

PUBLIC HEARING NOTICE

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. PD-1-2019, dated October 18, 2019, made by Louisville Title Agency of NW Ohio, and referred by Sylvania City Council on October 21, 2019 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 for zoning change from B-2 "General Business District" to R-4 "Multi Dwelling Medium High Density District" Planned Development for property located at 3921 & 3859 Sylvan Lakes Blvd., Sylvania, Ohio 43560, consisting of real estate described as follows:

Parcel 1: Lots numbers ten (10), eleven (11) twelve (12) and thirteen (13) in Sylvan Towne Plat One, a subdivision formerly in Sylvania Township, now in the City of Sylvania, Lucas County, Ohio, in accordance with Volume 147 of Plats, page 66 and Volume 147 of Plats, page 94. Part of TD 82-05985, Part of 3921 Sylvan Lakes Blvd., Sylvania, Ohio 43560.

Parcel 2: A parcel of land being a part of the Northeast quarter (1/4) and the Northwest quarter (1/4) of Section twenty (20), Town nine (9) South, Range six (6) East, in Sylvania Township, Lucas County, Ohio, and which is more particularly described as follows:

Commencing at a found monument box with iron rod at the Northwest corner of the Northeast quarter (1/4) of said Section twenty (20), also being the centerline of Sylvania Avenue.

Thence South eighty-nine (89) degrees, sixteen (16) minutes, fifty-three (53) seconds East, along the North line of said Section twenty (20), said line also being the centerline of Sylvania Avenue, a distance of two hundred thirty-four and four hundredths (234.04) feet to a found monument box with iron rod, said point also being on the centerline of Silica Road;

Thence South seven (07) degrees, fifth-eight (58) minutes, forty-nine-(49) seconds West, along the centerline of said Silica Road, a distance of nine hundred twenty-eight and fourth hundredths (928.40) feet to a point at the South line of a parcel of land as recorded in Microfiche 81-373D03, Lucas County Deed Records, and the North line of a parcel of land as recorded in Deed instrument 20050419-00026611, Lucas County Deed Records.

Thence South eighty-nine (89) degrees, fifty-two (52) minutes, forty-five (45) seconds East, along the South line of said parcel of land as recorded in Microfiche 81-373D03 and the North line of the parcel of land as recorded in Deed Instrument 20050419-0026611, passing through a found five-eighths (5/8) inch iron pin at thirty and twenty-eight hundredths (30.28) and a total distance of seven hundred fifty-seven and fourth hundredths (757.40) feet to a found six (6) inch concrete monument, said point also being the Southwest corner of Lot twelve (12), in Sylvan Towne Plat One as Recorded in Volume 147, pages 66-68, second recording Volume 147, pages 94-96, Lucas County Plan Records, and also being the True Point of Beginning.

Thence, South eighty-nine(89) degrees, seventeen (17) minutes, forty-six (46) seconds East, along the South line of said Lot twelve (12) in said Sylvan Towne Plat One, a distance of four hundred eight-eight and two hundredths (488.02) feet to a found six (6) inch concrete monument, said point also being the West line of Lot eleven (11) in said Sylvan Towne Plat One, said point also being on the West line of the East half (1/2) of the Northeast quarter (1/4) of Section twenty (20);

Thence South zero (00) degrees, five (05) minutes, six (06) seconds East, along the West line of the East half (1/2) of the Northeast quarter (1/4) of said Section twenty (20), said line also being the West line of Lot eleven (11) in said Sylvan Towne Plat One, a distance of three hundred eighty-two and thirty-three hundredths (382.33) feet to a found six (6) inch concrete monument, said point also being the Southwest corner of said Lot eleven (11) in Sylvan Towne, Plat One;

Thence, North eight-nine (89) degrees, sixteen (16) minutes, two (02) seconds West, a distance of four hundred eighty-eight and two hundredths (488.02) feet to a set five-eighths (5/8) inch iron pin;

Thence North zero (00) degrees, five (05) minutes, six (06) seconds West, a distance of three hundred eight-two and eight hundredths (382-08) feet of the Point of Beginning.

Containing 186,505.39 square feet or 4/282 acres of land more or less and subject to legal highways, leases, easements and restrictions of record. TD 82-00108, 3959 Sylvan Lakes Blvd., Sylvania, Ohio 43560.

The recommendation of the Municipal Planning Commission of the City of Sylvania was made November 13, 2019 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, January 6, 2020 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