

Board of Zoning Appeals

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda November 21, 2024 4:30 pm

Virtual Meeting via Microsoft Teams and
Live Streamed on www.Youtube.com/CityofSanduskyOH

1. Meeting called to order – Roll Call
2. Review of minutes from:
 - October 17, 2024, Meeting
 - October 30, 2024, Meeting
3. Swear in audience and staff members that will offer testimony on any agenda items.
4. Adjudication hearing to consider the following:
 - **1215 Campbell St. - (parcel 57-65011.000)**
An area variance to Zoning Code Section 1145.12 (c), 1123.04 (b) to allow a minor subdivision that would permit side yard setbacks less than the minimum requirements in a proposed RMF – Multi-family Residential zoning district and a PF – Public Facilities zoning district.
5. Other Business
6. Adjournment Next Meeting: December 19, 2024

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

**Board of Zoning Appeals
October 17, 2024
Meeting Minutes**

Meeting called to order:

Chair Feick called the meeting to order at 4:30 pm. The following voting members were present: Chair John Feick, Mr. Dan Delahunt, Mr. Blake Harris, and Mr. Gregg Peugeot. Alec Ochs represented the Community Development Department, Stewart Hastings represented the Law Department, and clerk, Quinn Rambo, was present as well. Vice Chair Semans notified Staff in advance he was unable to attend the meeting and Commissioner Vargo was absent as well.

Review of Minutes from August 22, 2024:

Chair Feick called for a motion on the minutes from the August 22, 2024, meeting. Mr. Peugeot moved to approve the minutes as presented. Mr. Delahunt seconded the motion. All voting members were in favor of the motion and the minutes were approved unanimously, as presented.

Chair Feick swore in all parties that were present to speak about adjudication agenda items.

Adjudication Hearing:

- 1. 329 Meigs Street- An area variance to Zoning Code Section 1129.14 to allow the construction of a residential structure which creates a rear setback of less than the required setback in an R2F- Two Family Zoning District.**

Chair Feick introduced the application and asked for Staff report. Mr. Ochs stated the applicant was in the pre-process of building a single-family residential home. Due to the shallowness of the parcel, and the unique shape, the home layout that would meet the needs of the applicant did not comply with the setback requirements. The current lot was in the City's Landbank Program. The Landbank approved the purchase of the lot for this project on July 15, 2024, contingent upon City Commission approval and any required variances/ permits. The zoning code required a minimum 30-foot rear yard setback. The proposed rear yard setback was 11.5 feet. All other setback requirements were met. The variances being requested was an 11.5-foot rear yard setback with a relief of 18.5-foot. The setback relief sought for this property would enable a built condition that would fit within the neighborhood and enable the proposed owner to build their home. Planning Staff supported to the variance request at 329 Meigs Street (parcel 56-00621.000) and suggested the following conditions upon approval that all applicable permits were obtained through the Building Department, Engineering Department, Division of Planning, and any other applicable agency prior to any construction.

Chair Feick asked if there was anyone present to speak about the request. Ms. Taylor Hines, the applicant, and her contractor/ father, Erwin Hines, were present to speak on behalf of the application and explained the request. Chair Feick asked if there were any questions from the Board. There were none. Mr. Harris stated it was great to have individuals take advantage of landbank opportunities. Chair Feick asked if there was anyone present to speak for or against the application. No one came forward.

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Chair Feick called for a motion. Mr. Peugeot made a motion to approve the variance with Staff conditions. The motion was seconded by Mr. Delahunt. A vote was called and the motion to approve the variance application was approved, unanimously.

2. 1405 Cedar Point Road- An area variance to Zoning Code Section 1145.15(a) to allow the construction of an accessory structure in the “front yard” of an R1-75- Single Family Zoning District.

Chair Feick introduced the application and asked for Staff report. Mr. Ochs stated the applicant was in the pre-process to replace two lakefront accessory structures with one, larger structure. Cedar Point Road separated the secondary part of the parcel from the main part of the parcel. The proposed structure would be a 55-foot x 25-foot cabana on the lakefront detached parcel. It was a one-story structure with an average height below 15 feet. The zoning code required that all accessory structures were permitted only in the rear yard. Accessory structures that were permitted in a rear yard must also comply with a 3-foot setback from the side and rear property lines. The variance requested was to allow an accessory structure in the “front yard.” The variances sought for this property would result in a built condition that fits within the neighborhood. Staff observed half a dozen files from previous cases on Cedar Point Road like this from historic files. All the single-story structures in the historic files were approved. This application met all setback requirements. Planning Staff supported the requested variance at 1105 Cedar Point Road (parcel 55-00108.000) and suggested the following conditions upon approval all applicable permits were obtained through the Building Department, Engineering Department, Division of Planning, and any other applicable agency prior to any construction.

