



CITY OF SANDUSKY BOARD OF ZONING APPEALS MEETING

October 19, 2017

4:30 p.m.

1ST FLOOR CONFERENCE ROOM, CITY BUILDING

AGENDA

- **Meeting called to order**
- **Review of minutes from the September 13, 2017 meeting**
- **Adjudication hearing to consider the following:**
 1. Pamela and William Campbell have filed an application for a 1' variance to allow the construction of a four foot high fence within the front yard at 1024 Tyler Street.
 2. Sandusky City School District has submitted an application for several variances regarding lot coverage, side yard setbacks, and location and size of access drives to allow the construction of a new Pre K- K building to be located at 2314 Hancock Street.
 3. Sandusky City School District has submitted an application for a 6' variance to allow the access drives to be located directly adjacent to the existing property lines at 924 Ontario Street.
 4. Jan Bucholz has submitted an application for a 14.5' variance to the rear yard and a 3.5' variance to the side yard to construct an addition at 623 46th Street. Section 1129.14 requires a 40' rear yard setback or 30% of the depth of the lot whichever is less and a minimum side yard setback of 4' with a total of 12'. This site would require a rear yard setback of 40'.
- **Next Meeting: November 16, 2017**

**Please notify staff at least 2 days in advance of the meeting if you cannot attend.
Thank you.**

Board of Zoning Appeals
September 13, 2017
Minutes

Chairman Feick called the meeting to order at 4:30 PM. The following members were present: Mr. Dan Delahunt, Mr. Kevin Zeiher, Chairman John Feick, and Mr. Walt Matthews. Ms. Casey Sparks represented the Planning Department, Mr. Trevor Hayberger represented the Law Department and Debi Eversole, Clerk from Community Development. There were 4 voting members present. Dr. William Semans was excused from the meeting.

Mr. Zeiher moved to approve the meeting minutes from the August 17, 2017 meeting as written. Mr. Matthews seconded the motion. With no discussion, the motion carried with a unanimous vote.

Ms. Sparks presented that Sandusky State Theatre had submitted an application for a 390 Sq. Ft. variance to allow a mural to be located at **107 Columbus Avenue**. She added that murals are not exempt from the current sign code, which means that must be treated as a sign. Section 1143.08 allows for a sign area to be a maximum of 120 Sq. Ft.

Because the Sandusky State Theatre is on the National Registry, this application has also been through and approved through our Landmark's Commission.

Ms. Sparks stated that the total area in review is approximately 7,200 Sq. Ft., so the mural would be around 8% of this area. She added that this is a unique situation and that Planning Staff will be proposing an amendment to the Zoning Code that would exempt murals in the near future and a precedent will not be set. The City will also look to establish an Arts Commission to review these applications.

Staff recommended approval of the proposed variance. Mr. Chris Parthamore is her on behalf of the applicant, along with Mr. Jason Werling on behalf of the City Recreation Department.

Mr. Zeiher asked if students would be involved. Mr. Werling stated that SHS students will be here Thursday morning to hear a presentation regarding public art and the artist and the State Theatre will also be there to answer questions. Mr. Zeiher added that Norwalk had just done a mural for their Bicentennial.

Mr. Matthews asked if the mural would be lit at night. Mr. Parthamore replied that the mural will be just paint but there may be a light that points up.

Mr. Delahunt asked how far off of the ground the mural would be. Mr. Werling stated that it would start at the ground level. Mr. Zeiher asked how high the mural would be. Ms. Sparks stated that the proposal is 17'x30'.

Mr. Delahunt was concerned about the original brick being painted and asked if the mural could be painted onto wood. Mr. Parthamore stated that this wall is not part of the original structure and that the brick has already been painted. He added that it was suggested to the artist that the mural incorporate the color that is currently painted on the building so that it all flows together.

Mr. Zeiher asked about the maintenance to the mural. Mr. Parthamore stated that the artist indicated that regular wear and tear is about 5 years. The artist suggested not putting a protective coating on the mural in case there needs to be touch ups.

Mr. Zeiher asked if there were others in Ohio. Mr. Werling answered that they are all over the country and that this is the first in our area.

Chairman Feick stated that there could be other art requests come through for approval that don't necessarily fit our area and that it is not the Board's job to approve content, just the sign. Ms. Sparks stated that when the legislation is established for the Arts Commission, there are many factors to take into consideration and the Law Department is looking into some of these factors. Even when the Arts Commission is established, there will be elements that other Boards and Committees will have to approve. For example, if something is proposed on a historic building, the Landmarks Commission will have to approve.

Chairman Feick stated that although he is in favor of this mural itself, he is afraid to set a precedent for others that would like to come through with a mural that may not fit within our area. He would like the Board to treat this application as a unique request that in the future will be approved through another entity.

Mr. Parthamore stated that the State Theatre is requesting this as a marketing aspect for a destination city. They also would like to be the leader in the arts for the area and public art would be a part of that. He stated that this is not risky as it depicts iconic scenes in Sandusky and there is a historic value to it.

Mr. Zeiher moved to approve the request with the understanding that the City Commission is going to establish an Arts Council or Arts Committee and that the legislation would take into consideration that this is not something that should be granted without review by any one body and should be brought to bodies like this to allow not only the size and location, but in some respects the content. Mr. Matthews seconded the motion, which carried with a unanimous vote.

Ms. Sparks stated that there would not be a Board of Zoning Appeals meeting on September 21, 2017. The next scheduled meeting will be on October 19, 2017.

Mr. Feick adjourned the meeting at 4:50 PM.

APPROVED:

Debi Eversole, Clerk

John Feick, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A VARIANCE OF 1' FOR
CONSTRUCTION OF A FOUR FOOT FENCE
WITHIN THE FRONT YARD AT 1024 TYLER
STREET

Reference Number: BZA-28-17

Date of Report: October 12, 2017

Report Author: Greg Voltz, Assistant Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Pamela and William Campbell has filed an application for a 1' variance to allow the construction of a four foot high fence within the front yard at 1024 Tyler Stret. The following information is relevant to this application:

Applicant/ Owner: William C. & Pamela J. Campbell
1024 Tyler Street
Sandusky, Ohio 44870

Agent: William C. & Pamela J. Campbell
1024 Tyler Street
Sandusky, Ohio 44870

Site Location: 1024 Tyler Street

Zoning: "R1-40"/Single Family Residential

Existing Use: Single Family Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1145.17(g)

Variance Requested: 1) A 1' variance for a fence within the front yard

Variance Proposed: 2) The applicant proposes a 4' front and side yardfence, Section 1145.17 of the City of Sandusky Zoning Code prohibits a fence to exceed 3' within the front yard.

SITE DESCRIPTION

The subject property is located at 1024 Tyler Street; within the "R1-40" Single Family Zoning District.

Below is the zoning map and aerial image of the subject property is found below and the parcel of the subject property is pointed out:

1024 Tyler Street





DIVISION OF PLANNING COMMENTS

The applicant has proposed to construct a 4 foot high fence within the side yard on the property located at 1024 Tyler Stret. The applicant has a small corner lot and would like to place the fence on the north and western side yard of the property. The applicant intends to fence the entire front and north side the property.

In the application, the applicants state the following as to the necessity of the variance:

"We have a 2 year old goldendoodle and we need to have a place for him to run safely. A three foot height limit would not be sufficient to keep him in the yard. At a four foot height the top of the fence will come to the base of his neck when he stands up. Since we live on a corner the only yard we have is in the front and side of the house. Goldendoodles are high energy dogs that need daily exercise and we do not have time to take him to a dog run."

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include:
Section 1111.06(c)(1)

A. Whether the variance is substantial;

The setback variance sought in this case is 1' which is not substantial, as the fence would be located within the front yard and the Board has previously approved 4' fences within the front yard. The owner has also made efforts to go with a more decorative option by opting for a dog eared style fence.

B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;

The location of the proposed fence would not substantially alter or be a detriment to the essential character of the neighborhood. It is also important to note that while there are not many front yard fences in the neighborhood there are a lot of chain-link fences in side yards that are visible throughout the neighborhood.

C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);

The proposed variance would not affect the delivery of government services.

- D. Whether the property owner purchased the property with the knowledge of the zoning restriction;**

The property owner has owned the property since 1996. At time of purchase they did not foresee this being necessary.

- E. Whether the property owner's predicament can be resolved through some method other than a variance;**

The only way the owners predicament can be resolved through another method other than a variance is by the installation of a 4' high fence only within the side yard and forego the fencing in the front yard.

- F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;**

It is the opinion of the Planning staff that the intent behind the zoning requirement would be observed as the fence does not create a line of site issues and other similar variance requests have been granted.

- G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and**

In this instance, the property can still yield a reasonable return without a four foot fence within the front yard.

- H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.**

The proposed variance will not be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

Section 1111.06(c)(2):

- A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;**

The request for the variance is created by the actions of the property owner regarding the proposed location of the fence, however the applicants are requesting a 4' high fence for the welfare of their dog and this cannot occur without a variance.

- B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;**

Staff does not believe that the fence will adversely affect the surrounding property owners. The surrounding lots are also smaller in size and are setback very close to the sidewalk, as such it will not be a detriment to surrounding properties.

- C. **That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;**

The strict application of the Zoning Code would permit the applicant to construct a three foot fence within this area.

- D. **That the variance desired will not adversely affect the public health, safety, morals or general welfare; and**

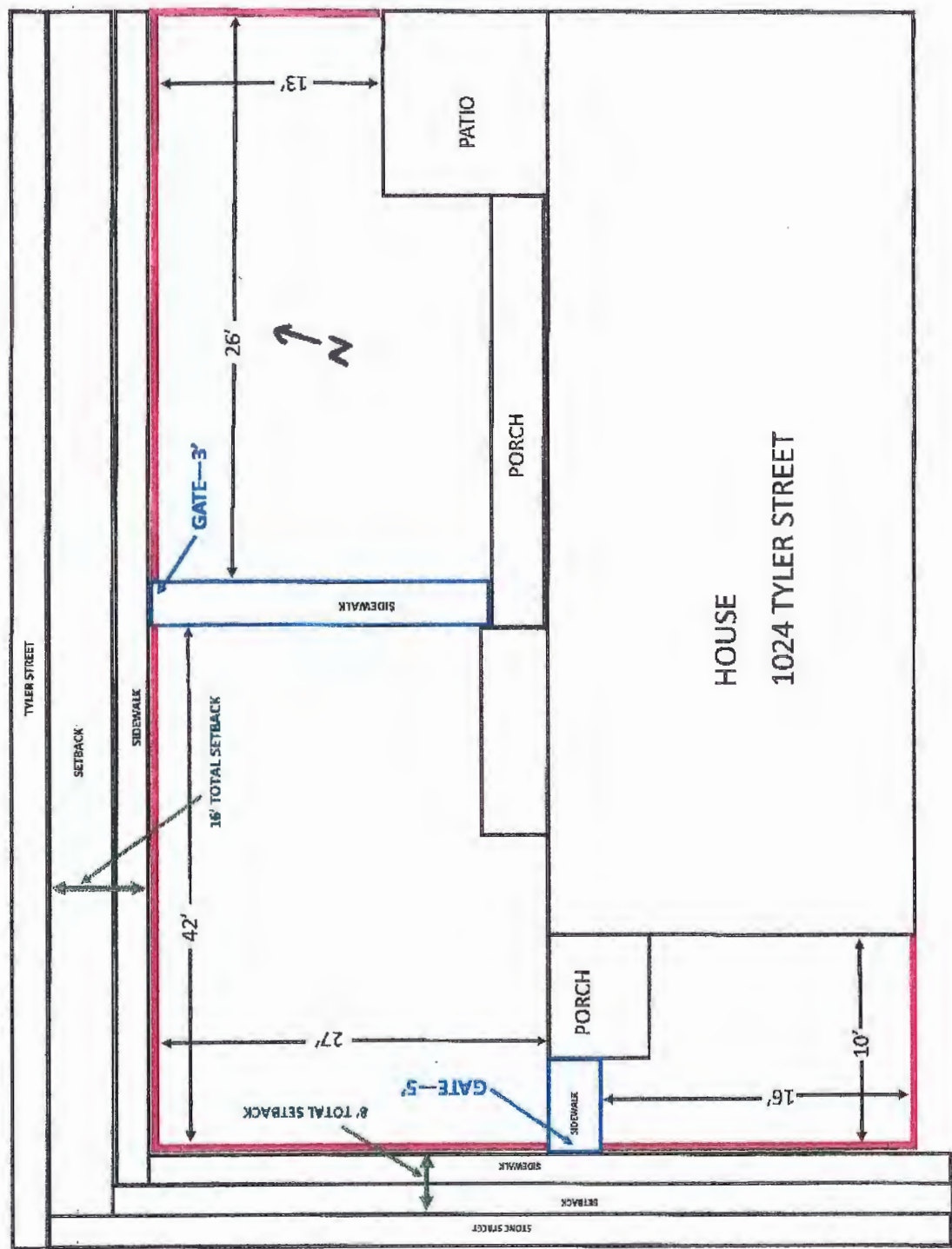
The proposed variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood.

- E. **That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.**

The proposed variance will not oppose the general spirit and intent of the zoning ordinance.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff recommends approval of the 1' variance for the proposed four foot high fence within the front yard of 1024 Tyler Street. Staff does not believe it would be detriment to surrounding property owners and similar variances have been approved.





