

City of Bedford
165 Center Road
Bedford, Ohio 44146

BOARD OF ZONING APPEALS

(File (8) eight copies with the Building Commissioner)
Held on 4th Tuesdays as needed @ 7pm (\$75.00 FEE)
Deadline for submission - 7 weeks prior to meeting

APPLICATION NO. _____ FEE PAID _____ DATE FILED _____

APPLICANT'S NAME LDC Construction, LLC

ADDRESS 28045 Ranney Parkway, Suite E, Westlake, OH 44145

PROPERTY OWNER (If other than above):

NAME City of Bedford/CCLRC PHONE NO. _____

ADDRESS 165 Center Road, Bedford, OH 44146

INTEREST OF APPLICANT IF OTHER THAN OWNER:

Design-Build Contractor

PROPERTY LOCATION 2 Hemisphere Way PP NO. 814-07-007 ZONE I-2

PRESENT USE OF PROPERTY: Vacant Land

REASON FOR FILING APPEAL: Necessary to accommodate construction of new manufacturing facility

BUILDING COMMISSIONER CERTIFIES THAT STAY OF PROCEEDINGS DOES [] DOES NOT []
PRESENT CAUSE FOR IMMEDIATE PERIL TO LIFE OR PROPERTY, OR THIS SECTION IS NOT
APPLICABLE.

INFORMATION REQUIRED TO BE INCLUDED WITH THIS SUBMISSION:

- A. SIZE, HEIGHT, LOCATION AND SKETCH OF ALL CONDITIONS PERTINENT TO THIS APPEAL
- B. PLOT PLAN SHOWING LOCATION OF ALL BUILDINGS ON PROPERTY AND ALL CONDITIONS PERTINENT TO THIS APPEAL AND ADJOINING PROPERTIES.

AUTHORIZATION TO PROCEED (For office use ONLY)

- _____ 1919.03 (a) (1) A NON-CONFORMING USE
- _____ 1919.03 (a) (1) B1 TEMPORARY USE FOR NOT MORE THAN 12 MONTHS
- _____ 1913.03 (a) (1) B2 TEMPORARY USE
- _____ 1919.03 (a) (2) INTERPRETATION OF ZONING MAP
- _____ 1919.03 (b) (1) ADMINISTRATIVE REVIEW
- _____ 1919.03 (b) (2) VARIANCES

BOARD OF ZONING APPEALS

THE APPLICANT REQUESTS THAT THIS BOARD SHOULD VARY THE TERMS OF CODIFIED
1942.07(b)(2), 1942.07(c)(1), 1942.07(d)(1)
ORDINANCE NO. _____ WHICH WILL NOT BE CONTRARY TO THE PUBLIC INTEREST,
WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF
THIS ORDINANCE WILL RESULT IN UNNECESSARY HARDSHIP WHILE KEEPING TO THE SPIRIT
OF THIS ORDINANCE AND DOING SUBSTANTIAL JUSTICE.

SET FORTH SPECIAL CONDITIONS PERTINENT TO THIS APPEAL: _____

Prior environmental remediation of the site was partially accomplished by the containment of certain material within
'Soil Consolidation Areas 1 & 2' and a 'Captive Landfill' area. The site is further bound by an Operations and Maintenance
Plan which restricts certain activities on the property.

SET FORTH UNNECESSARY HARDSHIP IMPOSED ON THE OWNER OF PREMISES IF STRICT LETTER OF
THE ORDINANCE WAS TO BE ENFORCED: Proposed new manufacturing facility and associated parking will
not fit on the property and permit appropriate grading if ordinances are strictly enforced. The building has to be shifted
on the site to avoid impacts to the 'Soil Consolidation Areas' and the 'Captive Landfill'.

Accordingly, we are requesting reductions in the parking and building line setbacks on the north, east, and western sides of
the property per the attached drawing.

THE FOREGOING STATEMENTS IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE, TO THIS I ATTEST WITH MY SIGNATURE.

SIGNATURE T. Smith

DATE 4/19/23

SIGNED AND SWORN BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OHIO THIS 19th

DAY OF April 20 23 AT Westlake, OHIO, COUNTY OF CUYAHOGA.

NOTARY PUBLIC Vicky Jablonski

MY COMMISSION EXPIRES 10/18/24

