



# Temporary Zoning Certificate

## Zoning Certificate #: 23-728

Completion Date: July 27, 2024

**PROJECT ADDRESS:** 0 Stow Road **Parcel Number:** 3009781

**Business Name:** Ohio Turnpike Infrastructure Commission **Square footage:** N/A

**Applicant:** Ryan Pepper

**Owner:** Benberry LLC  
9345 Ravenna Rd A  
Twinsburg, OH 44087

### CONDITIONS:

- 24/7 emergency service access shall be maintained to westbound on ramp which runs next to the electric substation.
- 24/7 emergency service access must be maintained to the oil well located at the southwest corner of the storage site.
- Permit valid for 1 year. Prior to the expiration date, contact city staff for potential extension

Building Permit must be obtained from the Summit County Department of Building Standards prior to commencing work. Summit County Building Department can be reached at (330) 630-7280. Located at 1030 E. Tallmadge Ave., Akron, Ohio 44310.  
Certificate shall expire unless construction is commenced within six months and completed within one year of the date of issuance.

**Issued: July 28, 2023**

**Completion Date: July 27, 2024**

**Approved by: Community Development**

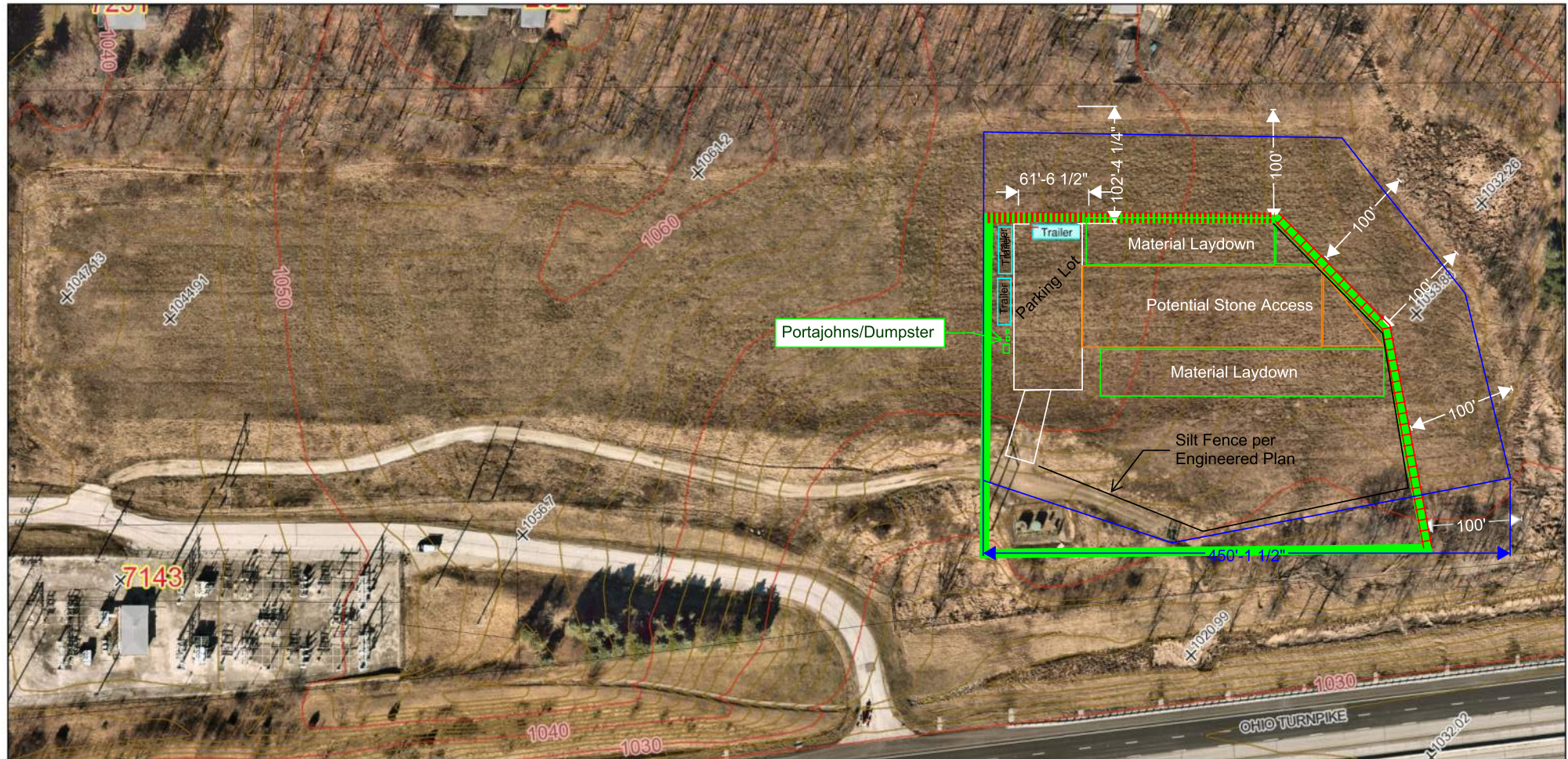
**Permit extension granted until January 27 , 2025  
on condition to complete the mounding  
installation by August 26, 2024**

