

Justification for change in GOTL Property

February 28, 2024

Justification for change in value of parcels: 21-0 35-0 0-2 40-00, and 21-0 35-0 0-2 39-00, Located In Palmetto Beach, Legal Information: 464, and 465.

I have looked extra hard to find a reason the parcels on Eastlake Drive have increased to \$7200 and I don't see it. Previous sale prices on Eastlake Drive have all been between zero and \$1500 per parcel. I found one for \$3000 but that was very close to Gene Road at the most northern point of Eastlake.

Some parcels, like the one ending in 244, 243, very close to mine have no data as to when it was transferred. Many others where a couple hundred dollars in 2005 then years later transferred for nothing.

However, I see absolutely nothing that was sold for \$7200.

Currently, the Village of Geneva on the Lake ordinance, 1361.03: "RVs in Residentially Zoned Areas" prohibits me from using the property at all. Also, the property is susceptible to flooding. Finally, I can't even access the property because of an 8 X 4-foot ditch between the road and my property. (See enclosed photos taken July 19, 2023)

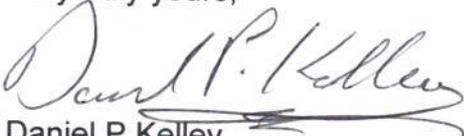
However, I understand that to an adjoining property owner, my property maybe be worth about \$2000, in fact, I have heard that figure offered for mine.

Another two parcels that are close to mine sold for \$2600 to the owner of the property across the street. That is why I am claiming my two parcels are worth \$2700 each. That's \$100 more than the last parcel sold in the area.

Someday, when the sewers are actually put in and ready for further development, then maybe properties values will increase.

Thank you in advance, and I appreciate a favorable reevaluation, at least, until such time that construction on my property will become legally available.

