



Small Town  
Big Hearts

# HINCKLEY TOWNSHIP

1410 Ridge Road Hinckley, Ohio 44233  
330-278-4181 | [www.hinckleytp.org](http://www.hinckleytp.org)

James Burns, Chairman • Melissa Augustine, Vice-Chairman • Raymond Schulte, Trustee • Martha Catherwood, Fiscal Officer

October 12, 2021

## NOTICE OF HEARING HINCKLEY TOWNSHIP

The Hinckley Township Board of Zoning Appeals will hold a Public Hearing on Wednesday, October 27, 2021 at 7:00 p.m. at the Administration Building located at 1410 Ridge Road, which is on the southwest corner of the intersection of State Routes 3 & 303.

Subject of the hearing is as follows:

- 1) An Application for Conditional Use Permit (AP0257) was submitted by applicant Thomas LaPolla, potential buyer for property owned by SEVA Ventures LLC located at 1360 Ridge Road Hinckley, Ohio (Permanent Parcel Number 01603A40041) requesting a Conditional Use Permit for approval to have a dwelling unit above the first floor of a building at the stated address. Inspection of this property will take place on Saturday, October 23, 2021 at 10:00a.m.

Zoning Reference: **Chapter 6: District Regulations - Sub-Section 6B.2.B "C" Use Regulations & Sub-Section 6B.3.F.1 (B-2) Schedule of Permitted Uses** of the Hinckley Township Zoning Regulations.

Copies of these applications and other supportive material will be available for public viewing from the date of this notice to the date of hearing at the Zoning Department located in the Administration Building at 1410 Ridge Road, Monday 10:00 a.m. – 6:00 p.m., Tuesday through Thursday 9:00 a.m. to 2:00 p.m. and Friday 9:00 a.m. to noon. Information may also be found on the Hinckley Website at [www.hinckleytp.org](http://www.hinckleytp.org) under News and Events titled Board of Zoning Appeals – Public Hearing.

All interested parties are asked to attend this hearing or to send written comments to the Hinckley Township Board of Zoning Appeals, P.O. Box 344, Hinckley, OH 44233. Log into [www.hinckleytp.org](http://www.hinckleytp.org) for Zoom option to observe/listen only. Must be in-person to speak/participate in meeting.

Suzanne Peterlin, Zoning Contact  
Hinckley Township – 330-278-4181  
Board of Zoning Appeals

HINCKLEY TOWNSHIP

Hinckley, Ohio 44233

APPLICATION FOR CONDITIONAL USE PERMIT  
BOARD OF ZONING APPEALS

Application No. AP0257

The undersigned requests a conditional use permit for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board. ~~If this use is discontinued for a period of 30 days, this permit shall automatically expire.~~ can

1. Name of Applicant Thomas LaPalla  
Mailing Address 29 W 130th St Ste. E Hinckley OH, 4423  
Phone Number Home: 440-781-1971 Business: 440 546 7818

2. Location Description: Subdivision Name 1360 ridge rd.  
Section \_\_\_\_\_ Township \_\_\_\_\_ PPN Lot No. 0163A40041

3. Existing Use Vacant

4. Zoning District B2 Downtown 6 B, 3, F, 1 Dwelling units above 1st Floor

5. Description of Conditional Use Sign - Design + creation of small use can  
Signs - first Floor  
Looking for conditional approval to live upstairs on Second Floor and have offices on First Floor.

6. Supporting Information: Attach <sup>15</sup> six copies of the plan for the proposed use showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain the economic, noise, glare, and odor effects on adjoining property and the general compatibility with adjacent and other properties in the district.

Date: 9/22/2021  
Applicant [Signature]

FOR OFFICIAL USE ONLY

Date Filed: 9/22/2021 Date of Notice to Parties in Interest: 10/13/2021  
CK # 20007 = \$50000 \*published 10/15/2021  
Date of Notice to Newspapers: 10/13/2021 Date of Public Hearing: October 27, 2021

confirmed documents received as of 9-22-21 can @ 7:00 pm  
Site Inspection October 23, 2021 @ 10:00 am

HINCKLEY BOARD OF ZONING APPEALS  
Date: \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_  
CONDITIONS: (attached) yes no

September 21, 2021

GES  
Tom LaPolla  
29 W 130<sup>th</sup> St Suite E  
Hinckley OH 44233

Dear Hinckley Township Trustees,

My name is Tom LaPolla and I am a potential buyer of 1360 ridge road asking for a conditional use permit to live on the second floor. I have a small business and the ability to live upstairs and work downstairs would be very helpful to me.

