

ORDINANCE NO. 24-045

AN ORDINANCE AFFIRMING THE RECOMMENDATION OF THE PLANNING COMMISSION, DENYING THE REQUEST TO AMEND THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NOS. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, AND 57-04471.000 LOCATED ON CLEVELAND ROAD FROM "R1-60" SINGLE-FAMILY RESIDENTIAL DISTRICT AND "R2F" TWO-FAMILY RESIDENTIAL DISTRICT TO "R-RB" RESIDENTIAL-BUSINESS DISTRICT.

WHEREAS, a request was made by Daniel McGookey on behalf of the property owners for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road, from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District; and

WHEREAS, the request for rezoning was made for purposes of using the properties for transient rental; and

WHEREAS, this request was heard by the Planning Commission at their May 24, 2023, meeting resulting in the Planning Commission's recommendation to **deny** the requested Zone Map Amendment for Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their January 22, 2024, and February 12, 2024, regularly scheduled meetings; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission affirms the recommendation of the Planning Commission **denying** the requested rezoning of the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District.

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Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect at the earliest time allowed by Law.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST:

CATHY A. MYERS
CLERK OF THE CITY COMMISSION

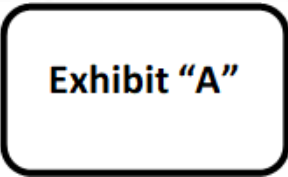
Passed: February 26, 2024 (effective after 30 days)

TRANSFERRED

in Compliance with sections
319-202 and 322-02 of the
Ohio Revised Code

RN: 202206547 Page 1 of 3
Erie County Recorder BARBARA A. SESSLER
Recording Fee: \$42.00 Recorded 07/06/2022 12:45:26 PM

Fee: \$93.50
Exempt:
R.E. Transfer Fee: \$280.50
Richard H. Jeffrey
Erie County Auditor
Trans. Fees: : \$0.50
Date: Jul 06, 2022 by EO
eFile#: 21334908



2068 Cleveland Rd.
1/3

WARRANTY DEED

JANICE HIRT, MARRIED; DANIEL NEWMAN, MARRIED; ROBERT NEWMAN, MARRIED; AND McKENZIE WOBSEY, MARRIED, for valuable consideration paid, grant to BLAKE MCGORY, whose tax mailing address is 2068 Cleveland Road, Sandusky, Ohio 44870, the following real property:

SEE ATTACHED EXHIBIT 'A'

Prior Deed Reference: RN201608613
Erie County, Ohio Official Records

HARTUNG TITLE ORDER # E-31554111

These premises are transferred with general warranty covenants, excepting therefrom taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

DAVID M. HIRT, HUSBAND OF GRANTOR, JANICE HIRT; JULIE A. NEWMAN, WIFE OF GRANTOR, DANIEL NEWMAN; KELLY A. NEWMAN, WIFE OF GRANTOR, ROBERT NEWMAN; AND MICHAEL WOBSEY, HUSBAND OF GRANTOR, McKENZIE WOBSEY, release all rights of dower herein.

IN WITNESS WHEREOF, the said JANICE HIRT AND DAVID M. HIRT, WIFE AND HUSBAND; AND DANIEL NEWMAN AND JULIE A. NEWMAN, HUSBAND AND WIFE; ROBERT NEWMAN AND KELLY A. NEWMAN, HUSBAND AND WIFE; AND McKENZIE WOBSEY AND MICHAEL WOBSEY, WIFE AND HUSBAND, acting herein by JANICE A. HIRT, THEIR ATTORNEY-IN-FACT, duly authorized hereto by a Power of Attorney recorded in RN202206547, Erie County, Ohio Official Records; have hereunto set their hands this 6th day of July 2022.

Janice Hirt
Janice Hirt
David M Hirt
David M. Hirt

Janice A. Hirt POA
Janice A. Hirt, Attorney-in-Fact for
Daniel Newman, Julie A. Newman,
Robert Newman, Kelly A. Newman,
McKenzie Wobser and Michael Wobser

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named JANICE HIRT AND DAVID HIRT, HUSBAND AND WIFE; AND JANICE HIRT, ATTORNEY-IN-FACT FOR DANIEL NEWMAN AND JULIE A. NEWMAN, HUSBAND AND WIFE, ROBERT NEWMAN AND KELLY A. NEWMAN, HUSBAND AND WIFE, AND MCKENZIE WOBSEY AND MICHAEL WOBSEY, WIFE AND HUSBAND, who represented to me to be said persons and who signed the foregoing Instrument and acknowledged the same as their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 6th day of July, 2022.

