



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

October 28, 2020

4:30 pm

Meeting via Microsoft Teams & Live Streamed on

www.Youtube.com/CityofSanduskyOH

-
1. Meeting called to order – Roll Call
 2. Approval of minutes from September 23, 2020 meeting

New Business

3. Geoff Palmer, on behalf of Central Catholic Athletic Boosters, has submitted a site plan application for a temporary parking area at 407 W. Jefferson Street and 426 Central Avenue.
4. Roger Boesch, on behalf of XIACHUN LLC, has submitted a site plan application for a new addition to the existing building located at 1512 George Street.
5. Bob Waldock, on behalf of BSL Holdings Ltd, has submitted a petition for the vacation of a 16.5' alley located behind 1404-1424 Third Street and parcels on 4th Street.
6. Bob Waldock, on behalf of BSL Holdings Ltd, has submitted a petition for the vacation of 4th Street located between parcels 57-00087.000, 57-05556.000, 57-02045.000 to the north and 57-00087.000, 57-05555.000 to the south

Old Business

7. Discussion regarding zoning near First, Second, and Third Street between Farwell Street and the Cedar Point Dormitories.

Tabled Items

8. Bob Waldock, on behalf of Waldock Properties II, has submitted an application for an amendment to the zoning map for the following parcels located along First Street: 57-00925.000, 57-00926.000, 57-00923.000, 57-04024.000, 57-04022.000, 57-0924.000, 57-03694.000, 57-03695.000 (lot numbers 408, 409, 410, 411, 412, 413, 414, 415).
9. D. Jeffery Rengel, on behalf of RLR Properties, LTD., has submitted an application for an

amendment to the zoning map for the following parcels located along Second Street: 57-03859.000, 57-03861.000, 57-03863.000, 57-03864.000, 57-03865.000, 57-03866.000, 57-03867.000, 57-03868.000, 57-03869.000, 57-03853.000, 57-03854.000, 57-03855.000 (lots 433, 434, 439, 438, 437, 436, 441, 442, 446, 447, 448, 451, 380, 381, 382) and the following parcels located along Third Street: 57-03875.000, 57-03876.000 (lot numbers 461, 462, 463).

10. Meeting Adjourned

NEXT MEETING: November 16, 2020 at 4:30pm.

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

**Planning Commission
September 23rd, 2020
Meeting Minutes**

Meeting called to order:

Chairman McGory called the meeting to order at 4:31pm. The meeting took place virtually. The following members were present: Jade Castile, Jim Jackson, Conor Whelan. David Miller and Mike Meinzer were not present. Greg Voltz and Tom Horsman represented the Planning Department.

Approval of minutes from the August 26th, 2020 meeting:

Mr. Jackson made a motion to approve the minutes as submitted and Mr. McGory seconded the motion. All voting members present were in favor of the motion.

New Business:

Mr. McGory explained that the first application on the agenda is for an adjudication hearing for application submitted for a digital message board sign at 503 Columbus Avenue (Conditional Use Permit).

Mr. Horsman briefly introduces himself and then requests that the chairman swear in those that will speak in respect to this application as it is an adjudication hearing.

Mr. McGory asks anyone who plans to speak in regards to this application to raise their right hand and swear to tell the truth. All those wishing to speak do so.

Mr. Horsman explained that this is an application for a Conditional Use Permit for a digital message board sign at 503 Columbus Avenue, which is Zion Evangelical Lutheran Church. It is explained that the applicant looks to change the orientation of the sign to be oriented perpendicular to the road to give more visible to the sign. The sign size is about 25 SF. Staff recommends approval with the follow conditions; 1. The minimum display time shall be 10 seconds. 2. Brightness shall not impose hard to pedestrians or vehicular traffic, nor a nuisance to surrounding properties. 3. No animations, videos, or illumination with flashing lights.

Mr. Brady speaks on behalf of the application explaining that the sign has an auto dimming feature which limits the light output at night.

Mr. McGory requests if there are any questions for the applicant and asks if anyone cares to make a motion.

Mr. Zuilhof makes a motion to approve the Conditional Use Permit Subject to staff conditions. Mr. Jackson seconded the motion.

With no further discussion, all members voted in favor of the application and the motion passed.

Mr. McGory explained that the next application is for site plan approval for a new building at 2620 W. Monroe Street.

Mr. Voltz briefly explains the site context, the site zoning and surrounding zoning, existing site, and proposed site plan. The site will not be paved at the time and the applicant is requesting a waiver to pave the parking surface this time.

Mentions that the City Engineer did request that there are some future requirements during construction approval.

Staff recommends approval with the following conditions; 1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. 2. All documents requested by the Engineering Department are provided and approved. 3. Planning Commission waives parking requirements for this expansion due to the new building being used for storage and parking will be provided internally. 4. Planning Commission waives paving requirements for a period of 2 years or until the second building is constructed, whichever occurs first. 5. New lighting is fully shielded and dark sky compliant.

Mr. McGory asks about the potential second building shown on the plan and requests more information.

Mr. Voltz speaks that the timeline for the second building is within a couple of years.

Mr. Zuilhof asks about site coverage and if we should also condition approval on a lot combination as it seems like the new building may cover too much property where it wouldn't provide appropriate amount of space for parking.

Mr. Voltz does mention that the applicant does not want the parcels combined and believes they have enough space for future parking uses.

Mr. Zuilhof further explains that he is concerned and asks if staff believes they are comfortable with this approval. Mr. Voltz explains that staff is comfortable with the proposed site plan and the parking concern mostly due to there being an access easement and adequate amount of space. Mr. Zuilhof explains he wants to ensure staff is satisfied they have enough space. Mr. Voltz says that staff is satisfied. Mr. McGory asks Mr. Feick about a potential lot combination. Mr. Feick explains that the new building is completely on the eastern parcel and it needs to be kept separate because this will be office for the business and could also include future storage uses. Mr. Zuilhof makes a motion to approve the site plan subject to staff conditions. Mr. Jackson seconded the motion. With no further discussion, all members voted in favor of the application and the motion passed.

Mr. McGory explained that the next application is for site plan approval for a new building at 2124 Cleveland Road. Mr. Voltz briefly explains the site context, the site zoning and surrounding zoning, existing site, and proposed site plan. The new site is an expanded footprint for the site and will be used for storage. There is explanation about the parking program for the site as the building is meant to be drive through so there is locations inside for parking. Staff recommends approval with the following conditions; 1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. 2. Proposed wall mounted exterior lighting be dark sky friendly and shielded from residential property. 3. Planning Commission waives parking requirements for this expansion due to the new building being used for storage. Mr. McGory asks if the applicant would like to add anything. Mr. Opfer mentions that they need more space and that they look to make the building very appealing from Remington Avenue and they just need the space to grow the business. Mr. Castile makes a motion to approve the site plan application subject to staff conditions. Mr. Whelan seconded the motion. With no further discussion, all members voted in favor of the application and the motion passed.

Old Business:

Mr. McGory mentions old business about proposed zoning changes between 1st, 2nd, and 3rd Streets near the Cedar Point dormitories.

Mr. Voltz explained that staff has not been able to accomplish what they had wished for in regards to outreach and discussion for the proposed rezoning in this area but does intend to visit the neighborhood prior to the September meeting and offer recommendations at that time.

