

# **CITY OF OBERLIN, OHIO**

## **ORDINANCE No. 20-56 AC CMS**

**AN ORDINANCE AMENDING THE CITY OF OBERLIN ZONING MAP FROM "P-1"/PUBLIC PARK AND RECREATION DISTRICT TO "R-1"/SINGLE-FAMILY RESIDENTIAL DISTRICT FOR THE ENTIRETY OF PERMANENT PARCEL NO. 0900095101004 (275 MORGAN STREET) AND PERMANENT PARCEL NO. 0900095101002 (289 MORGAN STREET) AS AN EMERGENCY MEASURE**

WHEREAS, the City of Oberlin Planning Commission has reviewed Permanent Parcel Nos. 09-000-95-101-004 (275 Morgan Street) and 09-000-95-101-002 (289 Morgan Street) to determine whether the current zoning of these parcels is appropriate; and

WHEREAS, the Planning Commission has determined that the rezoning of these parcels from "P-1"/Public Park and Recreation District to "R-1"/Single-Family Residential District would be consistent with the existing residential uses, would eliminate non-conforming uses, would facilitate the appropriate future use and improvement of these parcels, would better enable future purchasers to obtain financing necessary for the sale or improvement of these properties and would facilitate the use of these parcels in a manner that is consistent with the City's Comprehensive Plan Future Land Use Plan; and

WHEREAS, the Planning Commission voted on October 7, 2020 to recommend to the City Council that these properties be rezoned to the "R-1"/Single-Family Residential District; and,

WHEREAS, this Council has held a public hearing on November 23, 2020 concerning the Planning Commission's recommendation.

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 identified in Exhibit "A" attached hereto are hereby rezoned in their entirety to "R-1"/Single-Family Residential District and that the zoning map for the City of Oberlin be so amended.

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. SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Oberlin, Ohio or to provide for the usual daily operation of a municipal department, to wit: to facilitate compliance with third-party lending requirements to enable the transfer of properties for residential use so as to mitigate against building vacancies, abandonment

of land and the resulting blight and provided that it is elevated to emergency status by the affirmative vote of at least five members of Council and receives the affirmative vote of at least five members of Council upon final passage, it shall go into full force and effect from and immediately after its passage; otherwise, it shall take effect at the earliest date allowed by law.

PASSED: 1<sup>st</sup> Reading: November 23, 2020

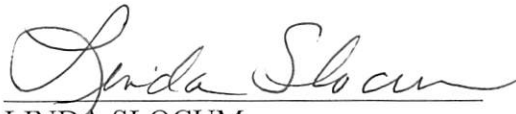
2<sup>nd</sup> Reading: \_\_\_\_\_

3<sup>rd</sup> Reading: \_\_\_\_\_

ATTEST:



BELINDA B. ANDERSON, MMC  
CLERK OF COUNCIL



LINDA SLOCUM  
PRESIDENT OF COUNCIL

POSTED: 11/24/2020

EFFECTIVE DATE: 11/23/2020

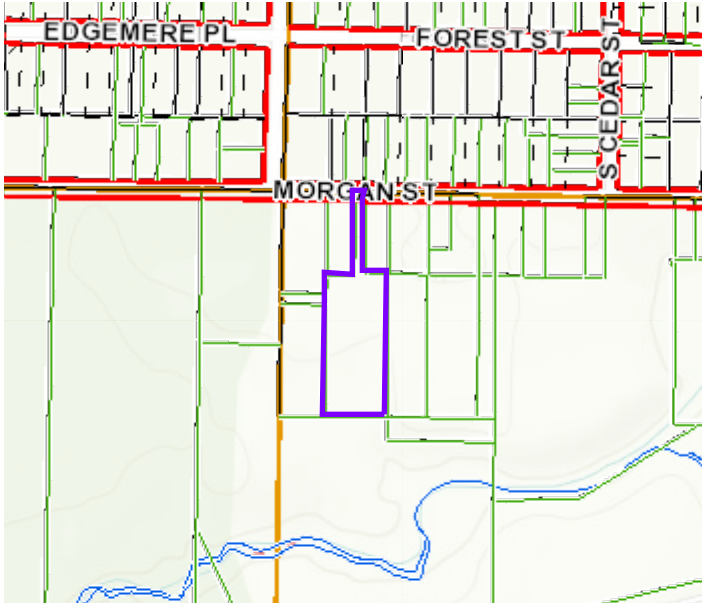


# Lorain County Auditor

## Craig Snodgrass, CPA, CGFM

Report generated: Tue Nov 17 2020

**Parcel Number: 0900095101004**



### Parcels

<b>Parcel Number</b>	0900095101004	<b>Land Use</b>	510
<b>Owner</b>	HOWELL CHRISTOPHER M	<b>Neighborhood</b>	11516 - MORGAN ST AREA
<b>Location Address</b>	275 MORGAN ST OBERLIN, OH 44074	<b>Acres</b>	1.89
<b>Tax Bill Mailed To</b>	275 MORGAN ST OBERLIN, OH 44074	<b>School District</b>	OBERLIN CSD
<b>Property Description</b>		<b>Instrument Number</b>	
<b>Tax District</b>	60 - OBERLIN CITY/OBERLIN CSD	<b>Delinquent Real Estate</b>	No

### Values

<b>Market Land Value</b>	\$56,230.00
<b>Market Building Value</b>	\$206,720.00
<b>Market Total Value</b>	\$262,950.00
<b>Market CAUV</b>	\$0.00
<b>Market Abatement</b>	\$0.00
<b>Assessed Land Value</b>	\$19,680.00
<b>Assessed Building Value</b>	\$72,350.00
<b>Assessed Total Value</b>	\$92,030.00
<b>Assessed CAUV</b>	\$0.00
<b>Assessed Abatement</b>	\$0.00

The 2019 values have been certified by the State of Ohio.

## Taxes

<b>Gross Full Year Tax</b>	\$8,994.28	<b>Special Assessment</b>	\$52.68
<b>State Credit</b>	\$3,297.86	<b>Delinquent Special Assessment</b>	\$0.00
<b>Subtotal</b>	\$ 5,696.42	<b>Unpaid Taxes</b>	\$0.00
<b>Non-Business Credit</b>	\$503.36	<b>Total Taxes Owed</b>	\$5,122.88
<b>Owner Occupancy Credit</b>	\$122.86	<b>Total Taxes Paid</b>	\$5,122.88
<b>Homestead Credit</b>	\$0.00	<b>Special Assessments</b>	Yes, see Special Assessment detail below.
<b>Net Tax</b>	\$5,070.20		

Your 2019 taxes were certified on December 27, 2019. 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.

## Special Assessments

### Year 2019

<b>Project No</b>	10095
<b>Description</b>	Oberlin City Storm Water Billing 19TY
<b>Expiration Year</b>	2019
<b>Delinquent</b>	
<b>Principal</b>	0
<b>Full Year</b>	51.65
<b>Admin Fee</b>	1.03
<b>Total Charge</b>	52.68

## Sales

<b>Sale Date</b>	<b>Sale Amount</b>	<b>Conveyance</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Number of Parcels</b>
4/18/2019	\$0.00	2019091473	HOWELL CHRISTOPHER M & CLAYTON SUSAN D	HOWELL CHRISTOPHER	1

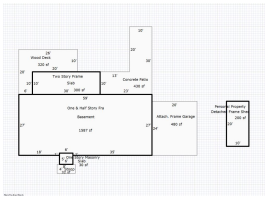
## Residential

<b>Year Built</b>	1962
<b>Parcel Number</b>	0900095101004
<b>Finished Sqft</b>	3,487
<b>Total Rooms</b>	10
<b>Bedrooms</b>	5
<b>Full Bath</b>	3
<b>Half Bath</b>	0
<b>Fireplace</b>	Yes
<b>Central AC</b>	Yes

## Photo



## Sketch



## Conveyance



## TaxHistory

**Tax Year 2018**

<b>Gross Full Year Tax</b>	\$9,040.30
<b>State Credit</b>	\$3,298.66
<b>Subtotal</b>	5,741.64
<b>Non-Business Credit</b>	\$507.88
<b>Owner Occupancy Credit</b>	\$123.96
<b>Homestead Credit</b>	\$0.00

<b>Net Tax</b>	\$5,109.80
<b>Special Assessment</b>	\$51.00
<b>Delinquent Special Assessment</b>	\$0.00
<b>Unpaid Taxes</b>	\$0.00
<b>Total Taxes Owed</b>	\$5,160.80
<b>Total Taxes Paid</b>	\$5,160.80

**Tax Year 2017**

<b>Gross Full Year Tax</b>	\$7,883.98
<b>State Credit</b>	\$2,705.82
<b>Subtotal</b>	5,178.16
<b>Non-Business Credit</b>	\$496.18
<b>Owner Occupancy Credit</b>	\$120.70
<b>Homestead Credit</b>	\$0.00

