

## Detailed Description of Project

### 13001 Cedar Rd, Cleveland Heights, Ohio

The use for the property located at 13001 Cedar Rd, Cleveland Heights, Ohio will strictly be office space. Our company is Horizon Health Services. We are a home health care business servicing clients throughout Northeastern Ohio. The vast majority of our employees work in the homes of our clients. The new office location is for management and administrative personnel.

The traditional architectural integrity will be maintained. The entire property will undergo an extensive sprucing up. Parking lot lighting will be added for safety. Landscape lighting will be installed to highlight the building. Internally the structure will undergo mechanical upgrades including electrical, HVAC and plumbing. Ultimately the entire interior of the building will be repaired, cleaned and painted only where needed.

- We plan to move forward in accordance to the City of Cleveland Heights Planning and Zoning Code **1153.05 (cc)**:

#### **(cc) Adaptive Reuse of Existing Non-Residential Buildings in Residential Districts.**

The following provisions are for adaptive reuse of a non-residential building such as a place of worship, library or school into a use compatible with the larger residential district. Adaptive reuse of non-residential buildings in residential districts is allowed by conditional use and subject to the following standards:

- (1) The existing building is clearly non-residential in its original construction.
- (2) A non-residential building in a residential district may be converted to the following uses:
  - (A) Multi-family dwelling
  - (B) Office
  - (C) Industrial design
  - (D) Limited research and development
  - (E) Recreation and education classes such as exercise, art, writing, theater, continuing education, after-school programs, etc.
  - (F) Other uses similar to (A) through (E) that are found to be compatible with the larger residential district.
- (3) Off-street parking is required in accordance with Chapter 1161 of this Code.
- (4) The character of the site and community amenities should be preserved, maintaining a balance between the building, green space and parking.

(5) These shall be no mechanical, electrical or chemical equipment utilized in furtherance of use, except as causes no disturbances of any kind beyond the premises where the use is located.

(6) The conduct of such use shall not be offensive to neighboring property owners or occupants by reason of excessive noise, late hours of business activity, the intensity of the business activity or other such reason.

(7) The use must provide and adhere to a plan for minimizing negative impact of the operation on neighboring properties due to noise, hours of operation or other external effects of the operation.

(8) Signage shall meet the requirements of the original use as set out in Chapter 1163.

(9) For any non-residential use, outside storage or display if prohibited. All servicing, processing and storage uses must be fully enclosed. Diminished setbacks due to alterations or additions shall meet the setback requirements of the original use as set forth in schedule 1153.03 unless a variance is obtained. (dd) Farmer's Markets. A farmer's market may be conditionally

Holden Troutman



Horizon Health Services

**Proj. 15-33: H. Troutman, dba Horizon Health Services**

Below are staff questions with applicant answers:

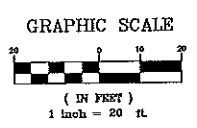
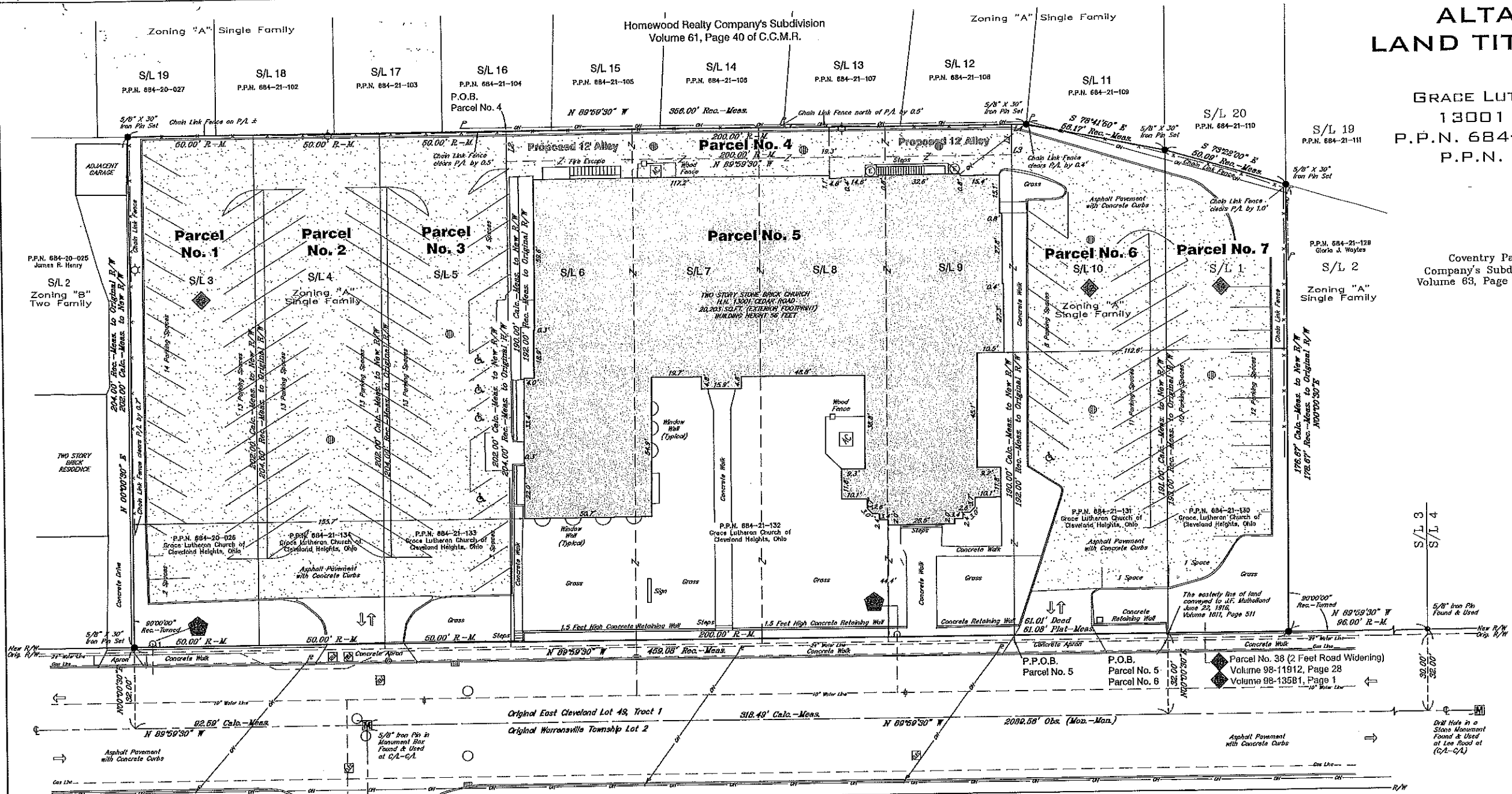
- Will Troutman or HHS own the building? **The property will be titled to a Trust.**
- We need a letter from church or copy of purchase agreement to show that Church is ok with you moving forward with this application. **We will provide a signed copy of the Purchase Agreement.**
- How much space will be used by HHS? **Our company will occupy the entire building.**
- Hours of operation? **Official office hours are Monday-Friday 8:30-4:30. However, a handful of employees also perform office tasks on weekends and before or after official office hours.**
- How many employees do you currently have? **618.** How many employees do you anticipate as your max as you grow on this site? **As a home health company, our services are not provided on site, but in our client's homes. Only office staff would work on site. Therefore, we believe that our company could grow 10-fold and remain in the building.**
- How many people will be there all day? **Approximately 50.**
- How many people will come and go per shift? **Our employees arrive in the morning and leave shortly after 4:30. There is limited, "come and go" travel.**
- Will other tenants be considered or do you intend to occupy the entire space? **We intend to occupy the entire space.**
- What sort of training/education classes are offered and how many people? Hours? **Periodically, we provide free, 72-hour training classes. The classes run for two weeks during normal business hours. Classes would have a maximum of 20 students.**
- Will clients of any sort come to the building? **No.** If so, how many, hours and why?
- IS there any medical equipment that would make noise on site? **No. The care that we provide occurs in the client's homes, off site.**
- Is there medical waste? No. If so, where will it be disposed? **N/A**
- Do you propose signage? **Yes.** If so, where? **Would plan to duplicate the existing signage in size and materials substituting the church's name for the name of our company.**
- Will this church or another religious group continue to worship here? **No.**
- Will organizations who meet in this church continue to meet in this building? **No.**
- Will all medical equipment/supplies be stored inside? **Our company doesn't store or use medical equipment or supplies on site. This property will be used exclusively as office space. No outside storage is permitted. Understood.**
- Are medical equipment/supplies delivered to your office? **No.** If so, how often, where on the site, what time, etc.? **N/A.**

**We are sure that members of the community and City authorities will understand that although we provide health care services, the proposed use of this property is exclusively office space. As a result, there will be no negative impact on the community because our operations require no deliveries, heavy traffic or variances. It is our intent to maintain the historic exterior features of the building without alteration, only repairing the damages that are a result of the deferred maintenance.**

# ALTA / ACSM LAND TITLE SURVEY

OF  
**GRACE LUTHERAN CHURCH**  
 13001 CEDAR ROAD  
 P.P.N. 684-21-130 TO -134  
 P.P.N. 684-20-026

Coventry Park Land  
 Company's Subdivision No. 2  
 Volume 63, Page 25 of C.C.M.R.



**LINE TABLE**

Line	Length	Bearing
L1	12.00' R-M	S00°00'30" W
L2	12.00' R-M	N00°00'30" E
L3	0.07' R-M	N89°59'30" W
L4	6.00' R-M	S89°59'30" E

**BASIS OF BEARINGS**  
 The centerline of Cedar Road as North 89°59'30" West as shown in the Homewood Realty Company's Subdivision in Volume 61, Page 40 of Cuyahoga County Map Records.