Mr. McGory mentioned the tabled items and asks if they should remain tabled.

Mr. Voltz explained that the tabled items will be discussed along with the staff recommendations at next month's meeting.

Meeting Adjourned: Mr. Zuilhof made a motion to adjourn and Mr. Jackson seconded the motion. The meeting was adjourned at 5:00pm.

Approved:

Greg Voltz, Planner.

Pete McGory, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR TEMPORARY SITE PLAN
APPROVAL FOR PARKING AT 407 WEST
JEFFERSON STREET AND 426 CENTRAL
AVENUE.

Reference Number: PSPOS20-0012

Date of Report: October 20, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Geoff Palmer, on behalf of Central Catholic Athletic Boosters, has submitted a site plan application for a temporary parking area at 407 W. Jefferson Street and 426 Central Avenue. The following information is relevant to this application:

Applicant: Central Catholic Athletic Boosters
410 West Jefferson Street
Sandusky, OH 44870

Authorized Agent: Geoff Palmer, SCCS President
410 West Jefferson Street
Sandusky, Ohio 44870

Site Location: 407 W. Jefferson Street and 426 Central Avenue

Zoning: “RRB” – Residential/Business

Adjacent Zoning
& Uses: North: “RRB” – Residential/Business, Residential
East: “RRB” – Residential/Business, Residential
South: “PF” Public Facilities, School
West: “PF” Public Facilities, Church

Existing Uses: Vacant land

Proposed Uses: Parking and Access ways

Additional Parking: 23 Spaces

Applicable Plans & Regulations:
Sandusky Zoning Code Chapter
Chapter 1149 Site Plan Review & Off-Street Parking
Chapter 1129 Residential Districts

SITE DESCRIPTION

The subject property is located at the corner of Decatur Street and Jefferson Street near St. Mary's Central Catholic. The site was formerly home to dilapidated structures up until about a year ago. The site is adjacent to St. Mary's Church, the school, residential housing to the east and, and near other parcels zoned "RRB" Residential/Business and "PF" Public Facilities. The area is primarily zoned "RRB" Residential/Business which permits the following:

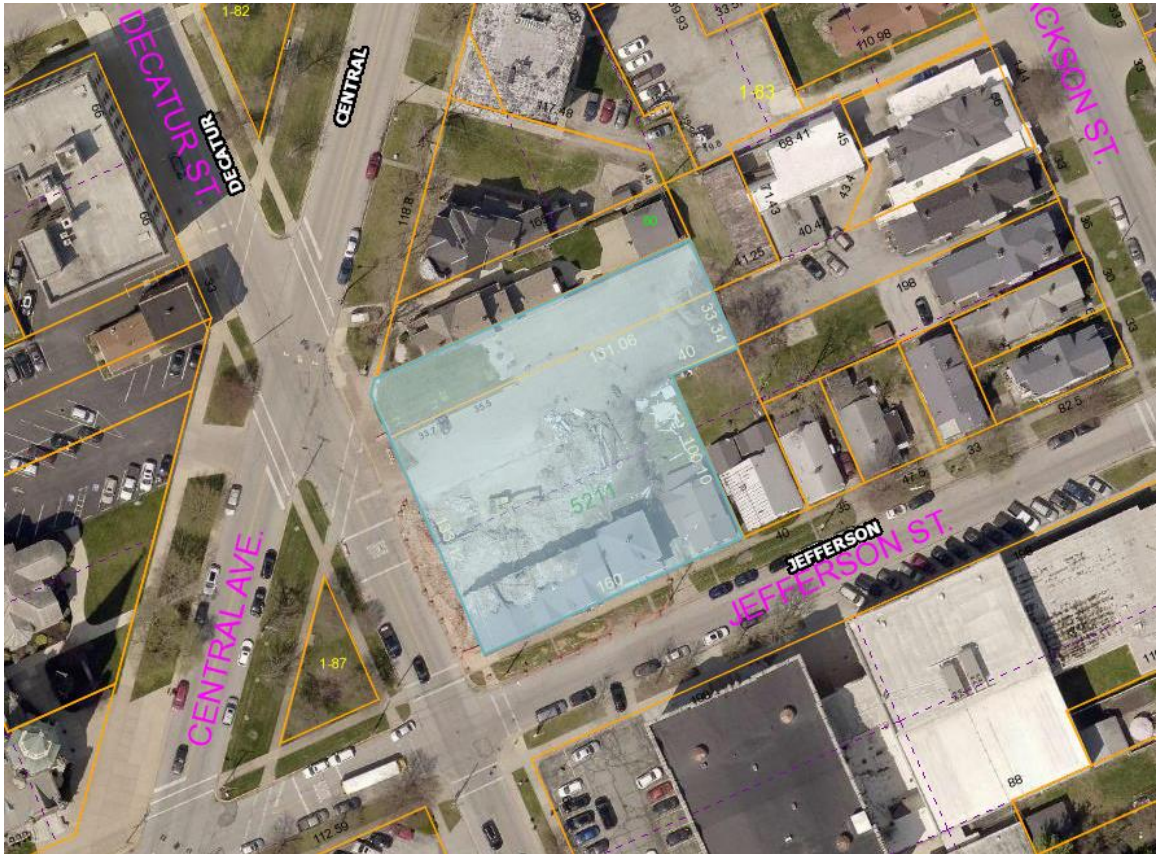
1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

District	<u>Main Buildings and Uses</u>	<u>Accessory Buildings and Uses</u>
RS	<p>One-family dwellings</p> <p>Public facilities as a conditional use: governmental, civic, educational, religious, welfare, recreational, and transportation as set forth in Section 1123.02.</p> <p>Public utility substations as a conditional use.</p>	<p>Private garages or parking area; storage of boats</p> <p>Private garden and recreation uses, structures, pools, fences, walls.</p> <p>Home offices, group A and home occupations, group A.</p> <p>Renting of rooms, accessory living accommodations.</p> <p>Accessory uses for public facilities, Section 1123.02.</p> <p>Agricultural uses as set forth in Section 1129.06(f).</p>
R1-75	Uses permitted in RS District.	Accessory uses permitted in RS District, except agricultural uses.
R1-60	Uses permitted in R1-75 District.	Accessory uses permitted in R1-75 District, and rental of one garage space.
R1-50		
R1-40	Manufactured homes.	
R2F	<p>Uses permitted in RS District.</p> <p>Two-family dwellings</p> <p>Manufactured homes.</p>	<p>Accessory uses permitted in R1-60 District.</p> <p>Home offices, group A & B, and home occupations, group A & B</p> <p>Rooms for tourists.</p> <p>Storage garages and parking areas accessory to two-family and multi-family dwellings.</p>
RMF	<p>Uses permitted in R2F District.</p> <p>Apartments and row houses.</p>	Accessory uses permitted in R2F District.

