

**Surveyor's Notes & Basis of Bearings:**

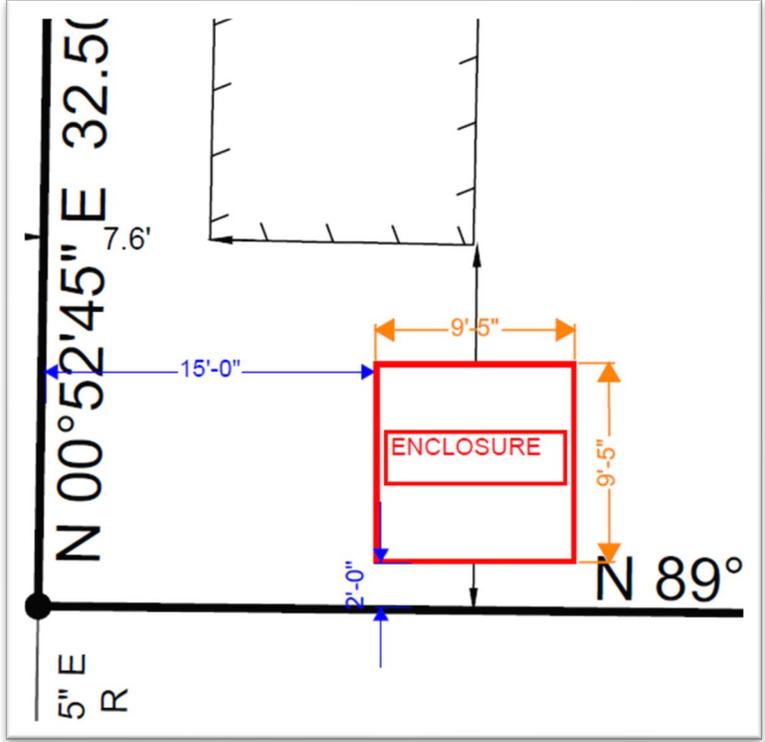
This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon. The deed for the subject parcel was not found on the Cuyahoga County Recorder's website (<https://cuyahoga.oh.publicsearch.us>). The property lines shown hereon are from a lot split and consolidation prepared by this surveyor in 2016.

The basis of bearings for this survey, as shown, is the centerline of Lake Road and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. CIP set are 5/8" x 30" rebar with yellow cap stamped Straub Surveying PS#7055. References used are listed hereon. This map was prepared from a survey performed by me or under my direction in August 2025, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, *Minimum Standards for Boundary Surveys*. This map is not valid unless signed and stamped by Surveyor.

**References:**

- Cuyahoga County GIS, Astor Place Lot Split Vol. 341, Pg. 60
- Lot Split and Consolidation for Technology Recovery Group, LTD Vol. 386, Pg. 29
- Subject Deed as shown
- Adjoining deeds as shown

Revisions			
NO.	DATE	DESCRIPTION	BY
R0	8/26/25	Original Issue	MS





**"Ohio's Fence Company"**

**Columbus / Central:**  
 Mae Fence Headquarters  
 109 E Main St.  
 Fulton, OH 43321

**Cleveland / Akron:**  
 13210 Enterprise Ave.  
 Cleveland, OH 44135

**Cincinnati / Dayton**  
 11863 Solzman Rd.  
 Cincinnati, OH 45249

Proposal Date: <b>5/14/25</b>	Expiration Date:	Installation Date:
Name: <b>Stephen Storch</b>		
Address: <b>19985 Lake Rd.</b>		
City, State, Zip: <b>Rocky River OH 44116</b>		
Phone: <b>216-632-1974</b>		
Email: <b>Stephen.Washko@jaghealthcare.com</b>		

Customer Responsibilities:  Obtain Permit / Variance  HOA Approval  Provide Legal Survey  Clear Fence Line  Contain Animals  Locate Private Utilities

	Total Footage: <b>38</b>
	T D Ftg: <input checked="" type="checkbox"/>
	Haul Ftg: <input checked="" type="checkbox"/>
	<input type="checkbox"/> Wood
	<input type="checkbox"/> Link
	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Haul Dirt Away	
# Breaks: <b>6</b>	
# Transition Slopes: _____	
# Removable Panels: _____	
Permits / Approvals <input checked="" type="checkbox"/> Yes <b>\$ 250</b> <input type="checkbox"/> No	
<b>City and Association Fees are Included</b> <b>PLAT OF SURVEY MUST BE PROVIDED</b>	

Please Review:  
 Dirt removal is not included unless otherwise specified. **COST TO REMOVE \$ 200**  
 The fence will follow the natural contour of the property unless otherwise specified.  
 Under no circumstances is Mae Fence responsible for damages to private lines and/or items not professionally located by utility companies, including sprinkler lines, drain tiles, electric fence, and sump pump.  
 A small degree of construction activity and refuse may occur.