**CERTIFICATE MUST BE POSTED IN A LOCATION VISIBLE FROM THE STREET DURING ALL CONSTRUCTION ACTIVITY**

**Permit extension #2 granted until July 27, 2025** - Extension authorization subject to 1206.04(c)(8): *Completion of temporary use. Upon completion of the temporary use, the site shall be cleaned, all evidence of the use(s) removed, and left in a condition that minimizes adverse impacts to the site itself and to surrounding properties.*

**Permit extension #3 granted until January 27, 2026** - Extension authorization subject to 1206.04(c)(8): *Completion of temporary use. Upon completion of the temporary use, the site shall be cleaned, all evidence of the use(s) removed, and left in a condition that minimizes adverse impacts to the site itself and to surrounding properties.*

## Hudson, OH



July 25, 2023




HUDSON  
COMMUNITY DEVELOPMENT  
DEPARTMENT

☒ Approved

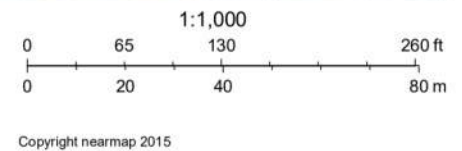
Reviewed by Nick Sugar  
07/28/2023, 11:40:03  
AM

PROPERTY AGREEMENT LIMITS LAID OUT IN BLUE

SCOPE OF WORK:  
MATERIAL STORAGE, EMPLOYEE/EQUIPMENT PARKING, OFFICE TRAILERS


 4' orange construction fence along northern boundary  
 limits of disturbance

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.





# 7143 STOW RD - MOUNDING PLAN

**Notes:**

Mounding will be made at a 1(or greater):1 until slope is maintained. Top of mound to be flattened for compaction.

