



Packet
10/18

**CITY OF SANDUSKY
BOARD OF ZONING APPEALS MEETING**

**October 18th, 2018
4:30 pm
1ST FLOOR CONFERENCE ROOM, CITY BUILDING
AGENDA**

Meeting called to order – Roll Call

Review of minutes from the August 16th, 2018 meeting

Swear in audience and staff members that will offer testimony on any agenda items

Adjudication hearings to consider the following:

1. John Crithchfied, on behalf of Robert Critchfield has filed an application for a variance to the required lot width and area to allow for the creation of nonconforming lot in the area of 733 Cedar Point Road.
2. Esther Colvin has filed an application for a variance to create a lot without frontage on a right-of-way at 1316 Pierce Street.

THIS ITEM WAS TABLED AT A PREVIOUS MEETING

3. Larry and Angel Cunningham have submitted an application for a variance to construct a fence on a lot without a main structure on Parcel 58-00236.000.

Other Business

Next Meeting: November 15th, 2018

Adjournment

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

Board of Zoning Appeals
August 16th, 2018
Minutes

The Chairman called the meeting to order at 4:30PM. The following members were present: Dr. William Semans, Mr. Dan Delahunt, Mr. Kevin Zeiher, Chairman John Feick and Mr. Walter Matthews. Ms. Angie Byington and Greg Voltz represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Casey Sparks, Clerk from the Community Development.

Dr. Semans moved to approve the minutes from the July 19th, 2018 meeting as written. Mr. Delahunt seconded the motion. The motion carried with a unanimous vote.

Mr. Feick stated that the second item on the agenda has been withdrawn. The Chairman swore in staff and audience members that wished to speak on any agenda items.

Mr. Voltz presented that the application is for 410 Neil Street. The applicant Shawn and Linda Meyers have applied for a variance to the maximum permitted side yard fence height requirement to permit the construction of a 6ft high side yard fence. The property is currently zoned as "R1-40" Single Family Residential and is currently a single-family residence. The applicant proposes to extend a privacy fence into the rear portion of a side yard to allow for private entry from their side door. Mr. Voltz stated that the unique placement of the side door does not allow for private entry directly to the rear yard, and construction of a 6' fence will have no effect on the usability of adjacent properties. Staff recommends approval of the variance request.

Shawn Meyers, 410 Neil Street, stated that he has lived here for 30 years. A 6' fence along the property will enhance the property and will allow for privacy. Currently they have a small patio in the back and would like some privacy to enjoy the area. In the past they have had a leaf blower stolen out of the shed and a fence will assist in deterring that from happening again.

Mr. Zeiher moved for approval of the variance; Mr. Matthews seconded the motion.

With no additional discussion the motion was approved unanimously.

Mrs. Byington introduced Tom Horsman as the new Assistant Planner.

Mr. Voltz stated that at this time they do not have any applications for next month. Staff informed the Board that the Putnam Street rezoning is scheduled for City Commission for September 24th.

Mr. Matthews moved to adjourn the meeting; Dr. Semans seconded the motion. The meeting was adjourned at

The meeting was adjourned at 4:37pm.

APPROVED:

Casey Sparks, Clerk

John Feick, Chairman

CITY OF SANDUSKY, OHIO
PLANNING DEPARTMENT

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR VARIANCE TO YARD
REGULATIONS AT 733/731 CEDAR POINT
ROAD

Reference Number: 25-18

Date of Report: October 9, 2018

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

John Critchfield, on behalf of Robert Critchfield, has filed an application for a variance to the required lot width and area to allow for the creation of a nonconforming lots at 733/731 Cedar Point Rd for the purpose of constructing a residence on a new 735 Cedar Point Rd lot. The following information is relevant to this application:

Applicant: John Critchfield
1602 Maple Street
Barberton, Ohio 44203

Property Owner: Robert Critchfield
733 Cedar Point Road
Sandusky, Ohio 44870

Site Location: 733/731 Cedar Point Road
Sandusky, Ohio 44870

Zoning: "R1-75"/ Single Family Residential District

Surrounding Zoning: "R1-75"/ Single Family Residential District on all sides

Existing Use: Single family residential

Proposed Use: Single family residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1129.14 Area, Yard, and Height Requirements

Variance Requested: 1) Relief from the minimum lot size area and width requirements for zoning district R1-75.

