Screening Requirements

4) OTZR Section 330.02 Screening and Buffering When Lot Abuts a Residential District

- a. Section 330.02 – Clarify method of compliance

TITLE V ADMINISTRATIVE PROCEDURES, ENFORCEMENT

CHAPTER 520 Development Plan Review

5) OTZR Section 520.02 Development Plan Review Required

- a. Section 520.02(a) requires review by Zoning Commission
- b. Section 520.02(b) requires review by Board of Zoning Appeals

CHAPTER 540 Appeals and Variances

6) OTZR Section 540.01 Appeals to the Board of Zoning Appeals

- a. Section 540.01 applicant can appeal if application is properly filed

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

Notice of appeal shall be filed with the officer from whom the appeal is taken and with the secretary of the Board of Zoning Appeals

within 20 days after the date of any adverse order, requirement, decision, or determination. Such written notice of appeal shall specify therein the grounds and reasons for the appeal. The officer from whom the appeal is taken shall transmit to the secretary

of the Board of Zoning Appeals all data pertaining to the subject matter upon which the action so appealed was taken.

Application to be filed at:

Olmsted Township Board of Zoning Appeals

26908 Cook Rd.

Olmsted Township, Ohio 44138
440-235-4225

Respectfully,

A handwritten signature in cursive script that reads "Anthony Bumbalis". The signature is written in dark ink and is positioned above the printed name and title.

Anthony Bumbalis
Building Commissioner

Phone: 440-235-4225

Olmsted Township Building Department
27093 Bagley Road Olmsted Township, Ohio 44138

Fax: 440-235-8025

COMMERCIAL BUILDING PERMIT APPLICATION

Date of submittal: _____

Project Address 6265 Columbia Rd, N. Olmsted, OH 44070 ^{LOTS} Parcel # 405, 26, 27, 32 & 33
Property Owner's Name Sunset Memorial Park
Property Owner's Address 6265 Columbia Rd N. Olmsted, OH 44070
Property Owner's Phone 440-777-0450 Fax _____ Wireless Phone _____

Contractor Name Mausoleum Constructors of America Contact Person Dexter Harris License # _____
Address 104 Industrial Way Centerville, GA 31028 P.O. Box 8158, Warner Robins, GA 31095
Contractor's Phone # 478-388-9207 Fax 478-388-7223 Wireless Phone 478-397-5881

Drawings Author Adams + Day Architects Contact Bob Day
Address 2936 Vineville Ave Nacog, GA 31204
Drawings Author Phone # 478-745-1167 Fax # 478-745-0133 Wireless Phone _____

GENERAL PROJECT INFORMATION

Estimated Cost: \$ 1,322,063.⁰⁰

Describe project: Above Ground Burial Mausoleum

Change of Occupancy? ☐ Yes ☒ No

If yes, what type of establishment was located at the above address previously? _____

What was the name of the establishment? _____

What is the proposed type of establishment? _____

What is the proposed name of the establishment? _____

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

Authorization

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

John D. Bokas GYM 5/24/12
Signature of Property Owner (required) Date

John D. Bokas GYM
Printed Name

S. Harris 5-18-12
Signature of Contractor/ Date

Dexter Harris
Printed Name

Signature of Contractor/
Owner's Authorized Agent (if applicable)

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

DEPARTMENT USE ONLY

Permit fee (a) _____
Permit fee (b) _____
Permit fee (c) _____
Permit fee (d) _____

BUILDING / ZONING REVIEW

Permit Fee: \$ _____
+ State 3%: \$ _____

= Total Permit fee: \$ _____

Zoning Use _____

Zoning District _____

Review Approved by: _____

Date: _____

Review Disapproved by: _____

Date: _____

NOTES: _____

OLMSTED TOWNSHIP
BUILDING DEPARTMENT

MAY 24 2012

RECEIVED



Established 1814

- building Department -

27093 Bagley Rd., Suite I • Olmsted Township, Ohio 44138

Memo

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

Mr. Ingram,

I have attached a plan review and applications for the project at Sunset Memorial Park in Olmsted Township, Ohio. Applications are required for the Olmsted Township Zoning Commission for Development plan review and the Olmsted Township Board of Appeals for the expansion of a conditional use.

The fee for the development plan is \$250.00. That fee covers the public mailing, notice in the newspaper and the public hearings for both the Zoning Commission and Board of Trustees. The next meeting will be held June 28, 2012.

