



# **Planning Commission**

City Hall

City of Sandusky, Ohio 44870

**December 18th, 2019  
1ST FLOOR CONFERENCE ROOM  
240 COLUMBUS AVE  
4:30 P.M.  
AGENDA**

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1. Meeting called to order – Roll Call
2. Approval of the minutes from November 26<sup>th</sup>, 2019.

## **New Business**

3. AN APPLICATION FOR AN AMENDMENT TO THE ZONING MAP HAS BEEN FILED BY MCGOOKEY PROPERTIES LLC TO EXPAND THE COVE DISTRICT TRANSIENT OVERLAY DISTRICT TO 623, 627, 629, AND 631 EAST WASHINGTON STREET (PARCELS 56-01177.000, 56-00647.000, 56-01241.000, 56-00912.000).
4. Meeting Adjourned

**NEXT MEETING: January 22<sup>nd</sup>, 2020 at 4:30pm.**

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

**Planning Commission  
November 26th, 2019  
Meeting Minutes**

**Meeting called to order:**

The Chairman called the meeting to order at 5:03pm. The following members were present: Mr. David Miller, Mr. Dave Waddington, Chairman Mike Zuilhof, Mr. Peter McGory, Mr. Jim Jackson, and Mr. Joe Galea. Mr. Greg Voltz represented the Planning Department. Mr. Trevor Hayberger represented the Law Department.

**Approval of minutes from the September 25th meeting:**

Mr. McGory moved to approve the minutes. Mr. Waddington seconded the motion. With no further discussion, all in favor to approve.

**New business:**

Mr. Zuilhof stated that next on the agenda was an application for Downtown Design Review Certificate of Appropriateness for Decorative Exterior Flood Lighting to the Cedar Fair Resort and Attractions Management Facility of Bowling Green State University, at 250 E. Market St., submitted by Lynn Harlan on behalf of Resort School LLC.

Mr. Voltz explained that the application is solely for the light fixtures to be used above the first floor of the building and up. He said that the proposed height of the building is 58 feet. The proposed fixtures are meant to highlight only the building and should not affect the adjacent buildings or shine off directly into the sky. The proposed 31 light fixtures will be mounted between the first floor and second floor of the building and will shine the full height of the building. The lighting is meant to have red, green, and blue colors available, to shine on different holidays. The application is a common practice worldwide and is a great way to highlight the architectural elements of the building. Staff does believe this will create a sense of vibrancy towards this side of the central business district and will draw downtown users. This will also add a sense of safety to the area. The lighting is only going to be installed on the eastern and northern sides of the building. Staff does recommend granting of the Certificate of Appropriateness.

Lynn Harlan representing Resort School LLC, stated that he has used this type of lighting before. He stated that the lighting will set less than a foot off the building and will die off at the parapet level. It will not shine into the school. The owner will be able to change the color of the lighting for holidays if desired. The fixtures cost \$3,000 a piece.

Mr. Miller stated that he is in favor of the look and understands the potential to add vibrancy downtown, but asked what the affect is when inside the building. Will this prevent people inside from looking out and will the light shine inside the building.

Mr. Harlan stated that the lights will wash the walls in between the windows, so there should be no effect on the inside.

Mr. McGory stated that he likes concept in a softer version where the building doesn't glow. He said he is not so sure he would like the lights moving, if that is an option that the owner would be allowed to do.

Mr. Harlan stated that would depend on what the owner wanted to do, but it could be allowed to be done.

Mr. Jackson asked if any of the rooms are going to be dorm rooms.

Mr. Harlan stated that the building is going to consist of classrooms, offices, common areas, and apartments. He said that they are hoping that the students will live there, but the apartments will be open to the public also.

Mr. Jackson asked if there is going to be a time limit for when the lights will be on.

Mr. Harlan stated that most people will turn the lights off at midnight.

Mr. Zuilhof asked if this would be a safety issue for traffic if the lights are bright and moving.

Mr. Voltz stated that the Public Arts and Culture Commission discussed this and thought that if the commission wanted to put a condition on this having the lights remain static, that they would like for the owner to be able to have the ability for moving lights on special occasions.

Mr. McGory asked if the lights come with a dimmer.

Mr. Harlan stated yes.

Mr. McGory asked if there is any ability for further input after the application has been approved, or is it a done deal once approved.

Ms. Byington stated that once the commission makes a decision, we cannot go back and change things. So if the commission wants to set parameters, she advised to set them and then the owner could come back asking for the parameters to be modified.