**CITY OF SANDUSKY
PLANNING DIVISION
APPLICATION FOR BOARD OF ZONING
APPEALS APPROVAL**

_____ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: William C. & Pamela J. Campbell

Property Owner Address: 1024 Tyler Street

Property Owner Telephone: (419) 627-0364 | *cell 419-271-1707* ☒ Check if okay to Text *vse cell*

Email: bcc4him@att.net

Contact Person: Bill Campbell

Authorized Agent Name: _____

Authorized Agent Address: _____

Authorized Agent Telephone: _____ ☐ Check if okay to Text

Email: _____

Contact Person: _____

Meeting with Staff: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1024 Tyler Street

Legal Description of Property (check property deed for description):

23 STONE STREET W 92' 25 W 92' OF NORTH

Permanent Parcel Number: 58-01126.000

Zoning District:

VARIANCE INFORMATION:

Section(s) of Zoning Code under which a variance is requested:

Front yard fence height limit

Variance(s) Requested (Proposed vs. Required):

allowing a 4' fence, 12" variance from standard

By legal description the Tyler Street portion is actually the 'side yard' as the

House is listed as Stone Street being the 'frontage'. The variance would only be needed

for the Stone street portion.

DETAILED SITE INFORMATION:

Land Area of Property: .1098 acres (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 2400 (in sq. ft.) Building #2: _____

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): _____

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Accessory Buildings: _____

DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):

We want to install a wood fence around our yard. It would be a 4' decorative wood panel with 2 gates; 1 on

Stone street and one on Stone Street. The panels would have dog-eared slats.

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance):

We have a 2 year old Goldendoodle and we NEED to have a place for him to run safely. A three foot height limit would

not be sufficient to keep him in the yard. At a four foot height the top of the fence will come to the base of his neck

when he stands up. Since we live on a corner the only yard we have is in the front and side of the house.

Goldendoodles are high energy dogs that need daily exercise and we do not have time to take him to a dog run.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

William Carter
Signature of Owner or Agent

10/5/17
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of _____ (municipal street address of property, I hereby authorize _____ to act on my behalf during the Board of Zoning Appeals approval process.

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

10 copies of a site plan (drawn to scale and dimensioned) which shows the following items:

- a) Property boundary lines
- b) Building(s) location
- c) Driveway and parking area locations
- d) Location of fences, walls, retaining walls
- e) Proposed development (additions, fences, buildings, etc.)
- f) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

\$100.00 filing fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

NOTE: Applicants and/or their authorized agents are strongly encouraged to attend Board of Zoning Appeals meetings.

STAFF USE ONLY:

Date Application Accepted: _____ **Permit Number:** _____

Date of Board of Zoning Appeals Meeting: _____

Board of Zoning Appeals File Number: _____

City Of Sandusky
Planning Division
222 Meigs St. Sandusky, Ohio 44870
419.627.5873

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR SEVERAL VARIANCES TO
ALLOW THE CONSTRUCTION OF A NEW PRE
K- K BUILDING AT 2314 HANCOCK STREET.

Reference Number: BZA-29-17

Date of Report: October 11th, 2017

Report Author: Casey Sparks, Chief Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Sandusky City School District has submitted an application for several variances regarding lot coverage, side yard setbacks, and location and size of access drives to allow the construction of a new Pre K- K building to be located at 2314 Hancock Street. The following information is relevant to this application:

Applicant/

Property Owner: Sandusky City School District
407 Decatur Street
Sandusky, Ohio 44870

Site Location: 2314 Hancock Street
Sandusky, Ohio 44870

Zoning: "PF" Public Facility

Existing Use: School

Proposed Use: School

Applicable Plans & Regulations: City of Sandusky Zoning Code Sections:
1123.04 (a) (b) (d) -Yard Regulations
1149.13-Off Street Parking Chart

Variances Requested:

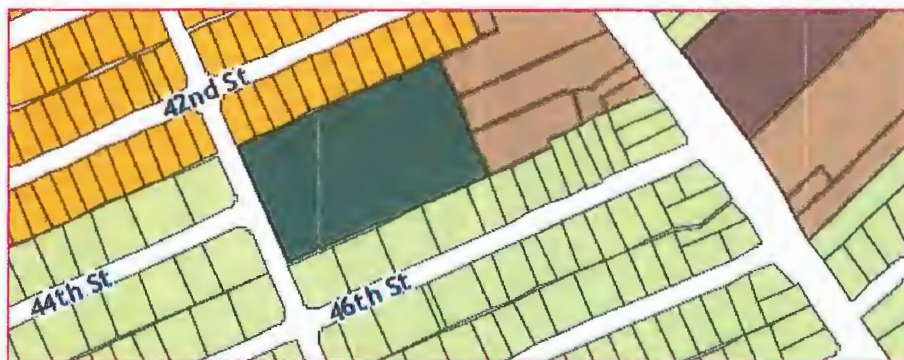
- 1) A variance of 46' 2" to the required north side yard setback, the applicant has proposed 28'- 10" north side yard setback whereas section 1123.40 requires a 75' side yard setback. (please note that this setback was indicated in the application not on the site plan)
- 2) A variance of 46' 5" to the south side yard setback, the applicant is proposing a 28'-7" south side yard setback, whereas section 1123.04 requires a 75' side yard setback. (please note that this setback was indicated in the application not on the site plan)
- 3) A variance to the minimum lot coverage, the applicant is proposing 34.5% lot coverage for the site, whereas section 1123.04 requires a maximum lot coverage of 30%.

4) A variance of 5.42' variance to the required distance from the property line to the access drives. Section 1123.40(d) would require a minimum of 6' between the property line and the access drives when abutting a residence or other public facility.

5) A variance of 5' to the required minimum aisle width, the applicant is proposing a 20' drive aisle, whereas the section 1149.13 requires a 25' aisle width.

SITE DESCRIPTION

The subject property is currently located within the "PF" Public Facility Zoning District. The subject property is adjacent to residential single family and residential multi- family zoning districts.



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89	90	91	92
93	94	95	96
97	98	99	100



DIVISION OF PLANNING COMMENTS

The applicant is requesting several variances to construct a new Pre K- K school building at 2314 Hancock Street. These include variances from the side yard setbacks, maximum lot coverage, and location and width of the drive aisles. As the Board is aware this site is a neighborhood school that has been a fabric of this area since its initial construction. In order to accommodate state standards for school construction while staying within the confines of the site it is necessary for the applicant to request several variances. Planning staff believes that the applicant has made an effort to protect surrounding property owners and propose an aesthetically pleasing building and site layout.

“This is a large building on a small site. Every effort has been made to comply with Sandusky zoning requirements. For safety reasons, PK-K students occupy ground floor only. It is not possible to make the building taller (multiple story) with a narrower site foot print.”

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include:

Section 1111.06(c)(1)

A. Whether the variances are substantial;

The variances sought in this case are substantial, however as the site does have limitations in regards to size and the applicant is creating a building to accommodate 450 students and staff within a single story building.

B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;

Staff believes that since the applicant has made an effort to accommodate the surrounding neighbors and create a site layout similar to the existing school facility. Staff does recognize that there are limited areas for parking on the proposed site, however staff does have some concern regarding the parking that is proposed within the eastern portion of the property adjacent to the apartments. Staff believes that this area should contain additional landscaping or a six foot high privacy fence. Staff also recognizes that the applicant is not meeting the proposed side yard setbacks. The applicant is proposing a new 6' chain link fence within the side yard and there is currently landscaping that screens this area and the existing site is very similar to the proposed site plan.

C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);

The proposed use variance would not affect the delivery of government services, and would not impact a right-of-way, utility line or block access for emergency vehicles. The existing bus lane and drop off are similar to how the existing site is currently laid out.

D. Whether the property owner purchased the property with the knowledge of the zoning restriction;

The applicant was aware of the existing zoning code requirements, however as stated the state requires the building and site to have certain amenities as such the variances are necessary.

E. Whether the property owner's predicament can be resolved through some method other than a variance;

A variance is the only way to resolve the owner's predicament due to the size of the lot and size requirements of the building.

F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;

It is the opinion of the Planning staff that intent behind the zoning code would be observed by granting the variance.

G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and

If the variances are not granted the school would not be able to construct the Pre K- K school as indicated on the proposed site plan. The existing site is a fabric of the neighborhood, as stated the applicant has proposed as similar layout to what is currently on site.

H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

It does not appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

Section 1111.06(c)(2):

- A. **That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;**

The variance request would arise from a unique condition as the lot is smaller in size and the existing building is constructed to accommodate approximately 450 students and staff, as well as meet state building requirements for Pre K- K buildings. As the applicant has indicated the building cannot exceed more than one story as such there is limited room on the existing site for construction.

- B. **That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;**

In Planning Staff's opinion, permitting the variances would not be a detriment to surrounding property owners. As stated, the applicant has made an effort to keep the site laid out in a similar fashion to the existing conditions.

That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;

The applicant has communicated that without the variance the applicant would not be able to construct the proposed school as indicated on the proposed site plan.

That the variance desired will not adversely affect the public health, safety, morals or general welfare; and

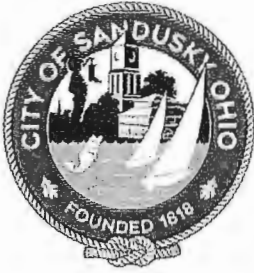
The proposed variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood.

- C. **That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.**

The variance does not appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

CONCLUSION/RECOMMENDATION

Staff recognizes that the existing site does have certain constraints and the applicant has made an effort to create a safe circulation plan for both cars and busses while still keeping in mind the surrounding residential properties. Staff would recommend approval of the proposed variances listed above with the condition that additional landscaping or 6' privacy fence be installed within the eastern portion of the property to screen the parking from the existing apartments.



CITY OF SANDUSKY
PLANNING DIVISION
APPLICATION FOR BOARD OF ZONING
APPEALS APPROVAL

____ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: SANDUSKY CITY SCHOOL DISTRICT

Property Owner Address: 407 DECATUR ST.
SANDUSKY, OHIO 44870

Property Owner Telephone: (419) 626-6940 ☐ Check if okay to Text

Email: ktoms@scs-k12.net

Contact Person: KEVIN TOMS, DIRECTOR OF FACILITIES

Authorized Agent Name: LESKO ASSOCIATES, INC.

Authorized Agent Address: 27955 CLEMENS RD.
WEST LAKE, OHIO 44145

Authorized Agent Telephone: (440)-835-0850 ☐ Check if okay to Text

Email: rblatchford@lesko-associates.com

Contact Person: ROBERT BLATCHFORD

Meeting with Staff _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2314 HANCOCK ST.

Legal Description of Property (check property deed for description):
SEE ATTACHED LEGAL DESCRIPTION

Permanent Parcel Number: 57-65002.000

Zoning District: PF

VARIANCE INFORMATION:

Section(s) of Zoning Code under which a variance is requested:

1123.04 - 75' REAR AND SIDEYARD SETBACK

1123.04 - 30% MAXIMUM LOT COVERAGE

1123.04(d) - 6' DRIVEWAY SETBACK

1149.13 - AISLE WIDTH

Variance(s) Requested (Proposed vs. Required):

SEE ATTACHED DESCRIPTION

DETAILED SITE INFORMATION:

Land Area of Property: 3.77 AC (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 56,645 (in sq. ft.) Building #2: N/A

Building #3: N/A Additional: N/A

Total Building Coverage (as % of lot area): 34.5 %

Proposed Building Height (for any new construction): 35' AVERAGE ROOF HGT.

Number of Dwelling Units (if applicable): N/A

Number of Accessory Buildings: 0

DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):

THIS BUILDING WILL HOUSE APPROX. 450

STUDENTS AND STAFF, GRADES PK-K.

THE MASONRY BUILDING IS SINGLE STORY

FOR SAFETY REASONS. ALL ROOFS ARE

4:12 PITCH AND SHINGLED.

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance):

THIS IS A LARGE BUILDING ON A SMALL SITE.

EVERY EFFORT HAS BEEN MADE TO COMPLY WITH
SANDUSKY ZONING REQUIREMENTS. FOR SAFETY
REASONS, PK-K STUDENTS OCCUPY GROUND FLOOR
ONLY. IT IS NOT POSSIBLE TO MAKE THE
BUILDING TALLER (MULTIPLE STORY) WITH A
NARROWER SITE FOOT PRINT.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

WJ Sullivan
Signature of Owner or Agent

9.28.17
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of _____ (municipal street address of property, I hereby
authorize _____ to act on my behalf during the Board of Zoning
Appeals approval process.

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

10 copies of a site plan (drawn to scale and dimensioned) which shows the following items:

- a) Property boundary lines
- b) Building(s) location
- c) Driveway and parking area locations
- d) Location of fences, walls, retaining walls
- e) Proposed development (additions, fences, buildings, etc.)
- f) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

\$100.00 filing fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

NOTE: Applicants and/or their authorized agents are strongly encouraged to attend Board of Zoning Appeals meetings.

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Board of Zoning Appeals Meeting: _____

Board of Zoning Appeals File Number: _____

City Of Sandusky
Planning Division
222 Meigs St. Sandusky, Ohio 44870
419.627.5873

Sandusky City School District
New Hancock PK-K Elementary School
Prepared by Lesko Associates, Inc.

September 28, 2017

Description of Variances Requested:

1123.04 Rear and Sideyard Setback

The requirement is for 75 feet for both rear and sideyards. This setback is exceeded on the north by 46'-2" feet (28'-10" from property line) and the south by 46'-5" feet (28'-7" from property line).

This is necessitated because the size of the building is controlled by the number of students according to Ohio Facilities Construction Commission (OFCC) which oversees school design and construction. The site is very small. Schools for PK-K students must be single story, so there is no opportunity to make the building more compact.

