

201800005955  
CITY OF FINDLAY -MAYORS OFFICE  
DENISE #7137

201800005955  
Filed for Record in  
HANCOCK COUNTY OHIO  
TRACY L COLDREN, RECORDER  
07-23-2018 At 08:55 am.  
ORDINANCE 28.00  
OR Book 2542 Page 505 - 505A

**ORDINANCE NO. 2018-059**

**AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 221 LIMA AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY, MEDIUM DENSITY" TO "M2 MULTI-FAMILY, HIGH DENSITY".**

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That the following described property:

Situated in the City of Findlay, County of Hancock, State of Ohio, and being Lot 8503 in the Cory's Lima Street Addition, City of Findlay, Ohio.

SECTION 2: That said property above described herein be and the same is hereby rezoned from R2 Single Family, Medium Density to M2 Multi-Family, High Density.

SECTION 3: That from and after the effective date of this ordinance, said property above described herein shall be subject to M2 Multi-Family, High Density regulations.

SECTION 4: This Ordinance shall be in full force and effect from and after the earliest period provided by law.

*R. Ronald Monday*  
PRESIDENT OF COUNCIL Pro-TEM  
*Acting Mayor*  
*Jim T. Churchill*  
~~Acting Mayor~~  
PRESIDENT OF COUNCIL,  
Pro-TEM

PASSED July 17, 2018

ATTEST Denise DeVore  
CLERK OF COUNCIL

APPROVED July 17, 2018

This Instrument Prepared By: Donald J. Rasmussen, Director of Law  
City of Findlay  
318 Dorney Plaza, Room 310  
Findlay, Ohio 45840  
(419) 429-7338

### COMMITTEE REPORT

### THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Garry and Janis Parsell to rezone 221 Lima Avenue from R2 Single Family, Medium Density to M2 Multi-Family, High Density.

We recommend *rezone to M2 on the following conditions:*

- a formal agreement be obtained from the owner of 219 Lima Avenue to ensure that the new owner of 221 Lima Ave be able to use formal parking spaces at 219 Lima Ave and the agreement be recorded*
- comply with any and all regulations applicable to the property from the Wood County Building Inspector*

PUBLIC HEARING: *over*

Aye  Nay ABSENT  
John Harrington, Chairman

Aye  Nay *[Signature]*  
Dennis Hellmann

Aye  Nay *[Signature]* MOTION  
Grant Russel

Aye  Nay *[Signature]* SECONDS  
Tom Shindledecker

Aye  Nay *[Signature]*  
James Slough

**PLANNING & ZONING COMMITTEE**

LEGISLATION: \_\_\_\_\_

DATED: June 14, 2018

201800005955  
CITY OF FINDLAY -MAYORS OFFICE  
DENISE #7137

201800005848  
Filed for Record in  
HANCOCK COUNTY OHIO  
TRACY L COLDREN, RECORDER  
07-18-2018 At 09:14 am.  
AGREEMENT      36.00  
OR Book      2541 Page 2691 - 2693

201800005848  
PICK UP -G PARSELL

### **PARKING AGREEMENT**

**WHEREAS**, Doris J. Critzer, as Sole Trustee of the J. Wm. And Doris J. Critzer Joint Living Trust, dated July 24, 2013, (hereafter referred to as Critzer) is the record owner of 219 Lima Ave., Findlay, Ohio 45840, as set forth in Volume 2451, Page 1908, of the Hancock County Deed Records, and more particularly described as:

Situated in the City of Findlay, County of Hancock and State of Ohio:

Lot Number Eight Thousand Five Hundred Four (8504) in Cory's Lima Street Addition.

Parcel No. 56-0000191700  
Map No. 1010-241-19-020

**WHEREAS**, Garry W. Parsell and Janice L. Parsell, husband and wife, (hereafter referred to as Parsell) are the record owners of 221 Lima Ave., Findlay, Ohio 45840, as set forth in Volume 400, Page 430, of the Hancock County Deed Records, and more particularly described as:

Situated in the City of Findlay, County of Hancock and State of Ohio:

Being Lot Number Eight Thousand Five Hundred Three (8503) in Cory's Lima Street Addition to Findlay, having house number 221 Lima Avenue, Findlay, Ohio.

Parcel No. 56-0000191690  
Map No. 1010-2441-19-019

**AND**

**WHEREAS**, There are two (2) paved parking spaces located on the property of Critzer which are used by the tenants of Parsell.

WHEREAS, the parties to this agreement desire to establish a permanent easement and right for the tenants of Parsell to use the above referenced parking spaces .

NOW, THEREFORE, the parties to this Agreement agree as follows:

1. Critzer hereby grants to Parsell their heirs, successors and assigns the right for their tenants to access and use the two paved parking spaces located on the Critzer Property. (219 Lima Avenue)
2. Parsell's agree for themselves their heirs successors and assigns that they will maintain the parking spaces and access area.
3. This Agreement shall run with the land and be binding upon and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties to this Agreement.

Executed this 17<sup>th</sup> day of July, 2018.

*Doris J. Critzer*  
 Doris J. Critzer, as Sole Trustee of the J. Wm. And Doris J. Critzer Joint Living Trust, dated July 24, 2013

*Garry W Parsell*  
 Garry W. Parsell

*Janis L Parsell*  
 Janis L. Parsell

STATE OF OHIO            )  
   ) SS:  
 COUNTY OF HANCOCK    )

Before me, a Notary Public, in and for said County and State, personally appeared the above named Garry W. Parsell and Janis L. Parsell, Husband and Wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN WHEREOF, I have hereunto set my hand and official seal this 17<sup>th</sup> day of July, 2018.

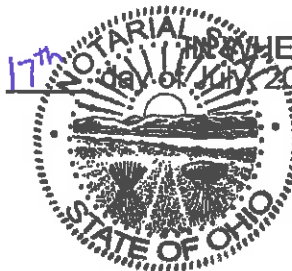


TARA L. SAMS  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Recorded in  
 Hancock County  
 My Comm. Exp. 2/7/23

*Tara L. Sams*  
 Notary Public

STATE OF OHIO )  
 ) SS:  
COUNTY OF HANCOCK )

Before me, a Notary Public, in and for said County and State, personally appeared the above named Doris J. Critzer, as Sole Trustee of the J. Wm. And Doris J. Critzer Joint Living Trust, dated July 24, 2013, who acknowledged that she did sign the foregoing instrument and that the same is the free act and deed of said Trust, and the free act and deed of her personally and as said Trustees.



HEREOF, I have hereunto set my hand and official seal this  
17<sup>th</sup> day of July 2018, TARA L. SAMS  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Hancock County  
My Comm. Exp. 2/7/23

*Tara L. Sams*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Drake, Phillips, Kuenzli & Clark, Attorneys at Law – JDO:csw

201800005848  
PICK UP -G PARSELL