

ORDINANCE NO. 21-176

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NO. 57-02118.000 LOCATED AT 1035 HANCOCK STREET FROM "LB" LOCAL BUSINESS DISTRICT TO "R-RB" RESIDENTIAL-BUSINESS DISTRICT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT UNDER SUSPENSION OF THE RULES AS CONTAINED IN AND IN ACCORDANCE WITH SECTION 13 OF THE CITY CHARTER.

WHEREAS, a request is being made by Ed and Jennifer Torres, of Amerihome, LLC, for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for Parcel No. 57-02118.000 located at 1035 Hancock Street "LB" Local Business District to "R-RB" Residential-Business District and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, the parcel contains a single-family residence and a multi-family building that will be rehabilitated and the change in zoning is being requested to utilize the multi-residential structure for transient rental; and

WHEREAS, this request was heard by the Planning Commission at their September 22, 2021, meeting resulting in the Planning Commission's recommendation to **approve** the requested Zone Map Amendment for Parcel No. 57-02118.000 located at 1035 Hancock Street; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their November 8, 2021, regularly scheduled meeting; and

WHEREAS, this Ordinance should be passed under suspension of the rules in accordance with Section 13 of the City Charter approving the Amendment to the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances to rezone Parcel No. 57-02118.000 located at 1035 Hancock Street "LB" Local Business District to "R-RB" Residential-Business District; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves the requested rezoning and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, is hereby amended to effect the rezoning of Parcel No. 57-02118.000 located at 1035 Hancock Street "LB" Local Business District to "R-RB" Residential-Business

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District as more fully described in Exhibits "A" and "B" which are attached to this Ordinance and specifically incorporated herein.

Section 2. The City's Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter after its adoption and due authentication by the President and the Clerk of The City Commission.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST:
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: November 8, 2021

Transferred
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.
FEE \$ <u>84.00</u>
Exempt: _____
P.E. TRANSFER: \$ <u>257.00</u>
Richard H. Jeffrey Erie County Auditor
Trans. Fees: \$ <u>50</u>
Date: <u>7/31/19</u> By: <u>[Signature]</u>

Per O.R.C. 319.203
 Erie County Auditor/Engineer
 Date

Richard H. Jeffrey

GENERAL WARRANTY DEED

CHRISTOPHER J. TAYLOR AND JACKY TAYLOR FKA JACKY GROUND, HUSBAND AND WIFE, for valuable consideration paid, grant to AMERIHOMELLC, AN OHIO LIMITED LIABILITY COMPANY, whose tax mailing address is 1035 Hancock Street, Sandusky, Ohio 44870, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Parcel No.: 57-02118.000
Prior Deed Reference: RN201106168
 Erie County, Ohio Official Records

EXHIBIT "A"

These premises are transferred with general warranty covenants, excepting taxes and assessments, both general and special, from the date of the recording of this deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

EXECUTED this 30th day of July, 2019.

[Signature]
 Christopher J. Taylor
[Signature]
 Jacky Taylor fka Jacky Ground

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **CHRISTOPHER J. TAYLOR AND JACKY TAYLOR FKA JACKY GROUND, HUSBAND AND WIFE**, who represented to me to be said persons and who signed the foregoing Instrument and acknowledged the same as their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 30th day of July, 2019.



THERESA D. MUSSER
 Notary Public
 State of Ohio
[Signature]
 Notary Public

Prepared by the Law Firm of **ANTONE GRUBBE, MCGORY & VERMEEREN, LTD.**, 1401 Cleveland Road, Sandusky, Ohio 44870; Telephone: 419-626-0055.

EXHIBIT "A"

Order No.: 600190375

For APN/Parcel ID(s): 57-02118.000

Situated in the City of Sandusky, County of Erie and State of Ohio: Being the easterly two-thirds of Lot Number Seventy-eight (78) on Hancock Street in the Southwark Addition, Erie County Ohio Records.

EXHIBIT "A"

County Auditor Property Map (subject property outlined in red)



EXHIBIT "B"