

75 Lincoln Street

Elite land title is asking to building a garage approx. Size of 32x28 at the west corner of the parking lot see attached drawing..

The garage will be used for additional parking and some storage. It will be constructed to match the exterior color of the existing building.

I will need a building set back variance do to the asphalt approach to the garage I would like to add also for additional parking.

The structure backs up to the adjacent property owner's retention pond and parking lot to the North so the variance shouldn't interfere with any other development in the area.

Situated in the County of Delaware in the State of Ohio, and in the Village of Powell and bounded and described as follows:

Situated in Lot Number Thirty-One (31) in Quarter Township 4, Township 3 North, Range 19 West, United States Military Lands, in the Village of Powell, County of Delaware, State of Ohio, and being a portion of a 6.638 acre tract of land conveyed to Carol Ann Burkhardt by deed of record in Deed Book 344, Page 730, Recorder's Office, Delaware County, Ohio and bounded and described as follows:

Beginning at an iron pin in the west line of Lincoln Street (40 feet wide) at a corner of said 6.638 acre tract and at the northeast corner of a 2.3 acre tract of land conveyed to William F. Lawhern by deed of record in Deed Book 331, page 309, Recorder's Office, Delaware County, Ohio, said iron pin being N. 2 degrees 24' E. a distance of 400.00 feet from a point at the intersection of the west line of Lincoln Street with the centerline of Olentangy Street (60 feet wide);

thence N. 87 degrees 30' 30" W. along a portion of a line of said 6.638 acre tract and along a portion of the north line of said 2.3 acre tract a distance of 200.00 feet to an iron pin;

thence N. 2 degrees 24' E. parallel with an east line of said 6.638 acre tract and parallel with the west line of Lincoln Street a distance of 100.00 feet to an iron pin;

thence S. 87 degrees 30' 30" E. parallel with a line of said 6.638 acre tract and parallel with the north line of said 2.3 acre tract a distance of 200.00 feet to an iron pin in an east line of said 6.638 acre tract and in the west line of Lincoln Street;

thence S. 2 degrees 24' West along a portion of an east line of said 6.638 acre tract and along the west line of Lincoln Street a distance of 100.00 feet to the place of beginning.

Containing 0.459 acre of land more or less.

Subject to all legal highways, easements, restrictions and right of way of record.

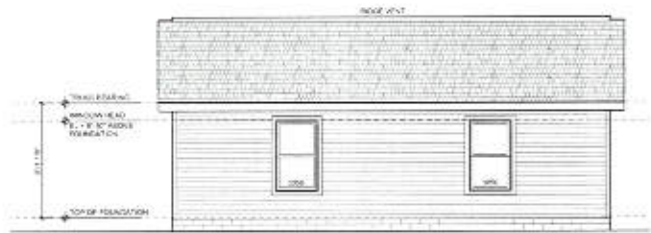
More commonly known as:

75 Lincoln Street
Powell, OH 43065

Permanent Parcel ID#319-426-02-018-000

32 x 28

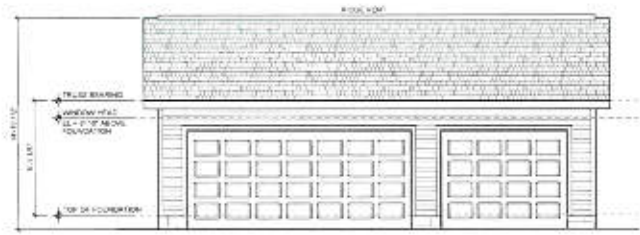
© 2017 SBA STUDIOS, LLC



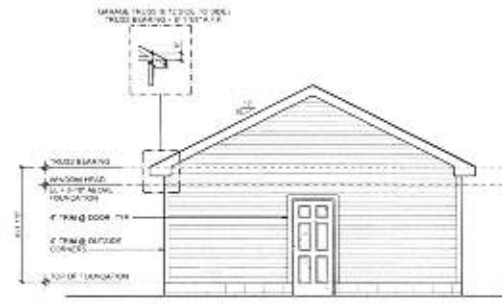
4 LEFT ELEVATION



2 REAR ELEVATION

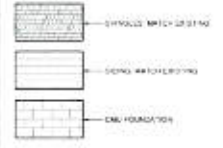


3 RIGHT ELEVATION



1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND



DATE	ISSUED WITH CHANGE EDITION

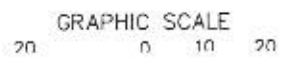
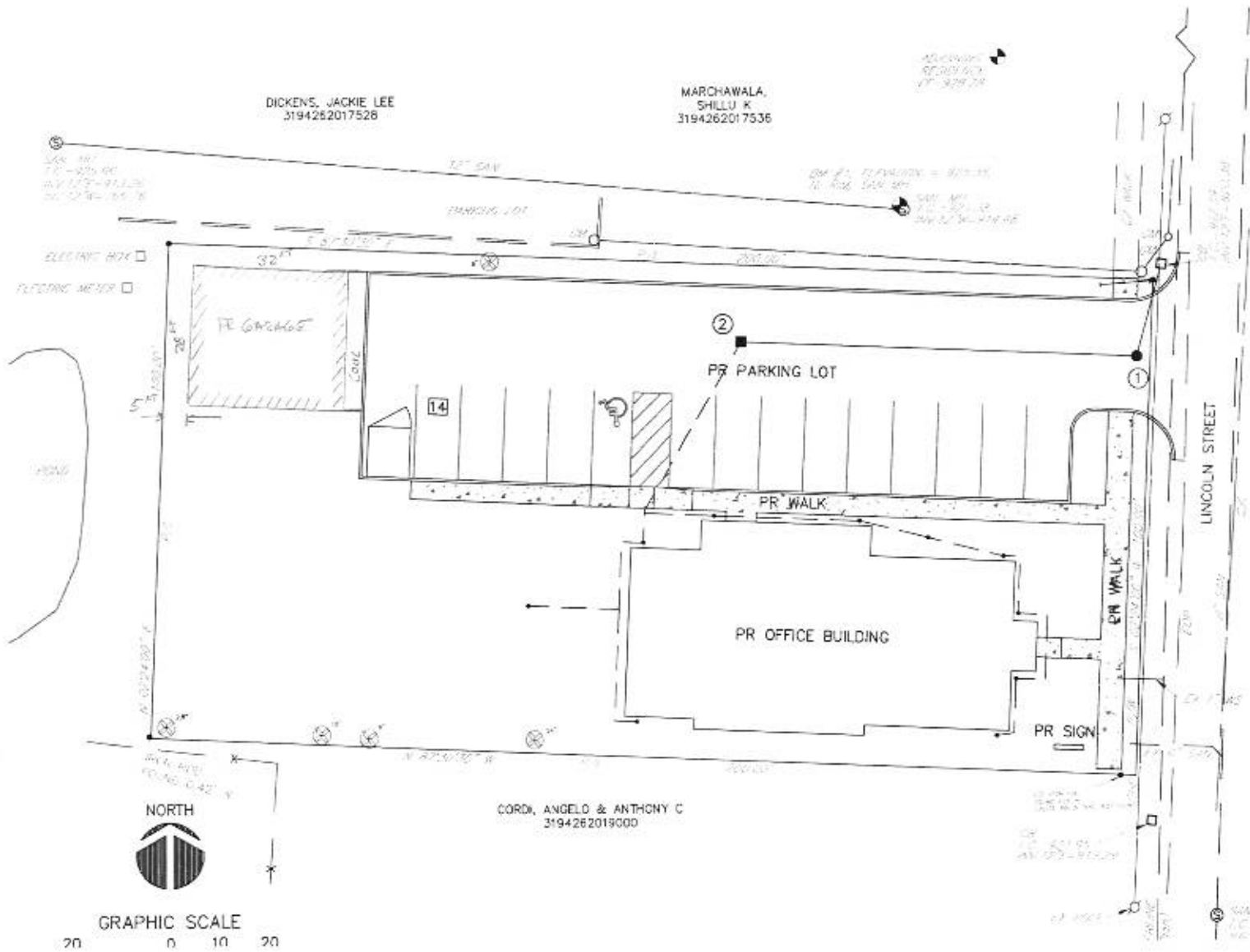