<b>Net Tax</b>	\$4,561.28
<b>Special Assessment</b>	\$0.00
<b>Delinquent Special Assessment</b>	\$0.00
<b>Unpaid Taxes</b>	\$0.00
<b>Total Taxes Owed</b>	\$4,561.28
<b>Total Taxes Paid</b>	\$4,561.28

**Tax Year 2016**

<b>Gross Full Year Tax</b>	\$7,941.28
<b>State Credit</b>	\$2,705.54
<b>Subtotal</b>	5,235.74
<b>Non-Business Credit</b>	\$506.06
<b>Owner Occupancy Credit</b>	\$123.10
<b>Homestead Credit</b>	\$0.00

<b>Net Tax</b>	\$4,606.58
<b>Special Assessment</b>	\$0.00
<b>Delinquent Special Assessment</b>	\$0.00
<b>Unpaid Taxes</b>	\$0.00
<b>Total Taxes Owed</b>	\$4,606.58
<b>Total Taxes Paid</b>	\$4,606.58

**TaxPayments**

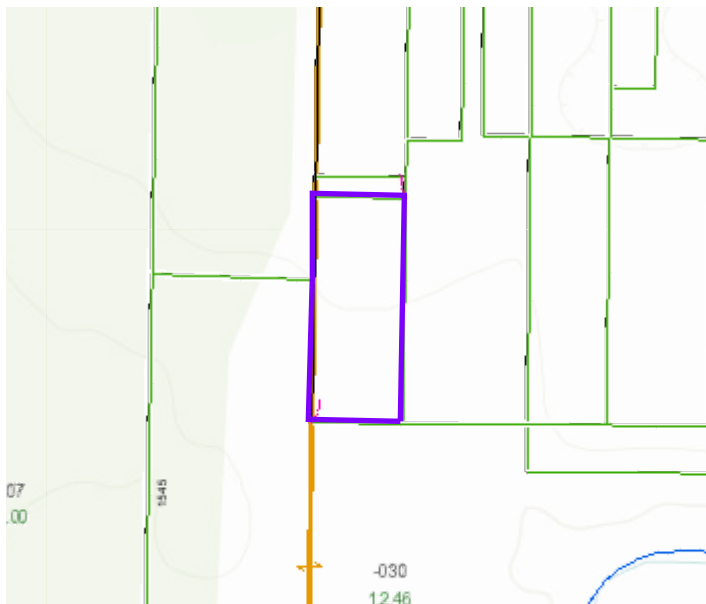
<b>Year</b>	<b>Date</b>	<b>Prior</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Surplus</b>
2015	7/8/2016	0	0	2,305.83	0
2017	6/15/2018	0	0	2,280.64	0
2016	2/6/2017	0	2,303.29	0	0
2015	2/12/2016	0	2,305.83	0	0
2018	2/8/2019	0	2,580.4	0	0
2017	1/29/2018	0	2,280.64	0	0
2019	1/17/2020	0	2,561.45	0	0
2018	7/8/2019	0	0	2,580.4	0
2019	6/26/2020	0	0	2,561.43	0
2016	7/11/2017	0	0	2,303.29	0



# Lorain County Auditor

## Craig Snodgrass, CPA, CGFM

Report generated: Tue Nov 17 2020

**Parcel Number: 0900095101002**

### Parcels

<b>Parcel Number</b>	0900095101002	<b>Land Use</b>	510
<b>Owner</b>	BARBEE MARCO L	<b>Neighborhood</b>	11516 - MORGAN ST AREA
<b>Location Address</b>	289 MORGAN ST OBERLIN, OH 44074	<b>Acres</b>	0
<b>Tax Bill Mailed To</b>	289 MORGAN STREET OBERLIN, OH 44074	<b>School District</b>	OBERLIN CSD
<b>Property Description</b>	132 X 330	<b>Instrument Number</b>	<u>20100338347</u>
<b>Tax District</b>	60 - OBERLIN CITY/OBERLIN CSD	<b>Delinquent Real Estate</b>	No

### Values

<b>Market Land Value</b>	\$42,500.00
<b>Market Building Value</b>	\$93,860.00
<b>Market Total Value</b>	\$136,360.00
<b>Market CAUV</b>	\$0.00
<b>Market Abatement</b>	\$0.00
<b>Assessed Land Value</b>	\$14,880.00
<b>Assessed Building Value</b>	\$32,850.00
<b>Assessed Total Value</b>	\$47,730.00
<b>Assessed CAUV</b>	\$0.00
<b>Assessed Abatement</b>	\$0.00

The 2019 values have been certified by the State of Ohio.