I was involved in Troop 520 and have assisted in many of the local Scouting Projects in Hinckley. I have been running my business in Hinckley since 2018 and want to continue to grow and become a larger part of the community.

I plan on fixing up the upstairs for my living quarters and then working on the downstairs to have multiple offices for myself and my fathers business. The goal is to make the house clean, safe and usable for me. I want to clean up the outside and work on improving the layout on the inside.

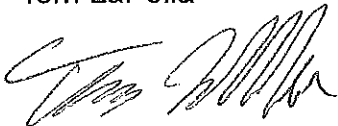
I have a small sign making business that specializes in small wood and slate signs. My fathers business is a office supply business and would use the offices as his professional space.

I believe with a lot of hard work and determination, I will make this house very usable as a small apartment and work space for my business.

Please let me know any questions.

Thank you for your time,

Tom LaPolla

A handwritten signature in black ink, appearing to read 'Tom LaPolla', written in a cursive style.

**1360 Ridge Rd Hinckley Ohio 44233**

Parking: There will be two designated parking spaces for the tenant(Tom) As the back parking area has a generous space for more then 10 cars. (Picture below)

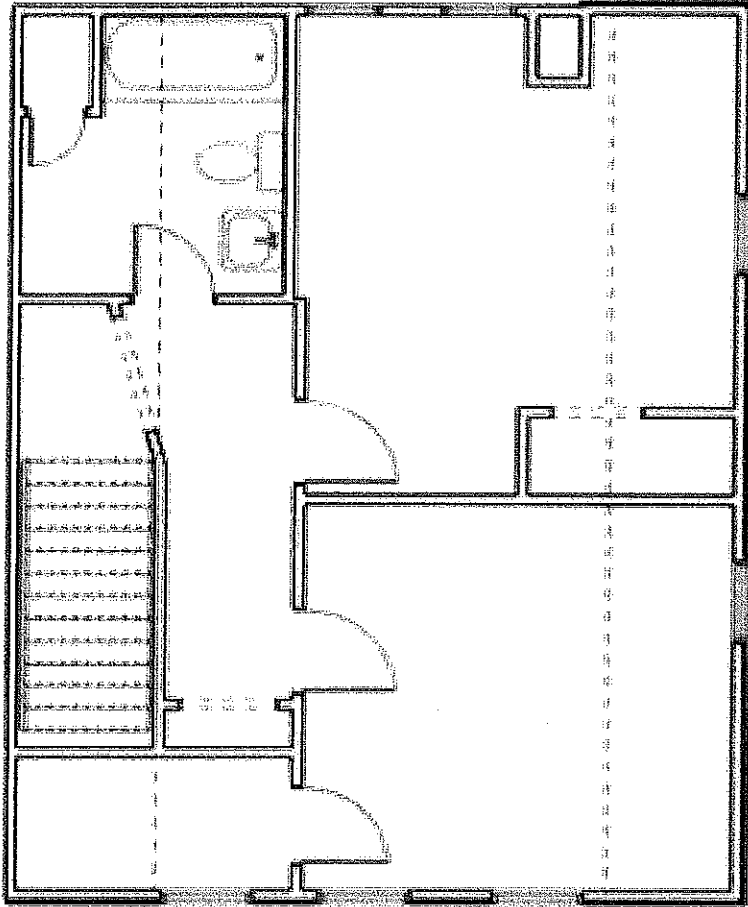
Health Department: We have already been in contact with the Health Department and will be doing the required improvements. The water has been tested and the well has also been inspected for safety and usability.