1123.04 Maximum Lot Coverage

The requirement is for 30% maximum lot coverage. The proposed design is 34.5% lot coverage.

The lot is 164,221 SF and the building is 56,645 SF. The relationship of the large building on a small site leaves no opportunity to reduce the lot coverage.

1123.04(d) Driveway / Parking Setback

The requirement is to maintain a minimum of 6 feet between property line and drives or parking.

Clearance on the north is .58 feet and .5 feet on the south. There is virtually no space left after the building, sidewalks and paving are considered.

1149.13 Minimum Aisle Width

The requirement is to maintain a minimum aisle width in front of parking spaces in accordance with 1149.13 OFF-STREET PARKING CHART. The proposed Hancock School site plan indicates 20 feet of driveway width at the south parking. The CHART indicates 25 feet is the minimum requirement. A review of building width (north-south) together with pavements and sidewalks reveals that there is no opportunity to make the drive wider.

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A

1. Effective Date: April 10, 2017 at 7:30 a.m.

2. Policy (or Policies) to be issued:

	Amount
(a).....ALTA Owners Policy of Title Insurance (6-17-06)	\$

Proposed Insured:
N/A

(b).....ALTA Loan Policy of Title Insurance (6-17-06)	\$
---	----

Proposed Insured:
N/A

3. The estate or interest in the land described or referred to in this Commitment is **fee simple**

4. Title to the **fee simple** estate or interest in said land is at the effective date vested in:

THE BOARD OF EDUCATION OF THE SANDUSKY CITY OHIO SCHOOL DISTRICT
Recorded in Volume 121 at Page 46, Erie County, Ohio Deed Records (As to Parcels 1 & 2)
Recorded in Volume 121 at Page 47, Erie County, Ohio Deed Records (As to Parcels 3, 4, 5 & 6)
Recorded in Volume 121 at Page 49, Erie County, Ohio Deed Records (As to Parcels 7 & 8)

BOARD OF EDUCATION, SANDUSKY CITY OHIO SCHOOL DISTRICT
Recorded in Volume 205 at Page 404, Erie County, Ohio Deed Records (As To Parcel 9)
Recorded in Volume 205 at Page 407, Erie County, Ohio Deed Records (As To Parcel 10)
Recorded in Volume 205 at Page 409, Erie County, Ohio Deed Records (As To Parcel 11)
Recorded in Volume 205 at Page 411, Erie County, Ohio Deed Records (As To Parcel 12)

5. The land referred to in this Commitment is described as follows:

(For Description see Schedule A Continued attached hereto and made a part hereof.)

Issuing Agent Hartung Title Agency, Inc. Agent ID No. 4040118
327 E. Washington St.
Sandusky, Ohio 44870
419-625-5700

By: Edward E. Hartung
Authorized Countersignature

(Valid Only if Schedules A, B and the Insuring Provisions are attached)

Page No. A-1

FD 01/03/11-C alh

First American Title Insurance Fraud Warning: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 1:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more fully described as follows:

Beginning in the easterly line of Hancock Street extended north $21^{\circ} 12'$ west 21.37 feet from the northwest corner of lot number 227 on Forty-sixth Street in Wm. F. Seitz Jr.'s Subdivision in said out lot 17; thence north $21^{\circ} 12'$ west, in the easterly line of said Hancock Street extended, 85.41 feet; thence north $68^{\circ} 57'$ east, in the southerly line of lands of Reinhold Bauer, 297.0 feet; thence south $21^{\circ} 12'$ east 82.81 feet; thence south $68^{\circ} 27'$ west, in the northerly line of lands of Wm. Seitz, Jr. 297.0 feet to the place of beginning; containing 0.573 acres.

JES/AM

PARCEL NO. 2:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more fully described as follows:

Beginning at a point in the westerly line extended of lot number 237 on Forty-sixth (46th) Street, in Wm. F. Seitz Jr.'s Subdivision in said out lot, which point is north $21^{\circ} 12'$ west 21.45 feet from the northwest corner of said lot number 237; thence north $21^{\circ} 12'$ west, parallel to the easterly line of Hancock Street, 82.81 feet; thence north $68^{\circ} 57'$ east, in the southerly line of land owned by Reinhold Bauer 60.0 feet; thence south $21^{\circ} 12'$ east, 82.29 feet; thence south $68^{\circ} 27'$ west, in the northerly line of land owned by Wm. F. Seitz Jr., 60.0 feet to the place of beginning; containing .0113 acres.

JES/AM

PARCEL NO. 3:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the easterly line of Hancock Street and in the Northerly line of the Subdivision made by Wm. F. Seitz, Jr., the plat of which Subdivision is Recorded in Volume 7 at 12 of the record of plats of said county; said point of beginning being also 4.0 feet northerly, measured in said street line, from the northwest corner of lot number 227 on Forty-sixth Street in said Subdivision; thence north $68^{\circ} 28'$ east, in the northerly line of said Subdivision 297.0 feet; thence north $21^{\circ} 12'$ west 17.45 feet; thence south $68^{\circ} 27'$ west, in the southerly line of lands of Theophilus Bauer, 297.0 feet to the easterly line of Hancock Street extended; thence south $21^{\circ} 12'$ east 17.37 feet to the place of beginning; containing 0.119 acres.

JES/AM

(For Description see Schedule A Continued attached hereto and made a part hereof.)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 4:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the easterly line of Hancock Street and in the southerly line of the Subdivision made by Wm. F. Seitz, Jr., and Frank Stang, the plat of which Subdivision is Recorded in Volume 7 at Page 11 of the record of plats of said County; said point of beginning being also 4.0 feet southerly, measured in said Street line, from the southwest corner of lot number 238 on Forty-Second Street in said last named Subdivision; thence north $68^{\circ} 38'$ east, in the southerly line of said Subdivision, 297.0 feet; thence south $21^{\circ} 12'$ east 119.23 feet; thence south $69^{\circ} 12'$ west, in the northerly line of lands of Reinhold Bauer, 297.0 feet to the easterly line of Hancock Street extended; thence north $21^{\circ} 12'$ west 116.29 feet to the place of beginning; containing 0.803 acres. *LB/ML*

PARCEL NO. 5:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the northerly line of a Subdivision in said out lot made by Wm. F. Seitz, Jr., the plat of which Subdivision is Recorded in Volume 7 at Page 12 of the record of plats of said County; said point of beginning being north $68^{\circ} 28'$ east 297.0 feet from the easterly line of Hancock Street; thence north $21^{\circ} 12'$ west, parallel to the easterly line of Hancock Street, 17.45 feet; thence north $68^{\circ} 27'$ east, in the southerly line of land owned by Theophalus Bauer, 60.0 feet; thence south $21^{\circ} 12'$ east 17.47 feet to a point in the northerly line of said Subdivision, which point is also north $21^{\circ} 12'$ west 4.0 feet from the northeast corner of inlot 237 on Forty-Sixth (46th) Street; thence south $68^{\circ} 28'$ west 60.0 feet to the place of beginning; containing 0.024 acres. *LB/ML*

(For Description see Schedule A Continued attached hereto and made a part hereof.)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 6:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the southerly line of a Subdivision in said out lot made by Wm. F. Seitz, Jr., and Frank Stang, the plat of which Subdivision is Recorded in Volume 7 at Page 11 of the record of plats of said County; said point of beginning being north 68 ° 38' east 297.0 feet from the easterly line of Hancock Street; thence south 21 ° 12' east, parallel to the easterly line of Hancock Street, 119.23 feet; thence north 69 ° 12' east, in the northerly line of land owned by Reinhold Bauer, 60.0 feet; thence north 21 ° 12' west 119.84 feet to the southerly line of said Subdivision made by said Seitz and Stang; thence south 68 ° 38' west 60.0 feet to the place of beginning; containing .0165 acres.

In the above description the courses refer to a meridian assumed for the purpose of indicating angles only.

Be the same more or less, but subject to all legal highways. *JLB/AL*

PARCEL NO. 7:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning in the easterly line of Hancock Street extended, north 21 ° 12' west 106.78 feet from the northwest corner of lot number 227 on Forty-sixth Street in Wm. F. Seitz Jr.'s Subdivision in said out lot 17; thence north 21 ° 12' west, in the easterly line of said Hancock Street extended, 87.38 feet; thence north 69 ° 12' east, in the southerly line of land of Wm. F. Seitz Jr., 297.0 feet; thence south 21 ° 12' east 86.08 feet; thence south 68 ° 57' west, in the northerly line of lands of Theophalus Bauer, 297.0 feet to the place of beginning; containing 0.590 acres. *JLB/AL*

PARCEL NO. 8:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the westerly line extended of inlot number 237 on Forty-sixth (46th) Street in Wm. F. Seitz Jr.'s Subdivision in said out lot, which point is north 21 ° 12' west 104.26 feet from the northwest corner of said lot number 237; thence north 21 ° 12' west, parallel to the easterly line of Hancock Street, 86.08 feet; thence north 69 ° 12' east, in the southerly line of land owned by Wm. F. Seitz Jr., 60.0 feet; thence south 21 ° 12' east 85.82 feet; thence north 68 ° 57' west 60.0 feet to the place of beginning; containing 0.118 acres. *JLB/AL*

(For Description see Schedule A Continued attached hereto and made a part hereof.)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 9:

That part of Out Lot Number Seventeen (17) in Darling's Survey East of Sycamore Line in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the northeasterly corner of a tract of 0.165 acres conveyed to the Board of Education of the Sandusky City Ohio School District as the Fourth Parcel in a deed dated April 24, 1923, by William F. Seitz, Jr., said deed being Recorded in Volume 121 of Deeds at Pages 47 and 48 Erie County, Ohio Records, said point of beginning being also north 68 ° 38' east, measured in the southerly line of a 4-foot utility alley as set forth in The Seitz and Stang Subdivision of part of Out Lot Number Seventeen (17) East of Sycamore Line in said City of Sandusky, Ohio, the same being Recorded in Volume 7 of Plats at Page 11, Erie County, Ohio Records, a distance of 357.00 feet from the easterly line of Hancock Street; thence south 21 ° 12' east, in the easterly line of said tract of 0.165 acres so conveyed to said Board of Education of the Sandusky City Ohio School District, a distance of 119.84 feet to the northerly line of lands now or formerly owned by Anthony J. and Della Koyack; thence north 69 ° 12' east, in said last mentioned line, a distance of 180.00 feet to a point; thence north 21 ° 12' west, parallel with the easterly line of said Hancock Street, a distance of 121.60 feet to the southerly line of the 4-foot utility alley hereinbefore mentioned; thence south 68 ° 38' west, in the southerly line of said 4-foot utility alley (the same being also the southerly line of said Seitz and Stang Subdivision as hereinbefore mentioned), a distance of 180.0 feet to the place of beginning, containing 0.499 acres.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only and the coursed and distances are taken from plats of surveys heretofore made and from deed records on file in the office of the Recorder of Erie County, Ohio.

JE/ML

(For Description see Schedule A Continued attached hereto and made a part hereof.)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 10:

That part of Out Lot Number Seventeen (17) in Darling's Survey East of Sycamore Line in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the southeasterly corner of a tract of 0.118 acres conveyed to the Board of Education of Sandusky City Ohio School District as the Second Parcel in a deed dated April 24, 1923 by Reinhold Bauer, said deed being Recorded in Volume 121 of Deeds at Page 49, Erie County, Ohio Records, said point of beginning being also north 21 ° 12' west, measured in the easterly line, extended northerly, of lot number 237 on Forty-Sixth Street in William Seitz's Subdivision as Recorded in Volume 7 of plats at Page 12, Erie County, Ohio Records, a distance of 103.76 feet from the northeasterly corner of said lot number 237 on Forty-Sixth Street; thence north 21 ° 12' west, in the easterly line, extended northerly, of said lot number 237 on Forty-Sixth Street and in the easterly line of said tract of 0.118 acres so conveyed to said Board of Education of Sandusky City Ohio School District, a distance of 85.82 feet to the southerly line of lands now or formerly owned by Hugo Vogel and Elly Vogel; thence north 69 ° 12' east, in said last mentioned line, a distance of 180.00 feet to a point; thence south 21 ° 12' east, parallel with the easterly line of said Hancock Street, a distance of 85.04 feet to the lands now or formerly owned by Caroline L. Autner; thence south 68 ° 57' west, in said last mentioned line, a distance of 180.00 feet to the place of beginning, containing 0.353 acres.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only and the coursed and distances are taken from plats of surveys heretofore made and from deed records on file in the office of the Recorder of Erie County, Ohio.

JLB/ALL

PARCEL NO. 11:

That part of Out Lot Number Seventeen (17) in Darling's Survey East of Sycamore Line in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the southeasterly corner of a tract of 0.113 acres conveyed to the Board of Education of Sandusky City Ohio School District as the Second Parcel in a deed dated April 25, 1923 by Theophilus Bauer, said deed being Recorded in Volume 121 of Deeds at Page 46, Erie County, Ohio Records, said point of beginning being also north 21 ° 12' west, measured in the easterly line, extended northerly, of lot number 237 on Forty-Sixth Street in William F. Seitz's Subdivision as Recorded in Volume 7 of Plats at Page 12, Erie County, Ohio Records, a distance of 21.47 feet from the northeasterly corner of said lot number 237 on Forty-Sixth Street; thence north 21 ° 12' west, in the easterly line, extended northerly, of said lot number 237 on Forty-Sixth Street and in the easterly line of said tract of 0.113 acres so conveyed to said Board of Education of Sandusky City Ohio School District, a distance of 82.29 feet to the southerly line of lands now or formerly owned by Anthony J. and Dela Koyack; thence north 68 ° 57' east, in said last mentioned line, a distance of 180.00 feet to a point; thence south 21 ° 12' east, parallel with the easterly line of said Hancock Street, a distance of 80.72 feet to lands now or formerly owned by June I. Cua; thence south 68 ° 27' west, in said last mentioned line, a distance of 180.00 feet to the place of beginning, containing 0.337 acres.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only and the coursed and distances are taken from plats of surveys heretofore made and from deed records on file in the office of the Recorder of Erie County, Ohio.