Variance Proposed: 2) The applicant proposes a lot split/combination that would result in three separate parcels spanning six total lots (731, 733, & 735). They are seeking relief from the area requirement of the bayside lot of 733, the width requirement of the bayside lot of 735, and both the area and width requirements of the lakeside lots of 733 and 731.

SITE DESCRIPTION

The subject property is located within a "R1-75" residential single-family zoning district. The subject property is currently comprised of 7 parcels, which the applicant proposes consolidating into three. Currently, there are two separate parcels that lie across on the lake side of Cedar Point Rd, however, the applicant proposes splitting and combining those parcels with the main ones on the bay side of Cedar Point Rd. Below are maps showing the zoning, current parcels, and an image of the property.

Existing Parcels at 733/731 Cedar Point Road





The site is zoned "R1-75"/ Single-Family Residential District by the Sandusky Zoning Code which permits one-family dwellings, public facilities as a conditional use: governmental, civic, educational, religious, welfare, recreational, and transportation as set forth in section 1123.02, and public utility substations as a conditional use

PLANNING DEPARTMENT COMMENTS

The applicant proposes to combine/split their lots so that there are a total of three parcels and so that the 735 lot would be suitable for construction of a housing unit.

The new lot 735 would not comply with the requirements of Section 1129.4 of the Sandusky Zoning Code that requires the lot width be a minimum of 75 feet (the width would be 58 feet). Also, the new lot 733 would not meet the area requirement of 12,000 square feet (the area would be 9,240 square feet). The lakeside lots of 731 and 733 would also not meet the width and area requirements (731 would have a width of 35 feet and area of 3,920 square feet and 733 would have a width of 40 feet and area of 4,480 square feet).

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

"Prior to the purchase of 733 Cedar Point Rd. I discussed the proposed lot layout with the Zoning Department and they recommended approval. If approval is not granted the current lot layout would cause difficulties between future neighbors and not allow construction of a new home on the water tower site. The odd layout does not allow for practical use of the three parcels."

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 requested would be for 17 feet in width for the bayside 735 lot; 2,760 square feet in area for the bayside 733 lot; 40 feet in width and 8,080 square feet in area for the lakeside 731 lot; and 35 feet in width and 7,520 square feet in area for the lakeside 733 lot.

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;

It would not appear that the proposed lot combination/split would substantially alter the character of the neighborhood nor substantially impact adjoining properties, as there are a number of other properties on Cedar Point Rd. that have similar dimensions.

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, as the proposed lot split 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's statement implied that they had knowledge of the zoning restriction.

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

The applicant's intent to make the 735 lot buildable would need a variance as the lot would not be able to be a suitable size for a structure without one.

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 proposed lot split would be in keeping with the spirit and intent of the Zoning Code as the new lot sizes would still be reasonable for the district.

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, it would be difficult for the property to have a beneficial use without the variance. Currently a water tower occupies the site and the layout would

not be conducive to building a structure, especially as it does not touch Cedar Point Rd.

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 lot split 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 subject property is now comprised of multiple different parcels, one of which contains a water tower that will be demolished in the near future. The current makeup of that lot would make constructing a structure on it difficult to do.

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, the lot combination/split will not adversely affect the rights of adjacent property owners or residents.

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;

Staff does believe that strict application of the code would create unnecessary hardship for the applicant. Adhering to the current code would prevent make it difficult for the 735 lot to be built upon.

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.

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

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

CONCLUSION/RECOMMENDATION

Understanding that the current property is comprised of multiple different parcels, and that the applicant's proposal for a lot combination/split would reduce the number of parcels and make them more orderly, and that creating the nonconforming lots would not be out of the character of the built environment of this zoning district, and that such a lot split would keep with the spirit of the Zoning Code and not adversely affect the public health, safety, morals, or general welfare of the community, staff has no objection to the proposed variance.



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: Robert Critchfield

Property Owner Address: 73B Cedar Point Rd.
731 Cedar Point Rd.

Property Owner Telephone: 330 704 8100 ☐ Check if okay to Text

Email: _____

Contact Person: John R. Critchfield

Authorized Agent Name: John R. Critchfield

Authorized Agent Address: 1602 Maple Street
Barborton, OH 44203

Authorized Agent Telephone: 330 704 8100 ☐ Check if okay to Text

Email: Lakehouse at cedar point@gmail.com

Contact Person: John Critchfield

Meeting with Staff: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 733 Cedar Point Rd.