Mr. McGory asked what would happen if a neighbor stated that the lights are too bright and asked for the owner to dim them a little bit.

Ms. Byington stated that if the light was too bright and obtrusive, that might be a nuisance and something the city could follow up on, but staff are hoping to be able to work with the owner and find something everyone can agree upon.

Mr. Hayberger stated that he agrees with Ms. Byington that if the commission wants to set parameters that they should do it now.

Mr. McGory stated that he wouldn't mind the lights being on all night as long as they are softly lit.

Mr. Galea asked if there is any data on the likelihood of the lighting shining into the sky.

Mr. Voltz stated that the glare should not shine off into the night sky, but there will always be reflection. He said that he has tried to find data on this, but all of the studies he found stated that they need more research on this topic.

Mr. Zuilhof asked if the law director could give any guidance on wording that would cover excessive brightness.

Mr. Hayberger stated that the commission could state that the light shall not cause a public nuisance.

Mr. Zuilhof asked how about stating that the light shall not be unnecessarily bright or cause a nuisance.

Mr. Hayberger said that would be fine.

Mr. McGory asked if commission should set a time limit or just hope that it all works out. He also asked if commission should allow movement or not.

Mr. Zuilhof asked commission about approving the application with the following conditions: 1) That the display be static except for during special events, at which time the display would again become static at 11:00pm, except on New Year's Eve it may be moving until 1:00am on New Year's Day, and 2) The illuminous intensity shall not be excessively bright or cause a nuisance.

Mr. Miller stated so moved.

Mr. Harlan asked if he could ask a question.

With lack of a second on the motion, Mr. Zuilhof asked Mr. Harlan what his question is.

Mr. Harlan asked if multiple colors would be allowed.

Mr. Zuilhof stated that with that motion multiple colors would be fine.

Mr. McGory stated that he would feel more comfortable if commission could approve the application and somehow reserve jurisdiction to address any complaints.

Mr. Hayberger stated that commission would lose jurisdiction unless there would be a nuisance complaint that would be handled through the Housing Appeals Board.

Mr. Galea stated that he does not see a problem with movement of the lights and he does not see lighting coming in the windows as a problem either. Mr. Galea stated that he would remove the condition of the lights remaining static.

Mr. McGory stated that with all of the details that he has heard, he would like to see all of that in writing, so that he is clear on what he is approving.

Mr. Zuilhof asked if commission wanted staff to work out something more specific.

Mr. McGory stated that would be difficult for them. He then motioned to approve the application subject to use and limitations yet to be determined within the next two months, so that the only thing that would result would be perhaps the owner could not use everything that those lights are capable of. Mr. Miller seconded the motion.

Mr. Zuilhof stated that he would feel better knowing what is being approved as it sounds like what is being approved is yet to be determined.

Mr. McGory stated that it is saying that the owner can put in everything that they are asking to, but that commission will potentially put some limitations on what they can do with the lights.

Mr. Galea asked staff if there are any ordinances or limitations in Cleveland for this sort of thing.

Mr. Voltz stated that he could not find any ordinances regarding this.

Mr. Harlan stated that there are none.

Ms. Byington stated that maybe something else to be considered is approving the application now as static only and then amending the approval through a second application for motion, to allow staff to research that.

Mr. Galea moved to amend the pending motion to include the conditions that approval to delete that this will be determined at a future date and replace it with that approval will be for static display only and subject to that it will not be unreasonably bright and will not create a nuisance and there will not be prejudice to future applications regarding those conditions.

Mr. McGory seconded the motion.

With no further discussion, all members were in favor.

All members were in favor to approve the amended motion.

#### **Old Business:**

Ms. Byington stated that President Murray wanted Planning Commission to pass along an article in regard to Dollar Stores and how they are affecting communities across the county in regard to lack of fresh fruit.

Mr. Waddington stated that he thinks there is a need for Dollar Generals, as many people do not have the ability to get to the bigger grocery stores.

Mr. Jackson stated that many people do not have access to fresh produce. He said that when he was in Orlando last winter, a farmers market was forced into some of the areas where fresh produce was not available. He stated that we may not have that problem in Sandusky, but there is definitely a problem in some of the bigger cities.

Mr. Galea stated that he would not be in favor of any zoning that eliminated the ability of a store like Dollar General to operate as they do provide a service to the community. He stated that he thinks the role of the Planning Commission would be to say that there may be parts of our community where we would not want a Dollar Store or a chain retailer in general because it would not fit a specific neighborhood or might compete with a local independent business. He also stated that it would be a good idea to get some input from the Economic Development Department to guide any decision making.