JLB/ALL

(For Description see Schedule A Continued attached hereto and made a part hereof.)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:


PARCEL NO. 12:

That part of Out Lot Number Seventeen (17) in Darling's Survey East of Sycamore Line in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the southeasterly corner of a tract of 0.024 acres conveyed to the Board of Education of Sandusky City Ohio School District as the Third Parcel in a deed dated April 24, 1923, by William F. Seitz, Jr., said deed being Recorded in Volume 121 of Deeds at Pages 47 and 48 Erie County, Ohio Records, said point of beginning being also north $21^{\circ} 12'$ west, measured in the easterly line, extended northerly, of lot number 237 on Forty-Sixty Street in William F. Seitz's Subdivision as Recorded in Volume 7 of Plats at Page 12, Erie County, Ohio Records, a distance of 4.00 feet from the northeasterly corner of said lot number 237 on Forty-Sixty Street; thence north $21^{\circ} 12'$ west, in said easterly line, extended northerly, of said lot number 237 on Forty-Sixty Street and in the easterly line of said tract of 0.024 acres so conveyed to said Board of Education of the Sandusky City Ohio School District, a distance of 17.47 feet to the southerly line of lands now or formerly owned by Caroline L. Autner; thence north $68^{\circ} 27'$ east, in said last mentioned line, a distance of 349.27 feet to the easterly line produced northerly, of lot number 249 on Forty-Sixth Street in said William F. Seitz's Subdivision; thence south $21^{\circ} 12'$ east, in said last mentioned line, a distance of 17.57 feet to the northerly line of said William F. Seitz's Subdivision; thence south $68^{\circ} 28'$ west, in said northerly line of William F. Seitz's Subdivision (the same being the northerly line of a utility alley 4 feet in width in said Seitz's Subdivision) a distance of 349.27 feet to the place of beginning; containing 0.14 acres.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only and the courses and distances are taken from plats of surveys heretofore made and from deed records on file in the office of the Recorder of Erie County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the City of Sandusky, Erie County, Ohio, and being part of O.L. 17, East of Sycamore Line, a parcel of land 169.27' in length by 17.45 feet in width more particularly described as follows: Beginning at the intersection of the westerly line of Lot #245 on 46th Street extended northerly from the northwest corner of said Lot 4' to the northerly line of a 4' utility alley running easterly and westerly and to the north of Lots 245-249 on 46th Street; thence running easterly 169.27' in the northerly line of said utility alley to the easterly line of Lot #249 on 46th Street extended northerly; thence running 17.45' northerly in the last mentioned line to the southerly line of land as conveyed to Edward G. Westbrook by deed Recorded in Volume 361 at Page 140 of Erie County, Ohio Records; thence, running westerly along said last mentioned line, 169.27' and parallel with the southerly line of this parcel; thence running 17.45' southerly and parallel with the easterly line of this parcel to the place of beginning. 

END OF SCHEDULE A

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE B-SECTION I

The following requirements must be satisfied:

- 1. Payment of the full consideration to, or for the account of, the grantors or mortgagor:**
- 2. Instrument(s) in insurable form and must be executed, delivered, and duly filed for record, to wit:**

SCHEDULE B-SECTION II

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.**
- 2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.**
- 5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.**
- 6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies or assessments on real property or in the public records.**
- 7. Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.**
(NOTE: This exception is applicable to loan policies only)
- 8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.**
- 9. Taxes: Taxes shown as Parcel No. 57-65002.000 (As to All Parcels)**
(Tax Legal: Hancock Schl Betwn 42nd & 46th Strs)

Taxes for the YEAR 2016 are Exempt

The above tax figure reflects gross amounts minus reduction factor and ten percent rollback deduction, also 2.5% Homestead Deduction, if applicable, bringing amounts actually billed as stated above.

Additions of General Taxes or Assessments, if any, which may hereafter be made by legally constituted Authorities.

(See Schedule B Item No. 9 continued)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE B CONTINUED

9. Taxes Continued:

Taxes and Assessments, if any, for the year 2017 are a lien, but not computed or payable.

We have made no examination for taxes or assessments other than shown on the 2016 tax duplicate.

10. This report was LIMITED to searching title to this property back to May 23, 1923. In addition the search of this property under the "current" owners name time period was specially limited to searching under ONLY the name the Board of Education of the Sandusky City Ohio School District and Board of Education, Sandusky City Ohio School District and was not searched under any other possible name variations. Furthermore this report is subject to any easements, if any, not shown herein as a result of being indexed under a name "variation" of the current owner.
11. This report is limited to record easement research from the deed records of the Erie County Recorder's Office ONLY and does not reflect any conditions, restrictions, liens, mortgages, or other record matters that may exist. No other offices (including the court records) have been utilized or researched under this report. This report shall not be construed as any form of title insurance nor any commitment thereto.
12. Acreage is included for direction and clarity. We do not guaranty/insure exact quantity of premises notwithstanding the acreage shown.
13. Informational Note: "Deleting therefrom any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (C)" (NOTE: This item is applicable to all Schedule B Items shown under this commitment/policy)

END OF SCHEDULE B

NOTE: PURSUANT TO ORC 317.114(A): EFFECTIVE JULY 1, 2009 STANDARD FORMAT REQUIREMENTS FOR ALL DOCUMENTS FILED IN THE RECORDER'S OFFICE WILL BE STRICTLY IMPOSED. NON-CONFORMING INSTRUMENTS WILL REQUIRE AN ADDITIONAL \$20.00 RECORDING FEE (PAYABLE TO THE COUNTY RECORDER) PER DOCUMENT FILING. (SHOWN FOR INFORMATION)



**COMMITMENT FOR TITLE INSURANCE
FIRST AMERICAN TITLE INSURANCE COMPANY**

First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

In Witness Whereof, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

COMMITMENT CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

IN WITNESS WHEREOF, the company has caused its corporate name, by its agent, **HARTUNG TITLE AGENCY, INC.**, to be hereunto affixed by a duly authorized officer.

*First American Title Insurance Company, By its agent
Hartung Title Agency, Inc.*

By: 
Authorized Signatory

NEW PK-K BUILDING
2314 HANCOCK STREET, SANDUSKY OHIO 44870

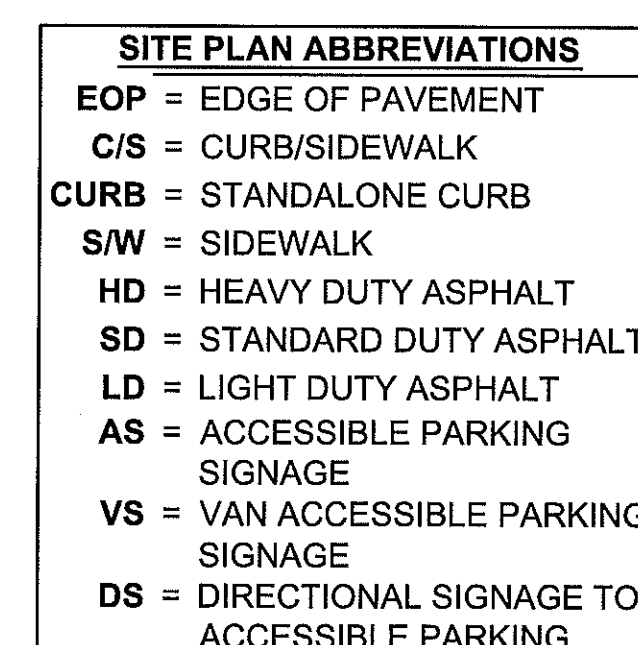
FOR THE
SANDUSKY SCHOOL DISTRICT
SANDUSKY, OHIO 44870

SUBMISSION TO PLANNING COMMISSION

SEPTEMBER 28, 2017



MATERIAL INDEX	SYMBOLS	PROJECT INFORMATION	PROJECT DESCRIPTION	DRAWING LIST
<div><div>ASPHALT</div><div>BATT INSULATION</div><div>BRICK</div><div>CERAMIC TILE</div><div>CONCRETE</div><div>CONCRETE BLOCK</div><div>CONTINUOUS WOOD BLOCKING</div><div>NON CONTINUOUS SHIMS OR BLOCKING</div><div>EARTH</div><div>METAL OR STEEL</div><div>GYPSUM BOARD OR MDF</div><div>PLASTIC</div><div>PLYWOOD</div><div>POROUS FILL</div><div>RIGID INSULATION</div><div>WOOD</div></div>	<div><div>BUILDING & WALL SECTION CUTS</div><div>SECTION OR DETAIL NUMBER</div><div>SHEET WHERE SECTION LOCATED</div><div>DIRECTION IN WHICH SECTION IS SHOWING</div><div>ENLARGED DETAILS & PLANS</div><div>ELEVATION REFERENCES</div><div>ELEVATION NUMBERS & DIRECTION</div><div>SHEET WHERE ELEVATION IS LOCATED</div></div>	<div><div>SCHOOL SITE</div><div>3.77 ACRES</div><div>BUILDING SQUARE FEET</div><div>TOTAL (ONE FLOOR)</div><div>56,645</div><div>LOT COVERAGE</div><div>BUILDING</div><div>34.5%</div><div>ASPHALT PAVING</div><div>28.4%</div><div>OBC CONSTRUCTION TYPE</div><div>II B</div><div>FIRE SUPPRESSION</div><div>FULLY SPRINKLED</div><div>PARKING REQUIRED (OFCC MIN.)</div><div>STAFF</div><div>27</div><div>PUBLIC</div><div>27</div><div>TOTAL</div><div>64</div><div>ACTUAL PARKING PROVIDED</div><div>STAFF</div><div>54</div><div>PUBLIC</div><div>10</div><div>TOTAL</div><div>64</div></div>	<div><div>THE 3.8 ACRE SITE AT 2314 HANCOCK STREET WILL BE THE NEW KINDERGARTEN SCHOOL FOR 367 CHILDREN AND 80 STAFF STARTING IN SEPTEMBER OF 2020. THIS WILL BE A ONE STORY MASONRY STRUCTURE WITH SLOPED, SHINGLED ROOFS AND A CENTRAL COURTYARD.</div><div>THE SITE IS BOUNDED BY HANCOCK STREET ON THE WEST, RESIDENTIAL ON THE NORTH PARALLEL TO 42ND STREET, RESIDENTIAL ON THE EAST PERPENDICULAR TO FRONTAGE ROAD, AND RESIDENTIAL ON THE SOUTH PARALLEL TO 46TH STREET. THERE WILL BE 2 ACCESS POINTS FROM HANCOCK STREET. THE NORTH ACCESS DRIVE WILL BE INGRESS ONLY AND WILL BE PRIMARY CAR ACCESS FOR BOTH PARENT DROP-OFF AND STAFF PARKING AT THE REAR OF THE BUILDING. THE SOUTH ACCESS DRIVE WILL BE ONE WAY WEST AND EGRESS ONLY ONTO HANCOCK STREET. BUS DROP-OFF WILL OCCUR IN A DESIGNATED LANE ON WIDENED HANCOCK STREET AT THE FRONT OF THE BUILDING WITH ROOM FOR 4 FULL-LENGTH BUSES.</div><div>VARIANCES REQUESTED:</div><div>1. SETBACK ON NORTH AND SOUTH BOUNDARY</div><div>2. LOT COVERAGE</div><div>3. AISLE WIDTH</div><div>4. DRIVE/PARKING SETBACK</div></div>	<div><div>TS.000</div><div>1.000</div><div>1.001</div><div>1.002</div><div>1.003</div><div>1.004</div><div>1.005</div><div>1.006</div><div>1.200</div><div>2.004</div><div>2.007</div><div>2.100</div><div>2.101</div><div>2.103</div><div>6.000</div><div>TITLE SHEET</div><div>TOPOGRAPHIC SURVEY</div><div>SITE DEMOLITION PLAN</div><div>SITE LAYOUT PLAN</div><div>GRADING PLAN</div><div>DRAINAGE PLAN</div><div>SITE UTILITY PLAN</div><div>LANDSCAPE AND BUFFERING PLAN</div><div>SITE DETAILS</div><div>COMPOSITE PLAN</div><div>ROOF PLAN</div><div>EXTERIOR ELEVATIONS</div><div>EXTERIOR ELEVATIONS</div><div>EXTERIOR 3D VIEWS</div><div>SITE LIGHTING PLAN</div></div>
<div><div>NEW PK-K BUILDING AT HANCOCK STREET</div><div>SANDUSKY SCHOOL DISTRICT</div><div>407 DECATUR STREET, SANDUSKY, OHIO 44870</div><div>LESKO ASSOCIATES INC.</div><div>ARCHITECTS</div><div>PLANNERS</div><div>CLEVELAND, OHIO 44145</div></div>				<div><div>STATE OF OHIO</div><div>SEYED M. AYAT</div><div>10729</div><div>Professional Architect</div><div>SEYED M. AYAT</div><div>LICENSE # 10729</div><div>EXP. DATE 12/31/2017</div><div>STATE OF OHIO</div><div>ROBERT W. BLANCHFORD JR.</div><div>9091</div><div>Professional Architect</div><div>ROBERT W. BLANCHFORD JR.</div><div>LICENSE # 9091</div><div>EXP. DATE 12/31/2017</div></div>
				<div>PLANNING COMMISSION</div>
				<div>TITLE SHEET</div>
				<div>SHEET NO.</div> <div>TS</div>