RRB	Uses permitted in RMF District.	Accessory uses permitted in RMF District.
	All home offices and occupations.	Accessory (without fee) off-street parking areas.
	Apartment hotels, rooming houses.	
	Stores and services as a conditional use:	Accessory uses clearly incident to the main uses.
	Local retail stores to serve the immediate neighborhood to the following extent, for the sale of:	
	Confectionery drugs.	
	Delicatessen, baked goods, dairy products, groceries, fruits, meats, vegetables, excluding supermarkets.	
	Florists, gifts, periodicals, books.	
	Services to the following limited extent:	
	Beauty and barber shops.	
	Cabinet-making, locksmith, repair of appliances, radios, and televisions.	
	Dry cleaning or laundry agency, clothes pressing, shoe and hat repair.	
	Art school, music conservatory.	
	Business college, trade school.	
	Funeral homes.	

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

407 W. Jefferson Street and 426 Central Avenue



Zone Map – Parcels Indicated



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

DIVISION OF PLANNING COMMENTS

The applicant is proposing to temporarily utilize this vacant site as parking for St. Mary's Central Catholic Schools and pick-up parking. The site is a mix of both concrete and crushed stone/cement. The applicant is not able to fund a full build out of the parking lot at this point in time, as they are asking for temporary approval of the site plan while they build up funds to complete a build out, meeting site plan requirements in Chapter 1149.

The one-way street on Madison Street was recently switched back to two-way which has caused a slight issue with where parents can queue to pick up their children. The applicant looks to utilize this temporary space to place a vehicle queue line.

The applicant has also offered to utilize some of the parking area to place some bicycle parking near the school so children are able to ride their bikes to school and have a safe place to lock their bikes. A long-term goal with the future completion of a permanent project is to include bicycle parking for students.

As this approval is temporary, Staff would like to note that in the mid-term this site holds immense potential to the City of Sandusky and St. Mary's Central Catholic with its ability to be used to create a more campus like environment around the school. Uses such as subsidized housing for new teachers, classroom space, or athletic purposes, could be placed on this site and ancillary parking could still be maintained. This would be preferred. While surface parking lots can be buffered and landscaped well, they do have negative effects on city living and transportation demands.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the application and has no objections.

BUILDING STAFF COMMENTS

The City Building Official has not reviewed the proposed site plan at the time this report was written.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has no objections

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has no objections

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed temporary site plan for 407 W. Jefferson Street and 426 Central Avenue with the following conditions:

1. The approval is for a period of two years, at which time the applicant will need to come back to Planning Commission for another temporary approval, or permanent site plan approval. If long-term use of this site is desired to be parking a rezone to "P" – Auto Parking would be required prior to site plan approval.
2. The applicant properly maintains markings on the temporary surface.
3. Install bicycle parking for students and teachers.



PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name: Central Catholic Athletic Boosters

Property Owner Address: 410 West Jefferson St.
Sandusky , OH 44870

Property Owner Telephone: _____

Property Owner Email: _____

Authorized Agent Name: Geoff Palmer, SCCS President

Authorized Agent Address: 410 West Jefferson St
Sandusky, OH 44870

Authorized Agent Telephone: 419-626-1892

Authorized Agent Email: gpalmer@sanduskycc.org

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 407 W. Jefferson and 426 Central Avenue

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

Parcel Number: 56-01197.000 & 56-00502.000

Zoning District: Sandusky

DETAILED SITE INFORMATION:

Land Area of Property: .1546 & .0916 acres (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): N/A

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: Temporary Parking Use

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

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

Number of Off-Street Parking Spaces Provided: N/A

Parking Area Coverage (including driveways): N/A (in sq. ft.)

Landscaped Area: N/A (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- ☐ **New Construction (new building(s))**
- ☐ **Addition to Existing Building(s)**
- ☐ **Change of Use in Existing Building(s)**

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

Temporary Parking Lot requested. Full code compliance will be followed as funds become available for planning, paving, etc.

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.

 SCCS President 10/1/20

Signature of Owner or Agent 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 Planning Commission approval process.

Owner authorization emails attached

Signature of Property Owner Date

REQUIRED SUBMITTALS:

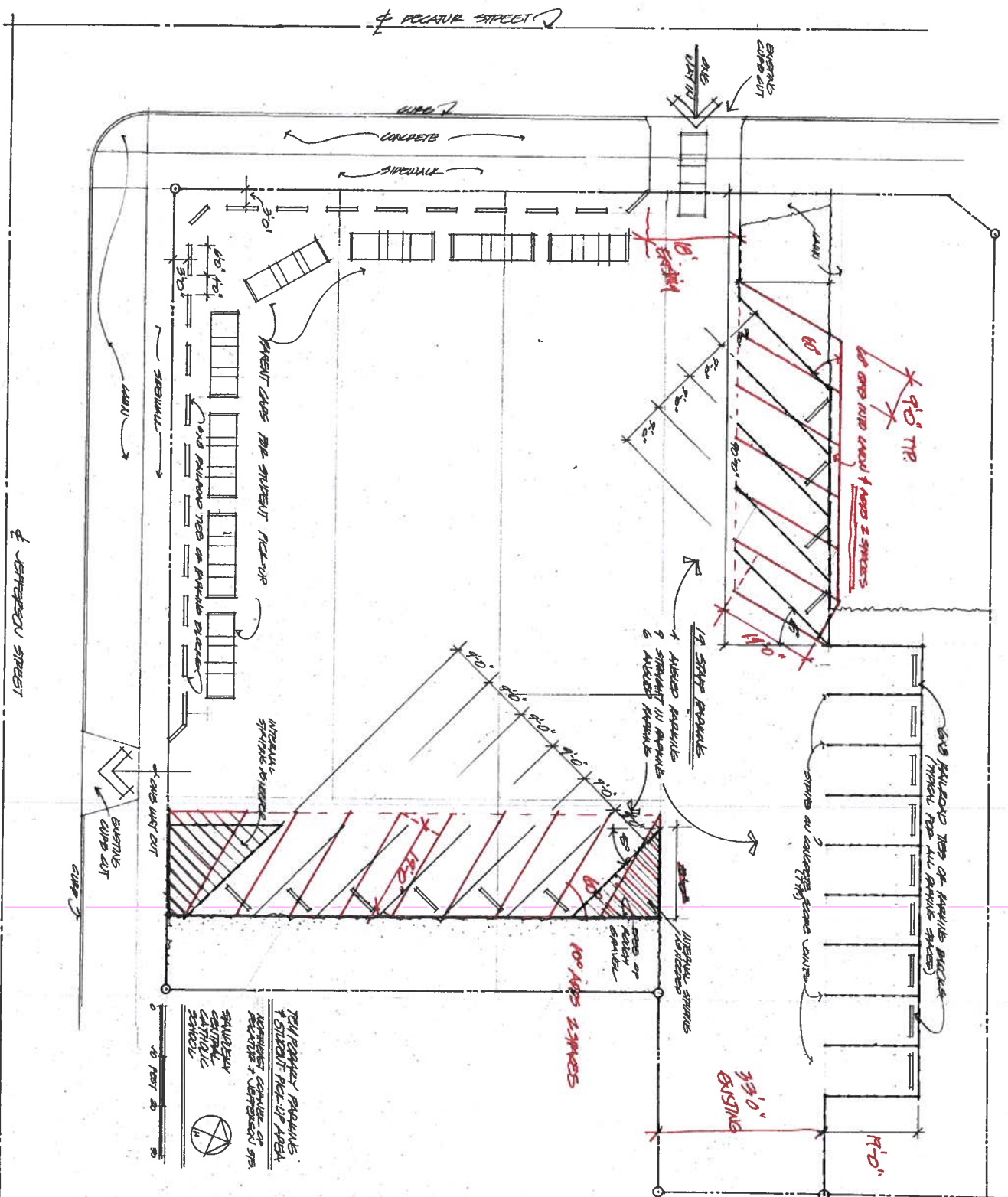
15 copies of a site plan/ off-street parking plan for property
\$25.00 application fee

APPLICATION MUST BE FILLED OUT COMPLETELY**STAFF USE ONLY:**

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
FOR AN ADDITION ON A BUILDING AT 1512
GEORGE STREET.