Mr. Zuilhof stated that next on the agenda is to discuss members whose terms are expiring at the end of this year.

Clerk for the Planning Commission, Kristen Barone, stated that Mr. Jackson and Mr. McGory both have terms expiring 12/31/19.

Mr. Jackson and Mr. McGory stated that they would both like to be reappointed.

Ms. Barone then asked the commission members if they were okay with clerk emailing them the agenda like always and then having a printed copy available to them the day of the meeting, instead of mailing it out since some members are not getting the packets in the mail or get them with not much notice.

All members were okay with that.

Next meeting is Wednesday, December 18<sup>th</sup> at 4:30pm.

**Meeting Adjourned:**

Mr. McGory moved to adjourn the meeting. Mr. Waddington seconded the motion. All members were in favor and the meeting was adjourned at 6:12pm.

**Approved:**

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Kristen Barone, Clerk

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Michael Zuilhof, Chairman

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF  
PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR ZONING  
MAP AMENDMENT TO  
623, 627, 629, AND 631 E WASHINGTON STREET  
(PARCELS 56-01177.000, 56-00647.000, 56-  
01241.000, 56-00912.000)

Reference Number: PRZ19-0003

Date of Report: December 6, 2019

Report Author: Greg Voltz, Planner

# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Daniel J. McGookey has submitted an application for an Amendment to the Zone Map. The properties located at **623, 627, 629, and 631 E Washington Street**, are currently zoned as “R2F” Two-Family Residential. The applicant is proposing to rezone the properties to expand the adjacent Cove District Transient Overlay District. The following information is relevant to this application:

Applicant: McGookey Properties, LLC  
225 Meigs Street  
Sandusky, Ohio 44870

Authorized Agent: Daniel L. McGookey  
225 Meigs Street  
Sandusky, Ohio 44870

Site Location: **623, 627, 629, and 631 E Washington Street**

Zoning: “R2F” Two-Family Residential

Adjacent Zoning  
& Uses: North: “DBD” Downtown Business District  
East: “DBD” Downtown Business District  
South: “R2F” Two-Family Residential  
West: “R2F” Two-Family Residential

Proposed Zoning: Expanding the Cove District Transient Overlay District underlying zoning  
will remain “R2F” – Two-Family Residential

Existing Uses: Residential

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapters  
Chapter 1113 Amendments to the Zone Map & Zoning Code  
Chapter 1129 Residential Districts

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## SITE DESCRIPTION

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The subject properties are located along East Washington Street, just one parcel west of Meigs Street. The properties have been occupied single family residential units. The subject property is surrounded by residential, an office, and micro-brewery. It also sits adjacent to the current Cove District Transient Overly District.

A picture of the properties along with a location map are found below.



623, 627, 629, and 631 E Washington Street



# Zone Map – Parcels Indicated



<b>PUD - Planned Unit Development</b>	DBD - Downtown Business	
<b>Parcels</b>	GB - General Business	
	GM - General MANufacturing	
	LB - Local Business	
<b>TRO - Transient Rental Overlay</b>	LM - Local Manufacturing	
	P - Auto Parking	<b>R2F Two-Family Residential</b>
<b>Zoning</b>	PF - Public Facilities	RB - Roadside Business
AG - Agriculture	R1-40 - Single Family Residential	RMF - Multi-Family Residential
CA - Commercial Amusement	R1-50 - Single Family Residential	RRB - Residential/Business
CR - Commercial Recreation	R1-60 - Single Family Residential	RS - Residential Suburban
CS - Commercial Service	R1-75 - Single Family Residential	others

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## DIVISION OF PLANNING COMMENTS

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As the Commission may recall a few of these properties were part of a rezoning application in 2015. At that time the applicant was requesting to rezone the parcels to “DBD” Downtown Business. For

various reason Staff and the Planning Commission agreed that the properties fronting Meigs Street should remain “R2F” Two-Family Residential.

Since that rezoning application there has been a lot of changes in the way the City of Sandusky handles transient rentals and there has also been the creation of the Transient Rental Overlay District. The Cove District Transient Overlay District sits adjacent to these properties to the southeast, and the adjacent properties to the east are also now zoned Downtown Business which permits Transient Rental.

The City adopted the Bicentennial Vision/ Comprehensive Plan, which outlines a citywide development plan for the next ten years. Following the approval of this plan, it is the responsibility of Planning Staff to review the areas of the city that will need to be rezoned to carry out the vision of this plan. Within this specific area, the Comprehensive Plan doesn’t have a recommendation for new uses, however the Plan does mention that Washington is a significant east-west connector and Staff believes that transient rental within this area could assist in maintaining desirable housing along the street.