- | GENERAL NOTES | |
|---------------|--|
| 1. | 6" CURBS OCCUR AT ALL PAVEMENTS |
| 2. | PRIMARY SIDEWALKS ARE 8'-0" WIDE |
| 3. | SECONDARY SIDEWALKS ARE 6'-0" WIDE |
| 4. | SIDEWALKS ADJACENT TO PARKING ARE 7'-0" WIDE TO ACCOUNT FOR VEHICLE OVERHANG |

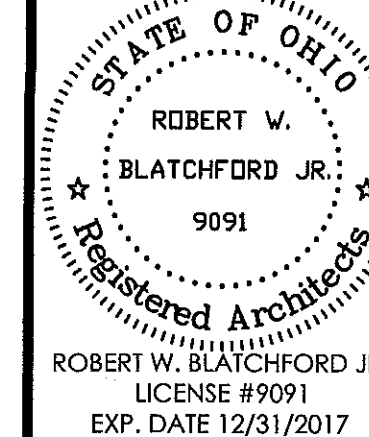
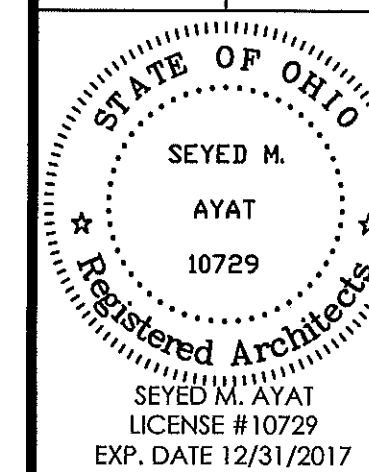
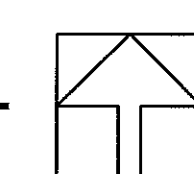
<u>PARKING COUNT</u>	
PARKING SPACES:	
REQUIRED	PROVIDED
27 VISITOR SPACES	10 VISITOR SPACES
37 STAFF SPACES	54 STAFF SPACES
64 TOTAL CAR SPACES	64 TOTAL CAR SPACES

ACCESSIBLE PARKING SPACES:	
REQUIRED	PROVIDED
3 STANDARD	3 STANDARD
2 VAN ACCESSIBLE	2 VAN ACCESSIBLE

LOT COVERAGE		
SITE	164,131 SF	100%
BUILDING	56,645 SF	34.5%
ASPHALT PAVING	46,470 SF	28.4%
SIDEWALK	12,068 SF	7.4%



ARCHITECTURAL SITE LAYOUT PLAN
SCALE: 1" = 20'-0"



CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A 6' VARIANCE TO
ALLOW AND ACCESS DRIVE TO BE
LOCATED 0' FROM THE LOT LINE FOR A
NEW ELEMENTARY SCHOOL AT 924
ONTARIO STREET.

Reference Number: BZA-30-17

Date of Report: October 11th, 2017

Report Author: Casey Sparks, Chief Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Sandusky City School District has submitted an application for a 6' variance to allow the access drives to be located directly adjacent to the existing property lines. The following information is relevant to this application:

Applicant/

Property Owner: Sandusky City School District
407 Decatur Street
Sandusky, Ohio 44870

Site Location: 924 Ontario Street
Sandusky, Ohio 44870

Zoning: "PF" Public Facility

Existing Use: School

Proposed Use: School

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1123.04 (d) Yard Regulations:

Variance Requested: 1) A variance of 6' for the construction of the access drives directly adjacent to the north and south property lines.

Variance Proposed: 2) The applicant proposes a 0' setback from the access drives to the north and south property lines.

SITE DESCRIPTION

The subject property is currently located within the "PF" Public Facility Zoning District. The subject property is adjacent to residential single family, two family, and commercial service zoning districts. The parcel of the subject property is pointed out:



	PR PRELIMINARY		W-4 WIDE 4" WIDE		LB LOCAL BUSINESS		DND DOWNTOWN DOWNTOWN
	RS RESIDENTIAL SUBURBAN		W-2 WIDE 2" WIDE		CB COMMERCIAL BUSINESS		CS COMMERCIAL SUBURBAN
	RS RESIDENTIAL SUBURBAN		W-1 WIDE 1" WIDE		CB COMMERCIAL BUSINESS		MTD METRO MANUFACTURING
	RS RESIDENTIAL SUBURBAN		W-1 WIDE 1" WIDE		CB COMMERCIAL BUSINESS		CM COMMERCIAL MANUFACTURING
	RS RESIDENTIAL SUBURBAN		W-1 WIDE 1" WIDE		CB COMMERCIAL BUSINESS		MTD METRO MANUFACTURING
	RS RESIDENTIAL SUBURBAN		W-1 WIDE 1" WIDE		CB COMMERCIAL BUSINESS		MTD METRO MANUFACTURING
	RS RESIDENTIAL SUBURBAN		W-1 WIDE 1" WIDE		CB COMMERCIAL BUSINESS		MTD METRO MANUFACTURING
	RS RESIDENTIAL SUBURBAN		W-1 WIDE 1" WIDE		CB COMMERCIAL BUSINESS		MTD METRO MANUFACTURING
	RS RESIDENTIAL SUBURBAN		W-1 WIDE 1" WIDE		CB COMMERCIAL BUSINESS		MTD METRO MANUFACTURING
	RS RESIDENTIAL SUBURBAN		W-1 WIDE 1" WIDE		CB COMMERCIAL BUSINESS		MTD METRO MANUFACTURING



DIVISION OF PLANNING COMMENTS

The applicant is requesting a variance to construct a new elementary school at 924 Ontario School. Section 1123.04(d) states that all driveways and parking areas shall be located not less than 6 feet from a lot line of an abutting residence or other public facility. The current access drives directly abut the existing property line and allow access to several residential garages and driveways. The proposed site plan will continue to allow access to the residential properties/ garages along both Third Street and Fifth Street.

“There is a legal requirement to provide vehicle access to the residences on both the north and south lot lines. Residential drives will be connected to the ring drive on the edge of the site.”

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include:

Section 1111.06(c)(1)

A. Whether the variance is substantial;

The variance sought in this case is not substantial as the current site is laid out in the same manner by allowing surrounding residence to access the rear of the property through the school drives.

B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;

Staff believes that since the applicant is still providing direct access to the surrounding property owners along Third and Fifth Street we do not believe it would be a detriment to the neighborhood.

Staff does recognize that the applicant has proposed a curb at the south end of the property adjacent to the property located at 1233 Fifth Street, staff believes that this curb should be removed as this is the route in which the property owner accesses her garage.

C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);

The proposed use variance would not affect the delivery of government services, and would not impact a right-of-way, utility line or block access for emergency vehicles.

D. Whether the property owner purchased the property with the knowledge of the zoning restriction;

The applicant was aware of the existing zoning code requirements, however due to the size of the lot and the building requirements of the school the access drives were located within this location. Staff also believes that the applicant has proposed these locations to assure that the residences can preserve their access to the rear of the properties.

E. Whether the property owner's predicament can be resolved through some method other than a variance;

A variance is the only way to resolve the owner's predicament due to the size of the lot, the proposed size of the building, and the nature of existing layout of the site.

F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;

It is the opinion of the Planning staff that intent behind the zoning code would be observed by granting the variance.

G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and

If the variance is not granted the school would not be able to construct the elementary school as indicated on the proposed site plan. The existing site is a fabric of the neighborhood, as stated the applicant has proposed as similar layout to what is currently on site.

H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

It does not appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

Section 1111.06(c)(2):

A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;

The variance request would arise from a unique condition as the existing residential properties access the rear of their lots from the current access drives. The applicant has proposed access off of both Ontario and Arthur Street to assure safe circulation. Staff believes that variance is created from specific regulations of the zoning code, not necessarily by issues of the applicant.

B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;

In Planning Staff's opinion, permitting the variance would not be a detriment to surrounding property owners. As stated, the applicant has indicated that the surrounding property owners would not lose access and the proposed drives will create a safe circulation for cars and bus traffic.

That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;

The applicant has communicated that without the variance the applicant would not be able to construct the proposed school as indicated on the proposed site plan.

That the variance desired will not adversely affect the public health, safety, morals or general welfare; and

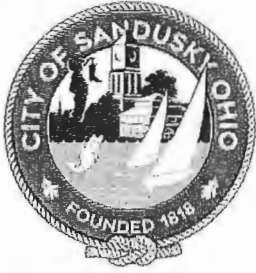
The proposed variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood.

C. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

The variance does not appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

CONCLUSION/RECOMMENDATION

Staff recognizes that the existing site does have certain constraints and the applicant has made an effort to create a safe circulation plan for both cars and busses while still preserving the access to the surrounding residential properties. Staff would recommend approval of the variance with the condition that proposed curb located along the south access drive be removed to assure access to the garage located at 1233 Fifth Street.



CITY OF SANDUSKY
PLANNING DIVISION
APPLICATION FOR BOARD OF ZONING
APPEALS APPROVAL

____ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: SANDUSKY CITY SCHOOL DISTRICT

Property Owner Address: 407 DECATUR ST.
SANDUSKY, OHIO 44870

Property Owner Telephone: (419) 626-6940 ☐ Check if okay to Text

Email: ktoms@scs-k12.net

Contact Person: KEVIN TOMS, DIRECTOR OF FACILITIES

Authorized Agent Name: LESKO ASSOCIATES

Authorized Agent Address: 27955 CLEMENS RD.
WESTLAKE, OHIO 44145

Authorized Agent Telephone: (440) 835-0850 ☐ Check if okay to Text

Email: rblatchford@lesko-associates.com

Contact Person: ROBERT BLATCHFORD

Meeting with Staff: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 924 ONTARIO ST.

Legal Description of Property (check property deed for description):

SEE ATTACHED LEGAL DESCRIPTION (9 PAGES)

Permanent Parcel Number: 56-65001.000

Zoning District: PF

VARIANCE INFORMATION:

Section(s) of Zoning Code under which a variance is requested:

1123.04(d) - DRIVEWAY / PARKING SETBACK

Variance(s) Requested (Proposed vs. Required):

THE REQUIREMENT IS TO KEEP MIN. 6 FEET
CLEARANCE TO LOT LINE TO DRIVEWAYS OR
PARKING. THE PROPOSED PLAN INDICATES
ZERO CLEARANCE TO LOT LINE.

DETAILED SITE INFORMATION:

Land Area of Property: 262,347 (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 44,179 (in sq. ft.) Building #2: N/A
Building #3: N/A Additional: N/A

Total Building Coverage (as % of lot area): 16.8%

Proposed Building Height (for any new construction): 38' AVERAGE ROOF HGT.

Number of Dwelling Units (if applicable): N/A

Number of Accessory Buildings: N/A

DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):

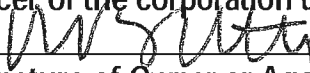
THIS 67,000 GSF MASONRY SCHOOL WILL
HOUSE OVER 600 STUDENTS AND STAFF
AND WILL HAVE A CAFETERIA WITH STAGE
AND A GYMNASIUM FOR SCHOOL AND
COMMUNITY USE.

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance):

THERE IS A LEGAL REQUIREMENT TO
PROVIDE VEHICLE ACCESS TO THE
RESIDENCES ON BOTH THE NORTH AND
SOUTH LOT LINES. RESIDENTIAL DRIVES
WILL BE CONNECTED TO THE RING DRIVE
ON THE EDGE OF THE SITE.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

9.28.17
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of _____ (municipal street address of property, I hereby
authorize _____ to act on my behalf during the Board of Zoning
Appeals approval process.

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

10 copies of a site plan (drawn to scale and dimensioned) which shows the following items:

- a) Property boundary lines
- b) Building(s) location
- c) Driveway and parking area locations
- d) Location of fences, walls, retaining walls
- e) Proposed development (additions, fences, buildings, etc.)
- f) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

\$100.00 filing fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

NOTE: Applicants and/or their authorized agents are strongly encouraged to attend Board of Zoning Appeals meetings.

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Board of Zoning Appeals Meeting: _____

Board of Zoning Appeals File Number: _____

City Of Sandusky
Planning Division
222 Meigs St. Sandusky, Ohio 44870
419.627.5873

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A

1. Effective Date: April 10, 2017 at 7:30 a.m.

2. Policy (or Policies) to be issued:

	Amount
(a).....ALTA Owners Policy of Title Insurance (6-17-06)	\$

Proposed Insured:

N/A

(b).....ALTA Loan Policy of Title Insurance (6-17-06)	\$
---	----

Proposed Insured:

N/A

3. The estate or interest in the land described or referred to in this Commitment is **fee simple**

4. Title to the **fee simple** estate or interest in said land is at the effective date vested in:

BOARD OF EDUCATION, SANDUSKY CITY SCHOOL DISTRICT

Recorded in Volume 206 at Page 353, Erie County, Ohio Deed Records (As To Parcel 1)

Recorded in Volume 206 at Page 355, Erie County, Ohio Deed Records (As To Parcel 2)

Recorded in Volume 206 at Page 189, Erie County, Ohio Deed Records (As To Parcel 3)

Recorded in Volume 208 at Page 62, Erie County, Ohio Deed Records (As To Parcel 4)

Recorded in Volume 216 at Page 67, Erie County, Ohio Deed Records (As To Parcels 5, 6 & 7)

Recorded in Volume 9 at Page 196, Erie County, Ohio Miscellaneous Records

5. The land referred to in this Commitment is described as follows:

(For Description see Schedule A Continued attached hereto and made a part hereof.)

