

AN ORDINANCE TO REZONE PERMANENT PARCEL NUMBER 04-00-029-101-017
FROM AN R-1A SINGLE-FAMILY RESIDENCE DISTRICT TO AN R-2 MULTI-FAMILY
RESIDENCE DISTRICT AND DECLARING AN EMERGENCY.

WHEREAS, Planning Commission has at its meeting of July 6, 2022 approved a request to rezone a parcel of property owned by Lear Road Holdings, LLC, known as 32001 Walker Road, located between Montego Court and South Port Drive, designated by the County Auditor as PPN 04-00-029-101-017, and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property");

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF
THE CITY OF AVON LAKE, STATE OF OHIO:

Section No. 1: That the Property, which is presently zoned R-1A Single-Family Residence District, be and it is hereby rezoned to R-2 Multi-Family Residence District subject to a traffic impact study as determined by the City Engineer.

Section No. 2: That the official zoning map and the Planning and Zoning Code of the City of Avon Lake be, and it is hereby amended accordingly, and the Municipal Engineer is directed to make the necessary changes thereto.

Section No. 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees which resulted in such formal actions, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section No. 4: That this Ordinance is hereby declared to be an emergency measure to allow the property owner to develop the property and contribute to the economic development of Avon Lake, thus for the health, safety, and welfare of the residents of Avon Lake. Therefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor.

1st reading: 7/11/2022

2nd reading:

3rd reading:

PASSED: 8/22/2022

/s/ Martin E. O'Donnell

President of Council

POSTED: 8/26/2022

APPROVED: 8/23/2022

ATTEST: /s/ Valerie E. Rosmarin
Clerk of Council

/s/ Gregory J. Zilka
Mayor

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Recorded: 09/14/2018 at 09:48:43 AM
Fee Amt: \$35.00 Page 1 of 2
Lorain County, Ohio
Judith H Nedwick County Recorder
File # 2018-0687565

TRANSFERRED

IN COMPLIANCE WITH SEC 319.202
OHIO REV CODE

SEP 14 2018

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2018 SEP 14 A 9 44

005352

GENERAL WARRANTY DEED

Know all Men by these Presents, that Jason T. Pappas, married, the Grantor, who claims title by or through instrument recorded as Instrument No. 2010-0353802, Lorain County Recorder's Office, for the consideration of Ten Dollars (\$10.00), received to his full satisfaction of Lear Road Holdings, LLC, an Ohio limited liability company, the Grantee, whose tax mailing address is 32745 Walker Road, #B, Avon Lake, Ohio 44012, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises:

Situated in the City of Avon Lake, County of Lorain and State of Ohio, and known as being part of Original Avon Township Section No. 29, bounded and described as follows:

Beginning at a stone monument found in a monument box in the centerline of Walker Road at it point of intersection with the centerline of Lear Nagle Road;

Thence South 89° 14' 30" East along the centerline of Walker Road, a distance of 457.85 feet to a point at the Northeasterly corner of land conveyed to Frank M. Marion and Bertha Marion by deed dated November 9, 1943 and recorded in Volume 334, Page 180 of Lorain County Records, said point being South 00° 55' West a distance of 0.37 feet from a drill hole and cross found in the concrete pavement, said point being the principal place of beginning of premises herein described;

Thence continuing South 89° 14' 30" East along the centerline of Walker Road, a distance of 94 feet to a point at the Northwesterly corner of land conveyed to Michael Wasilko and Barbara J. Wasilko by deed dated May 17, 1973 and recorded in Volume 1078, Page 303 of Lorain County Records;

Thence South 00° 55' West along the Westerly line of land so conveyed to Michael Wasilko and Barbara J. Wasilko, a distance of 205 feet to an iron pin set;

Thence South 89° 14' 30" East along a line of lands so conveyed to Michael Wasilko and Barbara J. Wasilko, said line being parallel with the centerline of Walker Road, a distance of 41 feet to an iron pin set;

Thence continuing South 00° 55' West along the Wasilkos' Westerly line, a distance of 348.24 feet to an iron pin set;

Thence North 89° 14' 30" West parallel with the centerline of Walker Road and along a line of lands so conveyed to Wasilkos, a distance of 135 feet to an iron pin set in the Easterly line of land conveyed to Frank M. Marion and Bertha Marion, as first aforesaid;

Thence North 00° 55' East along the Easterly line of lands so conveyed to Frank M. Marion and Bertha Marion, a distance of about 553.24 feet to the principal place of beginning of premises herein described; Excepting .02 acres as is shown in Plat Volume 41, Pages 40 and 41.

~~Containing within said bounds about 1.50 acre-~~ *WALKER ROAD DEDICATION*
INTENDING TO CONVEY 1.50 ACRES

Permanent Parcel No.: 04-00-029-000-063

Commonly Known As: 32001 Walker Road, Avon Lake, Ohio 44012

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever.

And the said Grantor, does for himself and his heirs, executors, administrators, successors and assigns, covenants with the said Grantee, its successors and assigns, that at and until the enrolling of these presents, he is well seized of the above described premises as a good and indefeasible estate in fee

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simple, and has good right to bargain and sell the same in manner and form as above written, and that the same are free from all liens and encumbrances whatsoever, except such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the premises, zoning ordinances, if any, and real estate taxes and assessments, both general and special, not yet due and payable, and that he will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever except as mentioned above.

And for valuable consideration Sarah Pappas, wife of Jason T. Pappas, hereby remises, releases and forever quit claims unto the said Grantee, its successors and assigns, all her right and expectancy of dower in the above described premises.

Executed at Lorain, Ohio on this 12th day of September, 2018.


Jason T. Pappas


Sarah Pappas


State of Ohio

County of Lorain

On this 12th day of September, 2018, before me, a Notary Public, in and for said County and State, personally came Jason T. Pappas and Sarah Pappas, the Grantors in the foregoing deed, who acknowledged that they executed the foregoing instrument and the same is their free act and deed.


Notary Public

BOX:


6155 Park Square Drive, Suite 8
Lorain, Ohio 44053

This Instrument Prepared by:
Trigilio, Stephenson & Dattilo, P.L.L.,
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053-4132
(440) 988-9500



ANTHONY C. YACOBOSZI
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
March 22, 2021

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053