



March 7, 2022

George Kaitsa, Delaware County Auditor
145 N. Union Street
Delaware, OH 43015

Re: 54 W. Lincoln Ave. (aka former Sunny Vee Nursing home) – Current Zoning

Dear Mr. Kaitsa:

Pursuant to your request related to the current zoning for the above captioned property, I offer the following.

The property at 54 W. Lincoln Ave. has been vacant and abandoned for many years and is therefore not considered pre-existing, non-conforming. The property is located currently in the R-3 One-Family Residential Zoning District and is required to be used in accordance with that district. The purpose of the R-3 District as written in the Zoning Code is to primarily permit the development of low density and medium-low density single-family dwellings with a variety of lot sizes to meet different housing needs and characteristics expected by the residents and to recognize different location and land use characteristics in various parts of the City.

The Zoning Code is available on-line from the City of Delaware web page <https://www.delawareohio.net/> which links to the following web address: https://library.municode.com/oh/delaware/codes/code_of_ordinances.

Respectfully,

A handwritten signature in blue ink, appearing to read "David M. Efland".

David M. Efland, AICP
Director – Planning & Community Development

Cc: file; LS;JS;AH;DG