Issuing Agent Hartung Title Agency, Inc. Agent ID No. 4040118

327 E. Washington St.

Sandusky, Ohio 44870

419-625-5700

By:


Authorized Countersignature 

(Valid Only if Schedules A, B and the Insuring Provisions are attached)

Page No. A-1

FD 01/03/11-C alh

First American Title Insurance Fraud Warning: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 1:

Situated in the City of Sandusky, County of Erie and State of Ohio:

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows: Beginning in the South line of Fourth Street, at a point 204 feet east of its intersection with the east line of Ontario Street; thence east, along the South line of Fourth Street, 80 feet; thence South, parallel with the east line of Ontario Street, 148.5 feet; thence West, parallel with the South line of Fourth Street, 80 feet; thence North, parallel with the east line of Ontario Street, 148.5 feet to the place of beginning.

SLB/AA

PARCEL NO. 2:

Situated in the City of Sandusky, County of Erie and State of Ohio:

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows: Beginning in the south line of Fourth Street, at a point 284 feet east of its intersection with the east line of Ontario Street; thence east, along the South line of Fourth Street 90 feet, more or less, to the west line of Lane Street, extended; thence South, along said last mentioned line, and parallel with the east line of Ontario Street, 132 feet; thence West, parallel with the South line of Fourth Street, 66 feet, more or less, to the northwest corner of the land now or formerly owned by Russell C. Bertsch and Verna D. Bertsch; thence South, parallel with the east line of Ontario Street, 16.5 feet; thence West, parallel with the South line of Fourth Street, 24 feet; thence North, parallel with the east line of Ontario Street, 148.5 feet to the place of beginning.

SLB/AA

PARCEL NO. 3:

Situated in the City of Sandusky, County of Erie and State of Ohio:

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows: Beginning at the intersection of the south line of Fourth Street and the east line of Ontario Street; running thence east, along the south line of Fourth Street, a distance of eighty-nine (89) feet; thence South, parallel with the east line of Ontario Street, a distance of one hundred thirty-two (132) feet; thence west, parallel with the south line of Fourth Street, a distance of eighty-nine (89) feet to the east line of Ontario Street; thence north, along the east line of Ontario Street, a distance of one hundred thirty-two (132) feet to the place of beginning.

SLB/AA

(For Description see Schedule A Continued attached hereto and made a part hereof.)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 4:

Situated in the City of Sandusky, County of Erie and State of Ohio:

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the intersection of the south line of Fourth Street and the east line Ontario Street; running thence east, along the south line of Fourth Street; 374 feet to the west line of Lane Street, extended; thence south, along said last mentioned line, and parallel with the east line of Ontario Street, 132 feet; thence west, parallel with the south line of Fourth Street, 66 feet; thence south, parallel with the east line of Ontario Street 16.5 feet; thence west, parallel with the south line of Fourth Street, 308 feet to the east line of Ontario Street; thence north along the east line of Ontario Street, 148.5 feet to the place of beginning, excepting therefrom those parts thereof conveyed to Board of Education, Sandusky City School District by deeds Recorded in Volume 206 of Deeds, pages 353 and 355, and Volume 207 of Deeds, page 189, Erie County, Ohio Records.

JBH/HH

PARCEL NO. 5:

Situated in the County of Erie, State of Ohio, and in the City of Sandusky, and bounded and described as follows:

The South one-half (½) of the north one-half (½) of Out Lot Number Thirty-three (33) in Darling's Survey, East of Sycamore line, in the City of Sandusky, Erie County, Ohio, excepting therefrom the south twenty-five (25) feet thereof.

JBH/HH

(For Description see Schedule A Continued attached hereto and made a part hereof.)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 6:

Situated in the City of Sandusky, County of Erie and State of Ohio:

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows: Beginning at the intersection of the south line of Fourth Street with the west line of Lane Street, extended, said point of beginning being the northeast corner of a parcel of land now or formerly owned by Lucile A. Bauman; thence east, along the south line of Fourth Street, a distance of 270.00 feet, more or less, to the east line of said Out Lot Number 33; thence south, along said last mentioned line, a distance of 152 ½ feet, to the northeast corner of a parcel of land now or formerly owned by George J. Wagner and Margaret Wager; thence west, along the north line of said last mentioned parcel of land, a distance of 99.00 feet, more or less, to the northwest corner thereof; thence south, along the west line of said last mentioned parcel of land, a distance of 128.00 feet to the north line of Fifth Street; thence west, along the north line of Fifth Street, to the southeast corner of a parcel of land now or formerly owned by Edwin J. Moosbrugger; thence north, along the east line of said last mentioned parcel of land, a distance of 132.00 feet to the northeast corner thereof; thence west, along the north line of said last mentioned parcel of land and along the north lines of two parcels of land now or formerly owned by Clarence Nejedly and Leona Nejedly and by Russell C. Bertsch and Verna D. Bertsch, a distance of 166.00 feet to the west line of Lane Street extended; thence north, along said last mentioned line, a distance of 148 ½ feet to the place of beginning.

EXCEPTING THEREFROM: Situated in Ward 2 of the City of Sandusky, Erie County, Ohio and being part of Out Lot Number 33, Darling's Survey East of Sycamore Line and being part of that land owned by Board of Education, Sandusky City School District, D.V. 212, Pg. 61, all references herein to the records of the Erie County Recorder's Office, more particularly described as follows:

Commencing for reference at an iron rod found in a monument box in the centerline of Fifth Street (50 feet wide) at its intersection with the centerline of Waverly Road; thence upon the centerline of Fifth Street, South 80 ° 00' 00" East, 132.90 feet to a point; thence North 10 ° 00' 00" East, 24.48 feet to a point in the north Right of Way line of Fifth Street referenced by a 3/4" crimped iron pipe found 0.09 feet south of said corner, said point being the trust point of beginning;

Thence upon the east line of lands owned by Timothy W. and Marra K. Stookey, D.V. 413, Pg. 836, North 10 ° 07' 07" East, 132.00 feet to the northeast corner of said Stookey land referenced by a 3/4" iron pipe found 0.17 feet north of said point;

Thence through said lands of Board of Education, Sandusky City School District, South 80 ° 00' 00" East, 2.50 feet to a ½" iron rod set;

Thence continuing through said lands, South 10 ° 07' 07" West, 132.00 feet to a ½" iron rod set in the north Right of Way line of Fifth Street;

Thence upon said line, North 80 ° 00' 00" West, 2.50 feet to the point of beginning, containing 330.0000 square feet (0.0076 acres) more or less, subject to any easements, rights of way or restrictions of record.

(For Description see Schedule A Continued attached hereto and made a part hereof.)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A CONTINUED

5. Description Continued:

FURTHER EXCEPTING THEREFROM: Situated in Ward 2 of the City of Sandusky, Erie County, Ohio and being part of Out Lot Number 33, Darling's Survey East of Sycamore Line and being part of that land owned by Board of Education, Sandusky City School District, D.V. 212, Pg. 61, all references herein to the records of the Erie County Recorder's Office, more particularly described as follows:

Commencing for reference at an iron rod found in a monument box in the centerline of Fifth Street (50 feet wide) at its intersection with the centerline of Waverly Road; thence upon the centerline of Fifth Street, South 80 ° 00' 00" East, 135.40 feet to a point; thence North 10 ° 00' 00" East, 24.48 feet to a ½" iron rod set at the true point of beginning;

Thence through said lands of Board of Education, Sandusky City School District, North 10 ° 07' 07" East, 132.00 feet to a ½" iron rod set;

Thence continuing through said lands of Board of Education, Sandusky City School District, South 80 ° 00' 00" East, 2.50 feet to a ½" iron rod set;

Thence continuing through said lands and upon the west line of lands of Ida Schenko, O.R. 213, Pg. 683, South 10 ° 07' 07" West, 132.00 feet to a ¾" crimped iron pipe in the north Right of Way line of Fifth Street;

Thence upon said line, North 80 ° 00' 00" West, 2.50 feet to the point of beginning, containing 330.0000 square feet (0.0076 acres) more or less, subject to any easements, rights of way or restrictions of record.

This description was prepared by James A. Faetanini, P.S., Ohio R.L.S. 7379 from an actual field survey of the premises. Bearings herein are based upon an assumed bearing of North 80 ° 00' 00" West for the centerline of Fifth Street *JAF/ML*

PARCEL NO 7:

Situated in the City of Sandusky, County of Erie and State of Ohio:

Lots Numbers One Hundred Twenty (120), One Hundred Twenty-two (122), One Hundred Twenty-four (124), One Hundred Twenty-six (126), One Hundred Twenty-eight (128), One Hundred Thirty (130), One Hundred Thirty-two (132), One Hundred Thirty-four (134) and One Hundred Thirty-six (136) on Fourth Street, in Henry Greiner's Subdivision, in the City of Sandusky, Erie County, Ohio, as per Plat recorded in Volume 3 of Plats, Page 33, Erie County, Ohio Records. *JAF/ML*

END OF SCHEDULE A

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE B-SECTION I

The following requirements must be satisfied:

- 1. Payment of the full consideration to, or for the account of, the grantors or mortgagor:**
- 2. Instrument(s) in insurable form and must be executed, delivered, and duly filed for record, to wit:**

SCHEDULE B-SECTION II

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.**
- 2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.**
- 5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.**
- 6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies or assessments on real property or in the public records.**
- 7. Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
(NOTE: This exception is applicable to loan policies only)**
- 8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.**
- 9. Taxes: Taxes shown as Parcel No. 57-65001.000 (As to All Parcels)
(Tax Legal: 120 122 124 126 128 130 134 136 Etc Ex 2.5' of OL 30 5.348A)**

Taxes for the YEAR 2016 are Exempt

The above tax figure reflects gross amounts minus reduction factor and ten percent rollback deduction, also 2.5% Homestead Deduction, if applicable, bringing amounts actually billed as stated above.

Additions of General Taxes or Assessments, if any, which may hereafter be made by legally constituted Authorities.

(See Schedule B Item No. 9 continued)

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE B CONTINUED

9. Taxes Continued:

Taxes and Assessments, if any, for the year 2017 are a lien, but not computed or payable.

We have made no examination for taxes or assessments other than shown on the 2016 tax duplicate.

10. Ordinance No. 4583-C to vacate Fourth Street from the Easterly line of Ontario Street to the westerly line of Arthur Street, filed for record October 18, 1949 and Recorded in Volume 9 at Page 196, Erie County, Ohio Miscellaneous Records.
11. Easement by and between the Board of Education, Sandusky City School District and Bessie Putnam, filed for record June 30, 1989 and Recorded in Volume 554 at Page 62, Erie County, Ohio Deed Records.
12. Easement and Right of Entry to Erie County Cablevision, filed for record October 31, 2003 and Recorded as Document RN 200321740, Erie County, Ohio Official Records.
13. Those matters as shown on the Plat of Henry Greiner, West Part of OL 32, Darling's Survey East of Sycamore Line, filed for record November 30, 1891 and recorded in Volume 3 at page 33, Erie County, Ohio Plat Records.
14. Right of Way for Alley Purposes for the joint use of others in deed to the Board of Education, Sandusky City School District filed for record February 2, 1949 and Recorded in Volume 206 at Page 353, Erie County, Ohio Deed Records, filed for record February 2, 1949 and Recorded in Volume 206 at Page 355 and filed for record April 20, 1949 and Recorded in Volume 208 at Page 62, Erie County, Ohio Deed Records.
15. This report was LIMITED to searching title to this property back to February 2, 1949. In addition the search of this property under the "current" owners name time period was specially limited to searching under ONLY the name Board of Education, Sandusky City School District and was not searched under any other possible name variations. Furthermore this report is subject to any easements, if any, not shown herein as a result of being indexed under a name "variation" of the current owner.
16. This report is limited to record easement research from the deed records of the Erie County Recorder's Office ONLY and does not reflect any conditions, restrictions, liens, mortgages, or other record matters that may exist. No other offices (including the court records) have been utilized or researched under this report. This report shall not be construed as any form of title insurance nor any commitment thereto.
17. Acreage is included for direction and clarity. We do not guaranty/insure exact quantity of premises notwithstanding the acreage shown.

First American Title Insurance Company

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE B CONTINUED

18. Informational Note: "Deleting therefrom any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (C)" (NOTE: This item is applicable to all Schedule B Items shown under this commitment/policy)

END OF SCHEDULE B

NOTE: PURSUANT TO ORC 317.114(A): EFFECTIVE JULY 1, 2009 STANDARD FORMAT REQUIREMENTS FOR ALL DOCUMENTS FILED IN THE RECORDER'S OFFICE WILL BE STRICTLY IMPOSED. NON-CONFORMING INSTRUMENTS WILL REQUIRE AN ADDITIONAL \$20.00 RECORDING FEE (PAYABLE TO THE COUNTY RECORDER) PER DOCUMENT FILING. (SHOWN FOR INFORMATION)



**COMMITMENT FOR TITLE INSURANCE
FIRST AMERICAN TITLE INSURANCE COMPANY**

First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

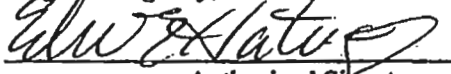
In Witness Whereof, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

COMMITMENT CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org> >.

IN WITNESS WHEREOF, the company has caused its corporate name, by its agent, **HARTUNG TITLE AGENCY, INC.**, to be hereunto affixed by a duly authorized officer.

