

## **Public Hearing**

Notice is hereby given that an application to change the zoning of a parcel of land, being petition for zoning ordinance amendment on application no. ZA-4-2014, dated December 29, 2014, made by the City of Sylvania, and referred by Sylvania City Council on January 5, 2015 to the Municipal Planning Commission, is now on file in the Office of the Clerk of Council for public examination, all pursuant to Chapter 1107 of the Codified Ordinances of Sylvania, 1979. Said petition seeks to change the zoning from R-3, "Multiple Dwelling Medium Density District" to P-R-O, "Professional Research and Office District", for property located at 6705 Maplewood (82-01997), 6715 Maplewood (82-02007), 0 Monroe St.-Rear (82-02022), and 0 Monroe St.-Rear (82-02012); consisting of real estate described as follows:

**\*\*\*\*\* See Separate Sheet for Legal Description \*\*\*\*\***

The recommendation of the Municipal Planning Commission of the City of Sylvania will be made January 14, 2015 on the zoning change.

Notice is hereby further given that a Public Hearing will be held before the Council in the Council Chambers in the Municipal Building, 6635 Maplewood Avenue, Sylvania, Ohio 43560, on Monday, March 2, 2015 at 7:00 p.m. at which place and time any person or persons interested in the granting or denial of, or the granting of some modification of said petition, may be heard.

By order of the Council of the City of Sylvania, Ohio.

Sharon Bucher, Clerk of Council  
(419) 885-8930

82-01997 Parcel I

That part of the Northeast quarter (1/4) of the Northeast quarter (1/4) of Section Number nine (9), Town nine (9) South, Range six (6) East, in the City of Sylvania, Lucas County, Ohio, which is bounded and described as follows, to-wit:

Commencing in the center of Maplewood Avenue at the Northeast corner of lands deeded to Elias Leonardson by L.B. Lathrop, recorded in Volume 27 of Deeds, page 347;

Thence South along the East line of said land conveyed to Elias Leonardson sixteen (16) rods and fourteen (14) links to a stake;

Thence Easterly parallel with said Maplewood Avenue to the West line of the right of way of the Lake Shore and Michigan Southern Railway Company;

Thence North along the West line of said right-of-way to the center line of said Maplewood Avenue;

Thence Westerly sixty-six (66) feet more or less, to the place of beginning.

Parcel II

That part of the east 1/2 of the northeast 1/4 of Section 9, Town 9 South, Range 6 East, in the City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Commencing in the center of Indiana Avenue (formerly known as the Plank Road and sometimes known as Maplewood Avenue) at a point 121 feet West of the intersection of the center line of Indiana Avenue with the West line of the right of way of the Lake Shore and Michigan Southern Railroad, said starting point being at the Northeast corner of the lot now or formerly owned by Frank Koepfer and Frances Koepfer;

Thence South along the East line of said lot, 16 rods and 14 links;

Thence Easterly parallel with said Indiana Avenue 55 feet;

Thence Northerly parallel with the East line of said Koepfer's lot to the center of Indiana Avenue;

Thence West along the center of Indiana Avenue 55 feet to the place of beginning.

Parcel III

That part of the East one-half (1/2) of the Northeast quarter (1/4) of Section nine (9), Town nine (9) South, Range six (6) East in the City of Sylvania, Lucas County, Ohio bounded and described as follows:

Commencing at the intersection of the North line of Ottawa Street and the West line of the right of way of the L.S. and M.S. Railroad;

Thence North along said right-of-way line fourteen and one-half (14-1/2) rods more or less to the South line of the lands owned by Clara M. Freeman;

Thence West along said South line of the land of Clara M. Freeman eighty-one (81) feet;

Thence South parallel with said right-of-way of the L.S. and M.S. Railroad to the North line of Ottawa Street;

Thence East eighty-one (81) feet to the place of beginning.