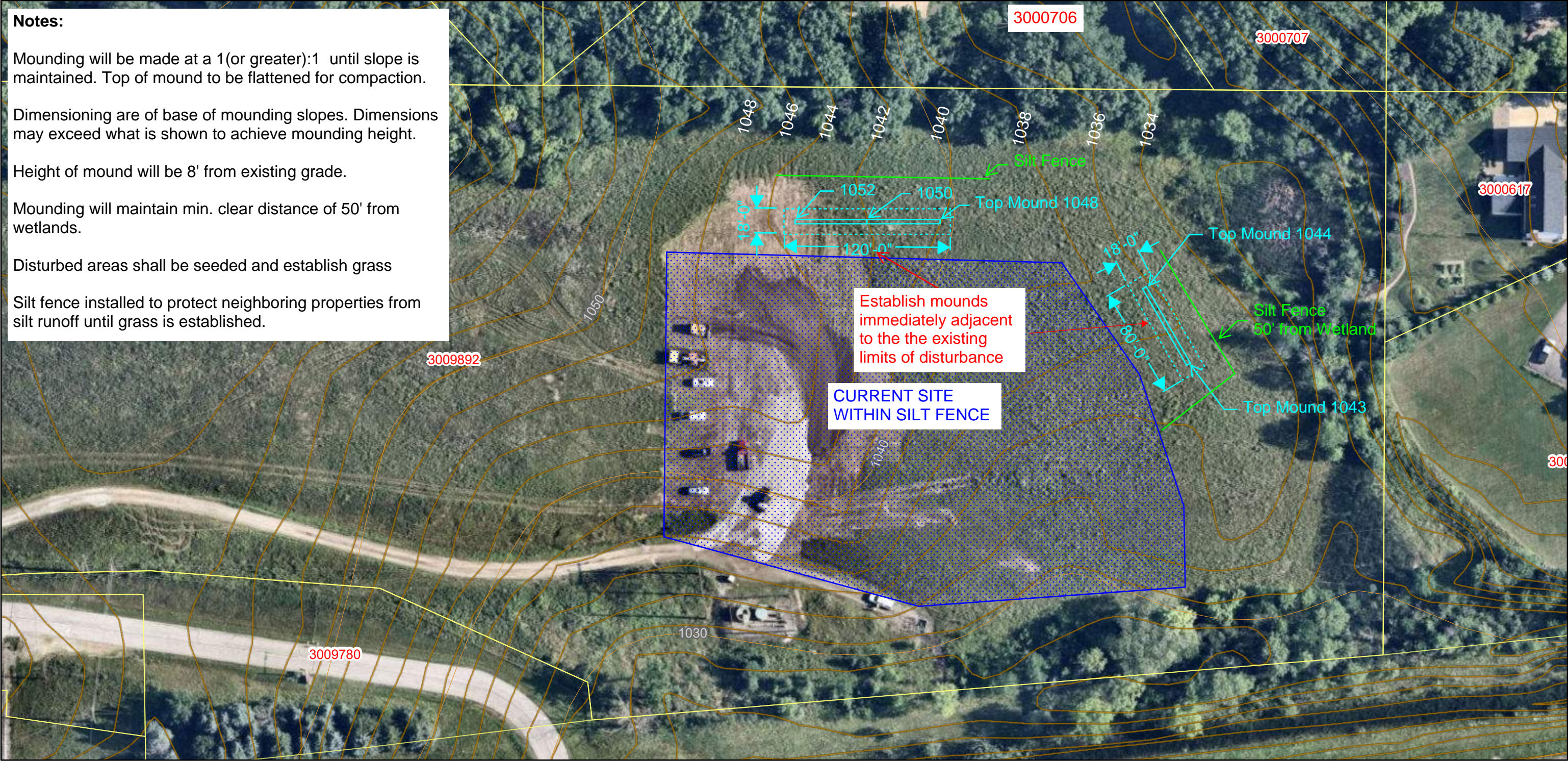
Dimensioning are of base of mounding slopes. Dimensions may exceed what is shown to achieve mounding height.

Height of mound will be 8' from existing grade.

Mounding will maintain min. clear distance of 50' from wetlands.

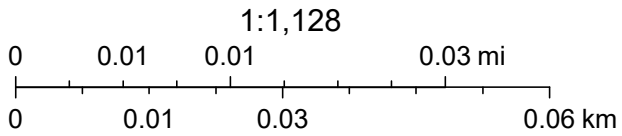
Disturbed areas shall be seeded and establish grass

Silt fence installed to protect neighboring properties from silt runoff until grass is established.



7/17/2024, 9:00:39 AM

- Parcels
- 10ft Contours
- Jurisdictions



Esri Community Maps Contributors, Summit County GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





# THE BEAVER EXCAVATING COMPANY

June 26<sup>th</sup>, 2025

Hudson City Hall  
1140 Terex Road  
Hudson, OH 44236

Attn: Gregory Hannan  
Hudson Community Development Director

Re: Permit Extension Request (23-728)

Dear Mr. Hannan,

Please let this letter serve as our formal request for a permit extension of the Temporary Zoning Certificate #23-728. The permit is for our use of the property at the corner of Stow Road and I-80. The permit is set to expire on July 27, 2025. In accordance with the permit terms, Beaver is requesting a 6-month extension of this permit.

Beaver believes we have been diligent in keeping noise and activity within the property minimal and will continue that effort into the next term if an extension is approved. Beaver believes we have maintained all other requirements of the permit and the City of Hudson 23-155 Ordinance with respect to the Temporary Zoning area.

At the end of its' use, the site will be restored to its' pre-existing condition. The pre-existing condition primarily consisted of limited topsoil and weed growth, as can be seen in the unutilized property areas. Beaver placed aggregate throughout the work area and raised the site's grade slightly above the existing condition in doing so. Beaver also installed the barrier mounds of topsoil at the site perimeter to block vision from the neighboring properties. At the end of the site's use, Beaver will then remove and haul away all aggregate placed in the laydown yard to restore the lot to the pre-existing grade. The existing driveway to the well-pump area will be topped off with a portion of this stone to restore the condition of the drive. The topsoil mounds will then be spread throughout the lot area that was disturbed. The area will be seeded and mulched, establish growth, and erosion control measures will be removed. The site will then be considered restored to the pre-existing condition.

Attached to this letter is Beaver's estimated cost for the above-mentioned work to restore the lot to the pre-existing condition, totaling \$26,259.18. Should the City have any questions on the cost estimate or its' formatting, please reach out.