Reference Number: PSPOS20-0011

Date of Report: October 19, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Roger Boesch, on behalf of XIACHUN LLC, has submitted a site plan application for a new addition to the existing building located at 1512 George Street. The following information is relevant to this application:

Applicant: Xiachun LLC
839 Cedar Point Road
Sandusky, Ohio 44870

Authorized Agent: Roger Boesch
407 Bell Avenue
Sandusky, Ohio 44870

Site Location: 1512 George Street

Zoning: "LM" – Limited Manufacturing

Adjacent Zoning
& Uses: North: "LM" – Limited Manufacturing, Residential
East: "LM" – Limited Manufacturing, Commercial
South: "LM" – Limited Manufacturing, Residential
West: "LM" – Limited Manufacturing, Commercial

Existing Uses: Private Storage

Proposed Uses: Private Storage

Applicable Plans & Regulations:
Sandusky Zoning Code Chapter
Chapter 1149 Site Plan Review & Off-Street Parking
Chapter 1139 Manufacturing Districts

SITE DESCRIPTION

The subject property is a private storage area located north of Venice Road on George Street. The site is adjacent to other Limited Manufacturing zoned parcels and some of these parcels have single family houses. The area is primarily zoned “LM” – Limited Manufacturing, which permits the following:

1139.03 PERMITTED BUILDINGS AND USES; LIMITED MANUFACTURING DISTRICTS.

(a) Main Buildings and Uses.

- (1) Living accommodations for watchmen and other personnel required to live in close proximity to their operation and their families;
- (2) Retail stores and services as permitted in the General Business District;
- (3) Offices, research and development parks and facilities;
- (4) Wholesale business, services, and storage and manufacturing uses as permitted in Commercial Service Districts;**

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

1512 George Street





Zone Map – Parcels Indicated



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

DIVISION OF PLANNING COMMENTS

The applicant is proposing to build a 32' x 40' addition to the existing building located at 1512 George Street for personal storage. The building meets all required setbacks and there is not a proposed change in use.

The applicant does not propose to change the site circulation or layout of the building as drive access and concrete is already on site. The applicant does not propose any additional exterior lighting.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the application and has the following comments:
NEED DRAINAGE PLAN AND STORMWATER PLAN

BUILDING STAFF COMMENTS

The City Building Official has not reviewed the proposed site plan at the time of the writing of the report.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed application and has no issues.

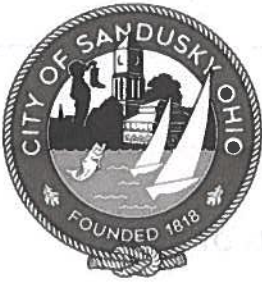
FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed application and has no issues.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed site plan for 1512 George Street with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable departments or agencies.
2. If exterior lighting is added to the plan, the applicant must submit, for staff approval, the lighting plan and fixtures so that they are shielded parallel to the ground and to the neighboring houses and properties.



PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

XIAOCHUN LLC

Property Owner Address:

839 Cedar Point Rd

Sandusky, Ohio

Property Owner Telephone:

313-4178-6060

Property Owner Email:

Rudy.Sclais@gmail.com

Authorized Agent Name:

Roger Boesch

Authorized Agent Address:

407 Bell Ave

Sandusky, Ohio

Authorized Agent Telephone:

419-239-1816

Authorized Agent Email:

rogerboesch@icloud.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1512 George St

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

Parcel Number: 58-02904.000

Zoning District: _____

DETAILED SITE INFORMATION:

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

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

Building #1: 4684 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

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

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: ALL AREAS ARE FOR PERSONAL

Storage

Proposed Building Height (for any new construction): 12' wall

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 0

Parking Area Coverage (including driveways): ~~2400~~ 960 (in sq. ft.)

Landscaped Area: _____ (in sq. ft.)

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.

Rudolph A. Schliefs Jr. (XIAOCHUN LLC) 9/19/20
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1512 GEORGE ST. (municipal street address of property), I hereby authorize ROGER BOESCH to act on my behalf during the Planning Commission approval process. 70

Rudolph A. Schliefs Jr. (XIAOCHUN LLC) 9/19/20
Signature of Property Owner Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
\$25.00 application fee

APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

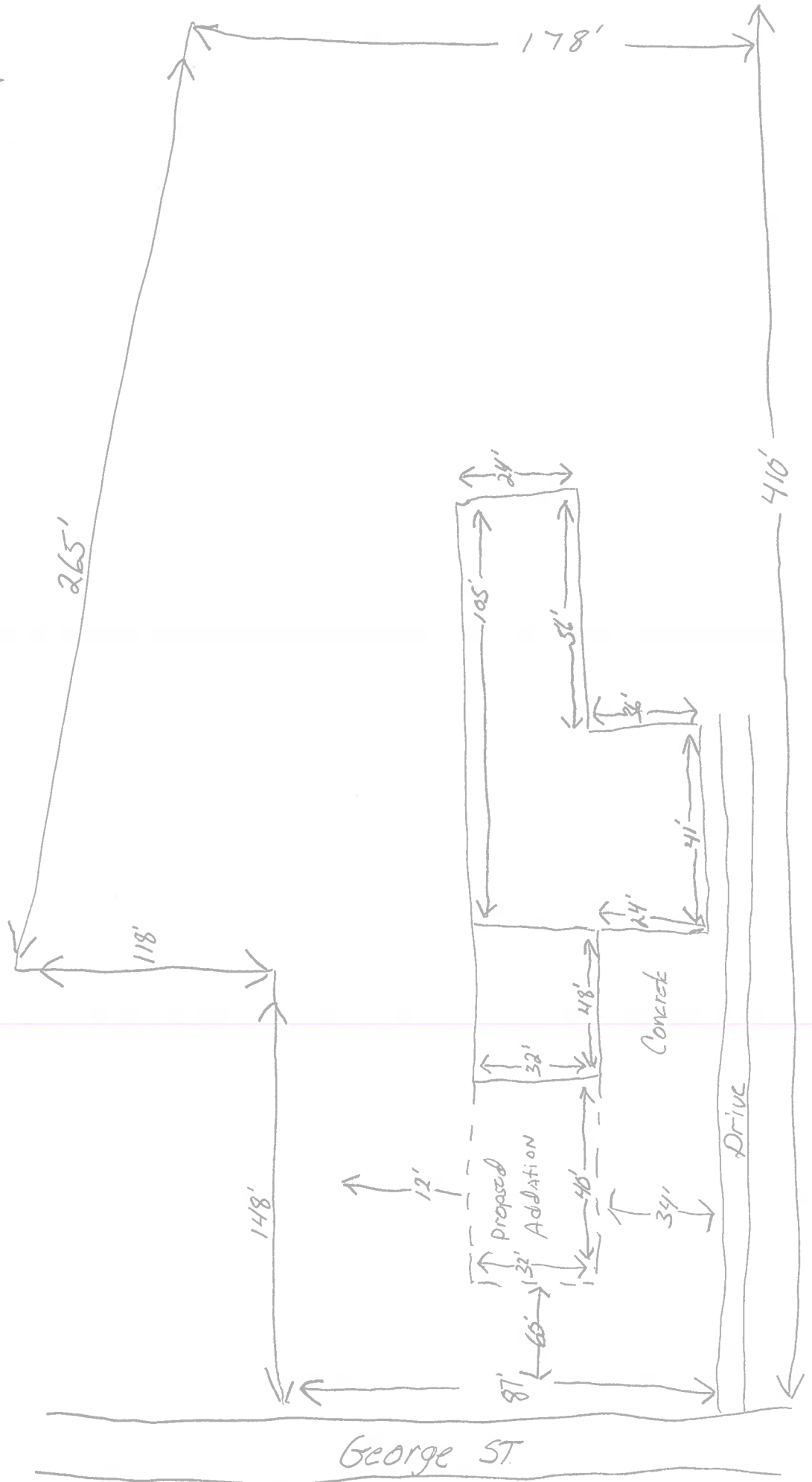
PROPOSED DEVELOPMENT (check those that apply):