Chair Feick asked if there was anyone present to speak about the request. Mr. Tim Ali, the applicant, and Mr. Rick Jozity, the applicant’s architect, were present to speak and explain the request. Mrs. Jozity stated the current structure was in the right-of-way and the new structure would be completely removed from the right-of-way. Chair Feick asked if there was anyone else present to speak on the application. Mr. Cole Hanley, the applicant’s neighbor, was present to support Mr. Ali’s application. Chair Feick asked if there were any questions from the Board. Mr. Peugeot asked if the applicant had communicated with Cedar Point about the project. Mr. Ali stated they had not but would reach out if required. Mr. Delahunt asked how far the new structure would be off the easement. Mr. Jozity stated that new building would be setback 5 feet from the easement. Mr. Delahunt asked how that aligned with the other properties. Mr. Ali stated it was less than where the current deck was located. Mr. Delahunt added that the storage area shown on the plans looked suspiciously like a bedroom and hoped the applicant was not planning for that use. Mr. Ali answered that it would not be used as a bedroom, it would be specifically for storage of water mats, kayaks and other water toys. Chair Feick asked if there were any questions. There were none.

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Chair Feick called for a motion. Mr. Harris made a motion to approve the variance with Staff conditions. The motion was seconded by Mr. Peugeot. A vote was called and the motion to approve the variance application was approved, unanimously.

3. 1022 Cement Street- An area variance to Zoning Code Section 1145.15(a) to allow the construction of an accessory in the “side yard” of an R1-40 – Single Family Zoning District.

Chair Feick introduced the application and asked for Staff report. Mr. Ochs stated the applicant was in the pre-process of adding a new shed in the side yard. The proposed structure would be a 14-foot x 30-foot accessory structure in the side yard. According to the applicant, the shed would be used for woodworking. The shed would be 10 feet into the side yard. The zoning code required that all accessory structures were permitted only in the rear yard. The variance requested was to allow an accessory structure 10 feet into the “side yard.” The variance sought for this property would result in a built condition that fits the large character of the parcel and surrounding properties. All homes in the 1000 block of Cement Street have large front yard setbacks and minimal rear yard setbacks. The front yard setback of the home was 44-feet, which created a small rear yard setback of 25-feet. If the home were to follow the current zoning code restrictions, a variance would not be required. The proposed accessory structure will be 80-feet from the front property line. Planning Staff supported the requested variance at 1022 Cement Avenue (parcel 55-00108.000) and suggested the following conditions upon approval that all applicable permits were obtained through the Building Department, Engineering Department, Division of Planning, and any other applicable agency prior to any construction.

Chair Feick asked if there was anyone present to speak about the request. Mr. Tim Andres, the applicant, came forward to speak on behalf of the request. Chair Feick asked if there were any questions from the Board. Mr. Peugeot asked if there was a way to accomplish this goal with a smaller structure. Mr. Andres answered that his current set up was in his garage that was approximately 14-feet by 20-feet and was very cramped and the reason he requested the larger size for the new building. Chair Feick asked if turning the shed 90° would keep the structure within the requirements. Mr. Ochs answered he completed a site visit with the applicant and that even turning the building would require a variance request from of a 10-foot house setback requirement. Chair Feick asked if there were any other questions. There were none.

Chair Feick called for a motion. Mr. Harris made a motion to approve the variance with Staff conditions. The motion was seconded by Mr. Peugeot. A vote was called and the motion to approve the variance application was approved, unanimously.

Other Business:

There was discussion about holding a special meeting in October, possibly in the next week. The Board agreed they were available for October 30th at 4:30 pm.

**Board of Zoning Appeals
October 17, 2024
Meeting Minutes**

Adjournment:

Chair Feick called for a motion to adjourn. Mr. Harris moved to adjourn the meeting. Mr. Delahunt seconded the motion. All members approved the motion, and the meeting ended at 4:49 pm.

Next meeting:

November 21, 2024

APPROVED:

Clerk

Chair/ Vice Chair

**Board of Zoning Appeals
October 30, 2024
Special Meeting Minutes**

Meeting called to order:

Chair Feick called the meeting to order at 4:30 pm. The following voting members were present: Chair John Feick, Mr. Dan Delahunt, Mr. Blake Harris, Mr. Gregg Peugeot, Vice Chair Semans, and Commissioner Kate Vargo. Alec Ochs represented the Community Development Department, Stewart Hastings represented the Law Department, and clerk, Quinn Rambo, was present as well.

Chair Feick swore in all parties that were present to speak about adjudication agenda items.

Adjudication Hearing:

- 1. 590-592 Nantucket- Application for an area variance to Zoning Code 1137.09 to allow the construction of a residential structure which creates a building height greater than the maximum height requirement in a Commercial District.**

Chair Feick introduced the application and asked for the Staff report. Mr. Ochs stated the applicant would like to construct a main structure at 590-592 Nantucket Drive that exceeded the average maximum height limit of a main structure in a Commercial District. The zoning code restricted the height of a main structure in a Commercial District to an average height of 40 feet. The structure was 43 feet tall from grade to pitch of roof. The average height calculation is 42.5 feet, reducing the variance request by 0.5 feet. The applicant sought a variance of 2.5 feet over the average structure height. Due to the “semi flat” roof design, the average height equation minimally impacts a relief for the height. All other setbacks, use, and yard area requirements are met. Planning Staff was not opposed to the requested variance at 590 - 592 Nantucket Drive (parcel 57- 03401.000 & 57-03400.000) and suggested the following condition if approved, that all necessary permits were obtained through the Building, Engineering, and Division of Planning prior to construction.