Payment Terms	<input checked="" type="checkbox"/> <b>50</b> % Deposit	<input type="checkbox"/> _____ % Deposit
	Balance to be paid to installation crew chief or office upon completion	Terms:
Payment	<b>\$ 1300</b>	<b>5/14</b>
	<b>V M D A - Check</b>	
#		
Exp	Sec	
<b>GRAND TOTAL</b>	<b>\$ 2700</b>	
<b>DEPOSIT</b>	<b>\$ 1300</b>	
<b>BALANCE DUE</b>	<b>\$ 1400</b>	

**ACCEPTANCE OF PROPOSAL:**

**YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION**

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined in this contract. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed only upon written orders and will become an extra cost over and above the sale price. Cancellation of this contract after three business days will result in a 20% restocking fee. In the event of a default payment, Mae Fence may place the account with an agency and/or attorney for collection. Mae Fence may record and enforce a mechanic's lien against the property on which the project was installed in accordance with the Mechanic's Lien Act. Customer agrees to pay all fees and costs associated with default payments. Our employees are fully covered by workman's compensation insurance. Mae Fence reserves the right to refuse service, without liability, to anyone, for any reason.

**Payment is due immediately following installation.**

Company Representative <b>Julian</b>	Customer Signature	Date:
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Manufactured  
by  
**MAE FENCE**  
in  
Fulton Ohio

Last Name: Storch

Height: 8' Total Footage: 38 Installation Date: \_\_\_\_\_

Verticle Style  Horizontal Style  Other: \_\_\_\_\_

<input type="checkbox"/> Privacy	<input type="checkbox"/> Picket	<input checked="" type="checkbox"/> Shadow	<input type="checkbox"/> Batton	<input type="checkbox"/> Ranch Rail	<input type="checkbox"/> Split Rail

					# Rails <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 Other: _____ Wire Options <input type="checkbox"/> Black Welded <input type="checkbox"/> Galvanized <input type="checkbox"/> Pull Wire <input type="checkbox"/> Agriculture: _____
<input checked="" type="checkbox"/> Straight Top	<input type="checkbox"/> Rolling Arch	<input type="checkbox"/> Dec. Scallop	Middle Frame / # of Caps		
			<input type="checkbox"/> Cap & Trim	<input type="checkbox"/> Decorative Top	<input type="checkbox"/> Rail Fence
<input type="checkbox"/> V - Out	<input type="checkbox"/> Cut Arch	<input type="checkbox"/> Cut Scallop	<input type="checkbox"/> Cap & Trim	<input type="checkbox"/> Decorative Top	<input type="checkbox"/> Rail Fence

100% Cedar  Treated Poplar Rail  Treated Framing - Cedar Pickets  Other: \_\_\_\_\_

Spacing: 2" Board Size: 4" # of Frames: 4

Face Nail  Toe Nail  Mortice & Tennon

Post Set:  Dry Set Concrete  Wet Set Concrete  Other

Post Size: 4" Post Top: none

# Gates: 1 # Single: \_\_\_\_\_ # Double: 1

Hardware:  Gravity Latch  2 - Way Latch  # of Drop Rods: 1

# Arbors: 1  2 - Post  Crescent  4' Wide  4 - Post  Traditional  Other: \_\_\_\_\_



**GRAND TOTAL** \$ 2700

**\*3 - Year Warranty on Back of Contract**



### **EXAMPLE MATERIAL ONLY**

The above photo was provided by our fencing contractor, and it represents the style of material to be used for the dumpster enclosure and gate. The fencing will be 8' tall, 2' higher than the height of the dumpster we use. This material believes satisfies Section 1185.13 SCREENING OF ACCESSORY USES (subsection A.1) which states "*Such wall or fence shall be constructed of wood, brick, decorative concrete, split face block, or stone.*"

All specifications surrounding the fence are included in the above fencing proposal prepared by Mae Fencing.



Area of the proposed dumpster enclosure. The enclosure would be set 2' off the south property line which is represented by the curb closest to the building in this photo. The current location of the dumpster can be seen in this photo as well.



A wider view of the proposed dumpster enclosure demonstrates that no structures or uses are located along the south property line impacted by the requested variance, other than a shared parking area.

For illustrative purposes, the proposed enclosure will be located roughly in the orange outline in the above picture. The red arrows illustrate the 2' variance requested. The green arrows illustrate the 15' setback of the west property line, which is an additional 5' further than the 10' setback that is required.

The Variance was approved by the Rocky River BZA on Thursday 1/8/2026.

