

CITY OF OBERLIN

ORDINANCE NO. 17-51 AC-CMS

AN ORDINANCE AMENDING THE CITY OF OBERLIN ZONING MAP TO REZONE 288 AND 312 SOUTH MAIN STREET FROM “M-1”/LIGHT INDUSTRIAL DISTRICT USE CLASSIFICATION TO THE “R-1”/SINGLE-FAMILY RESIDENTIAL DISTRICT USE CLASSIFICATION

WHEREAS, the Planning Commission has reviewed the properties at 288 and 312 South Main Street located in the “M-1”/Light Industrial District use classification to determine whether the current zoning is the appropriate classification for these properties; and

WHEREAS, the Planning Commission has determined that the rezoning of 288 and 312 South Main Street from “M-1”/Light Industrial District to “R-1”/Single-Family Residential District would recognize existing residential development, eliminate non-conforming uses, facilitate the appropriate future use and improvement of these parcels and better enable future purchasers to obtain the financing necessary for the sale or improvement of these properties; and,

WHEREAS, the Planning Commission has voted to recommend to the City Council that 288 and 312 South Main Street be rezoned from “M-1”/Light Industrial District to “R-1”/Single-Family Residential District; and,

WHEREAS, this Council has held a public hearing concerning the Planning Commission’s recommendations.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That the parcels of real property known as 288 and 312 South Main Street, identified in Exhibit “A” attached hereto are hereby rezoned from “M-1”/Light Industrial District to “R-1”/Single-Family Residential District.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading: October 2, 2017

2nd Reading: October 16, 2017 (S)

3rd Reading: _____

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL

POSTED: 10/16/2017



RONNIE J. RIMBERT
PRESIDENT OF COUNCIL

EFFECTIVE DATE: 11/15/2017

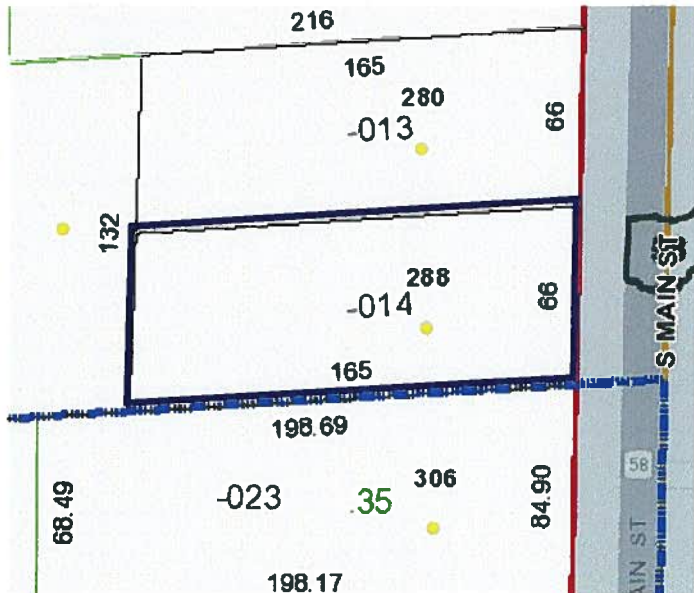


Lorain County Auditor
Craig Snodgrass, CPA, CGFM

EXHIBIT A

Report generated: Thu Sep 21 2017

Parcel Number: 0900095106014



Parcels

Parcel Number	0900095106014	Land Use	510
Owner	SCHLENKERMAN DONALD E & EDITH E	Neighborhood	11510 - OBERLIN - LINCOLN/W HAMILTON
Location Address	288 S MAIN ST OBERLIN, OH 44074	Acres	0
Tax Bill Mailed To	288 S MAIN ST OBERLIN, OH 440741773	School District	OBERLIN CSD
Property Description	C & F FRNT 0066.00 DPTH 0165.00	Instrument Number	
Tax District	60 - OBERLIN CITY/OBERLIN CSD	Delinquent Real Estate	No

Values

Market Land Value	\$15,570.00
Market Building Value	\$89,440.00
Market Total Value	\$105,010.00
Market CAUV	\$0.00
Market Abatement	\$0.00
Assessed Land Value	\$5,450.00
Assessed Building Value	\$31,300.00
Assessed Total Value	\$36,750.00
Assessed CAUV	\$0.00
Assessed Abatement	\$0.00

These 2016 values have been certified by the State of Ohio.

Taxes

Full Year Tax Before Adjustment	\$3,514.48	Current Special Assessment	\$0.00
State Credit	\$1,197.36	Delinquent Special Assessment	\$0.00
Subtotal	\$2,317.12	Unpaid Taxes	\$0.00
Non-business Credit	\$223.96	Full Tax Year	\$1,479.98
Owner Occupancy Credit	\$55.98	Total Taxes Paid to Date	\$1,479.98
Homestead Credit	\$557.20	Special Assessments	N
Annual Real Estate Tax	\$1,479.98		

Your 2016 taxes were certified on January 6, 2017. The full year tax includes all unpaid taxes and special assessments. Tax amounts may be verified through the Lorain County Treasurer's Office at (440) 329-5787. Mortgage Companies and Title Representatives must request tax information via USPS during tax collection periods.

