

GENERAL INFORMATION

Subject

- Request - Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the eastern seventy (70) feet by two-hundred and seventy-seven (277) to the south along the property line

- Location - 9658 Jerusalem Road

- Applicants/Owners - Whole Five Yards LLC
Eric Hahn
6630 Maumee Western Rd
Maumee, OH 43537

Aaron Moses
9648 Jerusalem Rd
Curtice, OH 43412

Site Description

- Zoning - C-2 General Commercial
- Area - ± 3.95 Acres for the combined parcels
- Frontage - ± 130 Feet along Jerusalem Road
- Existing Use - Single-family home and a commercial business
- Overlay - State Route 2 Overlay District

Area Description

- North - Single-family homes and agriculture / A/R Agriculture and Residential
- South - Single-family homes and agriculture / A/R Agriculture and Residential
- East - Single-family homes and agriculture / A/R Agriculture and Residential
- West - Commercial business and Single-family home / C-2 General Commercial

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|----------|---|---|
| Z28-C150 | - | Zone change from C-2 to R-1 at 9636 and 9648 Jerusalem Road (companion case) |
| T-84-24 | - | Lot split for 9658 Jerusalem Road, corrects building encroachment for the eastern seventy (70) feet by two-hundred and seventy-seven (277) to the south along the property line |

Applicable Plans and Regulations

- Jerusalem Township Zoning Resolution
- Jerusalem Township Land Use Plan 2021
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “limited development zone”)

STAFF ANALYSIS

The applicant is requesting a Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the property located at 9658 Jerusalem Road. The 3.95-acre site is occupied by an existing single-family house and commercial business. Adjacent land uses include agricultural and residential uses to the north, west, east, and south side.

The applicants purchased three properties that were bundled together at the time of purchase. Two of the properties have existing single-family homes and an existing commercial business that are all under the same zoning category of C-2 General Commercial. Staff worked with the township zoning inspector and the applicants to find a solution to correct the non-conforming land use for the single-family homes, and increase the parcel size for the existing commercial business.

The parties agreed to rezone the eastern seventy (70) feet of 9658 Jerusalem Road to R-1 Single-family Residential District for the single-family home, and the remaining portion of the parcel will retain the C-2 General Commercial zoning. The width required for the R-1 Single-family Residential District is seventy-five (75) feet of frontage and the applicants applied for and received a Board of Zoning Appeals waiver for the frontage requirement on September 11, 2024.

The applicants have submitted a lot split for this parcel that is pending approval based on the outcome of the Zone Change application. Once the Zone Change has been approved by the Township Trustees, the lot split will be conditionally approved and the parcels will be combined and recorded with Lucas County Auditor.

STAFF ANALYSIS (cont'd)

The Plan Commission staff have had multiple down zoning requests approved in recent years that have assisted property owners with refinancing for home improvements, lower mortgage rates, and property sales. Unfortunately, financial institutions do not provide lending for single-family homes that are zoned commercial or industrial, therefore, a re-zoning is required prior to the sale of the property.

The 2021 Jerusalem Township Land Use Plan identifies State Route 2 Overlay and the Bono Area as being predominantly single-family residential and agriculture in the eastern portion of the township. The commercial uses have been designated for properties fronting on Jerusalem Road. The Land Use Plan identifies this parcel as low to medium density residential use.

Based on the property's location, and the site's consistency with the 2021 Jerusalem Township Land Use Plan, the proposed zone change will comply with the residential area. Staff recommends approval of the Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the property located at 9658 Jerusalem Road.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Jerusalem Township Zoning Commission and Township Trustees, approval of Z28-C158, a Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the eastern seventy (70) feet by two-hundred and seventy-seven (277) to the south along the property line at 9658 Jerusalem Road to the Jerusalem Township Zoning Commission and Trustees for the following three (3) reasons:

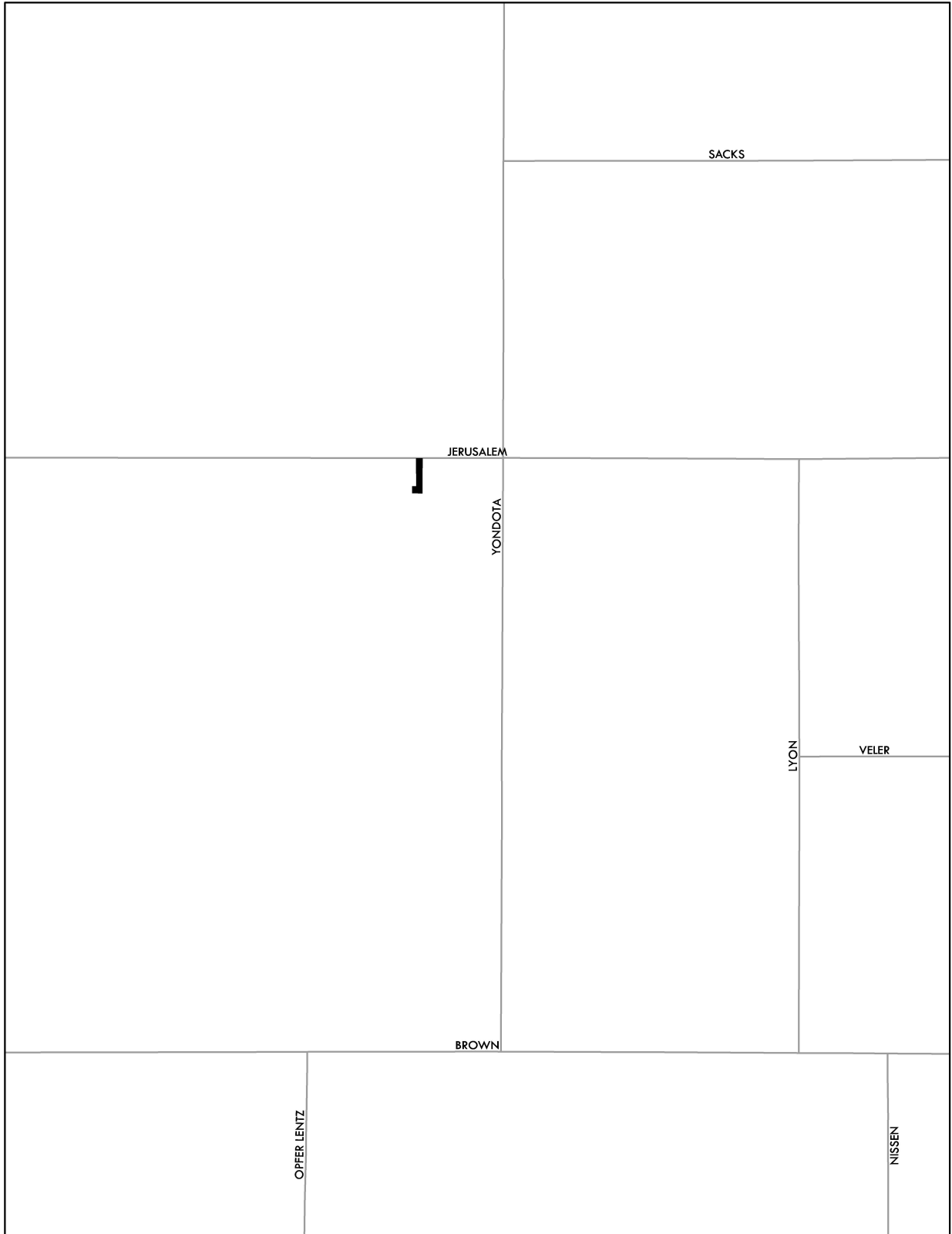
1. The request is compatible with surrounding Land Uses,
2. The proposed Zone Change is anticipated to not have adverse impacts on surrounding properties; and
3. The Zone Change request will allow for the resale of the single-family home.

ZONE CHANGE
JERUSALEM TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z28-C151
DATE: November 20, 2024
TIME: 9:00 a.m.