The proposed zoning amendment does address a few priorities in the Bicentennial Vision as well.

**Livable City:**

- **Implement housing programs to maintain supply & stimulate demand**
  - Increase Investment in Diverse Housing Types through New Incentive Programs: Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, **and short-term transient rental.**

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and**
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

Understanding the property is adjacent to a zoning district that permits transient rental in Downtown Business, and sits adjacent to the existing Transient Overlay District, Staff would support the zoning amendment.

Lastly, if the applicant desires these properties to be utilized for transient rental, they each would need their own transient rental application and be thoroughly reviewed by the Code Enforcement Department and the Planning Department.

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**ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed zoning amendment and has no objections.

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**BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the proposed zone map amendment and has no objections.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the proposed zone map amendment and has no objections.

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed zone map amendment and has no objections

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**CONCLUSION/RECOMMENDATION**

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In conclusion, Planning Staff recommends approval of the proposed amendment to the Zone Map for the subject properties. The Bicentennial Vision supports programs and thoughtful zoning changes that encourage hospitality and that increase investment in diverse housing types, and as being a major east-west connector this could help incentivize investment in these houses.



# McGookey

LAW OFFICES

**The Real Estate Lawyers**

Real Estate Success for 38 Years!

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November 15, 2019

**APPLICATION FOR ZONING MAP AMENDMENT**  
**EXPANSION OF TRANSIENT RENTAL OVERLAY DISTRICT**

This Application requests expansion of the Transient Rental Overlay District to include the first four houses on the north side of East Washington Street from the corner with Meigs Street going west, those being 623, 627, 629 & 631 E. Washington Street. The necessary information as to each parcel to support the Application is attached as a separate Exhibit; 623 being Exhibit A, 627 Exhibit B, 629 Exhibit C & 631 Exhibit D. Fifteen copies of the deed or legal description of each parcel are attached as Exhibit E-1 through E-4.

Daniel McGookey



[www.mcgookeylaw.com](http://www.mcgookeylaw.com)

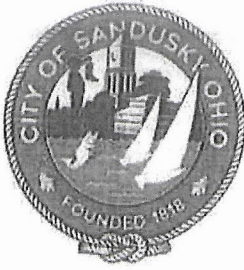
225 Meigs Street – Sandusky, OH 44870

Telephone: 419-502-7223

Fax: 419-502-0044

Daniel L. McGookey  
[Dmcgookey@mcgookeylaw.com](mailto:Dmcgookey@mcgookeylaw.com)  
Cell: 419-271-5094

Kathryn M. Eyster  
[Keyster@mcgookeylaw.com](mailto:Keyster@mcgookeylaw.com)  
Tel: 419-502-7223

**PLANNING COMMISSION**

Application for Zoning Map Amendment

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

**APPLICANT/AGENT INFORMATION:**

Property Owner Name:

McGookey Properties, LLC

Property Owner Address:

225 Meigs StSandusky, Oh 44870

Property Owner Telephone:

419-271-5094

Email

dmcgookey@mcgookeylaw.com

Authorized Agent Name:

Daniel McGookey

Authorized Agent Address:

225 Meigs StSandusky, Oh 44870

Authorized Agent Telephone:

419-271-5094

Email

dmcgookey@mcgookeylaw.com**LOCATION AND DESCRIPTION OF PROPERTY:**Municipal Street Address: 623 E. Washington St, Sandusky,

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

Oh 44870see attachedParcel Number: 56-01177.000 Zoning District: R2F

**DETAILED SITE INFORMATION:**

Land Area of Property: 5166 SF (sq. ft. or acres)

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

Building #1: 1242 (in sq. ft.)

Building #2: \_\_\_\_\_

Building #3: \_\_\_\_\_

Additional: \_\_\_\_\_

Total Building Coverage (as % of lot area): 24%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

1242 SF RESIDENTIAL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 3

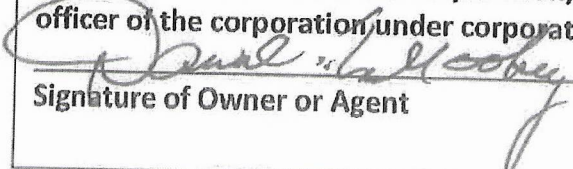
Parking Area Coverage (including driveways): 1720 (in sq. ft.)