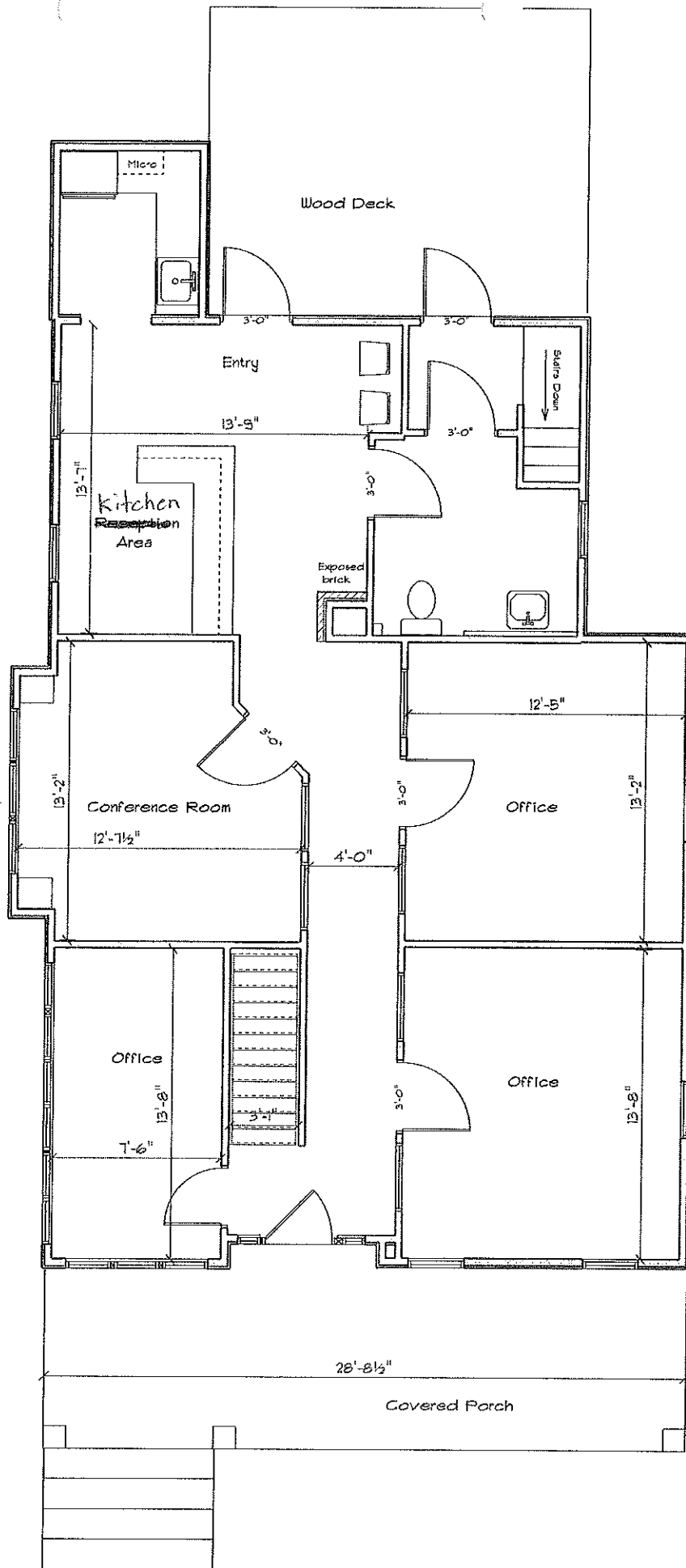
Improvements: The second floor will have new floors, updates to the bathroom, a door at the top of the stairs for privacy and security and paint throughout. The first floor will be the office area and will have additional spaces and offices. This floor will get new floors, paint and any additional items needed for a productive work environment. The kitchen area will be addressed as the offices are being completed. A new kitchen area with stove, sink and refrigerator, along with new cabinets will be installed.(floor plans attached)



The black rectangular area next to and behind the garage is for parking.

# Second Floor





September 21, 2021

SEVA Ventures LLC  
1360 Ridge Rd  
Hinckley, OH 44233

To: Hinckley Township Trustees / Zoning Board

As owners of the property at 1360 Ridge Rd, Hinckley Ohio, we give permission for the Zoning board and required personnel to enter and inspect the house for conditional zoning.

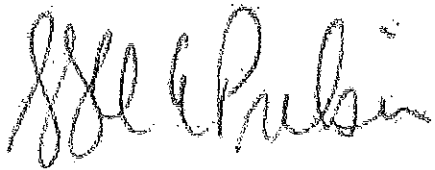
Thank you.

*Jill A. Peltier*  
Co-owner

TO: Tom Wilson - Hinckley Zoning Inspector  
FROM: Gayle Prebis, co-owner 1360 Ridge Road  
DATE: September 25, 2021  
RE: Conditional Use Permit

This is confirmation that as a representative of SEVA Ventures LLC, current owner of 1360 Ridge Road, we have no objections to the application of a Conditional Use Permit by the new owners.

Thank you!