- ☒ **New Construction (new building(s))**
☒ **Addition to Existing Building(s)**
☐ **Change of Use in Existing Building(s)**

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

Adding a 32x40 - 3 bay garage to front
of building. Use only for car storage
with each bay having a 4 post lift.

FOR: 1512 George ST.



CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

PLANNING COMMISSION REPORT

PETITION FOR VACATION OF 16.5' ALLEY
LOCATED BEHIND 1404-1424 THIRD STREET
AND PARCELS ON 4TH STREET.

Reference Number: PROWV20-0001

Date of Report: 10-21-2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Bob Waldock, on behalf of BSL Holdings Ltd, has submitted a petition for the vacation of a 16.5' alley located behind 1404-1424 Third Street and parcels on 4th street. The following information is relevant to this application:

Applicant: BSL Holdings Ltd
PO Box 1489
Sandusky, Ohio 44870

Authorized Agent(s): Bob Waldock
PO Box 1489
Sandusky, OH 44870

Site Location: Alley located behind 1404 – 1424 Third Street (57-00419.000, 57-02037.000, 57-02039.000, 57-05552.000, 57-05554.000), and Parcels on 4th Street (57-00087.000, 57-05556.000, 57-02045.000).

Zoning: City right-of-way

Adjacent Zoning
& Uses: North: “CS” – Commercial Service, Residential
South: “CS” – Commercial Service, Vacant Land
East: “GM” – General Manufacturing, Vacant Land
West: “CS” – Commercial Service, Vacant Land

Site Area: Alley – 0.1082 Acre

Existing Use: Undeveloped – City right-of-way

Proposed Use: The proposed vacated area will split between parcels currently owned by BSL Holdings Ltd and adjacent property owners.

SITE DESCRIPTION

The Alley located behind 1404 – 1424 Third Street (57-00419.000, 57-02037.000, 57-02039.000, 57-05552.000, 57-05554.000), and Parcels on 4th Street (57-00087.000, 57-05556.000, 57-02045.000). The parcels adjacent to the right-of-ways are currently zoned as “CS”- Commercial Service and “GM” – General Manufacturing.

Per the Ohio Revised Code the proposed vacation of the alley and street would be divided between the adjacent property owners, in this case between BSL Holdings Ltd, and all adjacent property owners. All adjacent property owners have signed the petition for this alley vacation. The applicant proposes to vacate the parcel to create a more usable site.

The applicant is also requesting a vacation of 4th Street just to the south of parcels 57-00087.000, 57-05556.000, 57-02045.000.

Please see below for an aerial photo, and zoning map of the subject property.

Alley 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

PLANNING STAFF COMMENTS

The applicant has worked diligently with staff prior to submitting the application, petition, and supporting documents for this proposed vacation. The applicant believes that this will benefit all adjacent property owners. The alley is currently unimproved and minimally maintained. Staff does not believe the alley holds a long term use, as a short dead end alley, surrounded by commercial and manufacturing zoned parcels.

ENGINEERING STAFF COMMENTS

The City's Engineering staff is currently reviewing the proposed alley vacation at time of this report being written.

BUILDING STAFF COMMENTS

The City Building Official has not reviewed the proposed alley vacation at time of this report being written.

POLICE DEPARTMENT COMMENTS

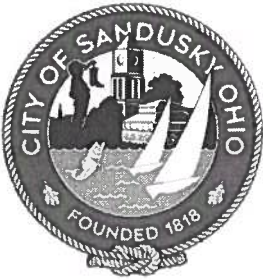
The Police Department has not reviewed the proposed alley vacation at time of this report being written.

FIRE DEPARTMENT COMMENTS

The Fire Department has not reviewed the proposed alley vacation at time of this report being written.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff has no objection to the Sandusky City Planning Commission recommending approval of the requested vacations to the City Commission because vacation of the alley will not adversely impact the adjoining properties and all the adjacent property owners have signed the petition. This right-of-way is no longer of use for the public. With this in mind planning staff recommends that a recommendation of approval to City Commission is granted contingent on if any buried utilities are discovered easements be granted so utilities can be properly maintained.



PLANNING COMMISSION

Application for Approval

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

TYPE OF APPLICATION:

☐ Conditional Use Permit
☐ Flood Plain Variance
☒ Other

☐ Similar Main Use
☐ Front Yard Fence

APPLICANT/AGENT INFORMATION:

Property Owner Name: BSL Holdings Ltd

Property Owner Address: Po Box 1489, Sandusky

Property Owner Telephone: 419-626-1979

Property Owner Email: _____

Authorized Agent Name: Bob Waldock

Authorized Agent Address: Po Box 1489, Sandusky

Authorized Agent Telephone: 419-626-1979

Authorized Agent Email: rl.waldock@cw-realty.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1404-1424 Third Street

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

Parcel Number: 57-00419.000
57-02037.000 Zoning District: _____
57-02039.000, 57-05552.000, 57-05554.000

DETAILED SITE INFORMATION:

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): _____

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:

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

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

Landscaped Area: _____ (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- ☐ New Construction (new building(s))
☐ Addition to Existing Building(s)
☐ Change of Use in Existing Building(s)

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

There is a 16' alley to the South of all 5 parcels. Since Arthur Street is platted & unimproved and the alley dead ends, we are asking the Commission to consider vacating the alley to the 3 abutting property owners. This will allow two owners to connect "islands" of property (to the south) to parcels of land with frontage on Third Street.

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property

Application Fee:

Similar Main Use: \$100.00

Front Yard Fence: no charge

Conditional Use Permit: \$100.00

Flood Plan Variance: \$100.00

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT

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.