Taxes

Gross Full Year Tax	\$4,664.74	Special Assessment	\$52.68
State Credit	\$1,710.38	Delinquent Special Assessment	\$0.00
Subtotal	\$ 2,954.36	Unpaid Taxes	\$0.00
Non-Business Credit	\$261.06	Total Taxes Owed	\$2,680.72
Owner Occupancy Credit	\$65.26	Total Taxes Paid	\$2,680.72
Homestead Credit	\$0.00	Special Assessments	Yes, see Special Assessment detail below.
Net Tax	\$2,628.04		

Your 2019 taxes were certified on December 27, 2019. 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.

SpecialAssessments

Year 2019	
Project No	10095
Description	Oberlin City Storm Water Billing 19TY
Expiration Year	2019
Delinquent	
Principal	0
Full Year	51.65
Admin Fee	1.03
Total Charge	52.68



**Sales**

Sale Date	Sale Amount	Conveyance	Grantor	Grantee	Number of Parcels
OBJECTID = 461952279 saledate = 1242691200000 sale_price = 0 document_number = 2009091916 grantor1 = LANYI NIKOLAS & ANTHONY M J TRUSTEES grantee1 = LANYI NIKOLAS numpar = 1 OBJECTID = 461997044 saledate = 1242259200000 sale_price = 0 document_number = 2009091863 grantor1 = LANYI SUSAN grantee1 = LANYI NIKOLAS numpar = 1 OBJECTID = 461932004 saledate = 1277424000000 sale_price = 145000 document_number = 2010002592 grantor1 = LANYI NIKOLAS grantee1 = BARBEE MARCO numpar = 1					

**Residential**

<b>Year Built</b>	1951
<b>Parcel Number</b>	0900095101002
<b>Finished Sqft</b>	1,286
<b>Total Rooms</b>	6
<b>Bedrooms</b>	3
<b>Full Bath</b>	2
<b>Half Bath</b>	0
<b>Fireplace</b>	Yes
<b>Central AC</b>	Yes

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<b>Tax Year 2018</b>			
<b>Gross Full Year Tax</b>	\$4,688.62	<b>Net Tax</b>	\$2,648.58
<b>State Credit</b>	\$1,710.80	<b>Special Assessment</b>	\$51.00
<b>Subtotal</b>	2,977.82	<b>Delinquent Special Assessment</b>	\$0.00
<b>Non-Business Credit</b>	\$263.40	<b>Unpaid Taxes</b>	\$0.00
<b>Owner Occupancy Credit</b>	\$65.84	<b>Total Taxes Owed</b>	\$2,699.58
<b>Homestead Credit</b>	\$0.00	<b>Total Taxes Paid</b>	\$2,699.58
<b>Tax Year 2017</b>			
<b>Gross Full Year Tax</b>	\$4,381.58	<b>Net Tax</b>	\$2,533.10
<b>State Credit</b>	\$1,503.78	<b>Special Assessment</b>	\$0.00
<b>Subtotal</b>	2,877.8	<b>Delinquent Special Assessment</b>	\$0.00
<b>Non-Business Credit</b>	\$275.76	<b>Unpaid Taxes</b>	\$0.00
<b>Owner Occupancy Credit</b>	\$68.94	<b>Total Taxes Owed</b>	\$2,533.10
<b>Homestead Credit</b>	\$0.00	<b>Total Taxes Paid</b>	\$2,533.10
<b>Tax Year 2016</b>			
<b>Gross Full Year Tax</b>	\$4,413.42	<b>Net Tax</b>	\$2,558.26
<b>State Credit</b>	\$1,503.62	<b>Special Assessment</b>	\$0.00
<b>Subtotal</b>	2,909.8	<b>Delinquent Special Assessment</b>	\$0.00
<b>Non-Business Credit</b>	\$281.24	<b>Unpaid Taxes</b>	\$0.00
<b>Owner Occupancy Credit</b>	\$70.30	<b>Total Taxes Owed</b>	\$2,558.26
<b>Homestead Credit</b>	\$0.00	<b>Total Taxes Paid</b>	\$2,558.26

**TaxPayments**

<b>Year</b>	<b>Date</b>	<b>Prior</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Surplus</b>
2018	6/27/2019	0	0	1,349.79	0
2019	2/6/2020	0	1,340.37	0	0
2016	6/23/2017	0	0	1,279.13	0
2018	2/11/2019	0	1,349.79	0	0
2017	6/22/2018	0	0	1,266.55	0
2015	1/25/2016	0	1,280.53	0	0
2019	6/26/2020	0	0	1,340.35	0
2017	2/2/2018	0	1,266.55	0	0
2015	6/20/2016	0	0	1,280.53	0
2016	1/24/2017	0	1,279.13	0	0