## Bearden's Mitigating Efforts:

In addition to the proposed dumpster enclosure, **Bearden's has taken immediate and substantive action in response to the concerns raised by neighboring residents and committee members**, including the following measures:

- The removal of all nonessential equipment, debris, and picnic tables from the area designated for the proposed enclosure (see photographs attached below).
- The addition of a mandatory trash sweep along the rear property line and within the enclosure area to the Daily Closing checklist for onsite personnel.
- Communication to staff regarding smoking-related complaints, instructing them to conduct themselves in a manner that respects the rights and expectations of neighboring property owners.
- Direction to staff regarding improper parking of the white vehicle and any other employee vehicles in front of the restaurant, reiterating that parking in unauthorized spaces is strictly prohibited and will not be permitted going forward.
- Active coordination of the removal of the onsite food truck, which was towed off the property effective 12/22/2025.
- We are in active coordination with Waste Management to have them adjust the pick-up time of the dumpster to not occur between the hours of 9 PM and 7 AM.
  - Please see the attached Waste Management case.

Waste Management Update (1/9/2026) - Beardens has successfully spoken to the Waste Management Operations managers and have verbal confirmation that trash pickups will not occur during prohibited windows. The Friday January 9th pickup occurred at 1 PM.

Present: Susan Williamson, 1 Astor Pl.

Mrs. Williamson does not have the same concerns as Unit 3. She wanted to publicly say that they appreciate their willingness to do something about the trash issue. Mrs. Williamson said it has worked really well. There are no issues with what is being proposed.

Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

Meeting minutes from the Planning Commission meeting on 10/28/25, where a neighbor of the properties on the west property line expressed support for our business, our efforts, and the proposed enclosure plans.



Ben Harrison <ben.harrison@beardens.com>

(no subject)

Boyd, Kamisha <kboyd6@wm.com>  
To: "ben.harrison@beardens.com" <ben.harrison@beardens.com>  
Cc: "Boyd, Kamisha" <kboyd6@wm.com>

Mc

SCRN 4 SERVICE TIME WINDOW CHANGES SOURCE SYSTEM: MAS <==BEFORE==> W#1 START: STOP: W#2 START: STOP: REASON: <==AFTER==> W#1 START: 0800 STOP: 1200 W# REASON: CITYORD

Case #31862790 - OPERATIONS NOTE - ROUTE REQUEST - NEW

CATEGORY :

OPS - OPERATIONS NOTE

SUB CATEGORY :

RTE - ROUTE REQUEST

DURATION :

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DUE DATE :

Thursday, Jan 1, 2026, 11:32 AM CST

REQUESTED ON :

Monday, Dec 22, 2025, 11:32 AM CST

COMPLETED ON :

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REQUESTED BY :

ben

Requested By Phone :

4403430100

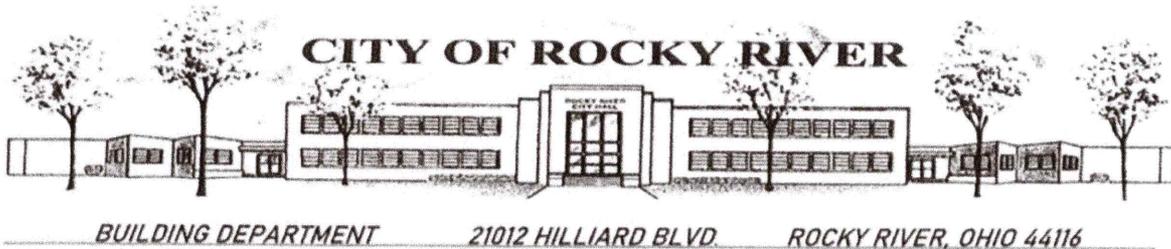
Requested By Email :

[stephen.storch@beardens.com](mailto:stephen.storch@beardens.com)

COMMENT

Navigation Mode

Created Date	Created By	Type	Comment
December 22, 2025 at 11:32 AM CST	KBOYD6	Internal	BEN OPERATIONAL MANGER CCI ADVE THE NEED TO GET THE TIMES ADJ WHEN THEYGET THERE PICKUP NEIGH



**Owner Acknowledgment of Property Lines**

Date; 5/20/25

I hereby acknowledge that the property line location is the sole responsibility of the property owner. The location of the fence on the plan will be measured from a point that the property owner deems as the property line. The City of Rocky River assumes no responsibility for errors related to property line location. If there is a question regarding a property line a professional land surveyor should be consulted to obtain a boundary survey.

**The City of Rocky River does not determine property lines.**

Property owner's Name (Print): James Griffiths

Property Address: 19985 Lake Rd.

Property owner's phone: 216-632-1974

Property owner's email; rwashko@jaghealthcare.com

A handwritten signature in black ink, appearing to read "J-Griffiths", written over a horizontal line.

Property owner's Name (signature): \_\_\_\_\_



Intent to build sign for fence enclosure currently displayed at the restaurant