Chair Feick asked if there was anyone present to speak about the request. Mr. Brian Stanley, the applicant’s architect, was present to speak on behalf of the application and explained the request. Chair Feick asked if there was anyone one else that would like to speak. Mr. Jeff Sturgeon came forward and stated that construction of the boat well for this property had already started and wanted to know if the applicant had started the project without permits. Mr. Ochs stated that he and the Building Department had decided to split the permits because there was no conflict with the placement of the structure. The permit for the height of the structure was contingent on the outcome of this meeting. Mr. Sturgeon asked if the height was the same as the building next to the proposed structure. Chair Feick answered per the drawing that was correct, because the applicant’s roof was not pitched and relatively flat which meant the calculation (that used an average to calculate height) was not the same for the applicant’s property versus the northern neighbor with a pitched roof that was the same height. Chair Feick asked if there were any other questions or comments. No one came forward and Chair Feick turned discussion back to the Board. Vice Chair Semans asked if any of the existing homes needed a variance for height or had those met the requirement because of

**Board of Zoning Appeals
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Special Meeting Minutes**

how height was calculated per the code. Chair Feick answered that was correct. Vice Chair Semans asked if the height was the same as the northern neighbor. Mr. Stanley answered that was correct. Chair Feick commented that this application was a unique situation, and this would not set a precedent for others to follow. The other board members agreed with this statement.

Chair Feick called for a motion. Vice Chair Semans made a motion to approve the variance with Staff conditions. The motion was seconded by Mr. Harris. A vote was called and the motion to approve the variance application was approved, unanimously.

Other Business:

There was no other business.

Adjournment:

Chair Feick called for a motion to adjourn. Mr. Harris moved to adjourn the meeting. Mr. Peugeot seconded the motion. All members approved the motion, and the meeting ended at 4:40 pm.

Next meeting:

December 19, 2024

APPROVED:

Clerk

Chair/ Vice Chair

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN AREA VARIANCE TO ALLOW
A MINOR SUBDIVISION THAT WOULD ALLOW SIDE
YARD SETBACKS LESS THAN THE MINIMUM
REQUIREMENTS IN A PROPOSED RMF – MULTI-
FAMILY RESIDENTIAL ZONING DISTRICT AND A
PF – PUBLIC FACILITIES DISTRICT AT
1215 CAMPBELL ST. (PARCEL 57-65011.000)

Reference Number: PVAR24-0018

Date of Report: November 7, 2024

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Property Owner: Nehemiah Partners / Campbell Christian Community Center
1215 Campbell St.
Sandusky, OH 44870

Site Location: 1215 Campbell St.
Sandusky, OH 44870

Current Zoning: PF – Public Facilities
*In the process of zoning map amendment from PF – Public Facilities to RMF – Multi-Family Residential on proposed northern parcel.

Surrounding Zoning:
North: R2F - Two Family Residential
East: RRB – Residential Business
South: PF – Public Facilities
West: R2F - Two Family Residential

Surrounding Uses: Residential

Existing Use: Vacant / community center

Proposed Use: Residential / community center

Applicable Plans & Regulations: City of Sandusky Zoning Code Sections 1145.12 (c), 1123.04 (b) & 1111.06.

Variances Requested:

1. A 0 foot side yard setback, a relief of 20 feet for the northern parcel
2. A 0 foot side yard setback, a relief of 5 feet for the southern parcel

SITE DESCRIPTION

(Subject Property Outlined in red)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay

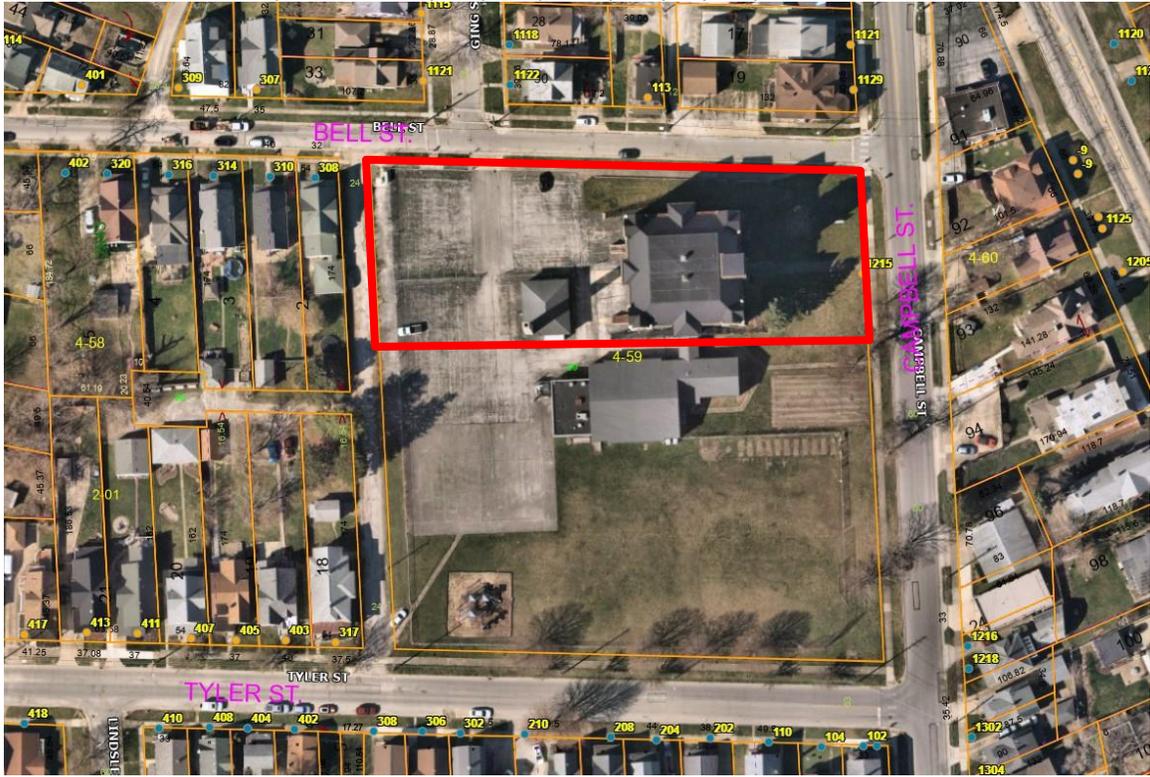


Zoning

-  AG - Agriculture
-  CA - Commercial Amusement
-  CR - Commercial Recreation
-  CS - Commercial Service
-  DBD - Downtown Business
-  GB - General Business
-  GM - General MAnufacturing
-  LB - Local Business
-  LM - Local Manufacturing
-  P - Auto Parking

-  PF - Public Facilities
-  R1.40 - Single Family Residential
-  R1.50 - Single Family Residential
-  R1.60 - Single Family Residential
-  R1.75 - Single Family Residential
-  R2F Two-Family Residential
-  RB - Roadside Business
-  RMF - Multi-Family Residential
-  RRB - Residential/Business
-  RS - Residential Suburban

County Auditor Property Map (subject property outlined in red)



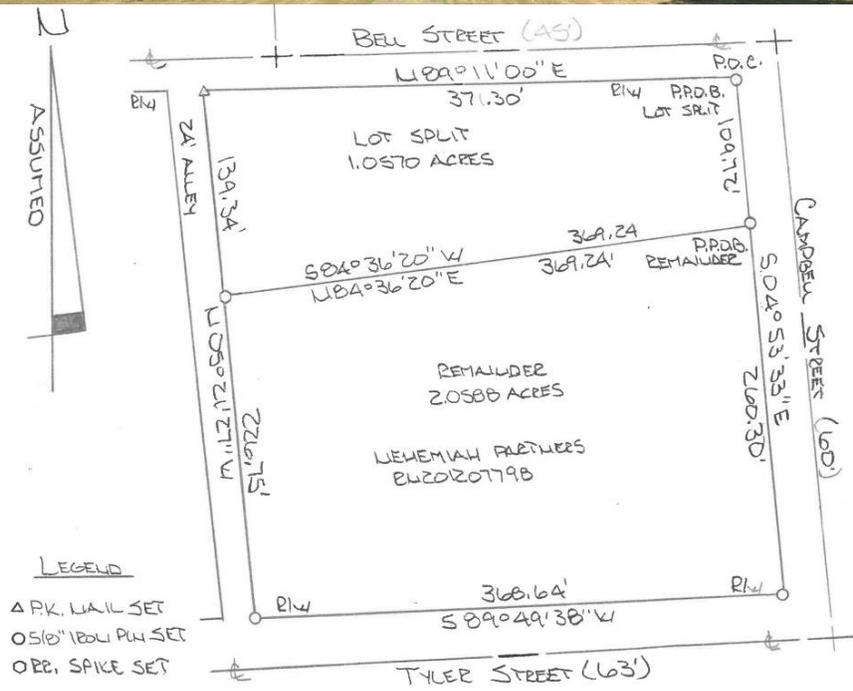
Bird eye photo from (3/28/2023)

