



**CITY OF WESTLAKE, OHIO
ORDINANCE NO. 2022-5:**

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE ZONE MAP OF THE CITY OF WESTLAKE, WHICH ZONE MAP IS PART OF THE ZONING CODE OF THE CITY OF WESTLAKE, BY CHANGING THE ZONING OF CERTAIN LAND LOCATED AT 28189 AND 28239 DETROIT ROAD FROM R-1F-80 DISTRICT TO R-MF-40 DISTRICT.

WHEREAS, George Kopasakis and Marvin E. Wood, property owners, have submitted an application to the City of Westlake to amend the Zone Map by requesting that Council rezone the land located at 28189 and 28239 Detroit Road, being all of Permanent Parcel Nos. 212-19-004 and 212-19-008, from R-1F-80 District to R-MF-40 District for the purpose of a multi-family development; and

WHEREAS, it appears that the zoning that applies to the real property described in the legal description attached hereto is improper under the conditions presently existing and inadequate for the development and use of this land; and

WHEREAS, after careful consideration, the Planning Commission of the City, on the ____ day of _____, 2022, recommended _____ of the change of the District herein specified as requested by this Council; and

WHEREAS, Council desires to have said land rezoned as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1: That after submission of this Ordinance to the Planning Commission of this City for its opinion and recommendations, and after a Public Hearing hereon, notice of which has been given pursuant to Section 13 of Article III of the Charter of this City entitled "The Council - Enactment of Zoning Ordinances," and after its passage pursuant to the Charter of this City and its approval by the Mayor of the City of Westlake, the Zone Map of Westlake is hereby amended and as amended shall be and the same is hereby revised by changing the zoning of certain land known as Permanent Parcel Nos. 212-19-004 and 212-19-008 from R-1F-80 District to R-MF-40 District which land is more fully described in Exhibit "A" attached hereto and made a part hereof.

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Section 2: That the Clerk of Council be and she hereby is directed to cause a notice of Public Hearing hereon to be given pursuant to the provisions of Section 13 of Article III of the Charter of the City.

Section 3: That the Director of Engineering be and he hereby is directed to amend said Zone Map of Westlake so that when amended said Zone Map will disclose that the premises described in Section 1 hereof shall be revised by changing the zoning of certain described land from R-1F-80 District to R-MF-40 District and that said portion of parcel of land may thereafter be used in accordance with the use of the District permitted by the Zoning Code of the City of Westlake.

Section 4: That it is found and determined that all formal actions of this Council concerning and relating to this legislation 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 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

Section 5: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading: _____

Referred to Planning Commission: _____

Report of Planning Commission on: _____

The Planning Commission recommended to Council that this Ordinance be:

Approved: _____ Disapproved: _____

Second Reading: _____

Public Hearing: _____

Passed: _____

David S. Greenspan
President of Council

Presented to Mayor: _____

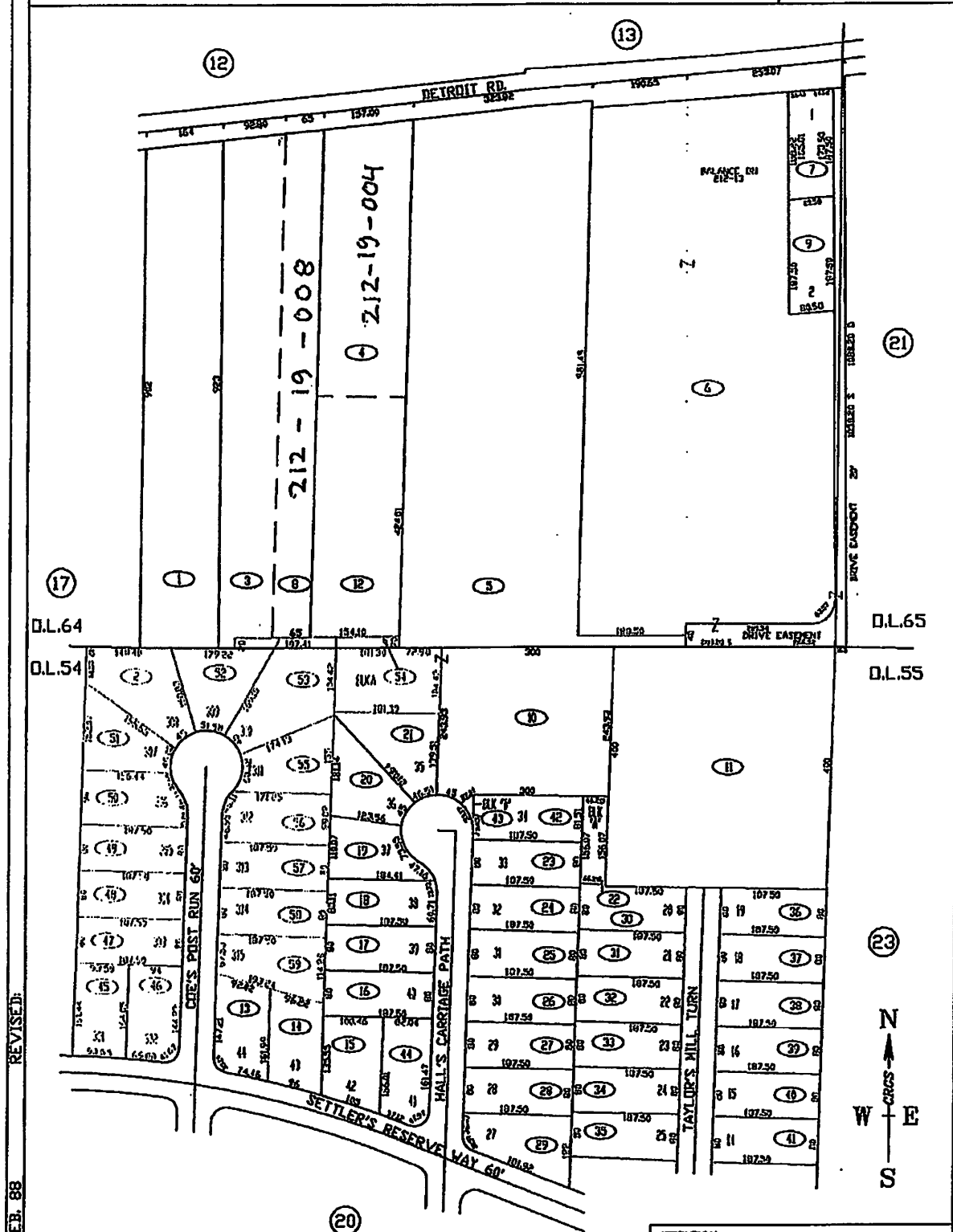
Approved: _____

ATTEST:

Denise L. Rosenbaum, MMC
Clerk of Council

Dennis M. Clough, Mayor

ROCKPORT DEV. SUBD. No. 1 V.817 P.768
ROCKPORT DEV. CESP. SUBD. No. 2 V.222 P.91
ST. PAUL'S EVANGELICAL LUTHERAN CH. SUBD. V.184 P.59



DRAWN FEB. 88
REVISED:

SCALE: 1"=100'
0 100 200

Westlake Map 212

ATTENTION:
EXHIBIT "A" PRINTED ON THIS MAP HAS BEEN DERIVED BY RECORDS SEARCH AND HAVE NOT BEEN VERIFIED. THIS MAP IS TO BE USED FOR GENERAL REFERENCE ONLY. ANYONE USING THIS MAP AND FINDING AN ERROR, OMISSION OR OTHER DISCREPANCY IS REQUESTED TO PLEASE NOTIFY THE CITY OF WESTLAKE ENGINEERING DEPARTMENT, (440) 617-4145.

of the same nature as that of the above, but subject to all legal mortgages.

Handwritten: JOHN P. ...

Printed/Stamped: DEPT. OF REVENUE
RECEIVED
TAX RECEIPT
NO. 10067-19
MAY 21 1959

Reversed text from back of page: ... the ... of ...

... of the ... of ...
... of the ... of ...
... of the ... of ...

... of the ... of ...
... of the ... of ...
... of the ... of ...



TRUCK TITLE INSURANCE

37-307

10.00

037757

6

(2)

Do hereby and to hold the above granted and heretofore premises, with the appurtenances thereunto belonging, unto the said Grantee, and to the survivor of them, his or her separate heirs and assigns forever.