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

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

Office: 440.235.4225 • **Fax:** 440.235.8025

Web: www.olmstedtownship.org

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Olmsted

Township

Zoning Commission

27093 Bagley Road, Olmsted Township, Ohio 44138
Phone 440-235-4225 Fax 440-235-8025

July 3, 2012

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

Dear Mr. Bokas:

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

Sincerely,



Tammy Tabor

Cc:Mausoleum Constructors

**Olmsted
Township
Board of Appeals**

27093 Bagley Road, Olmsted Township, Ohio 44138
Phone 440-235-4225 Fax 440-235-8025

July 3, 2012

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

Dear Mr. Bokas:

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

Sincerely,



Tammy Tabor

Cc:Mausoleum Constructors



Established 1814

- Building Department -

27093 Bagley Rd., Suite I • Olmsted Township, Ohio 44138

July 5, 2012

Dear Resident:

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

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

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

Sincerely,

Tammy Tabor
Secretary

Office: 440.235.4225 • Fax: 440.235.8025

Web: www.olmstedtownship.org

an equal opportunity

BARTZ OR CURRENT RESIDENT
6841 COLUMBIA ROAD
OLMSTED TWP, OH 44138

BARTZ ORCURRENT RESIDENT
6861 COLUMBIA RD.
OLMSTED TWP, OH 44138

MORGAN OR CURRENT RESIDENT
6435 COLUMBIA RD.
OLMSTED TWP, OH 44138

BEHORY
6445 COLUMBIA RD
OLMSTED TWP, OH 44138

JOHNSON OR CURRENT RESIDENT
6467 COLUMBIA RD.
OLMSTED TWP, OH 44138

LENKEY OR CURRENT RESIDENT
6501 COLUMBIA RD.
OLMSTED TWP, OH 44138

BAK OR CURRENT RESIDENT
6425 COLUMBIA RD.
OLMSTED TWP, OH 44138

WILHELM OR CURRENT RESIDENT
6437 COLUMBIA RD.
OLMSTED TWP, OH 44138

WORKMAN OR CURRENT RESIDENT
6449 COLUMBIA RD
OLMSTED TWP, OH 44138

BORLAND OR CURRENT RESIDENT
6525 COLUMBIA RD.
OLMSTED TWP, OH 44138

CURRENT RESIDENT
6547 COLUMBIA RD.
OLMSTED TWP, OH 44138

NORTH COAST COMMUNITY HOMES
6597 COLUMBIA RD.
OLMSTED TWP, OH 44138

STONE OR CURRENT RESIDENT
6635 COLUMBIA RD
OLMSTED TWP, OH 44138

DAVIS OR CURRENT RESIDENT
6651 COLUMBIA RD.
OLMSTED TWP, OH 44138

MORONEY OR CURRENT RESIDENT
6540 COLUMBIA RD.
OLMSTED TWP, OH 44138

SWANN OR CURRENT RESIDENT
6266 COLUMBIA RD.
OLMSTED TWP, OH 44138

SAMMON OR CURRENT RESIDENT
6268 COLUMBIA RD
OLMSTED TWP, OH 44138

CORARO OR CURRENT RESIDENT
6300 COLUMBIA RD.
OLMSTED TWP, OH 44138

SULZER OR CURRENT RESIDENT
6312 COLUMBIA RD
OLMSTED TWP, OH 44138

HALIL OR CURRENT RESIDENT
6328 COLUMBIA RD.
OLMSTED TWP, OH 44138

CURRENT RESIDENT
6752 COLUMBIA RD.
OLMSTED TWP, OH 44138

CURRENT RESIDENT
6780 COLUMBIA RD.
OLMSTED TWP, OH 44138

DZUREC OR CURRENT RESIDENT
6296 LEWIS RD.
OLMSTED TWP, OH 44138

LESHER OR CURRENT RESIDENT
6380 LEWIS RD.
OLMSTED TWP, OH 44138

MCCLAIN OR CURRENT RESIDENT
6480 LEWIS RD.
OLMSTED TWP, OH 44138

MODERWELL OR CURRENT RESIDENT
7000 LEWIS RD.
OLMSTED TWP, OH 44138

JEFFERS OR CURRENT RESIDENT
7094 LEWIS RD.
OLMSTED TWP, OH 44138

LLOYD OR CURRENT RESIDENT
7240 LEWIS RD.
OLMSTED TWP, OH 44138

PETRELLA OR CURRENT RESIDENT
7272 LEWIS RD.
OLMSTED TWP, OH 44138

STUBER OR CURRENT RESIDENT
7280 LEWIS RD.
OLMSTED TWP, OH 44138

MCCONNELL OR CURRENT RESIDENT
7370 LEWIS RD.
OLMSTED TWP, OH 44138

MORGAN OR CURRENT RESIDENT
7388 LEWIS RD.
OLMSTED TWP, OH 44138