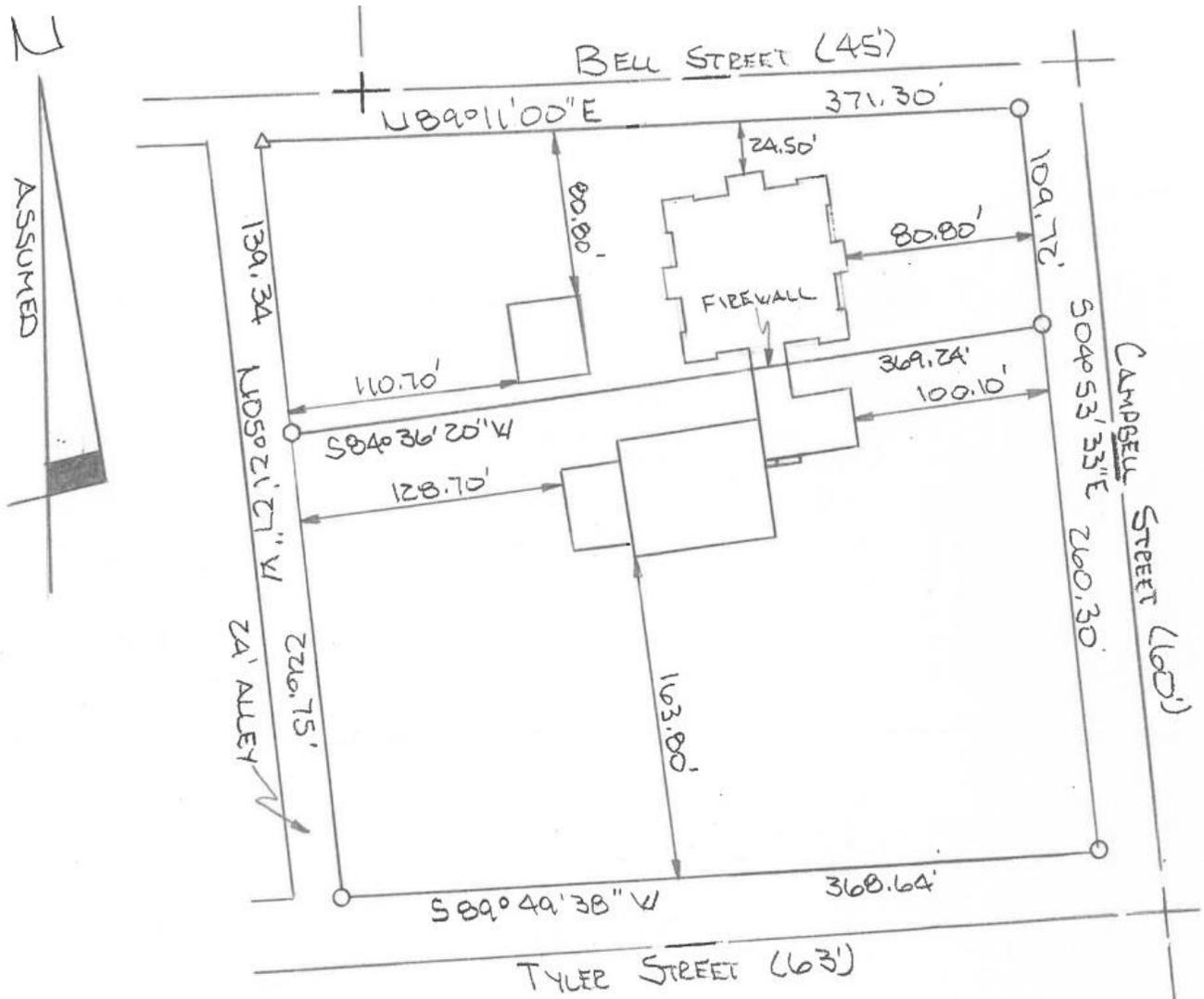


Westerly street View from 8/2015



Easterly street View from 7/2019





PROJECT DESCRIPTION

The applicant is in the pre-process of purchasing the northern building at 1215 Campbell St. from Nehemiah Partners. To do so, the parcel must be split, putting the buildings on separate parcels. The original building of the site will be on the proposed northern parcel (Campbell School) and the modern addition (the community center) will be on the proposed southern parcel. Currently, the buildings are attached via a breezeway. The applicant is requesting to split the parcel through the breezeway, which creates a zero setback lot line for both parcels. The project would involve a firewall design subject to building codes and new utility service to the southern building to split the current single structure into two to satisfy fire code requirements.

The zoning code requires a minimum 20 foot side yard setback for the northern parcel and "determined for each development" for the southern parcel. Some districts in the code, such as Downtown Business, permit a 0 foot lot line setback as long as all building and fire safety regulations are met. Due to fire code standards, a 5 foot minimum setback would normally be suggested.

To enable the lot split and further engineering and design of the project, the following variances are requested:

1. A 0 foot side yard setback, a relief of 20 feet for the northern parcel
2. A 0 foot side yard setback, a relief of 5 feet for the southern parcel

RELEVANT CODE SECTIONS

1145.12 YARD REGULATIONS; MULTIFAMILY DWELLINGS.

(a) Intent. In order to encourage greater flexibility and more attractive arrangements of buildings, and greater utilization of open spaces, yard regulations for multifamily dwellings are established for "single development" (one M-F building on a lot), and yard regulations are established for locating several buildings in relation to each other within the interior of a lot of a "group development" (2 or more M-F buildings on a parcel), not subdivided into the usual street and lot pattern.

