



SYLVANIA CITY COUNCIL
SHARON M. BUCHER, CLERK

PUBLIC HEARING

Notice is hereby given that an application for a Special Use pursuant to Chapter 1153 of the Codified Ordinances of the City of Sylvania, Ohio, being Petition No. SUP-3-2021, dated June 11, 2021, from "B-2", General Business District to "B-2 SUP", General Business District Special Use Permit from Masjid Saad Foundation for property located at 5225 West Alexis Rd, Sylvania, Ohio, on real estate described as follows:

PARCEL I:

THE NORTH 169.74 FEET OF THE FOLLOWING PREMISES:

PART I:

THE NORTH 5 ACRES OF THE EAST 10 ACRES OF SUBDIVISION 6 OF FULLER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 9 SOUTH, RANGE 6 EAST IN THE CITY OF SYLVANIA, LUCAS COUNTY OHIO, EXCEPTING THEREFROM THAT PART THEREOF LYING WITH THE LINE OF THE FOLLOWING DESCRIBED PREMISES: A TRIANGULAR STRIP OF LAND OFF OF THE EAST SIDE OF SAID LOT 6 IN FULLER'S SUBDIVISION, BEING 57 FEET WIDE AT THE NORTH END THEREOF AND RUNNING TO THE SOUTHEAST CORNER OF SAID LOT 6.

PART II:

THAT PART OF THE FOLLOWING DESCRIBED PREMISES LYING NORTHERLY OF THE SOUTH LINE OF THE NORTH 5 ACRES OF THE AT 10 ACRES OF SAID LOT 6 PRODUCED WESTERLY: A TRIANGULAR PIECE OF LAND OFF FROM THE EAST SIDE OF THE EST 15 ACRES OF SAID LOT 6 IN FULLER'S SUBDIVISION, BEING 57 FEET WIDE AT THE NORTH END THEREOF AND RUNNING TO THE SOUTHEAST CORNER OF THE WEST 15 ACRES OF SAID LOT 6 BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF BLAKSLEY PLACE;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 200.34 FEET TO A POINT 50.16 FEET WESTERLY OF THE WEST LINE OF SYLFORD PLACE AS MEASURED ALONG THE NORTH LINE OF BLAKSLEY PLACE;
THENCE NORTH ALONG A LINE PARALLEL WITH AND 50 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SYLFORD PLACE, A DISTANCE OF 711.9 FEET TO A POINT 169.74 FEET SOUTH OF THE CENTERLINE OF ALEXIS ROAD;
THENCE WESTERLY PARALLEL WTH THE CENTERLINE OF ALEXIS ROAD A DISTANCE OF 200.49 FEET;
THENCE SOUTH IN A DIRECT LINE TO THE PLACE OF BEGINNING, A DISTANCE OF 676.55 FEET.

LESS AND EXCEPT: EXCEPTING THEREFROM THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF BLAKSLEY PLACE;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 200.34 FEET TO A POINT 50.16 FEET WESTERLY OF THE WEST LONE OF SYLFORD PLACE AS MEASURED ALONG THE NORTH LINE OF THE PLAT OF BLAKSELY PLACE;
THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.0 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SYLFORD PLACE, A DISTANCE OF 220. FEET TO THE POINT OF BEGINNING.

PARCEL III:

THAT PART OF LOT NUMBER SIX (6) IN S.L. FULLER'S SUBDIVISION IN THE NORTHEAST QUARTER ¼ OF SECTION ELEVEN (11), TOWN NINE (9) SOUTH, RANGE SIX (6) EAST IN THE CITY OF SYLVANIA, LUCAS COUNTY, OHIO, IN ACCORDANCE WITH VOLUME 3 OF PLATS, PAGE 41, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF BLAKSLEY PLACE;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF TWO HUNDRED AND THIRTY-FOUR HUNDREDTHS (200.34) FEET TO A POINT FIFTY AND SIXTEEN HUNDRETHS (50.16) FEET WESTERLY OF THE WEST LINE OF SYLFORD PLACE, AS MEASURED ALONG NORTH LINE OF THE PLAT OF BLAKSLEY PLACE;
THENCE NORTH ALONG THE LINE PARALLEL WITH AND FIFTY AND ZERO TENTHS (50.0) FEET WEST OF AND MEASURED AT THE ANGLES TO THE WEST LINE OF SYLFORD PLACE, A DISTANCE OF TWO HUNDRED TWENTY AND (220) FEET TO A POINT.
THENCE SOUTH, A DISTANCE OF TWO HUNDRED TWENTY (220) FEET TO POINT OF BEGINNING;
EXCEPTING THEREFROM THAT PART THEREOF DEDICATED TO PUBLIC USE AS MERRIMAN ROAD IN VOLUME 97 OF PLATS, PAGE 49.