And the said Grantor, for herself and her heirs, executors and administrators, hereby covenant with the said Grantee, their heirs and assigns, that said Grantee is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except restrictions of record, reservations, assessments, conditions of record, zoning ordinances, and taxes and assessments, both general and special for the last half of 1990 and thereafter and further, that said Grantee will defend and defend the same against all claims of all persons whatsoever, except as hereinafter provided.

And for valuable consideration

release and forever quit-claim unto the said Grantee, their heirs and assigns, all heretofore right and expectancy of interest in the above described premises.

In Witness Whereof I have hereunto set my hand, the 26th day of March, in the year of our Lord one thousand nine hundred and ninety-one.

Signed and acknowledged in presence of

George Rozanski
Paul Rozanski

Lucille G. Koch
LUCILLE G. KOCH

State of Ohio }
Cuyahoga County, Ohio) before me, a Notary Public
do hereby certify that the within and to and for said County and State, personally appeared the above named Lucille G. Koch

who acknowledged that she is her free and sole owner of the premises described in the foregoing instrument and that she was free and clear.

In Testimony Whereof, I have hereunto set my hand and official seal, at CLEVELAND, Ohio, this 26th day of March, A.D. 1991.

This instrument prepared by
Robert C. Kropp
Attorney at Law
21600 Lorain Road
Fairview Park, OH 44126
(216) 331-0422

ROBERT C. KROPP
NOTARY PUBLIC - State of Ohio
My Commission Expires Oct. 11, 1994


VEN 212-19-004



LUCILLE G. KOCH
(Widow Not Remarried)

GEORGE ROZANSKI
and
PAUL ROZANSKI
(Husband and Wife)

County of Cuyahoga, State of Ohio
for Record on the
at of book
and thereof
Book No.
Record No.

CUYAHOGA COUNTY FISCAL OFFICER
 212-19-008 *Paul Chamber* 9/28/2021 1
 G-09282021-4
 WOOD, MARVIN Tax Dist. 3970
 Affidavit LUC: 8100 EX: N
 Sale Amt: \$ 0.00 LAND: 48,500
 Conty. Fee: \$ 0.00 BLDG: 181,300
 Executive LEGAL SERVICE TOTAL: 287,800

 * 1 0 5 0 3 4 9 *

CUYAHOGA COUNTY
 OFFICE OF FISCAL OFFICERS - 3
 DEAF 9/28/2021 11:29:01 AM
202109280507

(for county use)

AFFIDAVIT OF SURVIVING SPOUSE
O.R.C. §302.17

STATE OF OHIO)

) ss:

COUNTY OF CUYAHOGA)

MARVIN E. WOOD, being first duly sworn, deposes and says as follows:

1. That **Marvin E. Wood** and **Janet M. Wood** were joint owners of property under a duly recorded Survivorship Deed recorded at Document No. 201604220236 dated April 22, 2016 in the Cuyahoga County Deed Records.
2. That the property is known as 28239 Detroit Road Westlake, Ohio 44145 - Permanent Parcel No. 212-19-008 and described as follows: City of Westlake, County of Cuyahoga and State of Ohio and further described as follows:

And known as being part of Original Lot No. 64 in said township and bounded and described as follows: Beginning in the center line of North Ridge Road, at a point ninety two and eight-tenths (92.8) feet East of the Easterly line of land owned by Stoop; Thence West sixty five (65) feet to a point in the Northeasterly corner of lot described as parcel No. 1 in deed from **Carrie Meyers** to **Jacob Meyers** recorded in Volume 5150 page 512 of Cuyahoga County Records; Thence South along the Easterly line of said lot to the South line of said Original Lot No. 64; Thence West in the lot line 65 feet; Thence North to the Center line of North Ridge Road to place of beginning, be the same more or less but subject to all legal highways.

3. That Janet M. Wood died on May 26, 2021 and a death certificate has been issued and is attached hereto as Exhibit A.
4. That by virtue of the death of the party listed in #3 above, Marvin E. Wood is the fee simple owner of the above described property and requests that this fact be reflected on the land and tax records of Cuyahoga County.

Marvin E. Wood

MARVIN E. WOOD

SWORN TO BEFORE ME and subscribed in my presence this 21 day of September, 2021.

Judith Mary Metzler
Notary Public
My Commission Expires:



JUDITH MARY METZLER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires July 19, 2024

Prepared by:
Executive Legal Services
7140 Kleber Court
Cleveland Ohio 44131