Robert L. Walder 09/30/2020
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1404 Third (municipal street address of property), I hereby authorize Bob Walder to act on my behalf during the Planning Commission approval process.

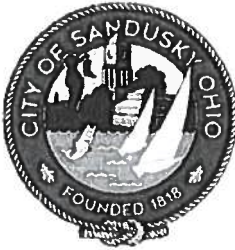
BSL Holdings, Ltd. Robert L. Walder 09/30/2020
Signature of Property Owner member Date

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



PLANNING COMMISSION
Petition for Right-of-Way Vacation

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

Bob Waldock on behalf of BSL Holdings LTD.
Typed or Printed Name of Circulator

PO Box 1489 Sandusky, OH 44871
Typed or Printed address of Circulator

419-626-1979
Phone Number of Circulator

The undersigned owners of lots in the vicinity
Parcels 57-00087.00

Respectfully petition that a portion of said street/alley/right-of-way described as follows:

Alley of Arthur St between Third & Fifth St East

Be vacated for the reason that it is no longer of use to the public and its vacation will not be detrimental to the general interest.

By signing this petition, we hereby support the proposed vacation and waive our right to public notice. Further, we realize that we shall be responsible for providing a completed petition including a complete legal description and a plat prepared by a professional, suitable for recording, and approved by the County Surveyor.

Name	Address	Date Signed
<u>Robert Waldock</u>	<u>PO Box 1489 Sandusky</u>	<u>04/04/20</u>
<u>Barbara Hancock</u>	<u>1424 3rd St Sandusky</u>	<u>05/05/2020</u>
<u>Christopher Hancock</u>	<u>1410 3rd St Sandusky</u>	<u>09/18/20</u>

(You may attach an additional sheet of paper if the space provided above is not adequate)

Office use only:

_____ \$500.00 filing fee
_____ Plat as detailed in "Right-of-Way Vacation Procedures", and approved by the County Surveyor
_____ Legal Description approved by the County Surveyor
_____ Completed form containing required signatures

THIRD STREET 500

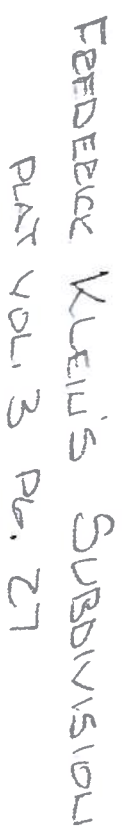
LEAVE COURT, Ohio

August 0202



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.

Date: 9-03-2020



- ① ROBERT AND DEBORAH HEROLD BU200215404
- ② ROBERT AND DEBORAH HEROLD BU200202057 (PARCEL #1)

DESCRIPTION ALLEY VACATION

Situated in part of Frederick Klein's Subdivision of part of Outlot Number 31 and Outlot Number 32 east of Sycamore Line as per plat recorded in Volume 3 Page 27 of the Erie County Records, Ward 2, City of Sandusky, Erie County, Ohio, and being more particularly described as follows;

Commencing at an iron pin found at the northeasterly corner of Lot Number 7 in said Frederick Klein's Subdivision, said point being on the southerly right of way line of Third Street;

Thence North $89^{\circ}-56'-00''$ West, along the northerly line of said Lot Number 7 and the southerly right of way line of Third Street, a distance of 142.80 feet to a point at the northwesterly corner of said Lot Number 7, being the northwesterly corner of a parcel of land now or formerly owned by BSL Holdings LTD. as per deed recorded in RN202006790 of the Erie County Records, said point also being on the easterly right of way line of vacated Arthur Street, being Ordinance No. 87-118 as per deed recorded in Volume 539 Page 214 and Page 215 of the Erie County Records ;

Thence South $00^{\circ}-00'-00''$ West, along the westerly line of said Lot Number 7 and said BSL Holdings LTD. parcel and along the easterly right of way line of said vacated Arthur Street a distance of 132.00 feet to a point at the southwesterly corner of said Lot Number 7, said point being the principal place of beginning for this description;

1. Thence South $89^{\circ}-56'-00''$ East, along the southerly line of said Lot Number 7 and said BSL Holdings LTD. parcel and the southerly line of a parcel of land now or formerly owned by Proactive Home Buyers LLC. as per deed recorded in RN201509332 of the Erie County Records and the southerly line of Lot Number 8 in said Frederick Klein's Subdivision, being the southerly line of a parcel of land now or formerly owned by Robert and Deborah Herold as per deeds recorded in RN201405071, RN200215404 and RN200202057 (Parcels No. 1 and No. 4) of the Erie County Records, a distance of 285.60 feet to a point at the southeasterly corner of said Lot Number 8, said point being on the westerly line of a parcel of land now or formerly owned by BSL Holdings LTD. as per deed recorded in RN200711348 of the Erie County Records;

2. Thence South $00^{\circ}-00'-00''$ West, along the westerly line of said BSL Holdings LTD. parcel, a distance of 16.50 feet to a point at the northeasterly corner of Lot Number 6 in said Frederick Klein's Subdivision, being the northeasterly corner of a parcel of land now or formerly owned by Robert and

Deborah Herold as per deed recorded in RN200202057 (Parcel No. 3) of the Erie County Records;

3. Thence North $89^{\circ}56'00''$ West, along the northerly line of said Lot Number 6 and said Herold parcel and the northerly line of Lot Number 5 in said Frederick Klein's Subdivision, being the northerly line of a parcel of land now or formerly owned by BSL Holdings LTD. as per deed recorded in RN201311232 (Parcel No. 2) of the Erie County Records, a distance of 285.60 feet to a point at the northwesterly corner of said Lot Number 5, said point being on the easterly right of way line of said vacated Arthur Street;

4. Thence North $00^{\circ}00'00''$ East, along the easterly right of way line of said vacated Arthur Street, a distance of 16.50 feet to the place of beginning and containing 0.1082 acres of land, but subject to all easements and restrictions of record.

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

This description was prepared by David A. Williams, Registered Surveyor No. 7166 and was taken from matters of record and not an actual field survey on September 2, 2020.



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.

Engineer/Surveyor: Erie County Engineer's

Date: 9-03-2020

PLANNING COMMISSION REPORT

PETITION FOR VACATION OF 4TH STREET
LOCATED BETWEEN PARCELS 57-00087.000,
57-05556.000, 57-02045.000 TO THE NORTH
AND 57-00087.000, 57-05555.000 TO THE
SOUTH.

Reference Number: PROWV20-0002

Date of Report: 10-21-2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Bob Waldock, on behalf of BSL Holdings Ltd, has submitted a petition for the vacation of 4th Street located between parcels 57-00087.000, 57-05556.000, 57-02045.000 to the north and 57-00087.000, 57-05555.000 to the south. The following information is relevant to this application:

Applicant: BSL Holdings Ltd
PO Box 1489
Sandusky, Ohio 44870

Authorized Agent(s): Bob Waldock
PO Box 1489
Sandusky, OH 44870

Site Location: 4th Street located between parcels 57-00087.000, 57-05556.000, 57-02045.000 to the north and 57-00087.000, 57-05555.000 to the south). Located between 3rd and 5th Street and adjacent to unimproved Arthur Street.