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

Lots # 1-12 BLOCK 70 E Beach Front,

Permanent Parcel Number: 55-00285.0 / 55-00291.001

Zoning District: RT-75 55-00284.001

VARIANCE INFORMATION:

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

1145.04 Lot areas or widths may not
be decreased more than 25%

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

[58' Proposed width VS. 75' Required = 23%
(WATER TOWER LOT)

[(733 Cedar Point) 9240 sq lot size VS.
12000 Required = 23% decrease

* See Map provided *

DETAILED SITE INFORMATION:

✦ See map

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

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

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

Building #3: _____ Additional: _____

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

Proposed Building Height (for any new construction): N/A

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):

Combine / Split lots to make the water
tower lot "buildable" and to make the other
lots more usable for the existing homes.

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):

Prior to the purchase of 733 Cedar Point Rd.
I discussed the proposed lot layout with the
Zoning department and they recommended approval.
If approval is not granted the current lot layout
would cause difficulties between future neighbors
and not allow construction of a new home on the
water tower site. The odd layout does not allow
for practical use of the three parcels.

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.

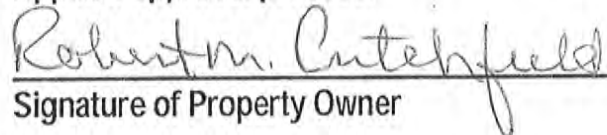

Signature of Owner or Agent

8-22-18

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 733 Cedar Point (municipal street address of property, I hereby authorize John R. Crotchfield to act on my behalf during the Board of Zoning Appeals approval process.


Signature of Property Owner

8-21-18

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

Erie County GIS



PROPOSED LOTS

731, 733, 735 CEDAR POINT RD.

JOHN R. CRITCHFIELD (330) 704-8100

CITY OF SANDUSKY, OHIO
PLANNING DEPARTMENT

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR VARIANCE TO YARD REGULATIONS AT 1316 PIERCE STREET

Reference Number: 26-18

Date of Report: October 9, 2018

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

Esther Colvin has submitted an application for a variance to the requirement that a zoning lot have street frontage in order to split a lot at 1316 Pierce Street. The following information is relevant to this application:

Applicant: Esther Colvin
1316 Pierce St.
Sandusky, Ohio 44870

Property Owner: Esther Colvin
1316 Pierce St.
Sandusky, Ohio 44870

Site Location: 1316 Pierce St.
Sandusky, Ohio 44870

Zoning: "RMF" / Multi-Family Residential District

Surrounding Zoning: "RMF" / Multi-Family Residential District on all sides

Existing Use: Multi-family residential

Proposed Use: Multi-family residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1129.13(b) Area, Yard, and Height Regulations

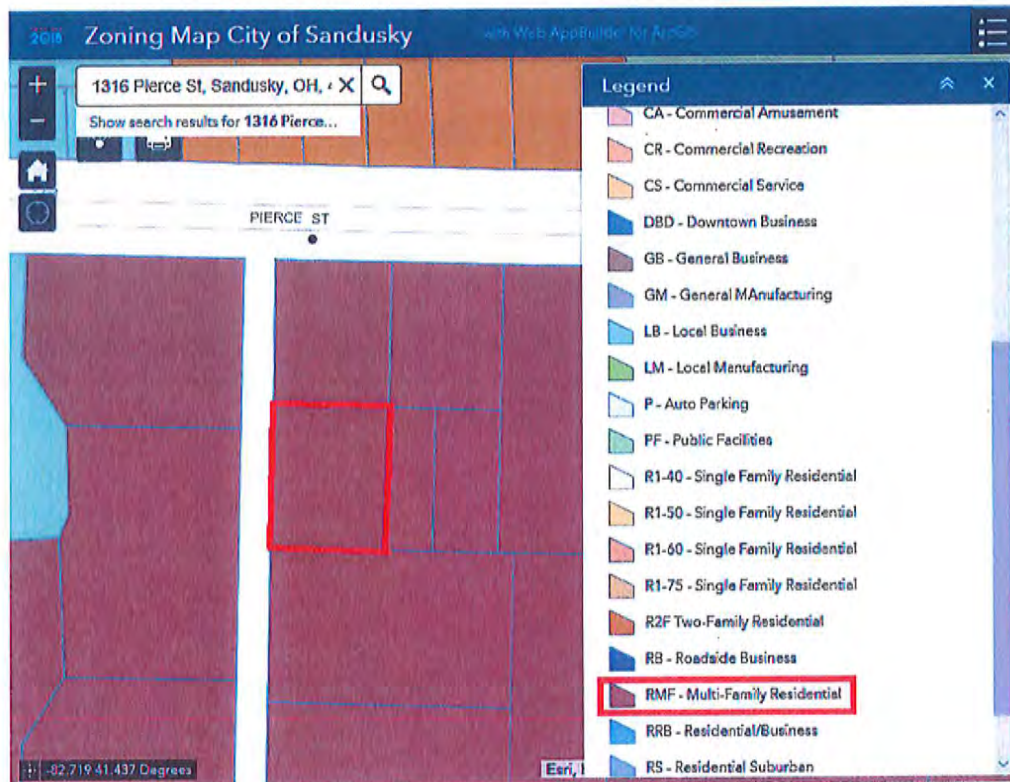
Variance Requested: 1) Relief from the requirement that each zoning lot have street frontage.

