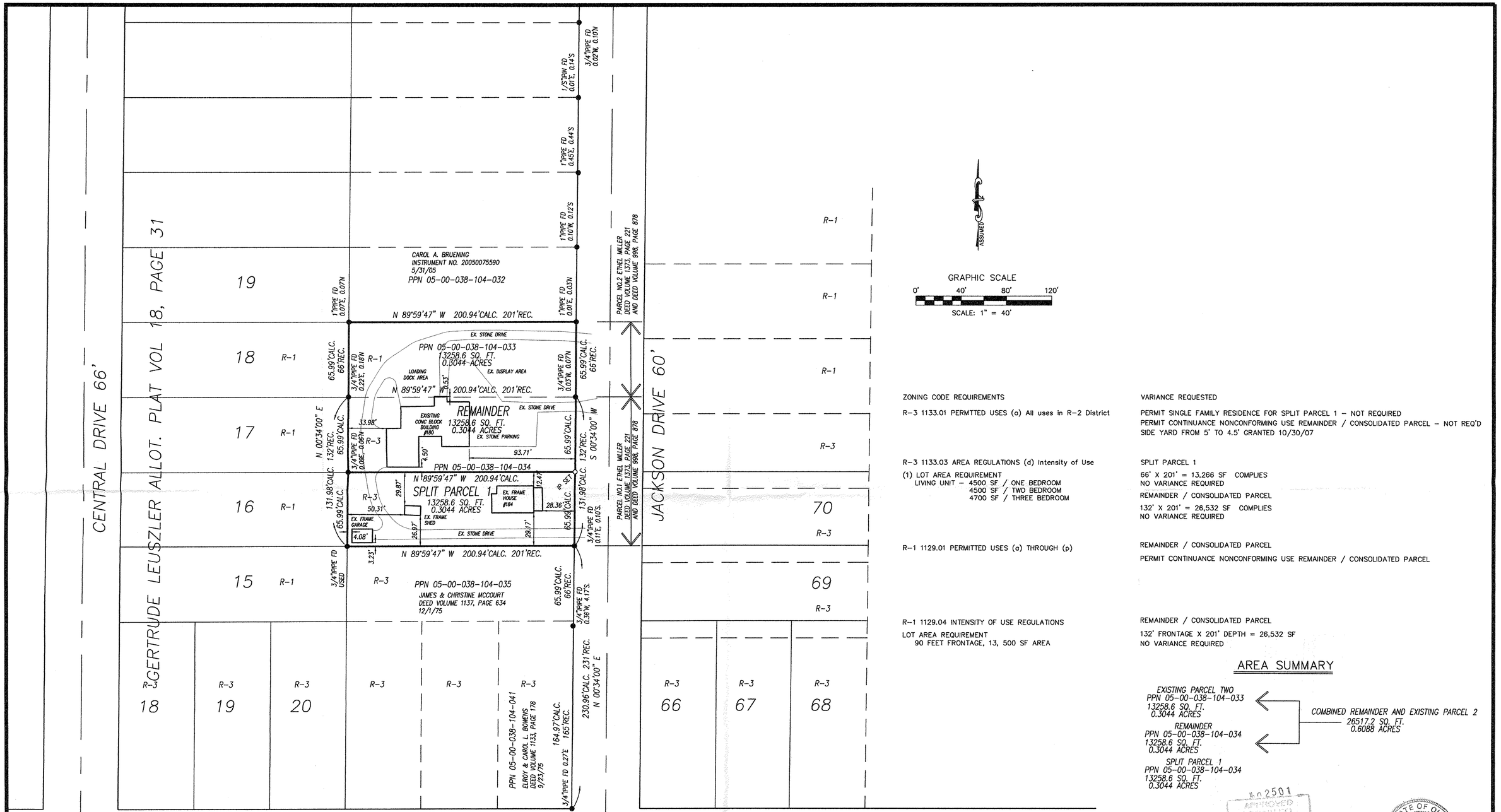

ZONING CODE REQUIREMENTS	VARIANCE REQUESTED
R-3 1133.01 PERMTTED USES (a) All uses in R-2 District	PERMIT SINGLE FAMILY RESIDENCE FOR SPLIT PARCEL 1 – NOT REQUIRED PERMIT CONTINUANCE NONCONFORMING USE REMAINDER / CONSOLIDATED PARCEL – NOT REQ'D SIDE YARD FROM 5' TO 4.5' GRANTED 10/30/07
R-3 1133.03 AREA REGULATIONS (d) Intensity of Use	SPLIT PARCEL 1
(1) LOT AREA REQUIREMENT LIVING UNIT – 4500 SF / ONE BEDROOM 4500 SF / TWO BEDROOM 4700 SF / THREE BEDROOM	66' X 201' = 13,266 SF COMPLIES NO VARIANCE REQUIRED REMAINDER / CONSOLIDATED PARCEL 132' X 201' = 26,532 SF COMPLIES NO VARIANCE REQUIRED
R-1 1129.01 PERMITTED USES (a) THROUGH (p)	REMAINDER / CONSOLIDATED PARCEL PERMIT CONTINUANCE NONCONFORMING USE REMAINDER / CONSOLIDATED PARCEL
R-1 1129.04 INTENSITY OF USE REGULATIONS LOT AREA REQUIREMENT 90 FEET FRONTAGE, 13, 500 SF AREA	REMAINDER / CONSOLIDATED PARCEL 132' FRONTAGE X 201' DEPTH = 26,532 SF NO VARIANCE REQUIRED

AREA SUMMARY

EXISTING PARCEL TWO
PPN 05-00-038-104-033
13258.6 SQ. FT.
0.3044 ACRES

REMAINDER
PPN 05-00-038-104-034
13258.6 SQ. FT.
0.3044 ACRES

SPLIT PARCEL 1
PPN 05-00-038-104-034
13258.6 SQ. FT.
0.3044 ACRES

COMBINED REMAINDER AND EXISTING PARCEL 2
26517.2 SQ. FT.
0.6088 ACRES

APPROVED
LORAIN CO.
MUNICIPALITY
DATE 11-6-07
05-00-038-104-033, 034
PARCEL 5-00-038-A
BY JHatfield
#07-02501
#02501

STATE OF OHIO
10/30/07
PHILLIP A. ROSEBECK
No. 6696
REGISTERED SURVEYOR

SURVEY
ETHEL L. MILLER
PART OF ORIGINAL AMHERST TOWNSHIP LOT 38
CITY OF AMHERST, LORAIN COUNTY, STATE OF OHIO
OCTOBER 15, 2007

NO.	DATE	DESCRIPTION	BY
0	10/30/07	SURVEY DATA	PAR
0	10/15/07	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET 1 OF 1