Landscaped Area: 2204 (in sq. ft.)

Requested Zoning District Classification: Transient Rental Overlay

**APPLICATION AUTHORIZATION:**

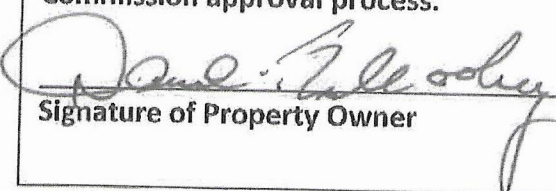
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

  
Signature of Owner or Agent

11/10/19  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 623 E. Washington St (municipal street address of property), I hereby authorize Daniel McBeskey to act on my behalf during the Planning Commission approval process.

  
Signature of Property Owner

11/10/19  
Date

**REQUIRED SUBMITTALS:**

15 copies of a site plan/off-street parking plan for property  
1 copy of the deed or legal description for property  
\$300.00 application fee

**STAFF USE ONLY:**

Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Date of Planning Commission Meeting: \_\_\_\_\_

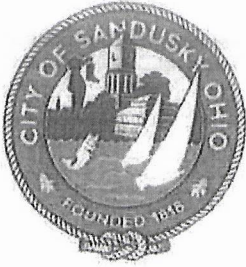
Planning Commission File Number: \_\_\_\_\_

## Erie County GIS



### Notes

623 Washington

**PLANNING COMMISSION****Application for Zoning Map Amendment**

Department of Planning  
 240 Columbus Ave  
 Sandusky, Ohio 44870  
 419.627.5891  
 www.cityofsandusky.com

**APPLICANT/AGENT INFORMATION:**

Property Owner Name:

McGookey Properties, LLC

Property Owner Address:

225 Meigs St.Sandusky, OH 44870

Property Owner Telephone:

419-271-5094

Email

dmcgookey@mcgookeylaw.com

Authorized Agent Name:

Daniel McGookey

Authorized Agent Address:

225 Meigs StSandusky, OH 44870

Authorized Agent Telephone:

419-271-5094

Email

dmcgookey@mcgookeylaw.com**LOCATION AND DESCRIPTION OF PROPERTY:**

Municipal Street Address:

627 E. Washington St, Sandusky,OH 44870

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

See attached

Parcel Number:

56-00647.00

Zoning District:

R2F

**DETAILED SITE INFORMATION:**

Land Area of Property: 4983 SF (sq. ft. or acres)

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

Building #1: 1033 (in sq. ft.)

Building #2: \_\_\_\_\_

Building #3: \_\_\_\_\_

Additional: \_\_\_\_\_

Total Building Coverage (as % of lot area): 21%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses  
– for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

1033 SF RESIDENTIAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 3

Parking Area Coverage (including driveways): 1050 (in sq. ft.) SHARES DRIVE  
LOCATED ON 623 WASH.

Landscaped Area: 2900 (in sq. ft.)

Requested Zoning District Classification: Transient Rental Overlay

**APPLICATION AUTHORIZATION:**

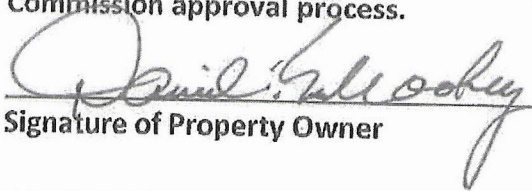
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

  
Signature of Owner or Agent

11/10/19  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 627 E. Washington St (municipal street address of property), I hereby authorize Daniel McGookay to act on my behalf during the Planning Commission approval process.

  
Signature of Property Owner

11/10/19  
Date

**REQUIRED SUBMITTALS:**

15 copies of a site plan/off-street parking plan for property  
1 copy of the deed or legal description for property  
\$300.00 application fee

**STAFF USE ONLY:**

Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Date of Planning Commission Meeting: \_\_\_\_\_

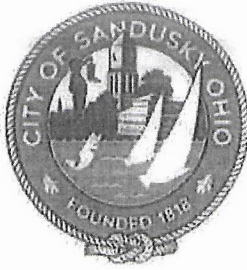
Planning Commission File Number: \_\_\_\_\_

## Erie County GIS



### Notes

627 Washington

**PLANNING COMMISSION***Application for Zoning Map Amendment*

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

**APPLICANT/AGENT INFORMATION:**

Property Owner Name:

McGookey Properties, LLC

Property Owner Address:

225 Meigs StSandusky, Oh 44870

Property Owner Telephone:

419-271-5094

Email

dmcgookey@mcgookeylaw.com

Authorized Agent Name:

Daniel McGookey

Authorized Agent Address:

225 Meigs StSandusky, Oh 44870

Authorized Agent Telephone:

419-271-5094

Email

dmcgookey@mcgookeylaw.com**LOCATION AND DESCRIPTION OF PROPERTY:**

Municipal Street Address:

629 E. Washington St Sandusky,  
Oh 44870

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

See attached

Parcel Number:

56-01241.000

Zoning District:

R2F

**DETAILED SITE INFORMATION:**

Land Area of Property: 3070 SF (sq. ft. or acres)

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

Building #1: 1017 (in sq. ft.)

Building #2: \_\_\_\_\_

Building #3: \_\_\_\_\_

Additional: \_\_\_\_\_

Total Building Coverage (as % of lot area): 33%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

1017 SF RESIDENTIAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 32

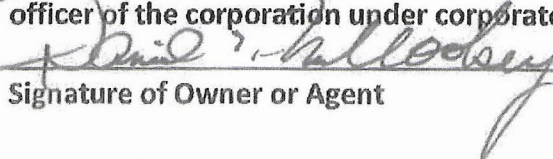
Parking Area Coverage (including driveways): 1370 (in sq. ft.)

Landscaped Area: 683 (in sq. ft.)

Requested Zoning District Classification: Transient Rental Overlay

**APPLICATION AUTHORIZATION:**

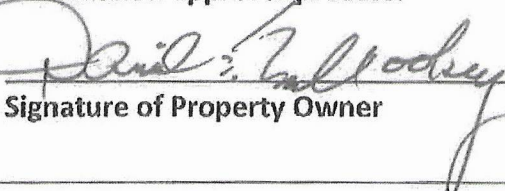
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

  
Signature of Owner or Agent

11/10/19  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 629 E. Washington (municipal street address of property), I hereby authorize Daniel McBookey to act on my behalf during the Planning Commission approval process.

  
Signature of Property Owner

11/10/19  
Date

**REQUIRED SUBMITTALS:**

15 copies of a site plan/off-street parking plan for property  
1 copy of the deed or legal description for property  
\$300.00 application fee

**STAFF USE ONLY:**

Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Date of Planning Commission Meeting: \_\_\_\_\_

Planning Commission File Number: \_\_\_\_\_

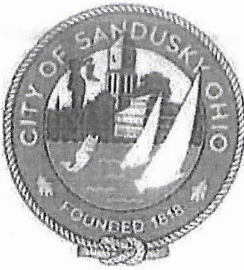
## Erie County GIS



## Notes

629 Washington

TAX MAP BOUNDARY SHOULD ONLY GO TO FENCE IN REAR.  
TAX MAP AREA IS CORRECT BASED ON LEGAL DESCRIPTION  
AFTER LOT SPLIT DONE PREVIOUSLY.



# PLANNING COMMISSION

## Application for Zoning Map Amendment

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

### APPLICANT/AGENT INFORMATION:

Property Owner Name:

McGookey Properties, LLC

Property Owner Address:

225 Meig St  
Sandusky, Oh 44870

Property Owner Telephone:

419-271-5094

Email

dmcgookey@mcgookeylaw.com

Authorized Agent Name:

Daniel McGookey

Authorized Agent Address:

225 Meigs St  
Sandusky, Oh 44870

Authorized Agent Telephone:

419-271-5094

Email

dmcgookey@mcgookeylaw.com

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

~~631~~ 631 E. Washington St, Sandusky,  
Oh 44870

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

See attached

Parcel Number:

56-00912

Zoning District:

~~IA~~ R2F

DETAILED SITE INFORMATION:

Land Area of Property: 2509 SF (sq. ft. or acres)

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

Building #1: 1147 (in sq. ft.)

Building #2: 240

Building #3: \_\_\_\_\_

Additional: \_\_\_\_\_

Total Building Coverage (as % of lot area): 55%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses  
– for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

1147 SF RESIDENTIAL  
\* 240 SF GARAGE (DETACHED)  
\_\_\_\_\_  
\_\_\_\_\_

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

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 3

Parking Area Coverage (including driveways): 0 (in sq. ft.) PARKING AVAILABLE IN

Landscaped Area: 1122 (in sq. ft.)