Gayle E Prebis  
Member - SEVA Ventures, LLC



**HINCKLEY TOWNSHIP ZONING DEPARTMENT**

Hinckley Township Administration Building  
1410 Ridge Road PO Box 344 Hinckley, Ohio 44233  
Office (330) 278-4181 Fax (330) 278-2023 Cell 330-690-5298



twilson@hinckleytp.org

*Tom Wilson, Zoning Inspector*

October 6, 2021

To: Zoning Commission and Board of Zoning Appeals

RE: 1360 Ridge Road

The former yoga studio at 1360 Ridge Road is In the B-2 Downtown Business District. There is a potential buyer for the property with plans to have office space on the first floor as the principal or main use and above the first floor a dwelling.

Hinckley Code 6B.3 SCHEDULE OF PERMITTED USES

6B.3.f.1 Dwelling units above the first floor of a building is Conditional.

I have reviewed with Tom LaPolla:

Chapter 7 Sub Sections 7.3 General Standards (see attached)

Future action by the zoning department will be a change of use form to be completed for the record.

A handwritten signature in black ink, appearing to read 'Tom Wilson'.

Tom Wilson Zoning Inspector

### SECTION 7.3 GENERAL STANDARDS

The Township Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use of the proposed location:

- ~~A.~~ Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;
- ~~B.~~ Will not be hazardous or disturbing to existing or future neighboring uses;
- ~~C.~~ Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- ~~D.~~ Will be served adequately by essential public facilities and services such as highways, streets, police and fire protections, drainage structures, refuse disposal, sanitary facilities approved by the Medina County Health Department, schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;
- ~~E.~~ Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;
- ~~F.~~ Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets or roads. Sufficient parking areas off street will be provided. Refer to Chapter 9 – Parking and Loading Regulations.

The Township Board of Zoning Appeals may require additional conditions of approval that it deems necessary to fulfill the purposes and intent of the above general standards. Among the conditions of which the Township Board of Zoning Appeals may consider are set forth in Sections 7.4 and 7.5.

### SECTION 7.4 REGULATIONS PERTAINING TO CONDITIONALLY PERMISSIBLE USES IN ALL DISTRICTS

- A. All equipment, tools, and facilities shall be enclosed within a solid fence at least eight (8) feet high, or kept within a suitable building.
- B. Subject to approval of all applicable government regulations including provisions for sanitary and water facilities.

### SECTION 7.5 SUPPLEMENTAL REGULATIONS FOR CERTAIN USES:

#### A. Home Occupation: Home-Based:

1. Such uses shall be conducted primarily by the occupants of the dwelling. The Township Board of Zoning Appeals may set limit of employees.

# HINCKLEY TOWNSHIP ZONING RESOLUTION

Schedule of Uses Land Used Category	B-1 General Business District	B-2 Hinckley Town Center District
	P = Principal use permitted by right. C = Conditional use.	
<b>C. Automotive Uses</b>		
1. Automobile Service Stations	C	
2. Small Power Equipment Repair	C	
<b>D. Community Facilities</b>		
1. Churches and Other Places of Worship	C	C
2. Library	C	C
3. School, private or public	C	C
4. Daycare Center, child or adult	C	C
5. Post Office	C	C
6. Assembly hall, meeting place for fraternal, charitable, social or other organization	C	C
<b>E. Recreation</b>		
1. Indoor Recreation	P	C
2. Outdoor Recreation	C	
<b>F. Other</b>		
1. Dwelling unit(s) above the first floor of a building		C
2. Hospitals, medical clinics, urgent care facilities, and ambulance/emergency medical services.	C	C
3. Senior Citizen Residential Facilities	C	C
3. Signs	P	P
4. Similar Use Finding, as regulated in Chapter 4 – General Regulations.	P	P

# HINCKLEY TOWNSHIP ZONING DEPARTMENT

Hinckley Township Administration Building

1410 Ridge Road PO Box 344 Hinckley, Ohio 44233

Office (330) 278-4181 Fax (330) 278-2023 Cell 330-690-5298

[twilson@hinckleytp.org](mailto:twilson@hinckleytp.org)



*Tom Wilson, Zoning Inspector*

## **SECTION 7.5 D Dwelling Unit(s) Above the First Floor of a Building:**

All residential units located above the first floor of a commercial or office building shall comply with the following requirement:

The minimum square feet of living area for dwelling units with up to one (1) bedroom shall be six-hundred (600) square feet.

An additional two-hundred (200) square feet shall be required for every additional bedroom provided.

Tom Wilson Zoning Inspector

Parcel Query - Parcel and Owner Information

?