Variance Proposed: 2) The applicant proposes a lot split with one of the lots not abutting the adjacent street, whereas the Zoning Code prohibits a lot that does not abut upon a street.

SITE DESCRIPTION

The subject property is located within a "RMF" residential multi-family zoning district. It is currently developed with a two units of a four-unit row house. The subject property is surrounded by multi-family row houses. A location map of the subject property is found below. The parcel of the subject property is pointed out:

1316 Pierce Street





The site is zoned "RMF"/ Multi-Family Residential District by the Sandusky Zoning Code which permits one-family dwellings, public facilities as a conditional use: governmental, civic, educational, religious, welfare, recreational, and transportation as set forth in section 1123.02, public utility substations as a conditional use, manufactured homes, two-family dwellings, and apartments and row houses as Main Buildings.

PLANNING DEPARTMENT COMMENTS

The applicant proposes to split their lot so that each of their two units in the four-unit row house are on individual parcels.

The new lot would not comply with the requirements of Section 1129.13(b) of the Sandusky Zoning Code that requires each lot abut upon a street.

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

"Hardship with family members, when I die to split the property because of family member...fighting."

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 would create a lot that does not abut upon a street. The resulting two lots would satisfy all other lot requirements set forth in the Zoning Code for this district.

- 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;**

It would not appear that the proposed lot split would substantially alter the character of the neighborhood nor substantially impact adjoining properties.

- 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, as the proposed lot split 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;**

Staff is unaware if the property owner was aware of the regulations when purchasing the property.

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

The applicant would not be able to separate their two housing units into separate properties without a variance.

- 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 proposed lot split would be in keeping with the spirit and intent of the Zoning Code as many of the units in the adjacent row houses do not directly abut upon a street.

- 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 due to the existing dwelling on the subject property. However, the applicant stated that it would be beneficial to have two separate properties for inheritance purposes.

- 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 lot split 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 subject property is located adjacent to other multi-unit row houses that do not abut upon a street. The two units that are directly connected to the subject property's two units each sit upon two separate lots, similar to what the subject is requesting.

- 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, the lot split will not adversely affect the rights of adjacent property owners or residents.

- 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;**

Staff does believe that strict application of the code would create unnecessary hardship for the applicant. Adhering to the current code would require that their two housing units in the row house complex remain on the same lot, preventing them from being listed as separate items for inheritance in the applications will.

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.

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

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

CONCLUSION/RECOMMENDATION

Understanding that the adjacent units in the row house complex sit upon separate parcels without abutting a street, and that many other individual units in nearby row houses do not abut upon a street, and that such a lot split would keep with the spirit of the Zoning Code and not adversely affect the public health, safety, morals, or general welfare of the community, staff has no objection to the proposed variance, with the condition that the applicant grant an unobstructed 10 foot easement across the northern end of the eastern parcel to allow access to the new western parcel.



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: Esther Colvin

Property Owner Address: 1316 Pierce St.

SANDUSKY, OH. 44870

Property Owner Telephone:

419 625 4393

☐ Check if okay to Text

Email _____

Contact Person:

Esther Colvin

Authorized Agent Name:

John Hancock & Associates

Authorized Agent Address:

326 E. Market St.

Authorized Agent Telephone:

419-625 7838

☐ Check if okay to Text

Email _____

Contact Person:

John Hancock

Meeting with Staff _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1316 Pierce St.