MCGOOKY PROPERTIES LOT  
AT 633 E. WASHINGTON

Requested Zoning District Classification: Transient Rental Overlay

\*

GARAGE ACCESS IS VIA EASEMENT OVER 633 E. WASHINGTON

**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.

*Daniel McCortey*  
Signature of Owner or Agent

11/10/19  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 631 E. Washington (municipal street address of property), I hereby authorize Daniel McCortey to act on my behalf during the Planning Commission approval process.

*Daniel McCortey*  
Signature of Property Owner

11/10/19  
Date

**REQUIRED SUBMITTALS:**

15 copies of a site plan/off-street parking plan for property  
1 copy of the deed or legal description for property  
\$300.00 application fee

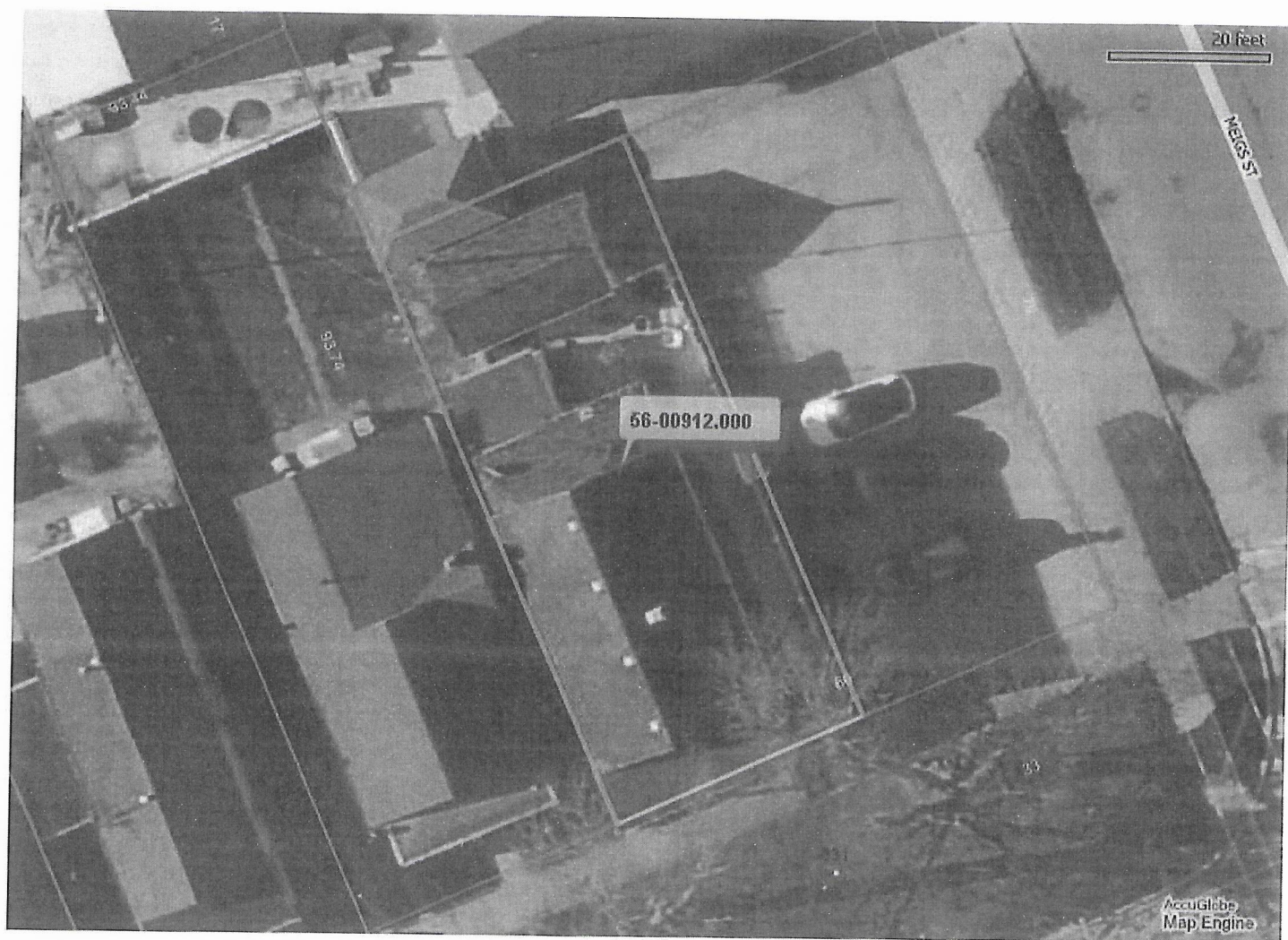
**STAFF USE ONLY:**

Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Date of Planning Commission Meeting: \_\_\_\_\_

Planning Commission File Number: \_\_\_\_\_

## Erie County GIS



### Notes

631 Washington

**LEGAL DESCRIPTION FOR PROPERTY  
LOCATED AT 623 E. WASHINGTON ST. SANDUSKY, OH**

**EXHIBIT A**

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

**PARCEL ONE:**

Being the easterly 34 feet of Lot No. 5 on Washington Street, in the City of Sandusky, Erie County, Ohio,  
excepting therefrom the northerly 46 feet and 9 1/2 inches thereof.