*First American Title Insurance Company, By its agent
Hartung Title Agency, Inc.*

By: 
Authorized Signatory

NEW 1-2 BUILDING
924 ONTARIO STREET, SANDUSKY OHIO 44870

FOR THE
SANDUSKY SCHOOL DISTRICT
SANDUSKY, OHIO 44870

SUBMISSION TO PLANNING COMMISSION

SEPTEMBER 28, 2017



MATERIAL INDEX	SYMBOLS	PROJECT INFORMATION	PROJECT DESCRIPTION	DRAWING LIST
<div><div>ASPHALT</div><div>BATT INSULATION</div><div>BRICK</div><div>CERAMIC TILE</div><div>CONCRETE</div><div>CONCRETE BLOCK</div><div>CONTINUOUS WOOD BLOCKING</div><div>NON CONTINUOUS SHIMS OR BLOCKING</div><div>EARTH</div><div>METAL OR STEEL</div><div>GYPSUM BOARD OR MDF</div><div>PLASTIC</div><div>PLYWOOD</div><div>POROUS FILL</div><div>RIGID INSULATION</div><div>WOOD</div></div>	<div><div>BUILDING & WALL SECTION CUTS</div><div>SECTION OR DETAIL NUMBER</div><div>SHEET WHERE SECTION LOCATED</div><div>DIRECTION IN WHICH SECTION IS SHOWING</div><div>ENLARGED DETAILS & PLANS</div><div>ELEVATION REFERENCES</div><div>ELEVATION NUMBERS & DIRECTION</div><div>SHEET WHERE ELEVATION IS LOCATED</div></div>	<div><div>SCHOOL SITE</div><div>6.02 ACRES</div><div>BUILDING SQUARE FEET</div><div>FIRST FLOOR</div><div>44,179</div><div>SECOND FLOOR</div><div>22,960</div><div>TOTAL</div><div>67,139</div><div>LOT COVERAGE</div><div>BUILDING</div><div>16.8%</div><div>ASPHALT PAVING</div><div>34.4%</div><div>OBC CONSTRUCTION TYPE</div><div>II B</div><div>FIRE SUPPRESSION</div><div>FULLY SPRINKLED</div><div>PARKING REQUIRED (OFCC MIN.)</div><div>STAFF</div><div>50</div><div>PUBLIC</div><div>38</div><div>TOTAL</div><div>88</div><div>ACTUAL PARKING PROVIDED</div><div>STAFF</div><div>71</div><div>PUBLIC</div><div>23</div><div>TOTAL</div><div>94</div></div>	<div><div>THE 6.02 ACRE SITE AT 924 ONTARIO STREET WILL BE THE NEW ELEMENTARY SCHOOL FOR 548 CHILDREN AND 100 STAFF STARTING IN SEPTEMBER OF 2019. THIS WILL BE A TWO STORY MASONRY STRUCTURE WITH SOME LARGE GLASS AREAS AND SLOPED, SHINGLED ROOFS. SOME ROOF AREAS WILL BE NEAR FLAT.</div><div>THE SITE IS BOUNDED BY ONTARIO STREET ON THE WEST, RESIDENTIAL ON THE NORTH PARALLEL TO 3RD STREET, ARTHUR STREET (UNDEVELOPED) ON THE EAST, AND RESIDENTIAL ON THE SOUTH PARALLEL TO 5TH STREET. AUTOMOBILE TRAFFIC CAN ACCESS SITE ONLY FROM ONTARIO STREET WHICH IS ONE WAY NORTH. THE SOUTH DRIVE IS TWO WAY TRAFFIC TO ACCESS STAFF PARKING AREAS. THE NORTH DRIVE IS TWO WAY FOR STUDENT DROP-OFF WITH A TURN AROUND LOOP. BUS TRAFFIC CAN ONLY ACCESS FROM 5TH STREET THROUGH A NEW DRIVE TO BE CONSTRUCTED IN THE ARTHUR STREET R.O.W. - AUTOMOBILE TRAFFIC WILL NOT BE PERMITTED. THE DRIVE WILL BE ACCESS CONTROLLED WITH RADIO CONTROLLED GATES. BUS TRAFFIC WILL BE SEPARATED FROM STUDENT DROP-OFF TRAFFIC. THE ACCESS EASEMENT CURRENTLY PROVIDED TO THE REAR OF RESIDENCES ON BOTH THE NORTH AND SOUTH WILL BE MAINTAINED.</div><div>VARIANCES REQUESTED:</div><div>1. DRIVE/PARKING SETBACK</div></div>	<div><div>TS.000</div><div>1.000</div><div>1.001</div><div>1.002</div><div>1.003</div><div>1.004</div><div>1.005</div><div>1.006</div><div>1.200</div><div>2.005</div><div>2.006</div><div>2.011</div><div>2.100</div><div>2.101</div><div>2.103</div><div>6.000</div><div>TITLE SHEET</div><div>TOPOGRAPHIC SURVEY</div><div>SITE DEMOLITION PLAN</div><div>SITE LAYOUT PLAN</div><div>GRADING PLAN</div><div>DRAINAGE PLAN</div><div>SITE UTILITY PLAN</div><div>LANDSCAPE AND BUFFERING PLAN</div><div>SITE DETAILS</div><div>FIRST FLOOR COMPOSITE PLAN</div><div>SECOND FLOOR COMPOSITE PLAN</div><div>ROOF PLAN</div><div>EXTERIOR ELEVATIONS</div><div>EXTERIOR ELEVATIONS</div><div>EXTERIOR 3D VIEWS</div><div>SITE LIGHTING PLAN</div></div>

NEW 1-2 BUILDING AT ONTARIO STREET

SANDUSKY SCHOOL DISTRICT

407 DECATUR STREET, SANDUSKY, OHIO 44870

LESKO ASSOCIATES INC.

ARCHITECTS

PLANNERS

CLEVELAND, OHIO 44146

STATE OF OHIO

SEYED H. AYAT

10729

Registered Architect

SEYED H. AYAT

LICENSE # 10729

EXP. DATE 12/31/2017

STATE OF OHIO

ROBERT W. BLANCHARD JR.

9591

Registered Architect

ROBERT W. BLANCHARD JR.

LICENSE # 9591

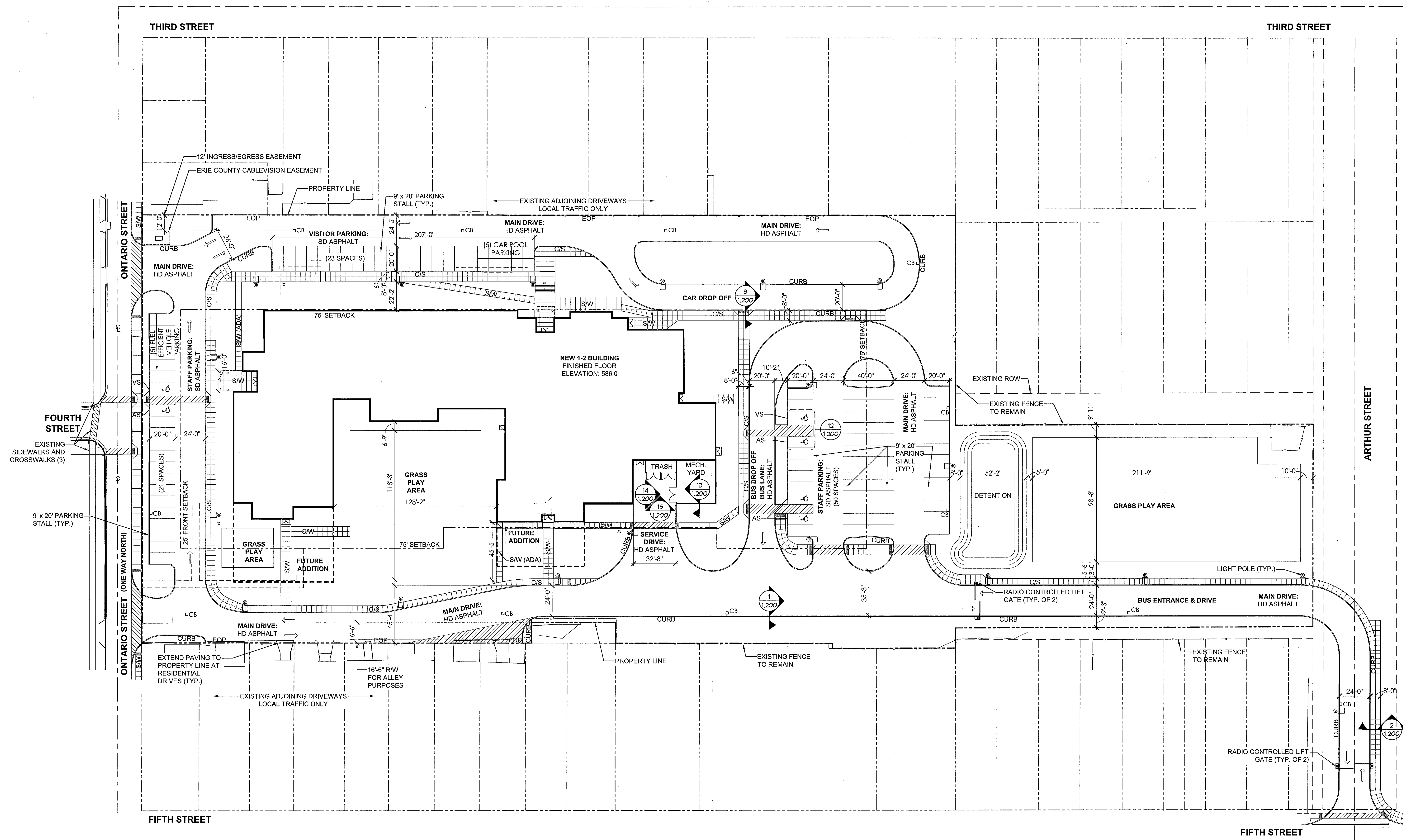
EXP. DATE 12/31/2017

PLANNING COMMISSION

TITLE SHEET

SHEET NO.

TS



SITE PLAN ABBREVIATIONS

EOP	=	EDGE OF PAVEMENT
C/S	=	CURB/SIDEWALK
CURB	=	STANDALONE CURB
SW	=	SIDEWALK
HD	=	HEAVY DUTY ASPHALT
SD	=	STANDARD DUTY ASPHALT
LD	=	LIGHT DUTY ASPHALT
AS	=	ACCESSIBLE PARKING SIGNAGE
VS	=	VAN ACCESSIBLE PARKING SIGNAGE
DS	=	DIRECTIONAL SIGNAGE TO ACCESSIBLE PARKING

- GENERAL NOTES**
- 6" CURBS OCCUR AT ALL PAVEMENTS
 - PRIMARY SIDEWALKS ARE 8'-0" WIDE
 - SECONDARY SIDEWALKS ARE 5'-0" WIDE
 - SIDEWALKS ADJACENT TO PARKING ARE 7'-0" WIDE TO ACCOUNT FOR VEHICLE OVERHANG

PARKING COUNT

PARKING SPACES:	
REQUIRED	PROVIDED
38 VISITOR SPACES	23 VISITOR SPACES
50 STAFF SPACES	71 STAFF SPACES
88 TOTAL CAR SPACES	94 TOTAL CAR SPACES

ACCESSIBLE PARKING SPACES:

REQUIRED	PROVIDED
4 STANDARD	4 STANDARD
2 VAN ACCESSIBLE	2 VAN ACCESSIBLE

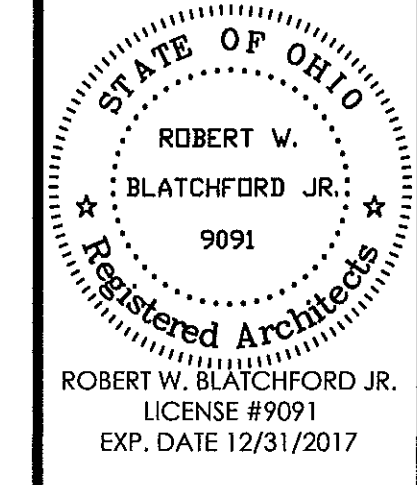
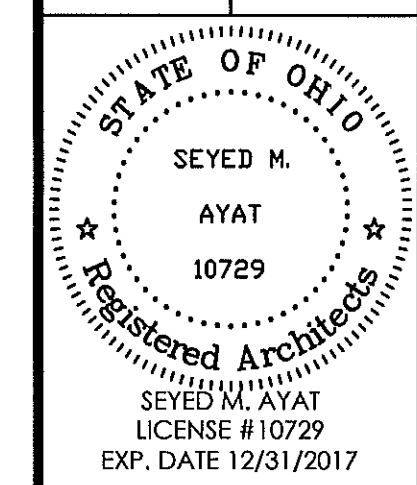
LOT COVERAGE

SITE	262,347 SF	100%
BUILDING	44,179 SF	16.8%
ASPHALT PAVING	90,229 SF	34.4%
SIDEWALK	17,941 SF	6.8%



ARCHITECTURAL SITE LAYOUT PLAN
SCALE: 1" = 30'-0"

NEW 1-2 BUILDING AT ONTARIO STREET
SANDUSKY SCHOOL DISTRICT
407 DECATUR STREET, SANDUSKY, OHIO 44870
LESKO ASSOCIATES INC.
ARCHITECTS PLANNERS
CLEVELAND, OHIO 44145



PLANNING COMMISSION

ARCHITECTURAL SITE LAYOUT PLAN

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A 14.5' REAR YARD
VARIANCE AND A 3.5' SIDE YARD VARIANCE
FOR A RESIDENTIAL ADDTION AT 623 46TH
STREET.

