

I have included a survey that includes my property (Parcel # 301-22-004, 005) located at 19444 Detroit Road and Dr. John Kinsley's property (Parcel #301-22-003) located at 19433 Detroit Road.

I purchased Parcel #301-22-004,005 in 2015 which was previously Reehorst Cleaners.

The buildings on the parcel had been vacant for approximately 3 years and were in terrible condition. The primary reason I purchased the property was to have it demolished in an effort to beautify the community. I did not want someone to purchase it and continue forward with the same structures in place. I purchased the corner lots to the East of Dr. John Kinsley as well with the same intent. It was an automotive repair and gas station. There was an out-of-state buyer that planned on purchasing the property to keep it in operation. Both properties were "eyesores".

My vision was to replace both properties with companies that I felt would be a good fit for Rocky River. I sold the gas station property to an existing local company (Radiant Bride) that built a beautiful building and is an asset to the community. I did not make any profit on the sale of the property, but I did meet my goal of improving the community.

The Reehorst property has environmental issues that I have been attempting to "clean up" since I acquired the property.

I currently have wells on the property that allow me to analyze the soil. The property is almost "clean" with the exception of the Northeast corner which is currently covered in asphalt. I want to remove the asphalt on my property so that I can fully "clean" the remaining soil.

The property line is approximately 10" from Dr. Kinsley's building. The existing asphalt "driveway" is approximately 14' (total width of driveway) from Dr. John Kinsley's building. I would like to remove approximately 4' of asphalt along the entire property line. The asphalt is on my property and runs the entire property line from North to South. A paver / concrete "bump out" was added to the West side of the Dr. Kinsley's building that goes from the front of the building back approximately 27'. This length of driveway is more narrow (approximately 8') because of the addition of the "bump out". The East side of the building was built on the property line (Radiant Bride) and the asphalt on the West side goes up to my property line. This obviously is not code, but I understand it is "Grand Fathered" in.

I am agreeable to keeping the wide apron so that two cars can be entering and exiting at the same time and allowing 10' (width) of asphalt for the first 27'. Basically up the South end of the "bump-out". The drive would be approximately 12' wide for the remainder of the building including the handicap ramp. I would then remove the asphalt on my property up to the Southern property line.

This will allow me to continue forward with "cleaning" the soil so that I can either sell the property or build a structure while also providing Dr. Kinsley and his clients the ability to enter and exit his parking lot. Also, I have never seen more than 6 cars in his parking lot, so the traffic in and out of the parking lot is minimal.

I have had discussions with Dr. Kinsley's attorney and we seem to be in agreement on how to best proceed forward, which would include me removing the asphalt as described above.