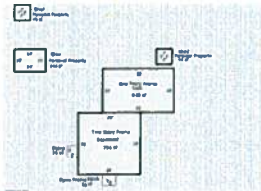
Residential

Parcel Number	0900095106014	Half Bath	1
Year Built	1882	Fireplace	No
Finished Sqft	2,208	Basement	No
Total Rooms	7	Crawl Space	No
Bedrooms	4	Slab	Yes
Full Bath	1	Central AC	No

Photo



Sketch





Lorain County Auditor
Craig Snodgrass, CPA, CGFM

Report generated: Thu Sep 21 2017

Parcel Number: 0900095106024

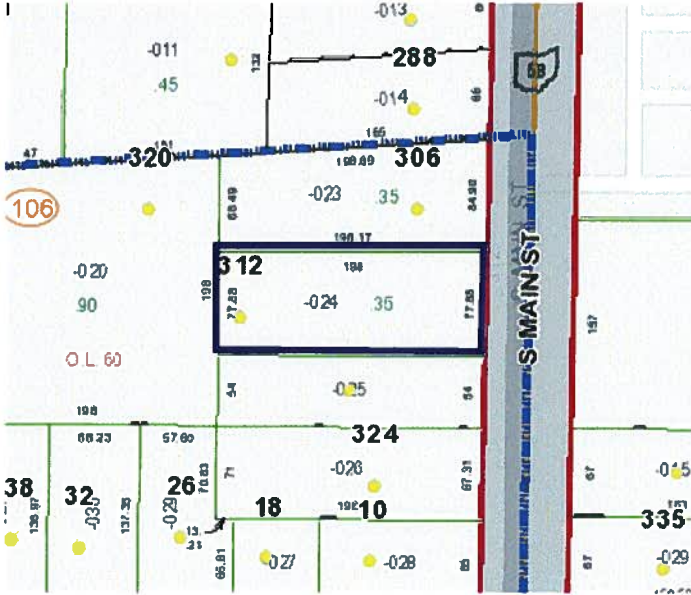


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Parcels

Parcel Number	0900095106024	Land Use	510
Owner	UHANE CORP	Neighborhood	11510 - OBERLIN - LINCOLN/W HAMILTON
Location Address	312 S MAIN ST OBERLIN, OH 44074	Acres	0.35
Tax Bill Mailed To	93 S JACKSON ST #86655 SEATTLE, WA 98104	School District	OBERLIN CSD
Property Description	FOLLETTS FRNT 0078.00	Instrument Number	<u>20090286182</u>
Tax District	60 - OBERLIN CITY/OBERLIN CSD	Delinquent Real Estate	No

Values

Market Land Value	\$20,590.00
Market Building Value	\$83,450.00
Market Total Value	\$104,040.00
Market CAUV	\$0.00
Market Abatement	\$0.00
Assessed Land Value	\$7,210.00
Assessed Building Value	\$29,210.00
Assessed Total Value	\$36,420.00
Assessed CAUV	\$0.00
Assessed Abatement	\$0.00

These 2016 values have been certified by the State of Ohio.

Taxes

Full Year Tax Before Adjustment	\$3,482.92	Current Special Assessment	\$499.44
State Credit	\$1,186.62	Delinquent Special Assessment	\$0.00
Subtotal	\$ 2,296.30	Unpaid Taxes	\$0.00
Non-business Credit	\$221.94	Full Tax Year	\$2,608.44
Owner Occupancy Credit	\$0.00	Total Taxes Paid to Date	\$2,573.80
Homestead Credit	\$0.00	Special Assessments	N
Annual Real Estate Tax	\$2,074.36		

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Sales

Sale Date	Sale Amount	Conveyance	Grantor	Grantee	Number of Parcels
3/3/2009	\$0.00	2009090747	GIORDANO JOSEPH	UHANE CORP	1
12/21/2004	\$105,000.00	2004008754	CLARK SYLVIA	GIORDANO JOSEPH	1

Residential

Parcel Number	0900095106024	Half Bath	1
Year Built	1940	Fireplace	Yes
Finished Sqft	1,758	Basement	No
Total Rooms	10	Crawl Space	Yes
Bedrooms	3	Slab	Yes
Full Bath	1	Central AC	No
Parcel Number	0900095106024	Half Bath	0
Year Built	1940	Fireplace	No
Finished Sqft	0	Basement	Yes
Total Rooms	0	Crawl Space	No
Bedrooms	0	Slab	No
Full Bath	1	Central AC	No

Photo



Photo image

Sketch