(b) Definitions. The following terms are used in this section since the terms "front," "side," and "rear elevations of buildings" are not appropriate.

(1) "Main wall" means any exterior wall, generally the longitudinal, containing all required windows of one or more habitable rooms.

(2) "End wall" means other exterior walls, generally the transverse, not containing all the required windows of a habitable room, but which may contain one such window.

(3) "Overlapping walls" means that portion of the walls of 2 buildings which are directly opposing when 2 buildings, parallel, or within 30 degrees of parallel, face each other across an open space.

(c) Yard Regulations for Single Development.

(1) Side yard width, from a side lot line to a main wall, shall be not less than 20 feet for a one-story building.

(2) Side yard width, from a side lot line to an end wall, shall be not less than 10 feet for a one-story building.

(3) Increased height. The width of side yards in each of the preceding relationships shall be increased 5 feet for each additional story height.

(4) Front and rear yard depth shall be not less than set forth in the schedule in Section 1129.14.

CHAPTER 1123

Public Facilities District

1123.04 YARD REGULATIONS.

(..)

(b) Side and Rear Yards. The side and rear yards shall be determined for each development; however, in general, the yards shall be not less than:

	<u>Minimum Yard Side and Rear (ft.)</u>	<u>Maximum Coverage by Building</u>
Civic and governmental	40	45%
Churches	50	40%
Educational (except nursery schools)	75	30%
Welfare - general hospitals, mental and special hospitals	200	25%
home for children and aged	50	40%

CHAPTER 1111

Board of Zoning Appeals

1111.06 POWERS OF THE BOARD OF ZONING APPEALS.

1111.06(c)(1)

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:

The applicant has stated:

1. Whether the variance is substantial;

- i. No. The variance is very important to us in order to keep our current main entrance into our building. This entrance is over our drop off/ pick up for current children attending programs.

2. 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;

- i. No, the request is to keep building as is and build a fire wall to separate the two.

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

- i. No.

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

- i. No.

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

- i. Yes, if we had to we could convert our current pantry entrance into our main entrance but it would not be ideal at this time.

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

- i. Yes, both seller and buyer are in agreement.

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

- i. No.

8. 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.

- i. No.

DIVISION OF PLANNING COMMENTS

This building is a great example of historic architecture in Sandusky and is registered on the National Register of Historic Places. It is currently vacant, and the exterior facade is in need of care to prevent deterioration. The reactivation of this property will salvage this historic structure from further decay and add vibrancy to the neighborhood.

To create the new parcel for the historic building and the community center, side setback variances will be required to split the parcels. Both parties involved in this case have determined that keeping the buildings attached and adding appropriate modifications to meet all necessary codes is their desired outcome.

The owner of the property and the proposed residential developer are working closely with staff to make sure all building code requirements and any other applicable code requirements are met in order to move the process forward.

CONCLUSION/RECOMMENDATION

Staff celebrates the preservation of this landmark structure in the City of Sandusky, and strongly recommends approval of the variances at 1215 Campbell St. (parcel 57-65011.000) with the following conditions:

1. All applicable permits must be obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency at the appropriate time in the construction and operations of the project.

Application for Board of Zoning Appeals

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property (or parcel number) for Variance Request: 1215 Campbell St, Sandusky, OH

Name of Property Owner: Nehemiah Partners now known as Campbell Christian Community Center

Mailing Address of Property Owner: PO Box 1880, Sandusky, OH 44870

City: Sandusky State: OH Zip: 44870

Telephone #: 419-357-0665 Email: alisonmorris@brileywealth.com

If same as above check here - other than name

Name of Applicant: Alison Morris

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Proposal:

We propose to transfer ownership to Glenn Pickens as soon as legally and reasonably possible in order for him to renovate the historical side of our building into a multi-family, market rate, apartment building.

Variance Requested:

We request a variance in order to split our building in the most effective and economical way to further support our goal/mission to create safe spaces for children to learn and grow while being surrounded by caring adults.

Section(s) of Zoning Code:

We need variances to waive set back requirements which are needed to leave buildings connected but separated by a fire wall.