Mary-Beth Windau
Notary Public



MARY-BETH WINDAU
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
JUNE 5, 2023

2008 Cleveland
3/3

Exhibit 'A'

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

Lot Number One (1) on Ninth Street (or Cleveland Road so-called) in Fred W. Bauer's Subdivision, in the City of Sandusky, Erie County, Ohio as per Plat recorded in Volume 11 of Plats, Page 13, Erie County, Ohio Records. Subject to restrictions of record.

MA

Vacant Lot

1/2

QUIT-CLAIM DEED

Elaine F. McGory, unmarried, of Erie County, Ohio, for valuable consideration paid, grants to Elaine F. McGory, Trustee of the Elaine F. McGory Revocable Trust Agreement Dated April 12, 2002, whose tax mailing address is 608 Neil Street, Sandusky, Ohio 44870, the following real property:

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

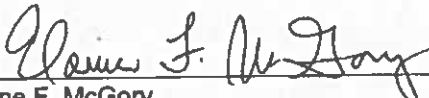
Being Lot Number Two (2) on Ninth Street in Fred W. Bauer's Subdivision, as per plat recorded in Volume 11 of Plats, Page 13, Erie County, Ohio Records.

Prior Deed Reference: RN 128819
Erie County Deed Records

WPA Done

RN 200301093 Page 1 of 2
ERIE COUNTY OHIO RECORDER
Tish Fraley 2P
RECORDING FEE: 14.00
CTR Date 01/17/2003 Time 15:45:00

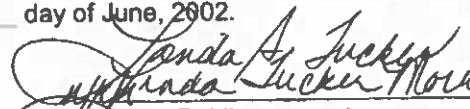
EXECUTED this 5th day of June, 2002.


Elaine F. McGory

STATE OF OHIO, COUNTY OF ERIE: ss

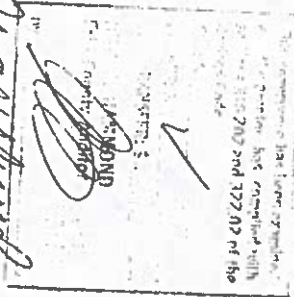
BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Elaine F. McGory, unmarried, who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person and who signed the foregoing instrument and acknowledged the same as her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 5th day of June, 2002.


Linda A. Tucker
Notary Public
My commission expires 12/31/03

**MICROFILMED
SCANNED**

Vacant Lot 2/2



Donald
Stanbury 11, 2003
Joe T. Adamson
ERIE COUNTY AUDITOR
Joe 504111

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.
[Signature]
Erie County Engineer
Date: *11-13-03*

2056 Cleveland Rd.
1/2

QUIT-CLAIM DEED

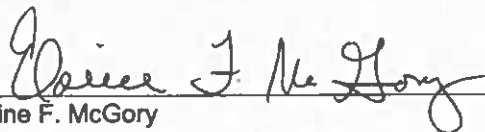
Elaine F. McGory, unmarried, of Erie County, Ohio, for valuable consideration paid, grants to Elaine F. McGory, Trustee of the Elaine F. McGory Revocable Trust Agreement Dated April 12, 2002, whose tax mailing address is 608 Neil Street, Sandusky, Ohio 44870, the following real property:

SEE ATTACHED "EXHIBIT A".

Prior Deed Reference: Vol. 379, Page 200 and Book 073, Page 107
Erie County Deed Records

RN 200301584 Page 1 of 2
ERIE COUNTY OHIO RECORDER
Tish Fraley 2P
RECORDING FEE: 14.00
CTR Date 01/28/2003 Time 14:43:23

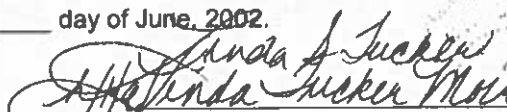
EXECUTED this 5th day of June, 2002.


Elaine F. McGory

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Elaine F. McGory, unmarried, who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person and who signed the foregoing instrument and acknowledged the same as her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 5th day of June, 2002.


Linda Tucker Moir
Notary Public
My commission expires 06/30/02
EXPIRES 06/30/02

ATTEST
T. J. KERNAN
Notary Public

MICROFILMED
SCANNED

EXHIBIT A

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

Being the whole of Sublot Number Three (3) on Ninth Street (Cleveland Road) in the Fred W. Bauer Subdivision of Sublots 5-6-7-8 South of Ninth Street and East of Pipe Creek in Original Lot Number 8, Portland Township, now in the City of Sandusky, Ohio.

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.
[Signature]
Erie County Engineer
Date: 1-28-03

This conveyance has been examined
and the grantor has complied with
sections 310.202 and 322.02 of the
Revised Code.
TTL: \$ _____
EXEMPT: \$ _____
R. T. TRANSFER: \$ _____
JUDITH T. HAMMOND
Erie County Auditor
by *[Signature]*

Transferred 1/28/03
Judith T. Hammond .50 Fee
ERIE COUNTY AUDITOR *[Signature]*

2054 Cleveland Rd.
1/3

Transferred

Check with sections
of 2013 and 322-02 of the
2013 Revised Code.