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

RN # ~~200704027~~ 44 Buchanan St.

Fairlawn Park Sub W 1/2

Permanent Parcel Number: 58-02099.000

Zoning District: RMF

VARIANCE INFORMATION:

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

1129.13 b - Each zoning lot shall abut upon a street.

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

Relief from 1129.13 b as proposed lot split would create

a parcel that does not abut upon a street.

DETAILED SITE INFORMATION:

Land Area of Property: See attached survey (sq. ft. or acres)

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

Building #1: _____ (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):

Proposing on splitting this Property, because I
field for will be after my death, I'm
accordance with attached survey

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):

Hardship with Family members, when I die
to split the Property house of Family member
Alison & Frigthing

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.

Esther Colvin
Signature of Owner or Agent

9-25-18
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

M MONUMENT BOX
© CAMP ST.

S 88°21'52" E 273.61'

PIERCE ST. (58')



M MONUMENT BOX ©
MCDONOUGH ST.

DORRELE GHOLSON
O.R. 237, PG. 898
1302 PIERCE ST.
58-00014.000

42

JACQUELYN PETTIFORD
RN #200406494
1308 PIERCE ST.
58-00796.000

42

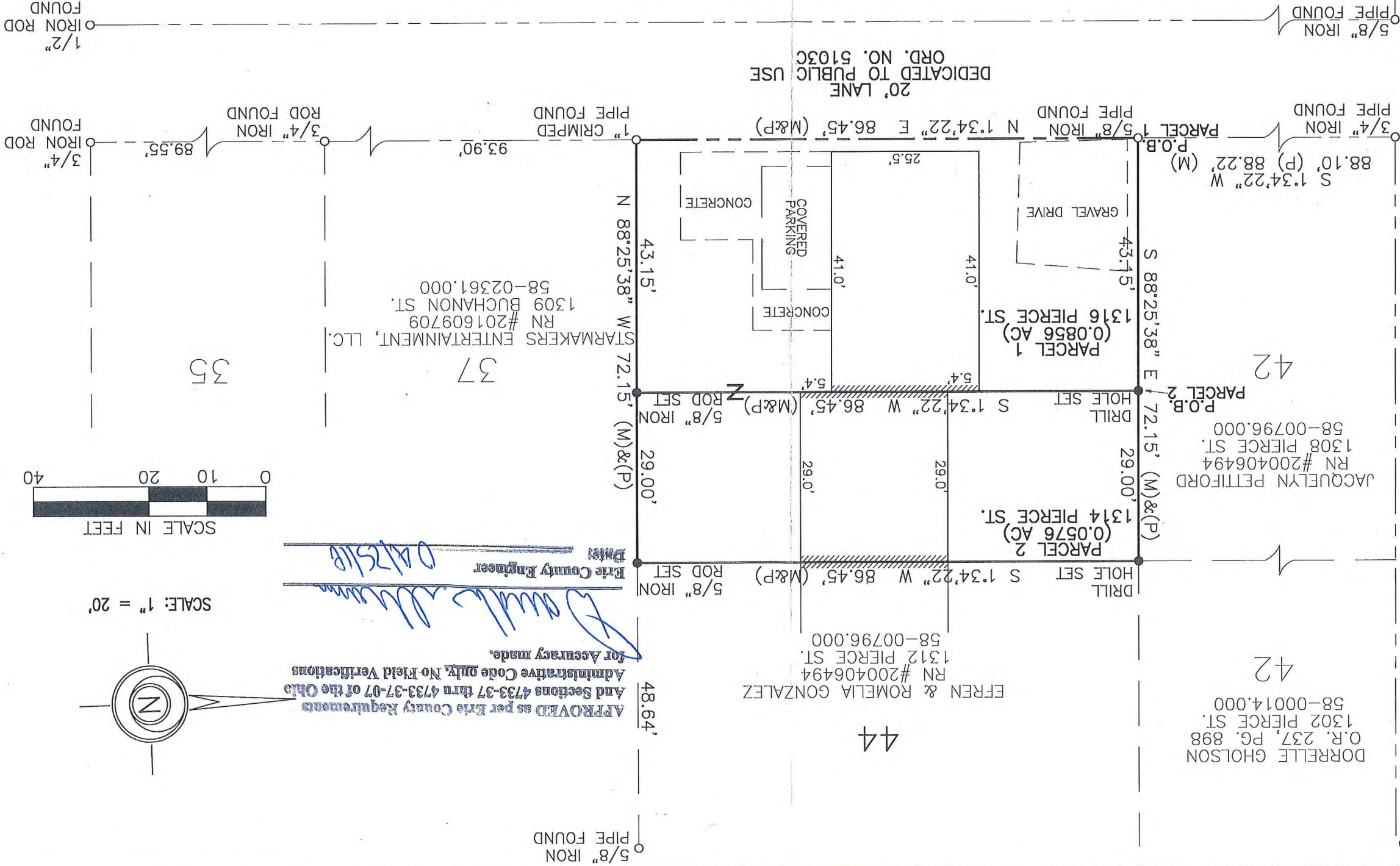
S 1°34'22" W 33.00'
S 1°34'22" W 88.10' (P) 88.22' (M)
PARCEL 1
P.O.B.
S 88°25'38" E 43.15'
GRAVEL DRIVE
COVERED PARKING
CONCRETE
CONCRETE
1316 PIERCE ST.
PARCEL 1
(0.0856 AC)

