

MULTI-TENANT OFFICE & WAREHOUSE BUILDING IN SOLON

SOLON LAND-BANKING & ZONING REGULATIONS (U-2)

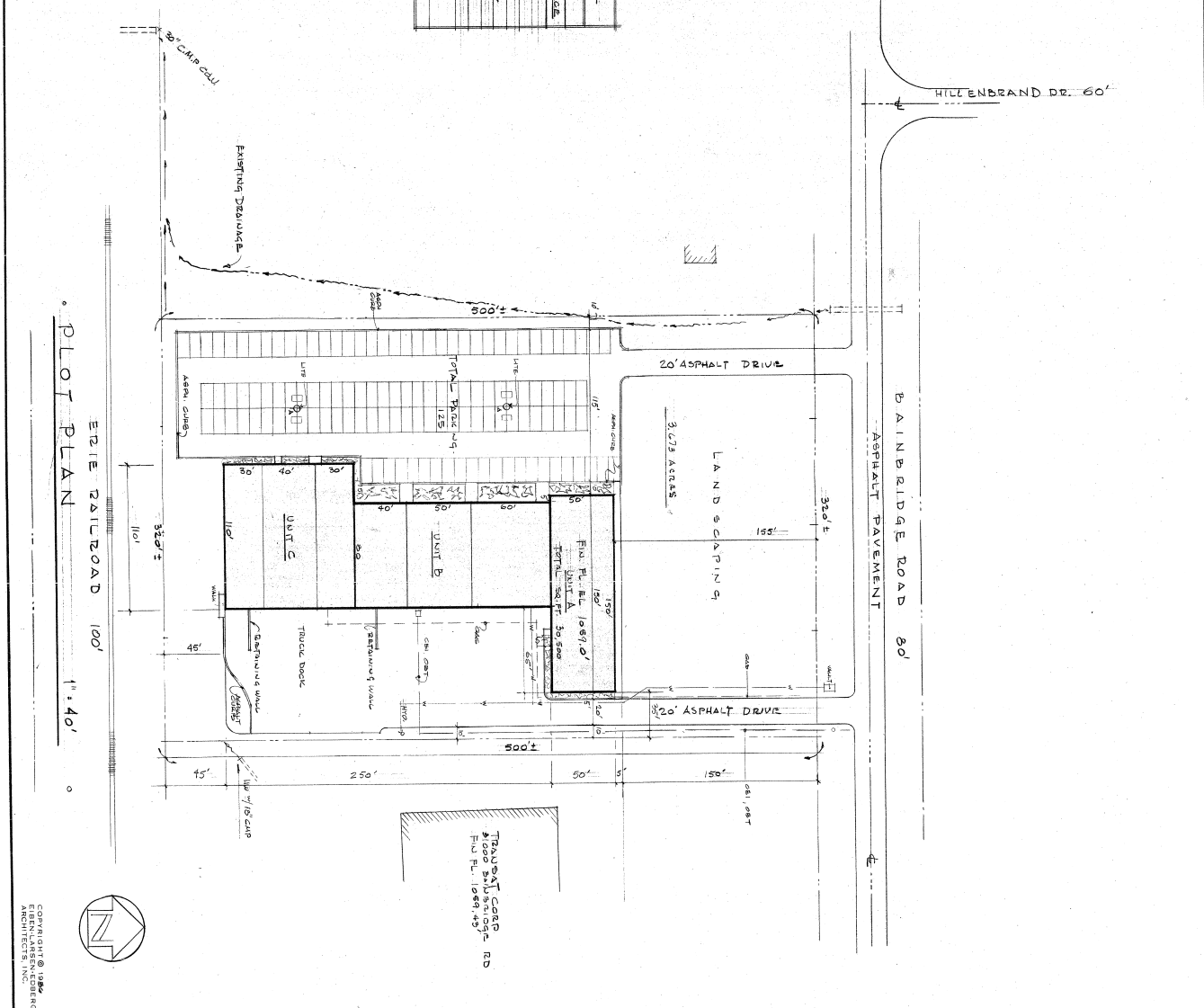
ITEM	CODE SECTION	REQUIREMENT	PROPOSED	VIOLATED
Lot Coverage	114-07 (c)	Max 40%	14%	NONE
Lot Width	114-07 (c)	150'	320'	NONE
Front Setback	114-07 (b)(3)	150'	150'	NONE
Front to Side	114-07 (b)(4)	100' required	100'	NONE
Side Setback	114-07 (b)(3)	None	45' MIN	NONE
Rear Setback	114-07 (b)(3)	None	45'	NONE
Height	114-07 (b)	50'	100' / 134'	NONE
Use of Property	114-07 (b)	office, light / 2nd story	1/2	NONE
Use of Property	114-07 (b)	warehouse, home / 2nd story	1/2	NONE

PERMITTED ZONING USES

UNIT	AREA	PERMITTED OCCUPANCY	SQUARE FOOTAGE	DATE
A	7500	50% OFFICE	3750 / 300	1/9
B	12000	50% WAREHOUSE	3000 / 300	1/3
C	11000	50% OFFICE	3000 / 300	1/3
		50% WAREHOUSE	3000 / 300	1/3
		50% OFFICE	3000 / 300	1/3
		50% WAREHOUSE	3000 / 300	1/3

PERMITTED ZONING USES: 119 CASES

PERMITTED ZONING USES: 124 CASES



PLOT PLAN
 1" = 40'

COMPILED BY 1986
 EIBEN LARSEN EDBERG
 ARCHITECTS INC.

<p>Project MULTI-TENANT OFFICE & WAREHOUSE BUILDING BAINBRIDGE ROAD, SOLON, OHIO 202 BAINBRIDGE ROAD ASSOCIATES</p> <p>Builder: BLADE BUILDINGS INC. 2300 MERCHANTS BLDG, BEACHWOOD, OHIO</p>	<p>Architect EIBEN LARSEN EDBERG ARCHITECTS INC. AIA 139 Bell St., Chagrin Falls, Oh. 44022 Ph. 216-247-3270</p>
<p>Revisions:</p> <p>1. JUN 16, 1986 2. JUN 16, 1986 3. JUN 16, 1986</p>	<p>Sheet Title PLOT PLAN</p> <p>Sheet No. 1</p>