1. Set back requirements
2. School use converted to multi-residential

K. Alison Morris

Signature of Property Owner

9/19/24

Date

Signature of Authorized Agent

Date

PRACTICAL DIFFICULTIES

(For ALL variance requests)

According to Chapter 1111.06(c)(1) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that a "practical difficulty" exists in order to approve a variance. The Board must consider the following factors. Please completely fill out all sections:

- 1) Would the variance be substantial? **No.**
This variance is very important to us in order to keep our current main entrance into our building. This entrance is our drop off/pick up for current children attending programs.
- 2) Would the variance substantially alter the character of the neighborhood or would adjoining property owners suffer a substantial detriment because of the variance?
No - the request is to keep building as is and build a fire wall to separate the two.
- 3) Would the variance adversely affect the delivery of government services (e.g. water, sewer, fire, police)? **No**
- 4) Was the property purchased with the knowledge of the zoning restrictions?
No
- 5) Can the property owner's predicament be resolved through some method other than a variance?
Yes. If we had to we could convert our current pantry entrance into our main entrance but it would not be ideal at this time.
- 6) Would the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance?
Yes. Both seller and buyer are in agreement.
- 7) Would the property yield a reasonable return or can there be a beneficial use of the property without a variance? **No**
- 8) Would the granting of the variance be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City?
No.

LOT SPLIT DESCRIPTION

Situated in part of Out Lot Number 99 in Harper's Subdivision as per plat recorded in Volume 2 Page 37 of the Erie County Records and being Ward 2, City of Sandusky, T6NR23W, Erie County, Ohio, and being more particularly described as follows;

Commencing at an iron pin set at the intersection of the westerly right of way line of Campbell Street with southerly right of way line of Bell Street, said point being the principal place of beginning for this description;

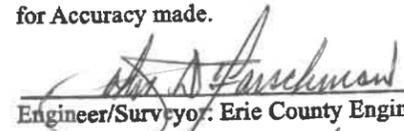
1. Thence South 04°-53'-33" East, along the westerly right of way line of Campbell Street, a distance of 109.72 feet to an iron pin set;
2. Thence South 84°-36'-20" West, a distance of 369.24 feet to a railroad spike set on the easterly line of a 24.00 foot alley;
3. Thence North 05°-21'-27" West, along the easterly line of said 24.00 foot alley, a distance of 139.34 feet to a P.K. nail set on then southerly right of way line of Bell Street;
4. Thence North 89°-11'-00" East, along the southerly right of way line of Bell Street, a distance of 371.30 feet to the place of beginning and containing 1.0570 acres of land, but subject to all legal highways, easements and restrictions of record.

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

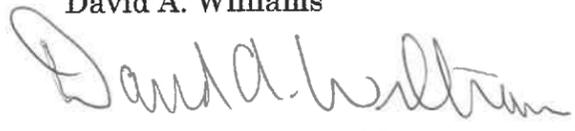
Grantors herein claim title by instrument recorded in RN201207798 of the Deed Records of Erie County Ohio.

This description was prepared by David A. Williams, Registered Surveyor No. 7166 and was taken from an actual field survey performed on October 1, 2024.

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.



Engineer/Surveyor: Erie County Engineer's
Date: 10-04-2024

David A. Williams

Registered Surveyor No. 7166



REMAINDER DESCRIPTION

Situated in part of Out Lot Number 99 in Harper's Subdivision as per plat recorded in Volume 2 Page 37 of the Erie County Records and being Ward 2, City of Sandusky, T6NR23W, Erie County, Ohio, and being more particularly described as follows;

Commencing at an iron pin set at the intersection of the westerly right of way line of Campbell Street with southerly right of way line of Bell Street;

Thence South 04°-53'-33" East, along the westerly right of way line of Campbell Street, a distance of 109.72 feet to an iron pin set, said point being the principal place of beginning for this description;

1. Thence South 04°-53'-33" East, continuing along the westerly right of way line of Campbell Street, a distance of 260.30 feet to an iron pin set at the intersection of the westerly right of way line of Campbell Street with the northerly right of way line of Tyler Street;
2. Thence South 89°-49'-38" West, along the northerly right of way line of Tyler Street, a distance of 368.64 feet to an iron pin set on the easterly line of a 24.00 foot alley;
3. Thence North 05°-21'-27" West, along the easterly line of said 24.00 foot alley, a distance of 226.75 feet to a railroad spike set;
4. Thence North 84°-36'-20" East, a distance of 369.24 feet to the place of beginning and containing 2.0588 acres of land, but subject to all legal highways, easements and restrictions of record.

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

Grantors herein claim title by instrument recorded in RN201207798 of the Deed Records of Erie County Ohio.

This description was prepared by David A. Williams, Registered Surveyor No. 7166 and was taken from an actual field survey performed on October 1, 2024.



David A. Williams

A handwritten signature in cursive script that reads "David A. Williams".

Registered Surveyor No. 7166

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.

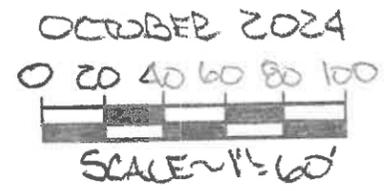
A handwritten signature in cursive script, likely belonging to the Erie County Engineer, positioned above a horizontal line.