BEARINGS HEREON ARE BASED UPON
OHIO STATE PLANE COORDINATES, NAD '83.
I HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PREMISES CONDUCTED
BY ME PURSUANT TO CHAPTER 4733-37
OF THE OHIO ADMINISTRATIVE CODE.
JOHN HANCOCK, P.S.
OHIO R.L.S. 6918
DATE: April 24, 2018



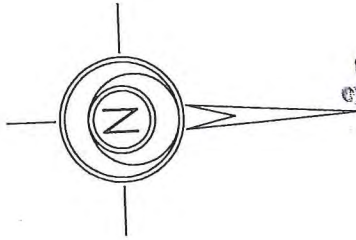
SURVEY REFERENCE:
ESTHER COLVIN
RN #200704027
P.N. 58-02099.000

SURVEY FOR:
ESTHER COLVIN
1316 PIERCE ST.
SANDUSKY, OH 44870



SCALE IN FEET
0 10 20 40

SCALE: 1" = 20'



LEGEND
(M) MEASURED DISTANCE
(P) PLAT DISTANCE

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.
Erie County Engineer
Date: 04/25/18

LOT SPLIT SURVEY
1314 & 1316 PIERCE ST.
PART OF SUBLOT 44, FAIRLAWN PARK SUBDIVISION
P.V. 15 PG. 8 & 9
WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET ST. SANDUSKY, OHIO 44870
(419) 625-7838

JOB NO.: 265018
DRN BY: JKK
FILE NO.: 2650-survey
DATE: 4/20/18
SCALE: 1" = 20'
SHEET NO.: 1

781 CEDAR POINT
AC. 25.207

SCALE: 1" = 30'

SANDUSKY BAY

738 CEDAR POINT
13,720 ±
735 CEDAR POINT
18,800 ±

FIELD IS SUBJECT TO AN EASEMENT
CITY OF SANDUSKY AND OWNERSHIP
LATER DISTRIBUTION AND STORAGE
ITIES IN LOTS 5 & 7, BLOCK 70
D.V. 353, PG. 510

75' x .75% = 56.25'
MINIMUM FRONTAGE
23% DECREASE
MARLENE COTTIER
RN 200311752

12,000 ± x .75% =
9000 ± MINIMUM
Lot 6126 69
23% DECREASE
781

CRITCHFIELD
INGRESS/EGRESS EASEMENT
& UTILITY PURPOSES

7-07 of the Ohio
Id Verifications

01/27

GEDAR FAIR-LING.
D.V. 505, PG. 199

54' (M) 375.00' (R)

298.43'

0.0280 AC.

59.98'

44.98'

15.00' (R)

74.98'

BUCKEYE CABLEVISION
EASEMENT

CEDAR POINT ROAD (50')

REFER

CRITCHFIELD
EASEMENT TO LAKE FRONT

1/2" IRON
ROD SET
0.1929 AC.

5.37'

74.98'

1/2" IRON
ROD SET

59.98'

15.00'

4.37'

0.0392 AC.

MARLENE COTTIER
RN 200311752

DARYL W. HAAS
RN 200406028

PROPO
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NORTH
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OF SAI

PROPO
SOUTH
SUBJEC
THE SC
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HAAS LAKE FRONT

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N 43°28'23" E 113.59'

CRITCHFIELD
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N 43°28'23" E 111.88'

N 43°28'23" E 111.76'

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PIERCE ST. (58')

M MONUMENT BOX @
MCDONOUGH ST.