**LEGAL DESCRIPTION FOR PROPERTY  
LOCATED AT 627 E. WASHINGTON ST. SANDUSKY, OH**

**EXHIBIT A**

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

**PARCEL TWO:**

Being the westerly one-half (1/2) of Lot Number Three (3) on Washington Street, in the City of Sandusky, Erie County, Ohio, excepting therefrom the northerly forty-six (46) feet and nine and one-half (9 1/2) inches, thereof, said premises having a frontage of approximately thirty-three (33) feet on the northerly line of Washington Street, and extending northerly there from, of like width, approximately one hundred fifty-one (151) feet and two one-half inches.

56-01177.000/56-00647.000  
623 & 627 E. WASHINGTON ST., SANDUSKY, OH 44870

E-3

**LEGAL DESCRIPTION FOR PROPERTY  
LOCATED AT 629 E. WASHINGTON ST. SANDUSKY, OH**

**DESCRIPTION OF LOT SPLIT "A"  
MCGOOKEY PROPERTIES, LLC**

Situate in the State of Ohio, County of Erie, City of Sandusky, Ward 1, and being part of Lot 3 East Washington Street, also being part of lands of McGookey Properties, LLC, RN 201401261, and being more particularly bounded and described as follows:

Beginning, for reference, at an iron pin in a monument box found at the corner of Water Street and Meigs Street (66 feet in width); thence, S 21°51'00" E, a distance of 719.30 feet to a point; thence, S 68°09'00" W, a distance of 33.00 feet to a 5/8" iron rod set at the westerly right-of-way line of Meigs Street; thence, S 21°51'00" E with said right-of-way line, a distance of 114.17 feet to a 5/8" iron rod set at the most northerly corner of Lot 1 East Washington Street; thence S 21°51'00" E with said right-of-way line, a distance of 40.47 feet to a point; thence, S 68°02'47" W with lands of McGookey Properties, LLC, RN 201401262, a distance of 66.88 feet to a 5/8" iron rod set, thence S 21°51'00" E with said lands, a distance of 17.00 feet to a 5/8" iron rod set and the **TRUE POINT OF BEGINNING** for this description;

thence continuing S 21°51'00" E with said lands and with lands of McGookey Properties, LLC, RN 201110590, a distance of 95.29 feet to a point in the northerly right-of-way of East Washington Street;

thence, S 68°02'47" W with said right-of-way, a distance of 33.44 feet to a point;

thence, N 21°51'00" W with lands of Ryan P. Meridith and Anne M. Meridith, RN 200318091, a distance of 95.29 feet to a 5/8" iron rod set;

thence, N 68°02'47" E through lands of McGookey Properties, LLC, RN 201401261, a distance of 33.44 feet to the point of beginning for this description, containing 0.0732 acres (3186.49 square feet) of land, more or less, subject to easements of record.

This description was prepared by John Hancock, Ohio Registered Land Surveyor No. 6918 from a survey of the premises conducted in February, 2015. Bearings herein are based on the plat of East Battery dated April 1, 1936, the centerline of Meigs Street bearing S 21°51'00" E.

John Hancock & Associates, Inc.

John Hancock, P.S.

Date: 5/02/2016



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629

**LEGAL DESCRIPTION FOR PROPERTY  
LOCATED AT 631 E. WASHINGTON ST. SANDUSKY, OH**

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

And known as being part of Lot One (1) Washington Street, more particularly described as follows:

Beginning at the Southwest Corner of Said Lot One (1); Thence Northerly on the Westerly line of said Lot One (1) Seventy-Six (76) feet; thence Easterly parallel with Washington Street, Thirty-Three (33) feet, thence Southerly, parallel with Meigs Street, Seventy-Six (76) feet; thence Westerly on the North line of Washington Street, Thirty-three feet to the place of beginning.

Premises commonly known as: 631 East Washington Street  
Sandusky, Ohio 44870

be the same more or less, but subject to all legal highways.