PARCEL IV:

SITUATED IN THE CITY OF SYLVANIA COUNTY OF LUCAS AND STATE OF OHIO, TO WIT: THE SOUTH ½ OF THE FOLLOWING 2 PARCELS TAKEN AS A WHOLE DESCRIBED AS FOLLOWS:

PARCEL I:

A TRIANGULAR STRIP OF LAND 57 FEET WIDE OF THE NORTHERLY AND THEREOF AND RUNNING TO A POINT IN THE SOUTHERLY END THEREOF OFF OF THE EAST SIDE OF THE WEST 5 ACRES OF LOT NUMBER 6 OF "THE S.L. FULLER SUBDIVISION" OF THE NORTHEAST ¼ OF SECTION 11, TOWN 9 SOUTH, RANGE 6 EAST, IN THE CITY OF SYLVANIA, LUCAS COUNTY, OHIO, EXCEPTING THEREFROM A RIGHT OF WAY CONVEYED TO THE TOLEDO AND WESTERN RAILROAD COMPANY BY DEED RECORDED IN VOLUME 278 OF DEEDS, PAGE 596.

PARCEL II:

THE WEST ONE-HALF (1/2) OF THE EAST TWENTY (20) ACRES OF LOT NUMBER SIX (6) OF THE S.L FULLER SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF SECTION ELEVEN (11), TOWN NINE (9) SOUTH, RANGE SIX (6) EAST, IN THE CITY OF SYLVANIA, LUCAS COUNTY, OHIO, EXCEPTING THEREFROM A TRIANGULAR STRIP OF LAND FIFTY-SEVEN (57) FEET WIDE ON THE NORTHERLY END THEREOF AND RUNNING TO A POINT IN THE SOUTHERLY END THEREOF OFF THE EAST SIDE OF SAID PREMISES ALSO EXCEPTING THEREFROM A RIGHT OF WAY CONVEYED TO THE TOLEDO AND WESTERN RAILWAY COMPANY BY THE DEED RECORDED VOLUME 292 OF DEEDS, PAGE 158.

PARCEL V:

ALL THE PART OF LOT NUMBER SIX (6) IN S.L. FULLER'S SUBDIVISION OF PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWN 9 SOUTH, RANGE SIX (6) EAST, IN THE CITY OF SYLVANIA, LUCAS COUNTY, OHIO, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING ON THE CENTERLINE OF ALEXIS ROAD AT A POINT WHICH IS 57.0 FEET WESTERLY OF THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THE EAST TWENTY (20) ACRES OF SAID LOT NUMBER SIX (6);
THENCE SOUTHERLY, ALONG A LINE THAT INTERSECTS THE CENTERLINE OF MCGREGOR LANE AT THE EAST LINE OF THE ONE-HALF (1/2) OF THE EAST TWENTY (20) ACRES OF SAID LOT 6, A DISTANCE 280.0 FEET;
THENCE WESTERLY, PARALLEL WITH THE CENTERLINE OF ALEXIS ROAD, A DISTANCE 35.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE NORTH 50 FEET THEREOF.

PARCEL VI:

THE NORTH ONE-HALF (1/2) OF THAT LOT NUMBER SIX (6) IN S.L. FULLER'S SUBDIVISION OF PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWN 9 SOUTH, RANGE SIX (6) EAST IN THE CITY SYLVANIA, LUCAS COUNTY, OHIO, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING ON THE CENTER LINE OF SYLVANIA-ALEXIS ROAD, AS FORMERLY LOCATED AT A POINT WHICH IS FIFTY-SEVEN (57) FEET WESTERLY OF THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THE EAST TWENTY (20) ACRES OF SAID LOT NUMBER SIX (6) IN S.L. FULLER'S SUBDIVISION, MEASURED ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY IN STRAIGHT LINE TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THE EAST TWENTY (20) ACRES OF SAID LOT NUMBER SIX (6) IN S.L. FULLER'S SUBDIVISION WITH CENTER LINE OF MCGREGOR LANE; THENCE WESTERLY ALONG THE CENTER LINE OF MCGREGOR LANE TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST FIVE (5) ACRES OF SAID LOT SIX (6) IN S.L. FULLER'S SUBDIVISION; THENCE IN A STRAIGHT LINE NORTHWESTERLY TO A POINT ON THE CENTER LINE OF SYLVANIA-ALEXIS ROAD THAT IS FIFTY-SEVEN (57) FEET WEST OF THE EAST LINE OF SAID WEST FIVE (5) ACRE PARCEL; THENCE ALONG SAID CENTERLINE OF SYLVANIA-ALEXIS ROAD TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PART THEREOF WHICH LIES NORTHERLY OF A LINE DRAWN PARALLEL TO AND FIFTY (50) FEET SOUTHERLY OF SAID CENTER LINE OF ALEXS ROAD.

Notice is hereby given that the public hearing of the Sylvania City Council on Zoning Amendment Application SUP-3-2021 scheduled for 7:00 p.m. on September 7, 2021 in City Council Chambers, 6635 Maplewood Ave., Sylvania, Ohio. Persons interested in the granting or denial of, or the granting of some modification of said application for the Special Use, may be heard.

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

Sharon Bucher, Clerk of Council
(419) 885-0463