DORRELLE GHOLSON
O.R. 237, PG. 898
1302 PIERCE ST.
58-00014.000

42

44
EFREN & ROMELIA GONZALEZ
RN #200406494
1312 PIERCE ST.
58-00796.000

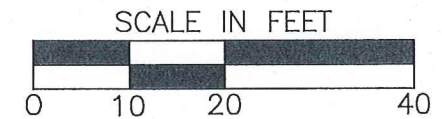
5/8" IRON
PIPE FOUND

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Erie County Engineer

Date: 04/25/18

SCALE: 1" = 20'



JACQUELYN PETTIFORD
RN #200406494
1308 PIERCE ST.
58-00796.000

42

DRILL HOLE SET S 1°34'22" W 86.45' (M&P)

PARCEL 2
(0.0576 AC)
1314 PIERCE ST.

5/8" IRON
ROD SET

P.O.B.
PARCEL 2

DRILL HOLE SET S 1°34'22" W 86.45' (M&P)

5/8" IRON
ROD SET

PARCEL 1
(0.0856 AC)
1316 PIERCE ST.

37
STARMAKERS ENTERTAINMENT, LLC.
RN #201609709
1309 BUCHANON ST.
58-02361.000

35

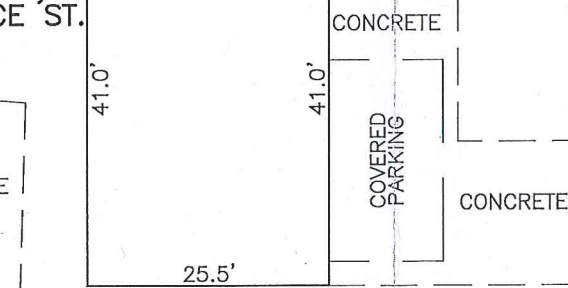
S 1°34'22" W
33.00'

S 1°34'22" W
88.10' (P) 88.22' (M)

3/4" IRON
PIPE FOUND

PARCEL 1
5/8" IRON
PIPE FOUND

20' LANE
DEDICATED TO PUBLIC USE
ORD. NO. 5103C



43.15'

1" CRIMPED
PIPE FOUND

93.90'

3/4" IRON
ROD FOUND

89.55'

3/4" IRON
ROD FOUND

5/8" IRON
PIPE FOUND

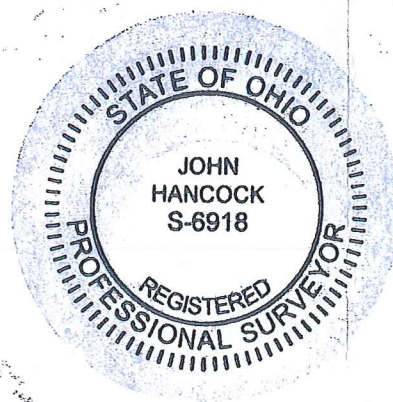
1/2" IRON
ROD FOUND

BEARINGS HEREON ARE BASED UPON
OHIO STATE PLANE COORDINATES, NAD '83.

I HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PREMISES CONDUCTED
BY ME PURSUANT TO CHAPTER 4733-37
OF THE OHIO ADMINISTRATIVE CODE.

JOHN HANCOCK, P.S.
OHIO R.L.S. 6918

DATE: APRIL 24, 2018



SURVEY REFERENCE:
ESTHER COLVIN
RN #200704027
P.N. 58-02099.000

LEGEND
(M) MEASURED DISTANCE
(P) PLAT DISTANCE

SURVEY FOR:
ESTHER COLVIN
1316 PIERCE ST.
SANDUSKY, OH 44870

M MONUMENT BOX
@ CAMP ST.

REVISED:

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET ST. SANDUSKY, OHIO 44870
(419) 625-7838

LOT SPLIT SURVEY
1314 & 1316 PIERCE ST.

PART OF SUBLOT 44, FAIRLAWN PARK SUBDIVISION
P.V. 15 PG. 8 & 9
WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

JOB NO.:	265018
DRN BY:	JKK
FILE NO.:	2650-survey
DATE:	4/20/18
SCALE:	1" = 20'
SHEET NO.:	1