Very truly yours,


Daniel P Kelley

02/28/2024

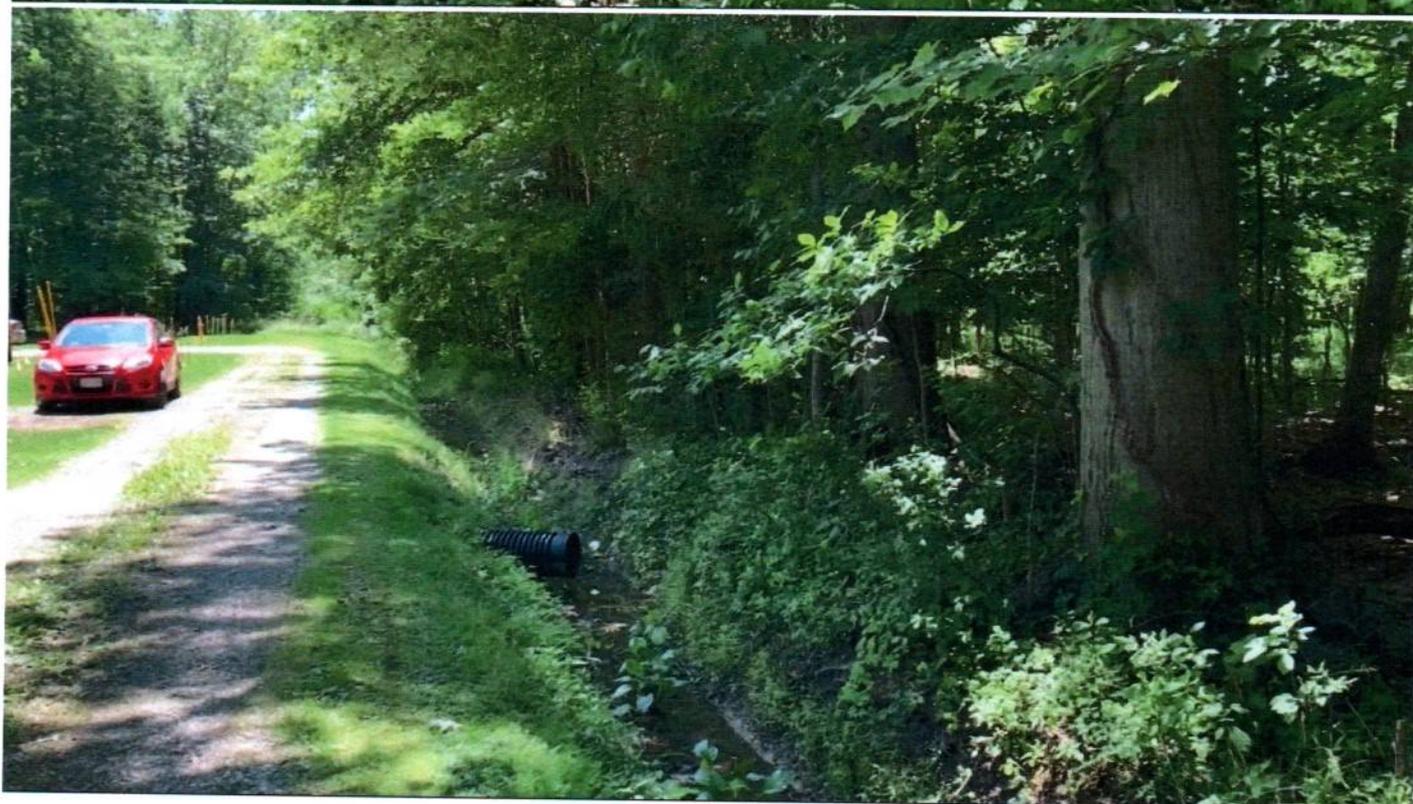


Dan Kelley <dankelley1795@gmail.com>

GOTL Property photos

Dan Kelley <dankelley1795@gmail.com>
To: Dan Kelley <dankelley1795@gmail.com>

Tue, Feb 27, 2024 at 5:40 PM



IMG_5214.jpeg

Open with DocHub - PDF Sign a...