## THE BEAVER EXCAVATING COMPANY

If there is any additional information or discussion required for a permit extension, please contact me at any of the below means. Thank you for your consideration.

Sincerely,

Ryan Pepper, P.E.  
Lead Project Manager  
The Beaver Excavating Company  
[Ryan.Pepper@beaverexcavating.com](mailto:Ryan.Pepper@beaverexcavating.com)  
(330) 417-7754

— O H I O —  
**HUDSON**

ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

**BOND FOR WORK IN RIGHT-OF-WAY**

**BOND NO.** 45BSBJJ9349

**KNOW ALL MEN BY THESE PRESENTS**, that The Beaver Excavating Company  
(hereinafter called "Principal") as Principal, with its offices in the City of Canton  
State of Ohio, and Hartford Fire Insurance Company  
(hereinafter called "Surety"), are held and firmly bound unto the City of Hudson, Ohio, (hereinafter  
called "Obligee") in the full and just sum of Fifty Thousand Dollars  
( \$50,000 ) for which payment well and truly to be  
made, the Principal and Surety bind themselves, their successors and assigns, jointly and severally,  
firmly by these presents, and the attached power of attorney by the Surety authorizing the affixed  
agent signatures.

**WHEREAS**, the Principal has obtained a performance bond, dated the 24th  
day of July A.D., 2025, for the purpose of guaranteeing the City of Hudson  
that work and restoration done by the Principal in the public Right-of-Way will be performed in  
accordance with the approved plan, and current procedures and standards of the City of Hudson.  
Said Bond shall expire on this 31<sup>st</sup> day of December, 2025.

**NOW, THEREFORE**, the condition of this obligation is such, that if the Principal shall well and  
truly perform in accordance with the approved plan, current practices, procedures and standards of  
the City of Hudson for right-of-way work and restoration, then this obligation shall be void;  
otherwise, it is to remain in full force and effect.

Signed, Sealed and dated this 24th day of July, 2025.

The Beaver Excavating Company

**Principal**

BY: 

**Signature of Principal  
(SEAL)**

Hartford Fire Insurance Company

**Surety**

BY: 

Brianna Fickeisen

**Signature of Surety**

## RIGHT-OF-WAY BOND INFORMATION

A **"BOND FOR WORK IN THE RIGHT-OF-WAY"** may be submitted by a contractor for minor right-of-way projects, *e.g.*, apron/culvert installations or replacements. The bond is required for each right-of-way permit issued and remains in effect during the current calendar year. A new bond is required as of January 1st in each new calendar year. The bond form must be processed and notarized by the contractor's insurance company. A non-refundable \$300 fee is also required with each application for a right-of-way permit. When the project is complete, the contractor should contact the Engineering Department at 330-342-1770 and request a final inspection.

The contractor shall also submit a certificate of insurance showing that said contractor and any subcontractors who will perform work on the project are fully protected against all possible contingencies of public liability, property damage, etc. The certificate of insurance shall name the Municipality as being fully protected, including its officers and agents, for any and all claims, judgments or other costs arising from or connected with the excavation and other work covered by the excavation permit. The permittee shall hold the Municipality, its officers and agents harmless from any and all claims, judgments or other costs, including any deductible amount under the certificate of insurance issued in connection with the specific excavation, and the contractor, or its insurance company, shall defend the Municipality in the event of any suit or claim made by reason of the negligence or default of the permittee, without any cost to the Municipality. The limits of liability for the insurance required shall provide coverage for not less than the following amounts or greater where required by Laws and Regulations:

- |    |   |                |
|----|---|----------------|
| 1. | Public Liability, property damage, etc. |                |
|    | a. Each Person                          | \$1,000,000.00 |
|    | b. Each Accident                        | \$1,000,000.00 |
| 2. | Property Damage                         |                |
|    | a. Each Accident                        | \$500,000.00   |

# POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity  
and Claims to:  
**THE HARTFORD**  
BOND, T-14  
One Hartford Plaza  
Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)  
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: SCHAUER GROUP INCORPORATED  
Agency Code: 45-450168

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut  
☐ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana  
☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut  
☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint  
Brianna Fickeisen

its true and lawful Attorney-in-Fact, to sign its name as surety(ies) only as delineated above by, and to execute, seal and acknowledge the following bond, undertaking, contract or written instrument:

Bond No. 45BSBJJ9349

Naming The Beaver Excavating Company as Principal,  
and City of Hudson as Obligee,

in the amount of See Bond Form(s) on behalf of Company in its business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**In Witness Whereof**, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Phyllis A. Clark*

Phyllis A. Clark, Assistant Secretary

*Joelle L. LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



*Mariluz Arce*

Mariluz Arce  
My Commission HH 287363  
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 24, 2025.