Zoning: City right-of-way

Adjacent Zoning
& Uses: North: "CS" – Commercial Service, Residential
South: "CS" – Commercial Service, Vacant Land
East: "GM" – General Manufacturing, Vacant Land
West: "CS" – Commercial Service, Vacant Land

Site Area: Street – 0.3278 Acres

Existing Use: Undeveloped – City right-of-way

Proposed Use: The proposed vacated area will split between parcels currently owned by BSL Holdings Ltd and adjacent property owners.

The street located between parcels 57-00087.000, 57-05556.000, 57-02045.000 to the north and 57-00087.000, 57-05555.000 to the south). The parcels adjacent to the right-of-ways are currently zoned as “CS”- Commercial Service and “GM” – General Manufacturing.

The applicant is also requesting a vacation of 4th Street just to the south of parcels 57-00087.000, 57-05556.000, 57-02045.000.

Alley 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

PLANNING STAFF COMMENTS

The applicant has worked diligently with staff prior to submitting the application, petition, and supporting documents for this proposed vacation. The applicant believes that this will benefit all adjacent property owners. The street is currently unimproved and minimally maintained. Staff does not believe the street holds a long term use, as a short dead end street, surrounded by commercial and manufacturing zoned parcels.

Staff recommends that this approval is contingent on all property owners affected combine their parcels so that no land locked parcel is created. This would allow access to the new combined parcels via 3rd Street or a future improved 4th Street. This could also create more developable parcels for future commercial use.

ENGINEERING STAFF COMMENTS

The City's Engineering staff is currently reviewing the proposed alley vacation at time of this report being written.

BUILDING STAFF COMMENTS

The City Building Official has not reviewed the proposed alley vacation at time of this report being written.

POLICE DEPARTMENT COMMENTS

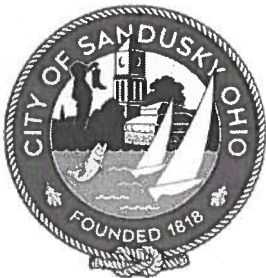
The Police Department has not reviewed the proposed alley vacation at time of this report being written.

FIRE DEPARTMENT COMMENTS

The Fire Department has not reviewed the proposed alley vacation at time of this report being written.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff has no objection to the Sandusky City Planning Commission recommending approval of the requested vacations to the City Commission because vacation of the alley will not adversely impact the adjoining properties and all the adjacent property owners have signed the petition. This right-of-way is no longer of use for the public. With this in mind planning staff recommends that a recommendation of approval to City Commission is granted contingent upon parcels are combined after vacation so that there remains no land locked parcel as well as easements are granted in the case that any buried utilities are discovered.



PLANNING COMMISSION

Application for Approval

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

TYPE OF APPLICATION:

☐ Conditional Use Permit
☐ Flood Plain Variance
☒ Other

☐ Similar Main Use
☐ Front Yard Fence

APPLICANT/AGENT INFORMATION:

Property Owner Name: BSL Holdings Ltd

Property Owner Address: PO Box, 1489 Sandusky

Property Owner Telephone: 419-626-1979

Property Owner Email: _____

Authorized Agent Name: Bob Waldock

Authorized Agent Address: PO Box 1489, Sandusky

Authorized Agent Telephone: 419-626-1979

Authorized Agent Email: rl.waldock@cw-realty.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1404-81424 Third Street

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

Parcel Number: 57-00419.000
57-02039.000 Zoning District: _____
57-05552.000, 57-05554.000

DETAILED SITE INFORMATION:

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): _____

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:

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

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

Landscaped Area: _____ (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- ☐ New Construction (new building(s))
☐ Addition to Existing Building(s)
☐ Change of Use in Existing Building(s)

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

Arthur Street (from Third to Fifth Street) is
platted but unimproved. Fourth Street is
platted but unimproved for approximately 205'
east of Fourth Street. The abutting owners
to this portion of Fourth Street are asking
the commission to vacate this area. This
will allow them to combine islands of
land on both sides of Fourth Street.

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00

Front Yard Fence: no charge

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT

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.

Robert L. Waldock 09/30/2020
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1404 Third (municipal street address of property), I hereby authorize Bob Waldock to act on my behalf during the Planning Commission approval process.

BSL Holdings LTD, Robert L. Waldock 09/30/2020
Signature of Property Owner member Date

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



Petition for Vacation
City Right-Of-Way

Bob Waldox on behalf of BSL Holdings LTD
Typed or Printed Name of Circulator

PO Box 1489 Sandusky, OH 44871
Typed or Printed address of Circulator

419-626-1979
Phone Number of Circulator

The undersigned owners of lots in the vicinity
parcels: 57-00087.000, 57-05556.000, 57-02045.000
& 57-05555.000

Respectfully petition that a portion of said street/alley/right-of-way described as follows:

4th Street East of platted Arthur Street
Approximately 285' in length

Be vacated for the reason that it is no longer of use to the public and its vacation will not be detrimental to the general interest.

By signing this petition, we hereby support the proposed vacation and waive our right to public notice. Further, we realize that we shall be responsible for providing a completed petition including a complete legal description and a plat prepared by a professional, suitable for recording, and approved by the County Surveyor.

Name	Address	Date Signed
<u>Bob L Waldox</u>	<u>PO Box 1489, Sandusky, OH 44871</u>	<u>09/18/2020</u>
<u>[Signature]</u>	<u>1721 [illegible] Sandusky, OH 44871</u>	<u>9/26/2020</u>

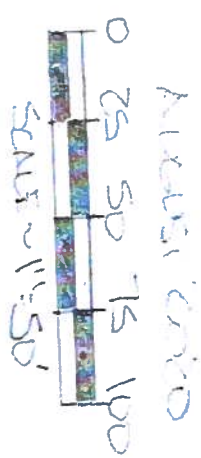
(You may attach an additional sheet of paper if the space provided above is not adequate)

Office use only:

_____ \$500.00 filing fee
_____ Plat as detailed in "Right-of-Way Vacation Procedures", and approved by the County Surveyor
_____ Legal Description approved by the County Surveyor
_____ Completed form containing required signatures

Place

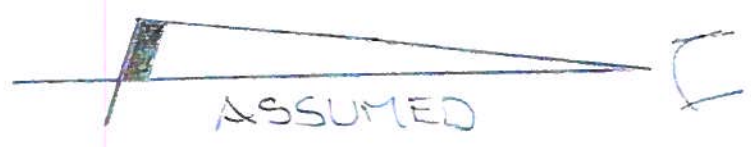
Being Part Of FERRIS LUTHER'S
SUBDIVISION OF PART OF LUTHER'S
ADJACENT AND 32 FEET OF
SECTION 1 LOT PLAT # 21
SARAH V. LUTHER, Clerk Of Superior
The County, Ohio