MLM
Three (3) sketches follow

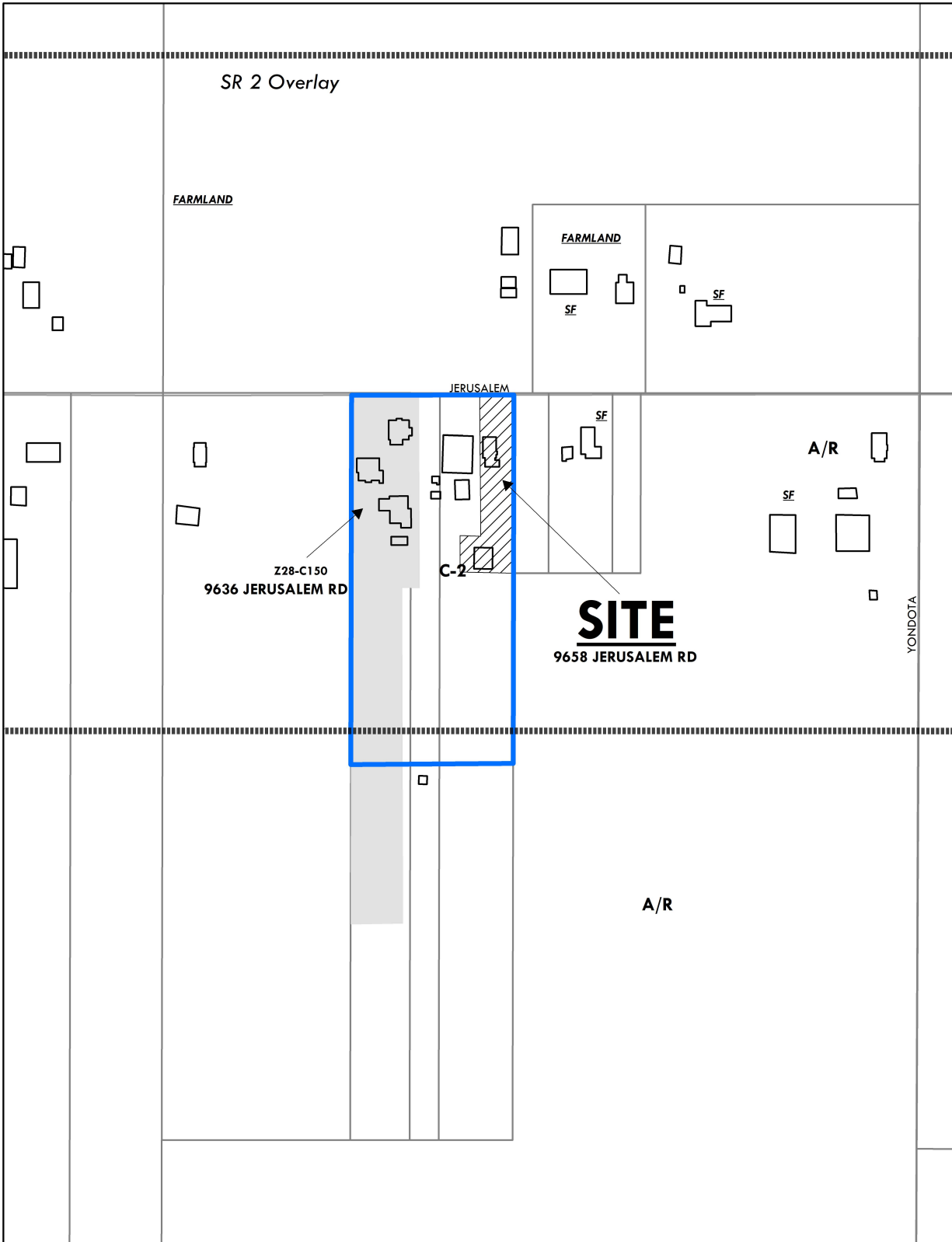
GENERAL LOCATION

Z28-C151



ZONING & LAND USE

Z28-C151



LOT SPLIT SURVEY

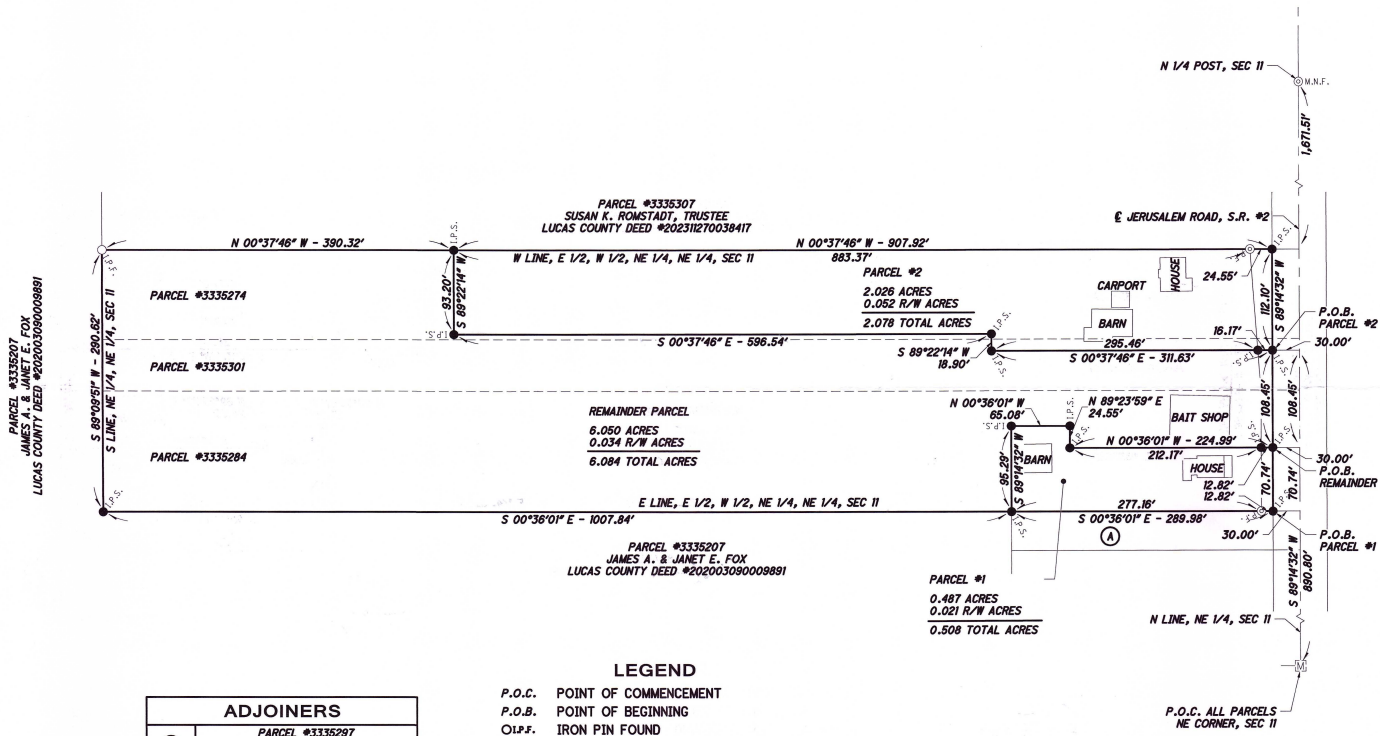
Z28-C151



PLAT OF SURVEY FOR:
THE WHOLE 9.5 YARDS, LLC
 PART OF THE E 1/2, WEST 1/2, NE 1/4, NE 1/4,
 SEC 11, T10S, R9E, JERUSALEM TOWNSHIP,
 LUCAS COUNTY, OHIO
 2023

REFERENCES
 LUCAS COUNTY DEED VOLUMES
 AND PAGES AS SHOWN HEREON.
 LUCAS COUNTY STONE REFERENCE BOOK

BASIS OF BEARINGS
 ALL BEARINGS ARE BASED ON THE ASSUMPTION THAT THE
 N LINE, NE 1/4, SEC 11, T10S, R9E, JERUSALEM TOWNSHIP,
 LUCAS COUNTY, OHIO BEARS S 89°52'20" E AND IS ALSO
 BASED ON A SURVEY COMPLETED IN DECEMBER, 2023.



ADJOINERS	
A	PARCEL #3335297 MICHAEL R. SR. & BEVERLY J. BREWER LUCAS COUNTY DEED #20M04280015891

- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - O.I.P.F. IRON PIN FOUND
 - I.P.S. IRON PIN SET 5/8"x30" REBAR
W/ PLASTIC CAP STAMPED (MJT #7986)
 - @P.F. IRON PIPE FOUND
 - Ⓜ IRON PIN IN MONUMENT BOX
 - Ⓜ M.N.F. MAG NAIL FOUND



I HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE
 AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME FOR
 AND AT THE INSTANCE OF: THE WHOLE 9.5 YARDS, LLC

Michael J. Thorbahn, P.S. 1/24/2024
 MICHAEL J. THORBANH, P.S. #7986 DATE

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 ENGINEER OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND
 WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER OR SURVEYOR.

 REVISIONS	DRAWN SMC REVIEWED MJT
PROJECT NO. --- DATE 01/10/2024	SCALE IN FEET 0 40 80 HORIZONTAL
CLIENT THE WHOLE 9.5 YARDS, LLC	
SURVEYOR MICHAEL J. THORBANH PROFESSIONAL SURVEYOR #7986 510 W. 6TH ST PORT CLINTON, OH 43452	
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