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President



Office of Risk Assessment  
50 West Town Street  
Third Floor - Suite 300  
Columbus, Ohio 43215  
(614)644-2658  
Fax(614)644-3256  
www.insurance.ohio.gov

## Ohio Department of Insurance

Mike DeWine - Governor

Judith French - Director

### Certificate of Compliance



Issued 03/12/2025

Effective 04/02/2025

Expires 04/01/2026

I, Judith French, hereby certify that I am the Director of Insurance in the State of Ohio and have supervision of insurance business in said State and as such I hereby certify that

#### HARTFORD FIRE INSURANCE COMPANY

of Connecticut is duly organized under the laws of this State and is authorized to transact the business of insurance under the following section(s) of the Ohio Revised Code:

##### **Section 3929.01 (A)**

Accident & Health

Aircraft

Allied Lines

Boiler & Machinery

Burglary & Theft

Commercial Auto - Liability

Commercial Auto - Physical Damage

Earthquake

Fidelity

Fire

Glass

Group Accident & Health

Inland Marine

Multiple Peril - Commercial

Multiple Peril - Farmowners

Multiple Peril - Homeowners

Ocean Marine

Other Liability

Private Passenger Auto - Liability

Private Passenger Auto - Physical Damage

Surety

Workers Compensation

HARTFORD FIRE INSURANCE COMPANY certified in its annual statement to this Department as of December 31, 2024 that it has admitted assets in the amount of \$28,213,781,888, liabilities in the amount of \$15,713,857,190, and surplus of at least \$12,499,924,698.

IN WITNESS WHEREOF, I have hereunto subscribed my name and caused my seal to be affixed at Columbus, Ohio, this day and date.

*Judith L. French*

Judith French, Director



# HARTFORD FIRE INSURANCE COMPANY

Hartford, Connecticut

*Financial Statement, December 31, 2024*

Statutory Basis

## ASSETS

U.S. Government Bonds .....	\$ 548,689,389
Bonds of Other Governments .....	176,613,593
State, County and Municipal Bonds .....	1,086,274,087
Miscellaneous Bonds .....	6,611,928,546
Stocks .....	5,985,304,899
Short Term Investments .....	54,038,852
	<u>\$ 14,462,849,366</u>
Real Estate .....	\$ 283,466,249
Cash .....	68,685,525
Agents' Balances (Under 90 Day) .....	4,015,475,979
Other Invested Assets .....	4,887,481,789
Miscellaneous .....	4,495,822,980
<b>Total Admitted Assets .....</b>	<b><u>\$ 28,213,781,888</u></b>

## LIABILITIES

Reserve for Claims	\$
and Claim Expense .....	11,735,400,585
Reserve for Unearned Premiums .....	2,853,522,077
Reserve for Taxes, License	
and Fees .....	46,650,892
Miscellaneous Liabilities .....	1,078,283,636
<b>Total Liabilities .....</b>	<b><u>\$ 15,713,857,190</u></b>
Capital Paid In	\$ 55,320,000
Surplus .....	<u>12,444,604,698</u>
<b>Surplus as regards Policyholders .....</b>	<b><u>\$ 12,499,924,698</u></b>
<b>Total Liabilities, Capital</b>	
<b>and Surplus .....</b>	<b><u>\$ 28,213,781,888</u></b>

STATE OF FLORIDA  
SEMINOLE COUNTY  
CITY OF LAKE MARY

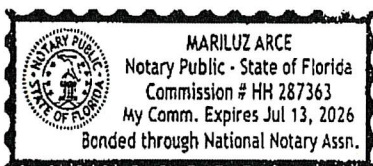
} ss.

Joelle L. LaPierre, Assistant Vice President and Phyllis A. Clark, Assistant Secretary of the Hartford Fire Insurance Company, being duly sworn, each deposes and say that the foregoing is a true and correct statement of the said company's financial condition as of December 31, 2024.

Subscribed and sworn to before me this  
11th day of March, 2025.

*Mariluz Arce*

Notary Public



*Joelle L. LaPierre*  
Joelle L. LaPierre, Assistant Vice President

*Phyllis A. Clark*  
Phyllis A. Clark, Assistant Secretary