Exempt:

R.E. TRANSFER:

Richard H. Jeffrey
Erie County Auditor

Trans. Fees: \$
3-15-21

Date: 3-15-21

Per O.R.C. 319.203

Erie County Auditor
Engineer
3-15-21

Date
Richard H. Jeffrey
3-15-21

Quit Claim Deed

Know All Men By These Presents,

That, **JEFFREY C. LARSEN, divorced, AND CHRISTINE LARSEN, divorced,** the Grantors, who claims title by or through instrument recorded in the Erie County Deed Records Volume 522, Pages 802 and 803, Erie County Recorder's Office, for valuable consideration paid, does hereby transfer, remise, release, and forever quitclaim to **JEFFREY C. LARSEN,** the Grantee, whose Tax Mailing Address is 2054 Cleveland Road, Sandusky, OH 44870 all of her undivided interest in the following described real property:

See Attached Exhibit "A"

To Have and to Hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, his heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand, the 10th day of March, 2021.

Christine Larsen
CHRISTINE LARSEN

2054 Cleveland Rd 2/3

State of Ohio)
> ss.
County of Sandusky)

Before me a Notary Public in and for said County and State, personally appeared the above named **CHRISTINE LARSEN**, who acknowledged that he did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal this 10th day of March, 2021.

This is an acknowledgment clause. No oath or affirmation was administered to the signor.



Brett Hufford
Notary Public

My Commission Expires: 01/31/2021

This instrument prepared by:
Duane L. Galloway, Esq.
DUANE L. GALLOWAY & ASSOCIATES
538 Huron Avenue
Sandusky, OH 44870
(419) 626-8630

2054 Cleveland Rd.
3/3

EXHIBIT "A"

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

Being the whole of sub-lot Number four (4) on Ninth Street (Cleveland Road) in the Fred W. Bauer Subdivision as per plat recorded in Volume 11 of Plats, page 13, Erie County, Ohio records.

Prior Deed Reference: Volume 522, Pages 802 and 803

Permanent Parcel No. 57-02989.000

Commonly known as 2054 Cleveland Road, Sandusky, Ohio 44870

2050 Cleveland R.

1/2

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 5704471000

Land Situated in the City of Sandusky in the County of Erie in the State of OH

BEING LOT NUMBER FIVE (5) IN FRED W. BAUER'S SUBDIVISION OF SUB-LOTS 5-6-7-8, SOUTH OF NINTH STREET (CLEVELAND ROAD SO-CALLED) AND EAST OF PIPE CREEK IN ORIGINAL LOT 8 PORTLAND TOWNSHIP, NOW IN THE CITY OF SANDUSKY, OHIO. NOW SAID LOT BEING 66 FEET FRONTING ON NINTH STREET AND EXTENDING SOUTHERLY THE SAME WIDTH A DISTANCE OF TWO HUNDRED (200) FEET;

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE COUNTY OF ERIE IN THE STATE OF OHIO AND IN THE CITY OF SANDUSKY AND BEING THE SOUTHERLY 1.00 FOOT OF SUB-LOT 5 IN THE FRED W. BAUER'S SUBDIVISION, SECOND WARD, OF PARTS OF O.L. NOS 5,6,7 AND 8 EAST OF PIPE CREEK.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 2050 Cleveland Road , Sandusky, OH 44870

2050 Cleveland Rd
2/2

STATE OF OHIO, ^{CAD} Erie *Cuyahoga*

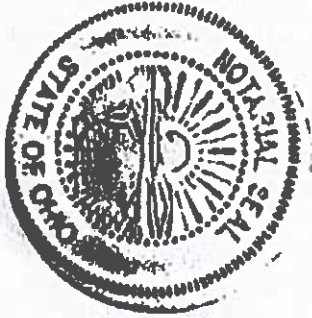
County ss:

This instrument was acknowledged before me this Ernest A. Ettorre and Catherine A. Ettorre, husband and wife

3rd day of November, 2015 by

My Commission Expires: *April 3, 2017*

Christine A Wilson
Notary Public
Christine A Wilson
Christine A Wilson
Notary Public, State of Ohio
My commission expires April 3, 2017
Recorded in Portage County