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

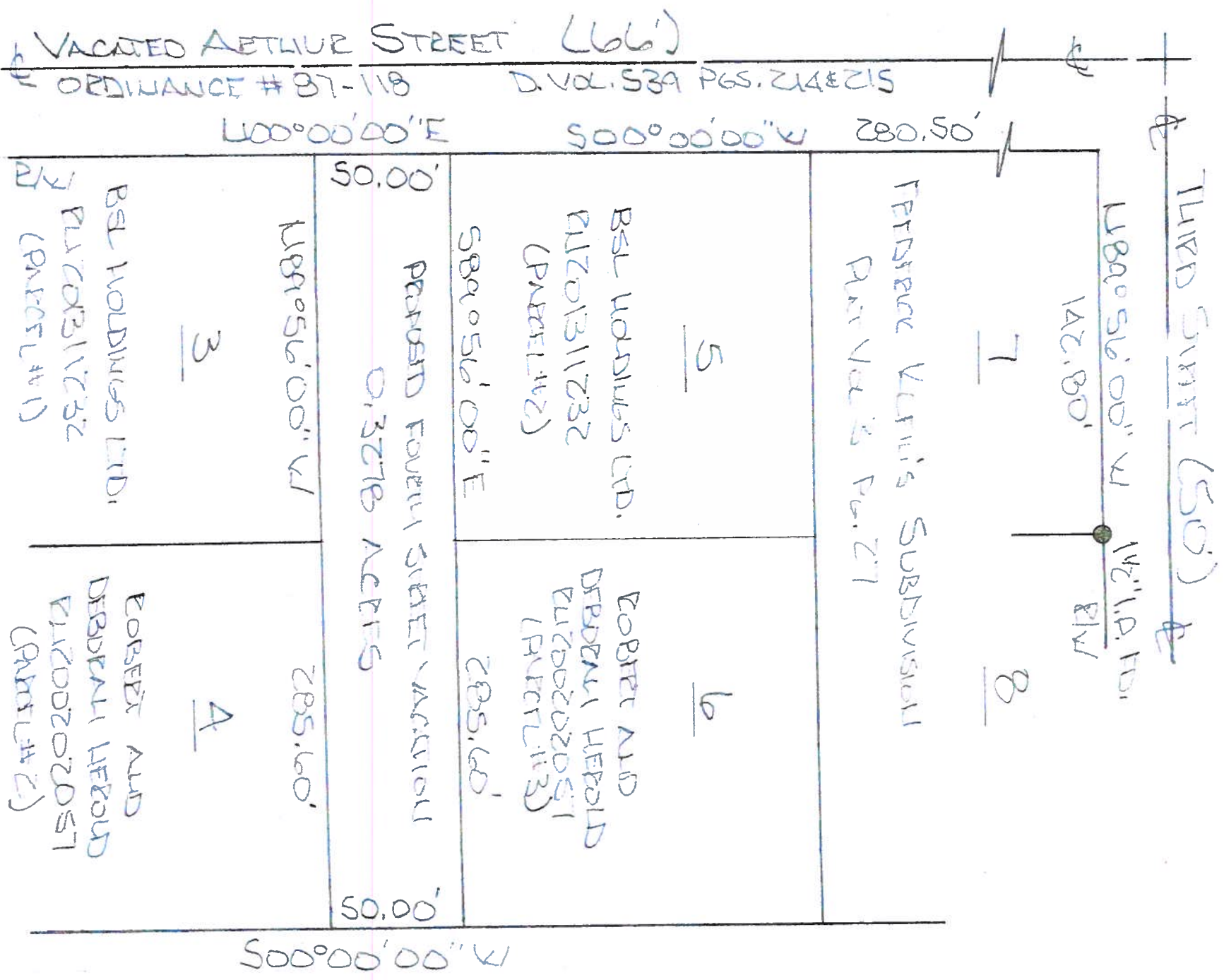
APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

David A. Williams
Engineer/Surveyor: Erie County Engineer's
Date: 9-03-2020



BSL HOLDINGS LTD.
PL200711348

500°00'00"W



VACATED ARTHUR STREET (66')
ORDINANCE # 87-118
D.VOL. 539 PGS. 214 & 215
100°00'00"E 500°00'00"W 280.50'

DESCRIPTION FOURTH STREET VACATION

Situated in part of Frederick Klein's Subdivision of part of Outlot Number 31 and Outlot Number 32 east of Sycamore Line as per plat recorded in Volume 3 Page 27 of the Erie County Records, Ward 2, City of Sandusky, Erie County, Ohio, and being more particularly described as follows;

Commencing at an iron pin found at the northeasterly corner of Lot Number 7 in said Frederick Klein's Subdivision, said point being on the southerly right of way line of Third Street;

Thence North $89^{\circ}-56'-00''$ West, along the northerly line of said Lot Number 7 and the southerly right of way line of Third Street, a distance of 142.80 feet to a point at the northwesterly corner of said Lot Number 7, said point also being on the easterly right of way line of vacated Arthur Street being Ordinance No. 87-118 as per deed recorded in Volume 539 Page 214 and Page 215 of the Erie County Records;

Thence South $00^{\circ}-00'-00''$ West, along the westerly line of said Lot Number 7 and the westerly line of Lot Number 5 in said Frederick Klein's Subdivision and the easterly right of way line of said vacated Arthur Street, a distance of 280.50 feet to a point at the southwest corner of said Lot Number 5, being the southwest corner of a parcel of land now or formerly owned by BSL Holdings LTD. as per deed recorded in RN201311232 (Parcel No. 2) of the Erie County Records, said point also being the principal place of beginning for this description;

1. Thence South $89^{\circ}-56'-00''$ East, along the southerly line of said Lot Number 5 and said BSL Holdings LTD. parcel and the southerly line of Lot Number 6 in said Frederick Klein's Subdivision, being the southerly line of a parcel of land now or formerly owned by Robert and Deborah Herold as per deed recorded in RN200202057 (Parcel No. 3) of the Erie County Records, a distance of 285.60 feet to a point at the southeasterly corner of said Lot Number 6, said point being on the westerly line of a parcel of land now or formerly owned by BSL Holdings LLC. as per deed recorded in RN200711348 of the Erie County Records;

2. Thence South $00^{\circ}-00'-00''$ West, along the westerly line of said BSL Holdings LTD. parcel, a distance of 50.00 feet to a point at the northeasterly corner of Lot Number 4 in said Frederick Klein's Subdivision, being the northeasterly corner of a parcel of land now or formerly owned by Robert and Deborah Herold as per deed recorded in RN200202057 (Parcel No. 2) of the Erie County Records;

3. Thence North $89^{\circ}-56'-00''$ West, along the northerly line of said Lot Number 4 and said Herold parcel and the northerly line of Lot Number 3 in said Frederick Klein's Subdivision, being the northerly line of a parcel of land now or formerly owned by BSL Holdings LTD. as per deed recorded in RN201311232 (Parcel No. 1) of the Erie County Records, a distance of 285.60 feet to a point at the northwesterly corner of said Lot Number 3, said point being on the easterly right of way line of said vacated Arthur Street;

4. Thence North $00^{\circ}-00'-00''$ East, along the easterly right of way line of said vacated Arthur Street, a distance of 50.00 feet to the place of beginning and containing 0.3278 acres of land, but subject to all easements and restrictions of record.

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

This description was prepared by David A. Williams, Registered Surveyor No. 7166 and was taken from matters of record and not an actual field survey on September 2, 2020.



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.

Engineer/Surveyor, Erie County Engineer's

Date: 9-03-2020