82-02007

Property situated in The City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Commencing in the center of Indiana Avenue (formerly known as the Plank Road and sometimes known as Maplewood Avenue) at a point one hundred seventy-six (176) feet west of the intersection of the center line of said Indiana Avenue with the west line of the right-of-way of the Lake Shore and Michigan Southern Railroad, said starting point being the northeast corner of the land now or formerly owned by Chester and Helen Roberts;

Running thence south along the east line of said land of Chester and Helen Roberts sixteen (16) rods

and fourteen (14) links to a stake;  
Thence easterly parallel with said Indiana Avenue fifty-five (55) feet;  
Thence north parallel with the east line of said land of Chester and Helen Roberts to the center of said Indiana Avenue;  
Thence west along the center of said Indiana Avenue fifty-five (55) feet to the place of beginning.  
Being part of the east one half (1/2) of the northeast one quarter (1/4) of Section nine (9), Town nine (9) South, Range six (6) East.  
Subject to all legal highways, excepting therefrom the south twenty-five (25) feet of the above described premises conveyed to the City of Sylvania in Deed 88-396-D04.

#### 82-02012

Located in the northeast corner of Section 9, Town 9 South, Range 6 East, City of Sylvania, Lucas County, State of Ohio and being more particularly described as follows:

Commencing at a 2" iron pipe found at the Southeast corner of Lot 1 of Parkers Subdivision in the City of Sylvania, Lucas County, Ohio;

Thence on the southerly prolongation of the south line of Parkers Subdivision in an easterly direction South 89°51'14" East a distance of 26.93' to a point on the west line of a parcel of land as conveyed to Ruth C. Liaros by deed recorded in Instrument Number 20071218-0074639 in the Deed Records of the Lucas County Recorder's Office, said point also being 0.05' northerly of a ¾" iron bar found and also being the **TRUE POINT OF BEGINNING**;

Thence on the said existing west property line in a northerly direction North 00°02'32" East a distance of 48.00' to an iron pin set;

Thence in a northeasterly direction North 69°28'37" East a distance of 65.16' to an iron pin set on the east property line of said parcel;

Thence on the east property line in a southerly direction South 00°00'55" West a distance of 71.00' to an iron pin set, said iron pin set being on the south property line of said parcel;

Thence on the said existing south property line in a westerly direction North 89°51'14" West a distance of 61.04' to the **TRUE POINT OF BEGINNING**.

Said parcel contains 0.083 acres of land, more or less, and is subject to all legal highways and easements of record.

#### 82-02022

Located in the northeast corner of Section 9, Town 9 South, Range 6 East, City of Sylvania, Lucas County, State of Ohio and being more particularly described as follows:

Commencing at a 2" iron pipe found at the Southeast corner of Lot 1 of Parkers Subdivision in the City of Sylvania, Lucas County, Ohio;

Thence on the southerly prolongation of the south line of Parkers Subdivision in an easterly direction South 89°51'14" East a distance of 26.93' to a point on the west line of a parcel of land as conveyed to Ruth C. Liaros by deed recorded in Instrument Number 20071218-0074639 in the Deed Records of the Lucas County Recorder's Office, said point also being 0.05' northerly of a ¾" iron bar found;

Thence continuing on the southerly prolongation of the south line of Parkers Subdivision in an easterly direction South 89°51'14" East a distance of 61.04' to an iron pin set on the west line of a parcel of land as conveyed to Ruth C. Liaros by deed recorded in Instrument Number 20071218-0074639 in the Deed Records of the Lucas County Recorder's Office and also being the **TRUE POINT OF BEGINNING**;

Thence on the said existing west property line in a northerly direction North 00°00'55" East a distance of 71.00' to an iron pin set;

Thence in a northeasterly direction North 76°19'00" East a distance of 46.02' to an iron pin set on the east property line of said parcel;

Thence on the east property line in a southerly direction South 00°00'55" West a distance of 82.00' to an iron pin set on the south property line of said parcel, said iron pin set also being 2.35' northerly of a 3/8" iron bar found;

Thence on the said existing south property line in a westerly direction North 89°51'14" West a distance of 44.71' to the **TRUE POINT OF BEGINNING**.

Said parcel contains 0.079 acres of land, more or less, and is subject to all legal highways and easements of record.