Compose

Inbox 4

Starred

Snoozed

Important

Sent

Drafts

Categories

Social 1

Updates 20

Forums 4

Promotions 19

More

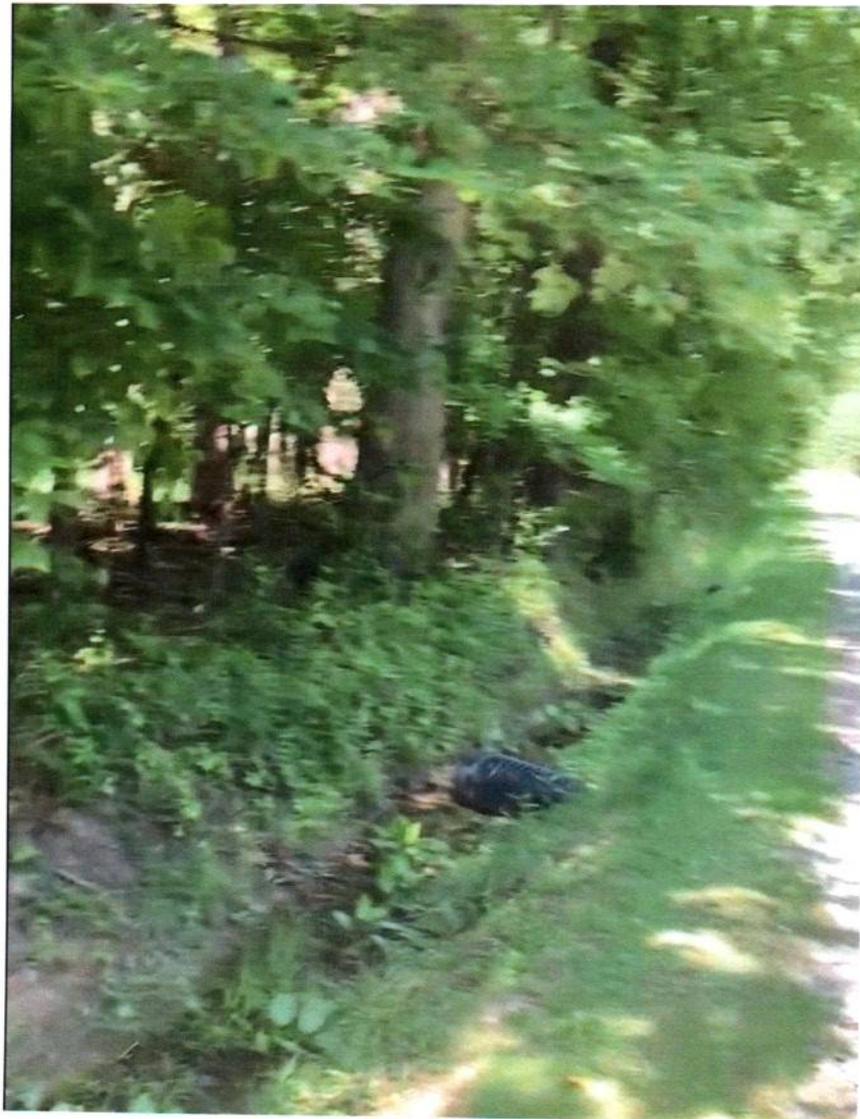
Labels

[Imap]/Drafts

[Imap]/Outbox

[Imap]/Sent

[Imap]/Trash





VILLAGE OF GENEVA~ON~THE~LAKE

4929 South Warner Drive
Geneva-on-the-Lake, Ohio 44041
Phone: 440-466-8197
Fax: 440-466-8911
www.genevaonthe-lake.org

Enacted 2016

Jeremy Shultz

RV Occupancy Permit Information

(Information based on Ordinance 2016-44 Amending Chapter 1361 of the Village Codified Ordinances Governing Standards For Dwelling Units, RV's and Temporary Structures)

1361.03 RV's in Residentially Zoned Areas

(a) It shall be unlawful for any person to allow or permit any person to occupy an RV on a lot in a zoned residential district except as follows:

1. the owner of the property where the RV is to be occupied shall obtain from the Village Mayor or his designee during regular village business hours a permit to occupy an RV on his land. The permit shall be good for only four days and can be obtained no more than four times per year at a cost of \$50.00 per permit. The permit shall be prominently displayed on the RV.
2. the RV shall be located no closer than ten feet from any building or structure and within the side setbacks for the zoning district, and shall not obscure the roadway or present risks or danger to pedestrians, cyclists or motor vehicles, and
3. an RV that is occupied or used may be located only on a residential lot with a dwelling and shall not be located on a residential vacant lot except where the adjacent lot has a permanent dwelling and there is common ownership of the vacant lot and the dwelling lot, and
4. only one RV, whether occupied or stored, shall be located on any residential lot including a residential lot adjacent to a commonly owned vacant lot.

(b) It shall be unlawful for any person to store more than one RV on a lot in a zoned residential district. An RV stored on a residential lot shall meet the following criteria:

1. Such RV must be titled to the owner/spouse of the lot where it is stored, or the lessee of the property with the written consent of the titled owner.
2. An RV shall not be stored on a vacant lot unless said lot is adjacent to a lot with a dwelling owned by the same person.
3. the RV must meet all setbacks required by zoning
4. the RV must have current registration and be kept in good order and repair
5. any RV stored on a residential lot shall meet the requirements of section 1121.11 of the Village codified ordinances.

1361.10 RV's in Commercially Zoned Areas

(a) No owner of land shall permit or allow any person to occupy an RV in a commercially zoned area unless all the following conditions are met:

1. The owner of the land upon which the RV is located obtains a permit from the Mayor or his designee at a cost of \$50.00 per event.
2. The persons occupying such RV are vendors, employees and immediate family, servicing the lot upon which the RV is located.
3. Such person is a vendor or employee of a vendor serving an on-site event where serviced continually by ten or more vendors not to exceed fourteen days per month, on such lot or lot immediately adjacent thereto.
4. The RV is located on the parcel hosting the on-site event.
5. There is at least ten (10) feet between each RV and any structures or buildings.
6. The RV is fully equipped with an approved holding tank for grey water and sanitation.
7. The RV is removed within 24 hours after the completion of the on-site event.
8. Nothing in this ordinance shall prohibit the use of an RV associated with a live band provided that:
 - (a) the RV is located on the property where the band is playing or designated parking areas,
 - (b) the RV shall not be parked for more than 24 hours.

1361.40 Title

Nothing in this chapter shall be construed to prohibit the use or occupancy of RV's in licensed RV sites and licensed campgrounds. Nothing in this chapter shall be construed to prohibit the reasonable use of a tent for overnight accommodation in the back yard of residential lots wherein a dwelling is located provided that the tent is used by minor children of the owner or his guests.

1361.50 Other Prohibitions

1. No person shall dump, release or otherwise dispose of any waste or wastewater except in approved sanitation facilities.
2. No person shall utilize an electric generator, however powered, for any dwelling unit or RV.

1361.99 Penalty

1. Anyone found violating this ordinance shall on a first offense, be fined \$150.00, and each day of violation shall be considered a new violation. Anyone found violating this ordinance on a second offense shall be fined \$500.00.
2. Violations of sections 1361.03, 1361.10 and 1361.20 are deemed public nuisances and the Village is authorized to seek injunctions and other legal remedies to abate such nuisances.
3. Anyone found violating the prohibitions of 1361.50 shall be deemed guilty of a first degree misdemeanor including a maximum of a \$1000.00 fine and a maximum of six months in jail.