Reference Number: BZA-31-17

Date of Report: October 11th, 2017

Report Author: Casey Sparks, Chief Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Jan Bucholz has submitted an application for a 14.5' variance to the rear yard and a 3.5' variance to the side yard to construct an addition at 623 46th Street. Section 1129.14 requires a 40' rear yard setback or 30% of the depth of the lot whichever is less and a minimum side yard setback of 4' with a total of 12'. This site would require a rear yard setback of 40'. The following information is relevant to this application:

Applicant/

Property Owner: Jan Bucholz
623 46th Street
Sandusky, Ohio 44870

Site Location: 623 46th Street
Sandusky, Ohio 44870

Zoning: "R1-60" Single Family Residential

Existing Use: School

Proposed Use: School

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1129.14- Schedule of Yard Requirements:

Variance Requested: 1) A rear yard variance of 14.5' and a side yard variance of 3.5' for the construction of a 350 square foot residential addition.

Variance Proposed: 2) The applicant proposes a 25'-6" rear yard setback and a 6" side yard setback.

SITE DESCRIPTION

The subject property is currently located within the "R1-60" Single Family Residential District. The subject property is adjacent to residential single family, two family, and commercial service zoning districts. The parcel of the subject property is pointed out:



DIVISION OF PLANNING COMMENTS

The applicant is requesting a 390 square foot addition to the south west side of the existing residential building. The addition will match the existing buildings width and side yard setback. The applicant has indicated that the addition is to assist in the creating a more functional single family dwelling, as the existing room sizes are smaller in size. As the Board is aware the property is located on a corner lot. Section 1107.01 defines the front lot line as the lot line separating an interior lot from the street upon which it abuts, or the shortest lot line of a corner lot which abuts upon a street. In this particular case, the front lot line would be located along Milan Road, as such the applicant is requesting a side and rear yard variance.

“The necessity of these variances is to help with the renovating the existing home and bringing it up to code all while providing it with modern room sizes and conveniences.”

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include:

Section 1111.06(c)(1)

- A. Whether the variance is substantial;**
The variances sought in the case are substantial especially the proposed side yard setback of 6', however the existing home is currently within this required setback and the proposed addition will be in line with the existing single family dwelling.
- B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;**

Staff believes that the adjacent neighbor located at 2305 Milan Road is directly affected, however the applicant's dwelling is located within the required side yard setback and the proposed location of the addition will be constructed adjacent to their rear yard of 2305 Milan Road. The other property owner located at 613 46th Street is also directly affected, however the proposed addition will be 25'-6" from the proposed addition.
- C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);**

The proposed use variance would not affect the delivery of government services, and would not impact a right-of-way, utility line or block access for emergency vehicles.
- D. Whether the property owner purchased the property with the knowledge of the zoning restriction;**

The applicant was aware of the existing zoning code requirements, however due to the size and existing layout of the single family dwelling the applicant sought a variance once they decided to move forward with a building addition.
- E. Whether the property owner's predicament can be resolved through some method other than a variance;**

The only way the applicant would be able to construct the addition without variances would be to reduce the size of the addition, however the proposed addition is only set to be 350 square feet.
- F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;**

It is the opinion of the Planning staff that intent behind the zoning code would be observed by granting the variances.
- G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and**

If the variances are not granted the property could still yield a reasonable rate of return, however it is the opinion of the applicant that the proposed addition will create a more modern day layout for the home allowing the property to yield more return.

H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

It does not appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

Section 1111.06(c)(2):

A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;

The variance request would arise from a unique condition as the existing residential home is currently within the required side yard setback and the size of the lot and building location make it difficult to add onto the structure without a variance.

B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;

As staff stated the property located along Milan Road will be directly affected, however the existing single family dwelling is within the side yard setback.

That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;

The applicant has communicated that without the variance the applicant would not be able to construct the proposed residential addition.

That the variance desired will not adversely affect the public health, safety, morals or general welfare; and

The proposed variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood.

C. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

The variance does not appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

CONCLUSION/RECOMMENDATION

Staff recognizes that the existing site does have certain constraints and the proposed addition will not go further into the required side yard setback than the existing single family dwelling; as such staff would recommend approval of the proposed variances to the rear and side yard setbacks for the building addition at 623 46th street.

CITY OF SANDUSKY
APPLICATION FOR BOARD OF ZONING APPEALS
APPROVAL

2

Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: Jan Bucholz

Property Owner Address: 623 46th Street

Property Owner Telephone: 419-656-0680

Contact Person: Jan Bucholz

Authorized Agent Name: Janotta & Hermer

Authorized Agent Address: 309 Monroe St. Monroeville OH

Authorized Agent Telephone: 419-465-4617

Contact Person: Bred Clark

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 623 46th Street

Legal Description of Property (check property deed for description):

See Attached

Zoning District: R1-60

VARIANCE INFORMATION:

Section(s) of Zoning Code under which a variance is requested:

1129.13 & 1129.14

Variance(s) Requested (Proposed vs. Required):

Rear Yard - Proposed 25'-6", 40'-0" Required

Side Yard - Proposed 0'-6", 4'-0" min. Required

DETAILED SITE INFORMATION:

Land Area of Property: 0.1575 A. (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 2,408 sf (in sq. ft.) Building #2: _____

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): 36%

Proposed Building Height (for any new construction): 12'-8"

Number of Dwelling Units (if applicable): 1

Number of Accessory Buildings: 0

DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):


A 390 sf Addition to the South West side of the existing
building. The addition will match the existing buildings
width will extend 16'-0" to the South West at its
furthest point.

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance):

The necessity of these variances is to help with renovating the existing home and bringing it up to code all while providing it with modern room sizes and conveniences.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

9/28/17
Date

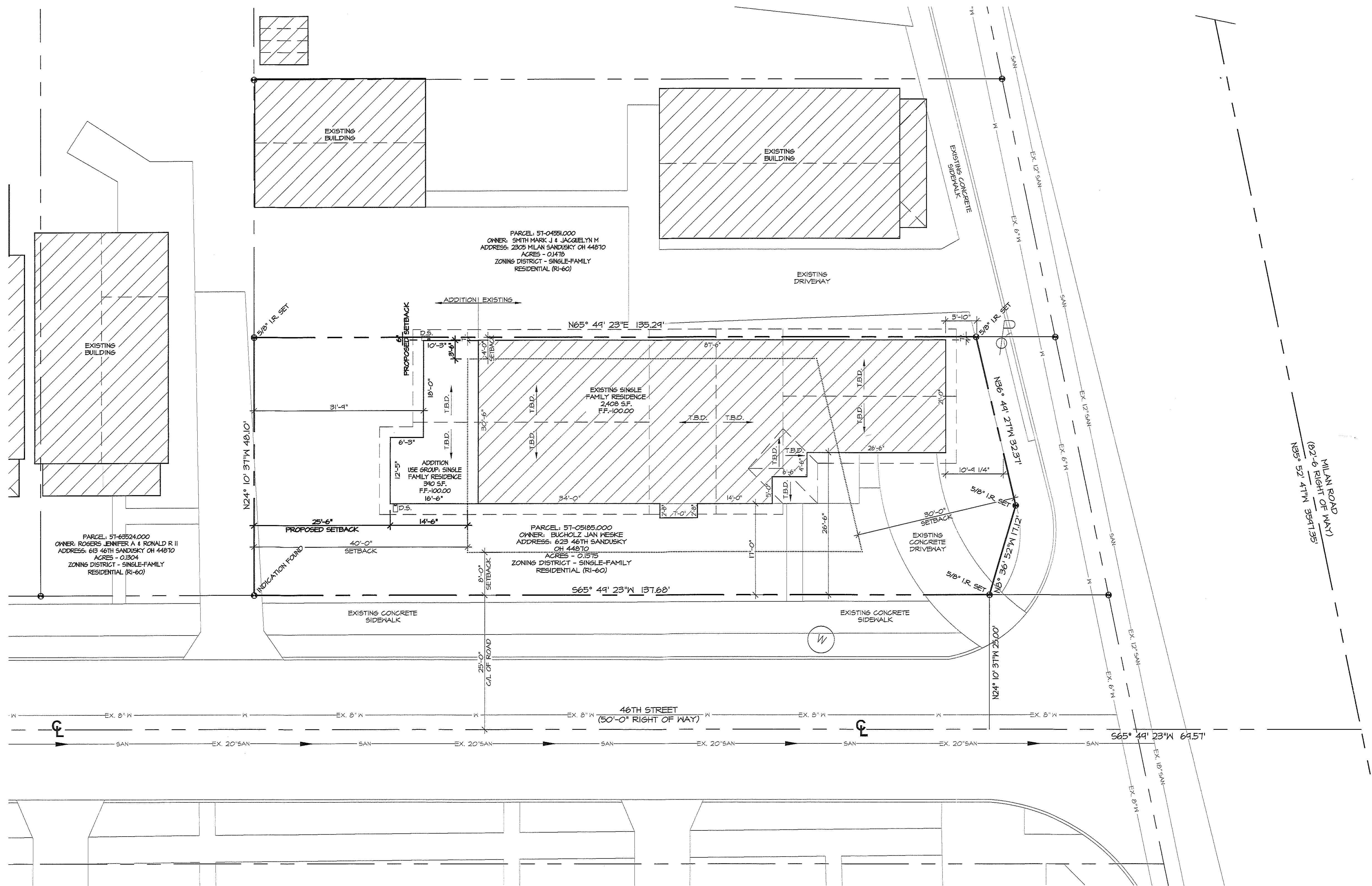
PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 623 46th ST (municipal street address of property, I hereby authorize Brad Clark to act on my behalf during the Board of Zoning Appeals approval process.

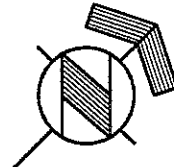

Signature of Property Owner

9/28/17
Date

ALL BUILDING AND CONTRACT DOCUMENTS PROVIDED OR FORWARDED BY JANOTTA & HERNER ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF JANOTTA & HERNER, CONSTITUTE A VALUABLE TRADE SECRET OF JANOTTA & HERNER, AND ARE FURNISHED AS INSTRUMENTS IN SERVICE OF THE PROJECT. FURTHER USE, RE-USE, OR COPYING, IN WHOLE OR IN PART, IS PROHIBITED AND COULD BE CONSIDERED AS A CRIMINAL OFFENSE.



SITE PLAN
1" = 10'



SITE LEGEND	
— SAN —	EXISTING SANITARY SEWER LINE
— ST —	EXISTING STORM SEWER LINE
— GAS —	EXISTING GAS LINE
— W —	EXISTING WATER LINE
— TELE —	EXISTING TELEPHONE LINE
— UGE —	EXISTING UNDERGROUND ELECTRICAL LINE
— E — E —	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING TO BE REMOVED
—	CENTERLINE OF ROAD / STREET
---	PROPERTY / RIGHT-OF-WAY LINE
▨	EXISTING BUILDING OUTLINE
—	NEW BUILDING OUTLINE
---	BUILDING SETBACK LINE
---	EXISTING FENCE LINE

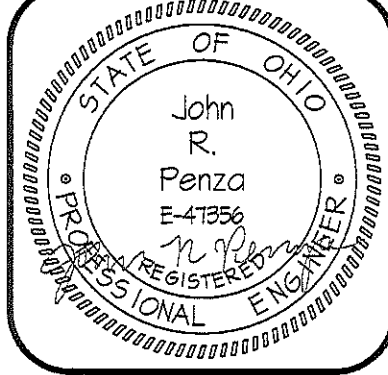
ZONING DATA:	
DISTRICT	RI-60
USE	SINGLE FAMILY RESIDENCE
TOTAL LOT AREA	0.1515 A.
EXISTING BUILDING AREA	2,408 S.F.
NEW BUILDING AREA	340 S.F.
PARKING/DRIVE AREA	444 S.F.
MIN. LOT AREA	7,500 S.F.
MIN. FRONTAGE	60'
MIN. FRONT YARD SETBACK	30'
MIN. SIDE YARD SETBACKS	4' (TOTAL = 12')
MIN. REAR YARD SETBACK	40' OR 30%
BUILDING HEIGHT	T.B.D. < 15'
MAX. BUILDING HEIGHT	30'

* REQUESTING A REAR YARD SETBACK VARIANCE OF 14'-6" TO 25'-6". THE CITY OF SANDUSKY ZONING ORDINANCE 112.13 (a) REQUIRES A REAR YARD OF A ZONING LOT FOR MAIN BUILDINGS SHALL NOT BE LESS THAN 30% OF THE DEPTH OF LOT OR DEPTH SET FORTH IN SECTION 112.14 (40').

* REQUESTING A SIDE YARD SETBACK VARIANCE OF 3'-6" TO 0'-6". THE EXISTING BUILDING IS 7' OFF OF THE PROPERTY LINE. THE CITY OF SANDUSKY ZONING ORDINANCE 112.14 RI-60 REQUIRES A MINIMUM OF 4'-0" SIDE YARD.

REVISIONS

date	description
7/11/17	PRELIMINARY
9/14/17	PRELIMINARY
9/21/17	REVIEW FOR PLANNING
9/29/17	PLANNING COMMISSION



Janotta & Herner
DESIGN BUILD CONSTRUCTION
A JTH GROUP COMPANY
309 Monroe St. Monroeville, Ohio 44131
Ph (419) 465-4611 Fax (419) 465-2866

A HOME RENOVATION AND ADDITION FOR:
JAN BUCHOLZ
623 46TH STREET
SANDUSKY, OHIO 44870

SITE PLAN

drawn by:	KAM
JHI job no.	2017-265
sheet:	C-1.1

