

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. ZA-1-2020, dated January 25, 2020, made by South Briar LLC (David Schmitt), and referred by Sylvania City Council on February 3, 2020 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-1 "Single Family Residential Large Lot District" to B-2 "General Business District" and R-3 (Multiple Dwelling Medium Density District" for property at 5111 & 5123 Main Street, Sylvania, Ohio, consisting of real estate described as follows:

0.132 of an acre Parcel Split and a Proposed Zoning Change to B-2

A parcel of land being part of Southeast 1/4 of the Southwest 1/4 of Section 10, Town 9 North, Range 6 East in the City of Sylvania, Lucas County, Ohio, bounded and described as follows (all iron rods set mentioned in this description are 5/8 inch diameter topped with a surveyor's cap ORAVECZ PS 5439):

BEGINNING at a iron rod set at the most Northerly corner of a parcel of land now or formerly owned by South Briar, LLC, described as Parcel 2 being recorded in OR 20190213-0005459, Lucas County, Ohio records, said most Northerly corner being the intersection of the Southwesterly right-of-way of South Main Street (60 foot wide right-of-way) and the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 10;

thence along a curve to the right having a radius of 924.93 feet, a central angle of 07°-31'-40", arc length of 121.52 feet, a chord of 121.43 feet and a chord bearing of South 38°-23'-42" East, to a set iron rod;

thence South 59°-49'-00" West, a distance of 92.96 feet to an iron rod set on the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 10;

thence North 01°-59'-36" East, along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 10, also being along the East line of a parcel of land as described in Declaration of Condominium Ownership by Southbriar Condominium in M.F. 86-00576-B06, Lucas County, Ohio records, a distance of 142.00 feet to the point of BEGINNING.

0.412 of an acre Parcel Split and a Proposed Zoning Change to R-3

A parcel of land being part of Southeast 1/4 of the Southwest 1/4 of Section 10, Town 9 North, Range 6 East in the City of Sylvania, Lucas County, Ohio, bounded and described as follows (all iron rods set mentioned in this description are 5/8 inch diameter topped with a surveyor's cap ORAVECZ PS 5439):

Commencing at a iron rod set at the most Northerly corner of a parcel of land now or formerly owned by South Briar, LLC, described as Parcel 2 being recorded in OR 20190213-0005459, Lucas County, Ohio records, said most Northerly corner being the intersection of the Southwesterly right-of-way of South Main Street (60 foot wide right-of-way) and the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 10;

thence South 01°-59'-36" West, along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 10, also being along the East line of a parcel of land as described in Declaration of Condominium Ownership by Southbriar Condominium in M.F. 86-00576-B06, Lucas County, Ohio records, a distance of 142.00 feet to a set iron rod at the point of BEGINNING of the herein after described parcel of land;

thence North 59°-49'-00" East, a distance of 92.96 feet to an iron rod set on the West right-of-way line South Main Street;

hence along a curve to the right having a radius of 924.93 feet, a central angle of 04°-35'-31", arc length of 74.13 feet, a chord of 74.11 feet and a chord bearing of South 32°-20'-07" East, to a set iron rod;

thence South 30°-02'-22" East, along the West right-of-way line South Main Street a distance of 108.81 feet to the Southeasterly corner of a parcel of land now or formerly owned by South Briar, LLC, described as Parcel 1 being recorded in OR 20190213-0005459, Lucas County, Ohio records, said Southeast corner also being the Northeasterly corner of a parcel of land now or formerly owned by Roxanne V. Esterline, recorded in OR 20150803-0031677, Lucas County, Ohio records;

thence North 88°-00'-24" West, along a common line between said parcels recorded in OR 20190213-0005459, OR 20150803-0031677 and a parcel of land now or formerly owned by the City of Sylvania, recorded in M.F. 81-00099-B10, Lucas County, Ohio records, passing through a found concrete monument at 0.48 feet for a total distance of 178.19 to an iron rod set on the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 10;

thence North 01°-59'-36" East, along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 10, a distance of 103.93 feet to the point of BEGINNING. Containing 0.412 of an acre, more or less, of which 0.210 of an acre lies within parcel number 82-04084 and 0.202 of an acre lies within parcel number 82-04081 and is subject to all legal highways, legal easements, restrictions, leases of record, records in respective utility offices and other conveyances, if any.

The recommendation of the Municipal Planning Commission of the City of Sylvania was made May 13, 2020 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, July 20, 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) 885-0463