



# Variance Application

Date: 06/08/2022

## Applicant / Landowner

Applicant Name: Ben Weirnerman  
Address: 2211 Medina Road, Suite 100  
City, State, Zip: Medina, Ohio 44256  
Phone: 3302413808  
Email: bweirnerman@prideone.cc

Landowner: Jerry Labriola & Irene Messina  
Address: 8202 Drybank Drive  
City, State, Zip: Huntington Beach, California 92646  
Phone:  
Email:

## Project

Site Address: Jacoby Road  
City, State, Zip: Copley, Ohio 44321  
Subdivision: n/a

Parcel: 1501734, 1501735, 1503826  
Zoning: R-MD  
Code Section: Article 15 Riparian Setback Standards

Please Explain the Practical Difficulties or Unnecessary Hardship that Justifies this Application:

This property is unique in the fact that it encompasses many environmental features including multiple streams, wetlands, and a 100-yr flood plain. In addition, approximately 40%+ of the 63 total acres is covered by those environmental features previously mentioned. We have laid out the project to avoid these environmental features to the best of our ability, but require minimal variances to wetland and riparian setbacks to provide a secondary means of ingress/egress for Emergency and Safety Services and properly grade around buildings adjacent to wetland areas. While we have requested relief from wetland setbacks, it is of the utmost importance to Pride One Construction to preserve those wetland areas, where possible; only impacting the setback area while still protecting the physical wetland area.

How Would the Granting of a Variance(s) Affect the Immediate Neighborhood and Community In General?

Granting the requested wetland and riparian setback variances will only have positive impacts to the immediate neighborhood or community. Buildings will remain the same distance away from neighboring parcels, and will have proper vegetative screening so as to provide a buffer from neighboring parcels. Stream and floodplain crossings will be meticulously engineered by Davey Resource Group to minimize stream impacts and avoid raising the Floodplain elevation. Davey Resource Groups civil engineering will be submitted to Summit County Engineers for final review and approval. Additionally, those neighbors closest to the floodplain crossing are already encompassed within the 100-yr floodplain and thus will not be affected any permitted work that takes place within the flood plain as part of the proposed project.

List All Contiguous and Adjacent Property Owners (names, address, city and zip code):

Marguerite Ritter: 1825 Jacoby Road Ray Boggs: 1795 S. Jacoby Road Spring Garden Waldorf School: 1791 Jacoby Road Timothy C Clugsten: 2630 Wealthy Drive Michael T. Kaiser: 2610 Wealthy Drive Stanley Vaught: 2598 Wealthy Drive Wisam H Kis Burtrus: 2576 Wealthy Drive Brian D. Spangler: 2564 Wealthy Drive John R. Hamilton: 1590 Sunnyacres Road Brian D. Gunner: 1606 Sunnyacres Road Lakeisha S. Shepherd: 1616 Sunnyacres Road Shayna M. Bartlett: 1634 Sunnyacres Road Angela M. Duplago: 1642 Sunnyacres Road Randy Key: 1650 Sunnyacres Road Justin A. Yablonski: 1655 Sunnyacres Road Shelly L. Mazzagatti: 1492 Victor Drive William H Marshall: PPN 1502134 Barbara J. Lloyd: 1572 Victor Drive Andrew P. Thorn: 1760 & 1764 Lakeland Avenue Gary L. Cooley: 1907 Jacoby Road

I do hereby certify that the information contained herein is true and correct.

Benjamin A. Weirnerman  
Applicant

06/08/2022  
Date