**PARCEL:**

Parcel Number: 016-03A-40-041  
 Location: Hinckley Township  
 School District: Highland Local  
 Star: 22475 - THIS PARCEL WILL NEED SURVEYED NEXT TRANSFER.  
 DEED SHOWS NO PARENT PARCEL ACREAGE THEN AN EXCEPTION GIVING AN ACREAGE. CANNOT BE CONFIRMED BY SURVEY.  
 LOOKING IN RECORDS PARCEL STARTS AS 3.58 ACRES AND HAS 4 EXCEPTIONS. THERE IS AN NEW SURVEY (OCTOBER 2020) MAKING ANOTHER EXCEPTION. NOT SURE HOW THEY GOT FROM 3.58 ACRES WITH 4 POSSIBLY 5 EXCEPTIONS TO A 1.913 ACRE PARCEL AFTER ONE EXCEPTION. NEEDS SURVEYED.

MM 11/3/2020

Sublots: 6,7 in the HINCKLEY CENTER PLAT TOWNSHIP LOT 44 Subdivision

Acreage: 1.903800

Transfer Dates: 2021/04/21, 3000/01/01

Address(es): 1360.00-RIDGE ROAD-(Field), SR3, SH553

Structure Type: House-1,360

If this address doesn't seem right [click here](#).

Latitude/Longitude (of picked point): 41.239403/-81.745125

**OWNER:**

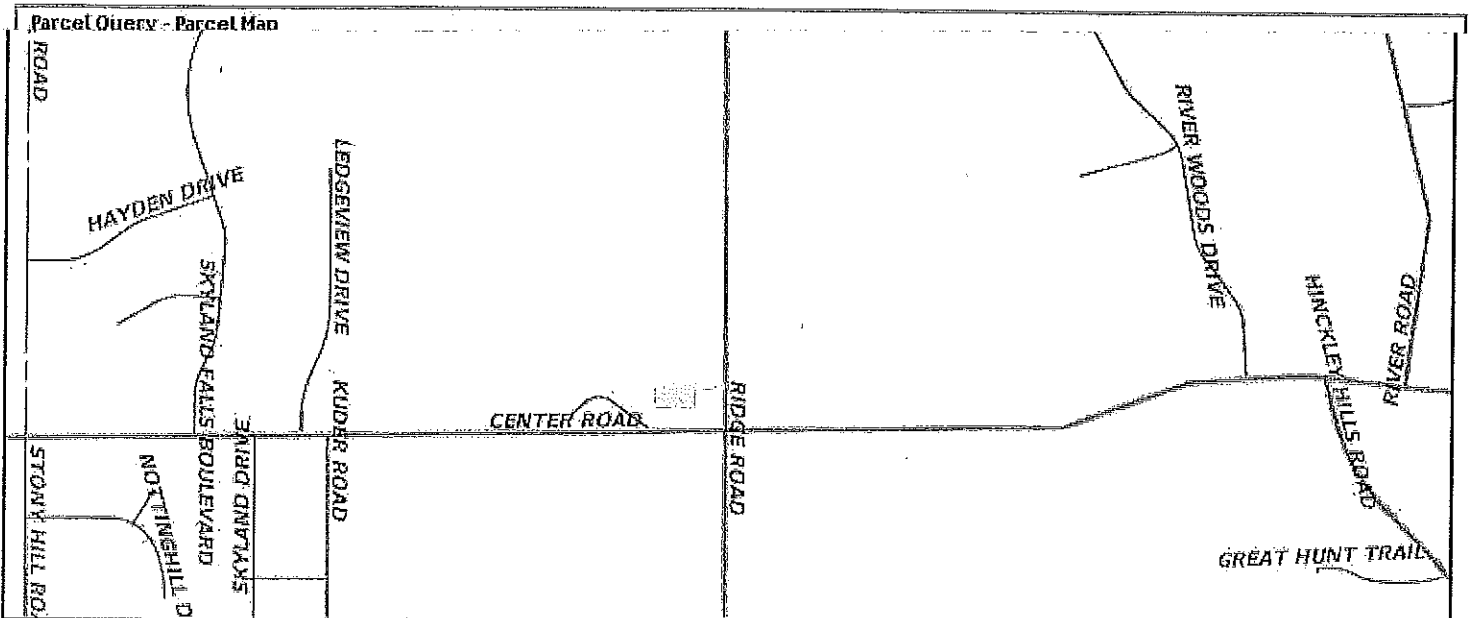
Name: SEVA VENTURES LLC

Percentage: 100.00

**MAIL:**

Owner: SEVA VENTURES LLC

Mailing: 1360 RIDGE RD, HINCKLEY, OH 44233, USA



Key Location - Legend and Scale

Road CLs, Jurisdictional Bounds, School District Bounds