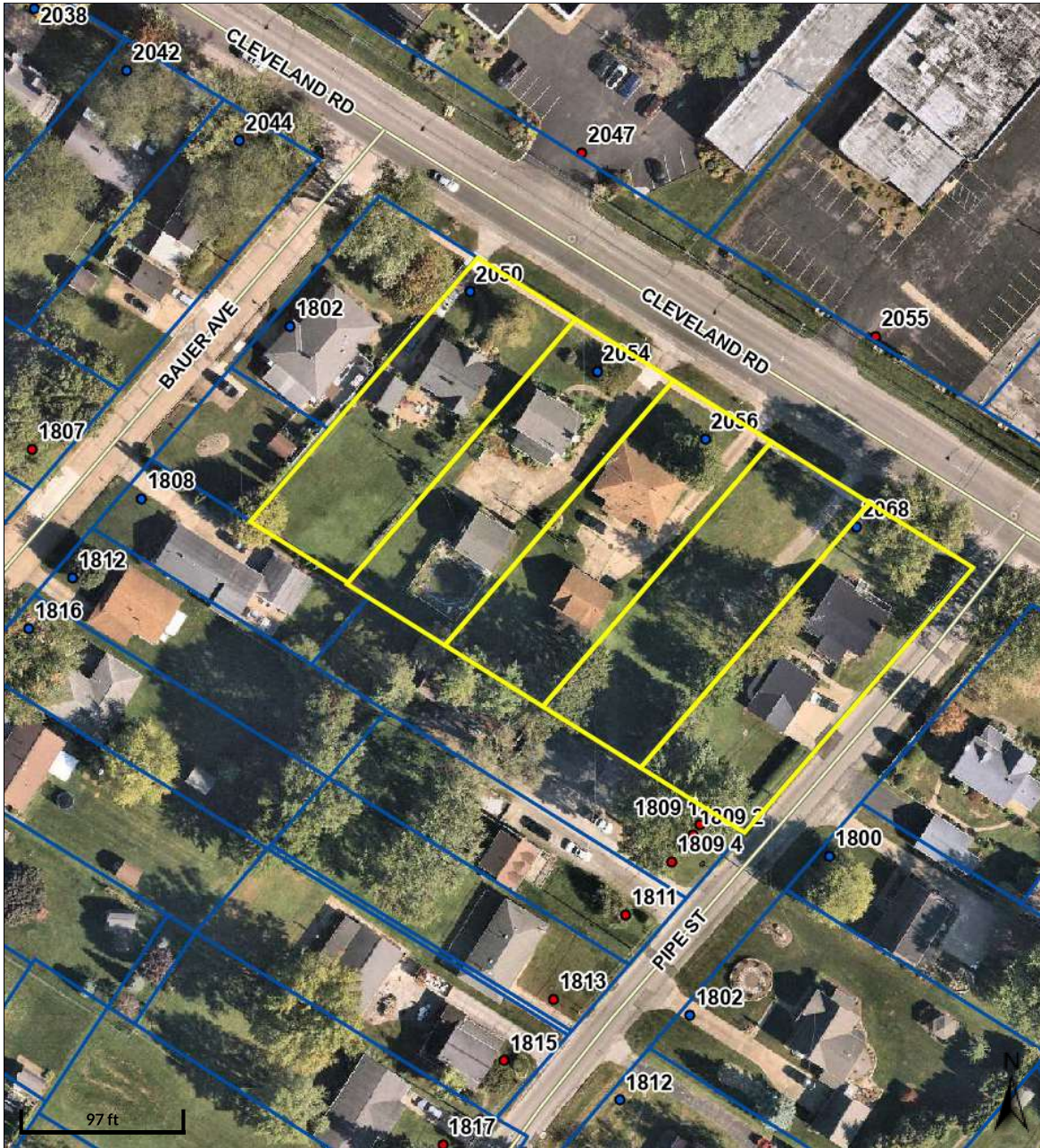
This instrument was prepared by
Ursula R McCray
1050 Woodward Ave
Detroit, MI 48226-1906
(313)373-0000

Loan origination organization Quicken Loans Inc.
NMLS ID 3030
Loan originator Alfonso Messina
NMLS ID 198487

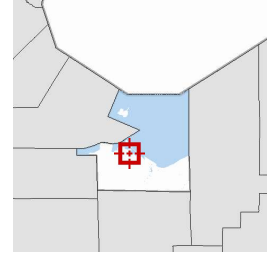
OHIO-Single Family-Fannie Mac/Freddie Mac
UNIFORM INSTRUMENT WITH MERS
VMP ©
Wolters Kluwer Financial Services



Form 3036 1/01
VMP6A(OH) (1302).00
Page 18 of 18



Overview



Legend

- Parcels
- Streets
- Addresses
- 0
- 1
- <all other values>

Date created: 1/16/2024
 Last Data Uploaded: 1/16/2024 7:00:29 AM

Developed by Schneider
 GEOSPATIAL

Exhibit "B"