

CITY OF MARION CITY PLANNING COMMISSION

Alley Vacation

STAFF REPORT

October 26, 2021

APPLICANT: Robert and Joyce Gattshall

LOCATION: Alleyway between 527 and 535 Lee Street.

ZONING: R-1C

REQUEST: To vacate a 14' wide by 172' long east-west ally between 527 and 535 Lee Street.



BACKGROUND:

527 and 535 Lee Street have a shared driveway using the current alley. With the vacation the driveway will be split down the middle with each property owner having an approximately 7' wide driveway.

COMMENT:

In favor of the request, we find that:

1. The alley only affects two properties so if neighbors want it vacated, we find no harm. The rest of this ally to the east from Lee Street to Thompson Street has already been vacated.
2. Half of the area to be vacated is grass. The shared driveway that would be divided up between the neighboring properties makes up the other half of the area to be vacated.
3. Utilities affecting other properties besides 527 and 535 Lee Street are not impacted.

OTHER COMMENTS:

The applicant has contacted the utilities about the proposed alley vacation and has indicated those utilities approve of the vacation. Based on maps the planning commission has, there are no utilities in the ally to be vacated. The Marion Fire and Police Departments also approve of the vacation.

RECOMMENDATION:

City Planning Staff recommend approval of the request.



Alley looking west from Lee Street



Alley looking east from adjoining alley

CITY OF MARION, OHIO
APPLICATION FOR STREET OR ALLEY VACATION
MARION CITY PLANNING COMMISSION

Applicant Robert & Joyce Gattshall 527 Lee St. (740) 751-4951
Name Address Phone

hereby makes application through the City Planning Commission to place matters on Marion City Council's agenda for a request of a vacation of a street or alley under Ohio Revised Code Section 723.04.

Applicant requests that the Secretary to the City Planning Commission place on the Planning Agenda at the earliest possible date, a request to vacate a street or alley which is located at: Between 527 AND 535 Lee St. Marion Ohio

in the following subdivision _____

Applicant further states that all utility companies have been contacted to determine that the proposed closing would not interfere with servicing any lines, pipes or poles if contained on the property:

Aqua Ohio called

Ohio Edison Company called

Columbia Gas of Ohio called

Frontier Phone called

City of Marion Engineering Dept. (sewer system) _____

Robert Gattshall
Applicant's Signature

9-15-2021
Date

Robert Gattshall
Owners Signature (if applicable)

Phone: (740) 751-4951 Date: 9-15-2021

Application Filed: _____

Notice to abutting property owners completed on _____

Secretary
City Planning Commission
740-387-4935

ADJOINING AND ABUTTING LISTING

The following is a list of all adjoining and abutting property owners for the property listed at:

527 Lee St. Marion, OH 43302

<u>Lot/Map #</u>	<u>Owner</u>	<u>Tax Mailing Address</u>	<u>Property Address</u>
1936	Bob & Julie Hoskins		535 Lee St.
1935-6	Robert & Beverly Skaggs	495 Haversham Rd.	543 Lee St.
1938	Sharon Houston		519 Lee St.
10441	Connie Simmons		530 Euclid Ave.
10440	Henry Christian		524 Euclid Ave.
10439	Tammy Keller	514 Euclid Ave.	522 Euclid Ave.
1945	Kimberly Cottrill	522 Lee St.	Lee St.
1945-6	"		522 Lee St.
1946	Timothy Jones Sr.		516 Lee St.
1944	Bruce & Jeannette Lower		536 Lee St.



Applicant Signature:

9/16/21

Date:

Joan Kasotis EG

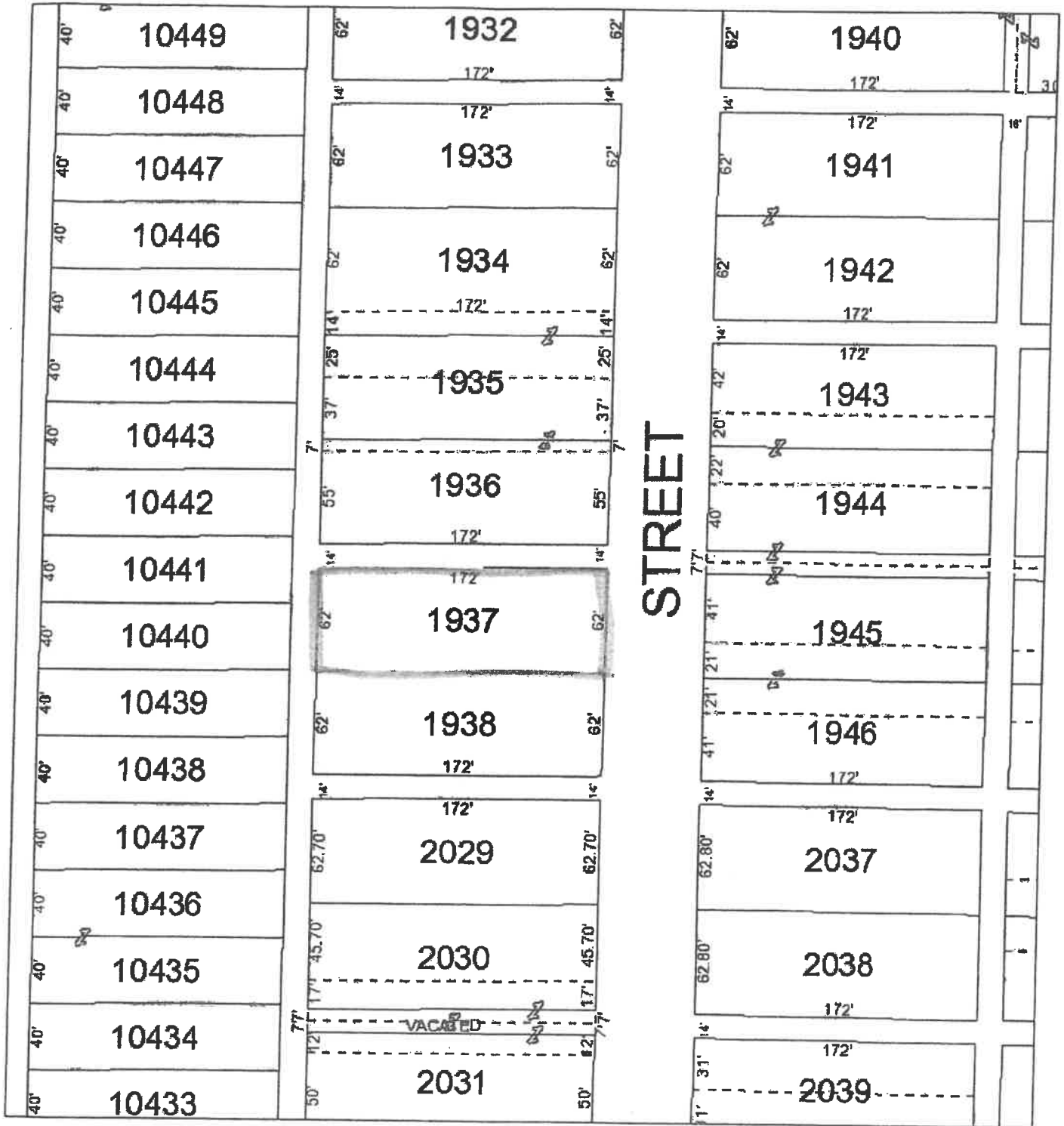
Marion County Auditor

OF LINES:10

OF COPIES:13

TOTAL \$2.30

GIS Map



9/16/2021, 9:16:15 AM

Search Results: Property Search

Override 1

— Annotation Arrows

Linework

— Full Line

-- Dashed

Boundaries

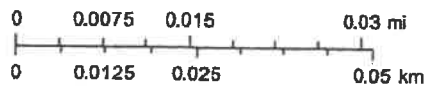
City & Villages

Tie Marks

⊕ Full Tie

⊖ Half Tie

1:1,000



"Subject property"
(Highlighted in Purple)

Joan M. Kasotis Esq
9-16-21

MARION TWP
 MARION CORP/WMN CITY LSD 00120
 2018 GATTSBALL ROBERT L ETAL SUDV 7/02/03 sale
 2019 GATTSBALL ROBERT L ETAL SUDV 7/02/03 loc
 2020 GATTSBALL ROBERT L ETAL SUDV 7/02/03 loc
 0000 GATTSBALL ROBERT L ETAL SUDV 7/02/03 SUR LOT 1937 PG 25
 527 LBR ST
 MARION OH 43302-2033 \$57800 220 25.00 9.00

9/15/21 P R O P E R T Y R E C O R D
 14:30:25
 43.86
 2018
 2019
 2020
 2021
 2022
 1890 1 1391R E

MARION COUNTY, OHIO
 JOAN M. KASOHTS
 AUDITOR
 12-225000-0900
 24-00-000-00
 2020
 2021
 2022
 C A M A
 5130
 40670
 45800E

SHR+ .cont. type, fg, sq-ft value
 2 O P P N 688 2350 C *MAIN
 1 P 112 220 D PORCH
 C P Y P N I S B L 200 1300 E ADDR
 S T P P N I S B L 200 1700 I PORCH

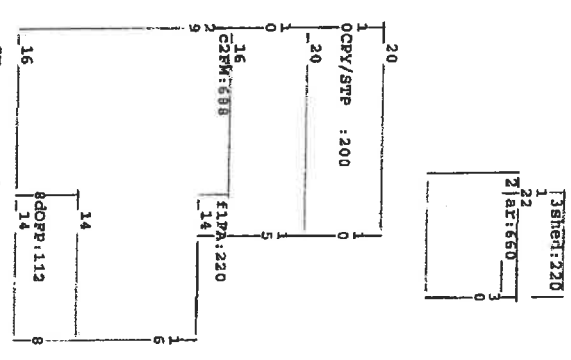
Ex605 James R Key remainder
 7/02/03 cov#796 etal: Joyce A Adkins 3/9/10/3/03
 VQ FHA VBI
 sale# #p mm dd yy lo/remarks type/actualid7 sales coiland coblding
 796 1 7/02/03 GATTSBALL ROBERT L ETAL SUDV 57800 5340 43770
 605 1 6/12/00 KEY RUTH LIFE RESERVE 3880 20400
 868 1 10/17/97 KEY RUTH KSP* 3030 16370

year land bidg total net tax
 2017 1760 14760 15520 303.06
 2016 1760 14760 15520 301.90
 2015 1680 14480 15160 294.28
 2014 1680 14480 15160 294.16

P I O J 6 SCLTOMO RIVER CONSE fac's ben acr. charged
 413-00000 SCLTOMO RIVER CONSE 2020/A

Occupancy 1 SINGLE FAM *DWELLING COMPUTATIONS
 story hgt 2 main FRAM 908 71930
 floor lvl full wdr FRAM 688 39690
 SHINGLE sublocal 111620
 Plstr/drywall B U A plumbing 1800
 floor/carpet I X total features 5350
 floor/cil-lino T X total value 118770
 number of rms 5 econ factor 91
 bedrooms 2
 central heat A code 0110
 GAS
 std plumbing 1
 extra 2-fixture 1

call back: sign: date: 1/26/12 lister:MD -12-225000-0900-V123014R



"Subject Property"
 JOAN M. KASOHTS EG
 9-15-21