

PETITION FOR ZONING ORDINANCE AMENDMENT

To: City of Sylvania, Ohio
City Council and
Municipal Planning Commission

Application No. SUP-1-2011
Date February 11, 2011

Petitioner Name(s) Kingston Care center of Sylvania, LLC
Petitioner Address One Seagate Suite 1960
Toledo OH 43604
Telephone 419-247-2880

Location of property for which zoning amendment is requested:

4121 King Rd 4125 King Rd
Sylvania, OH 43560

Purpose of amendment request: Zoning classification was not
maintained when Township became part of City

Current Zoning: R-4

Requested Zoning: R-4 Special Use

The undersigned, being one or more of the owners, lessees or occupants within the area proposed to be changed by the amendment, hereby petition for an Amendment to the Zoning Code, pursuant to Chapter 1107 of the Codified Ordinances of the City of Sylvania, Ohio, as amended.

- Attachments: 1. Full legal description of the property for which the Zoning Amendment is proposed.
2. Area location map.
3. Site plan - if plan is larger than 11" x 17", eighteen (18) copies must be submitted.

A check for \$150.00, payable to the City of Sylvania, is attached for processing of said Petition. It is understood that no refund is to be made after the filing of the Petition.

By: Kent A. Zie, Vice President
KENT A LIBRE

Date referred by Council: _____

Date of Commission Action: _____

Date of Council Action: _____

Action: _____

February 11, 2011

To: Members of City Council
Sylvania Municipal Planning Commission

Re: **Sup-1-2011**
Kingston Residence
4121 and 4125 King Road

The City of Sylvania annexed the above reference property from Sylvania Township October 17, 2005, Ordinance No. 68-2005. At the time of annexation the zoning classification for the City of Sylvania was set as R-4 Multiple Dwelling Medium Density District. The zoning designation set by the city at the time of annexation was based on comparable zoning of R-4 Multi-Family as shown on the Sylvania Township Zoning Map.

Approximately six months after the property was annexed to the city, we received the zoning files from Sylvania Township Zoning Office.

The City of Sylvania zoning division was contacted by Dominion Due Diligence Group to issue a zoning compliance letter for the purpose of refinancing. Review of the zoning files revealed that the property had been granted a conditional use permit for an assisted living facility.

Sylvania Township Board of Appeals held a public hearing on February 28, 2000 and granted a conditional use. The Sylvania Township R-4 Conditional Use closely parallels City of Sylvania R-4 SUP usage.

Kingston Healthcare Company has applied for a zoning change amendment to change for the Kingston Residences at 4121 and 4125 King Road the property be changed from R-4 to R-4 SUP.