**LEGEND**

- [M] = Monument Box Found
- [●] = Iron Pin or Pipe Found
- [●] = 5/8"x30" Iron Pin Set
- [●] = Drill Hole Set / Found
- [+ ] = P.K. Nail Set / Found
- [⊕] = Gas Meter
- [⊕] = Gas Manhole
- [⊕] = Gas Valve / Shut Off
- [P] = Utility Pole
- [R] = Traffic Pole
- [⊕] = Guy Anchor & Line
- [⊕] = Electric Meter
- [⊕] = Electric Manhole
- [⊕] = Electric Box
- [⊕] = Transformer
- [⊕] = Air Conditioning Unit
- [H] = Hydrant
- [□] = Stand Pipe
- [⊕] = Water Service Valve
- [⊕] = Water Line Valve
- [⊕] = Water Meter
- [⊕] = Water Manhole
- [⊕] = Sanitary Manhole
- [⊕] = Clean Out
- [⊕] = Unknown Manhole
- [●] = Storm Manhole
- [●] = Catch Basin
- [●] = Yard Basin
- [●] = Curb Inlet
- [●] = Trench Drain
- [⊕] = Telephone Box / Manhole
- [⊕] = Cable Box / Manhole
- [⊕] = Traffic Control Box
- [→] = Traffic Flow/Access
- [+ ] = Sign Post
- [●] = Ballard
- [●] = Handicap Parking
- [●] = Centerline
- [●] = Property Line
- [●] = Easement No.
- [●] = Encroachments
- [---] = Parcel / Sublot line
- [---] = Original Parcel / Sublot Line
- [---] = Original Lot / Section Line
- [---] = Centerline
- [---] = Subject Property Line
- [---] = Right-of-way Line
- [---] = Easement Line
- [---] = Overhead Utility Line
- [---] = Wood Fence Line
- [---] = Chain Link Fence
- [---] = Woven Fence Line
- [---] = Waterline
- [---] = Gas Line
- [---] = Overhead Utility Line
- [---] = Electric Line
- [---] = Sanitary Line
- [---] = Storm Line
- [---] = Telephone

**CEDAR ROAD (WIDTH VARIES)**  
 (A PUBLIC RIGHT-OF-WAY)

**APPARENT ENCROACHMENTS**

- E1 Fire Hydrant is 1.4 feet north of R/W
- E2 Fire Hydrant is 1.0 feet north of R/W

**DEEDS OF RECORD**

Land conveyed to Grace Lutheran Church of Cleveland Heights, Ohio, by deed filed for record June 1, 1955 in Volume 8291, page 201, of the Cuyahoga County Records. (as to Parcel 1)  
 P.P.N. 684-20-026

Land conveyed to the Grace Lutheran Church of Cleveland Heights, Ohio, by deed filed for record July 1, 1955 in Volume 8405, page 278, of the Cuyahoga County Records. (as to Parcel 2)  
 P.P.N. 684-21-134

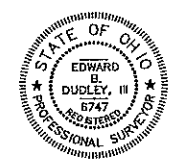
Land conveyed to the Grace Lutheran Church of Cleveland Heights, Ohio, by deed filed for record July 1, 1955 in Volume 8405, page 276, of the Cuyahoga County Records. (as to Parcel 3)  
 P.P.N. 684-21-133

Land conveyed to Grace Evangelical Lutheran Church, now known as Grace Lutheran Church of Cleveland Heights, Ohio, by deed filed for record December 16, 1927 in Volume 3602, page 569, of the Cuyahoga County Records. (as to Parcel 4)  
 Part of P.P.N. 684-21-132

Land conveyed to Grace Evangelical Lutheran Church, now known as Grace Lutheran Church of Cleveland Heights, Ohio, by deed filed for record October 25, 1925 in Volume 3274, page 219, of the Cuyahoga County Records. (as to Parcel 5)  
 Part of P.P.N. 684-21-132

Land conveyed to Grace Lutheran Church of Cleveland Heights, Ohio, by deed filed for record July 29, 1955 in Volume 8417, page 570, of the Cuyahoga County Records. (as to Parcel 6)  
 P.P.N. 684-21-131

Land conveyed to Grace Lutheran Church of Cleveland Heights, Ohio, by transfer of Certificate of Title filed for record December 17, 1979 as Tarens Document No. 127504, of the Cuyahoga County Records. (as to Parcel 7)  
 P.P.N. 684-21-130



Edward B. Dudley, II  
 P.S. No. 6747  
 May 6, 2015

Note: Denotes 5/8"x30" iron pins set and capped Riverstone Company-PS5747-PS8646"

**RIVERSTONE**  
 LAND SURVEYING - ENGINEERING - DESIGN  
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 CLEVELAND - OHIO 44114  
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