	SHEET # DESCRIPTION GARAGE ELEVATIONS
	G2-1
	DATE: 04/20/21 CONSTRUCTION DOCUMENTS SHEET NO. PROJECT # 2019-02

DICKENS, JACKIE LEE
3194262017526

MARCHAWALA,
SHILJU K
3194262017536

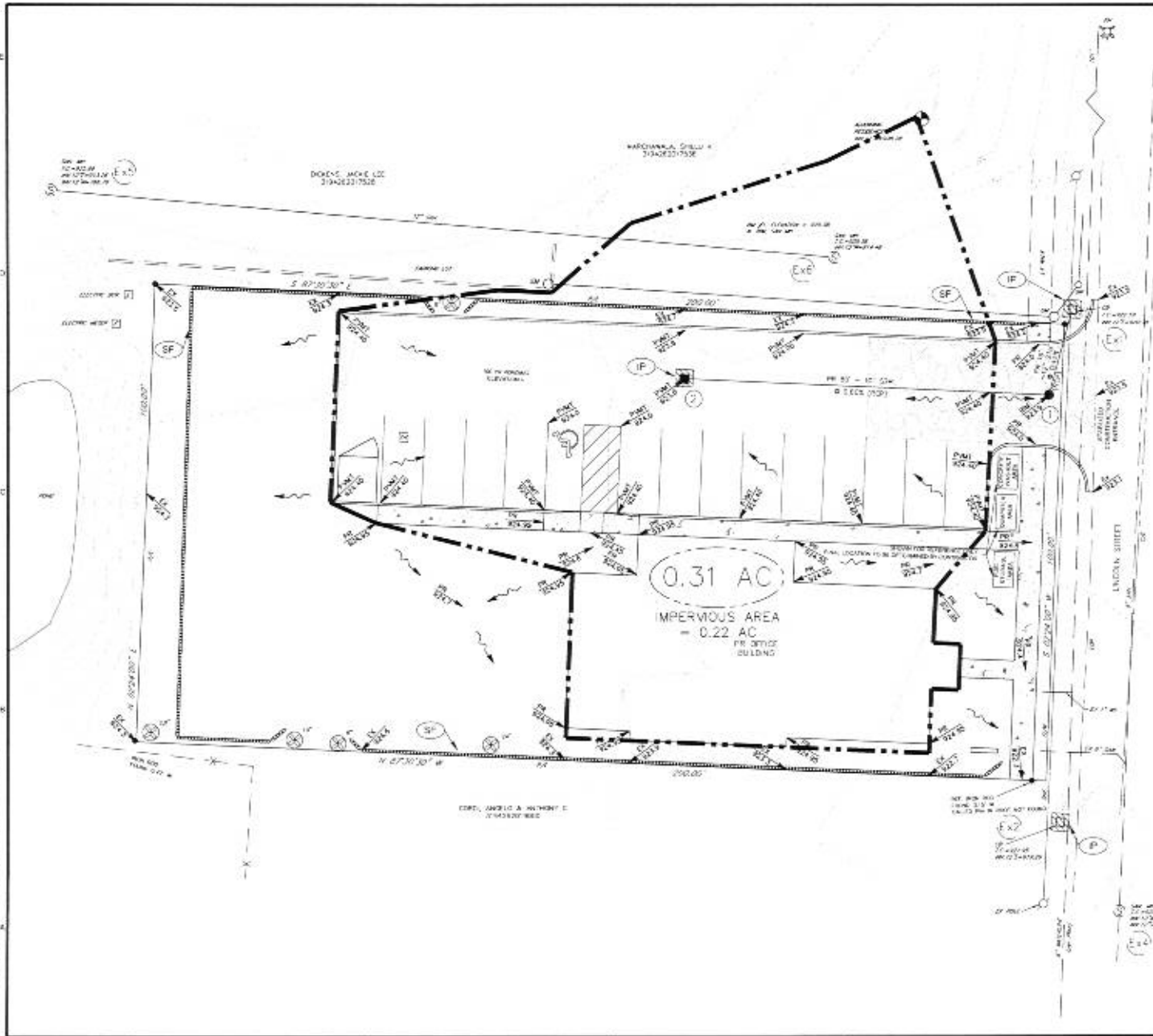
ADJACENT
RECORDING
LT. 3028 08



CORDI, ANGELO & ANTHONY C
3194262019000

ADJACENT
RECORDING
LT. 3029 08

ADJACENT
RECORDING
LT. 3028 08



- Legend**
- ① Ex. Proposed Storm Drainage
 - ② Ex. Existing Storm Drainage
 - ③ Ex. Existing Sewer
 - ④ Ex. Existing Gas
 - ⑤ Ex. Existing Electric
 - ⑥ Ex. Existing Water
 - ⑦ Ex. Existing Telephone
 - ⑧ Ex. Existing Cable
 - ⑨ Ex. Existing Fiber Optic
 - ⑩ Ex. Existing Other
 - ⑪ Ex. Proposed Storm Drainage
 - ⑫ Ex. Proposed Sewer
 - ⑬ Ex. Proposed Gas
 - ⑭ Ex. Proposed Electric
 - ⑮ Ex. Proposed Water
 - ⑯ Ex. Proposed Telephone
 - ⑰ Ex. Proposed Cable
 - ⑱ Ex. Proposed Other



NEW OFFICE BUILDING
75 LINCOLN ST.
POWELL
DELAWARE COUNTY
OHIO

TAC	DEVELOPER	DATE
1	OSBORN	4.27.15

I hereby acknowledge receipt by the County of the design documents for the proposed development of the site shown on this map. I understand that the design documents are subject to review and approval by the County. I understand that the design documents are subject to review and approval by the County. I understand that the design documents are subject to review and approval by the County.

DRAWN BY: [Signature]
CHECKED BY: [Signature]
OSBORN ENGINEERING, INC.
200-880-0000

POST-DEVELOPED TRIBUTARY MAP

DRAWING NO: SWMR.2



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 419-241-1111 www.osborn-engineering.com