Engineer/Surveyor, Erie County Engineer's

Date: 10-04-2024

PLAT OF A SURVEY

BEING PART OF OUT LOT 99 IN
 HARPER'S SUBDIVISION PLAT VOL. 2
 PAGE 37 OF THE ERIE COUNTY RECORDS
 WARD 2 CITY OF SANDUSKY T6UR23W
 ERIE COUNTY, OHIO

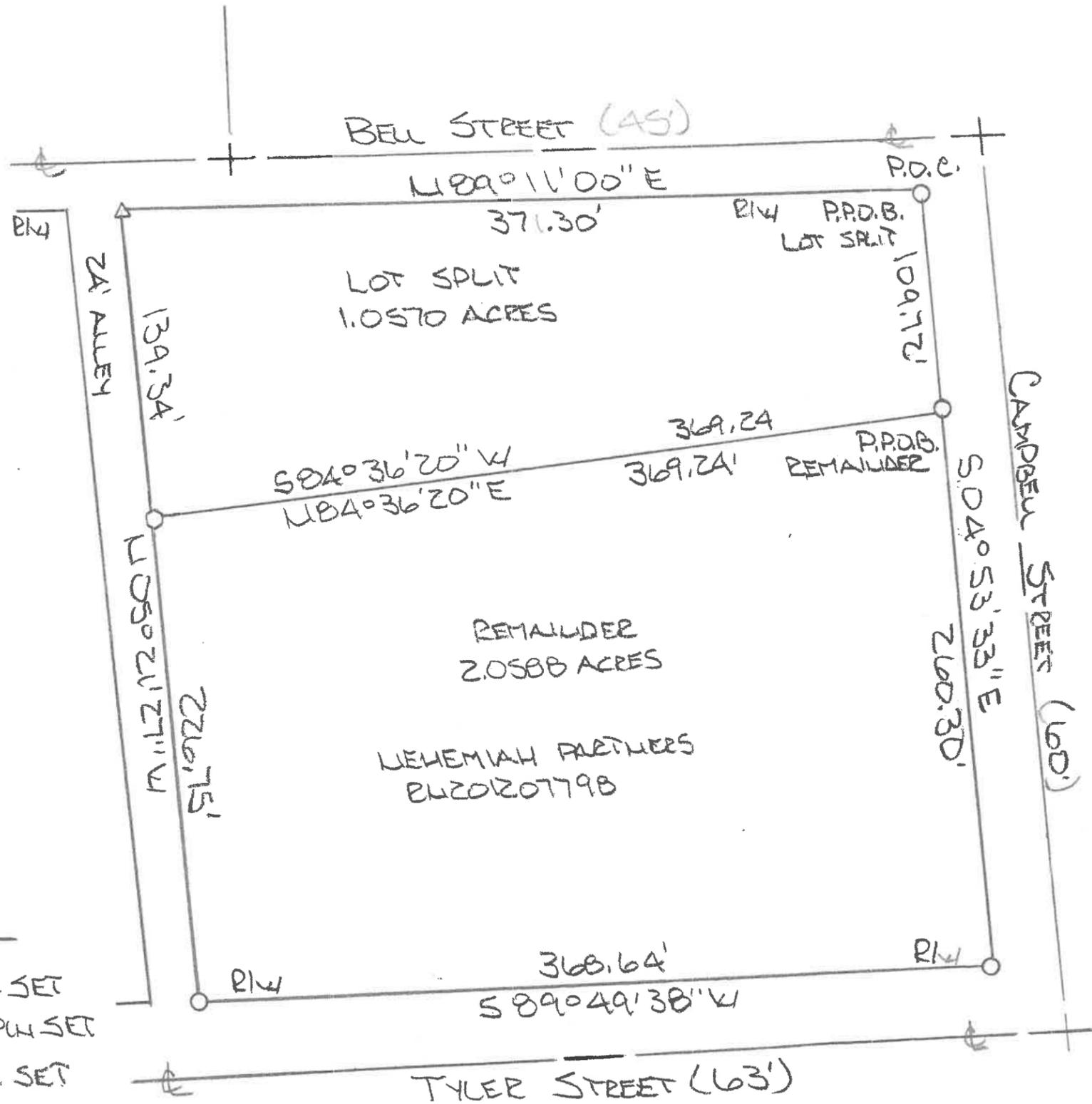


David A. Williams
 DAVID A. WILLIAMS
 REG. SURVEYOR #7166

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.

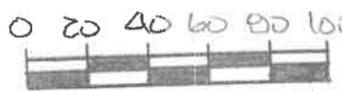
John J. Farschman
 Engineer/Surveyor: Erie County Engineer's
 Date: 10-04-2024

N
 ASSUMED



LOCATION SURVEY

BEING PART OF OUT LOT 99 IN
 HARPER'S SUBDIVISION PLAT VOL. 2
 PAGE 37 OF THE ERIE COUNTY RECORDS
 WARD 2 CITY OF SALONSKY TOWNSHIP
 ERIE COUNTY, OHIO

OCTOBER 2024

 SCALE ~ 1" = 60'

LEGEND
 ○ 5/8" IRON PIN SET
 ○ RE SPIKE SET
 △ P.K. NAIL SET



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