



Western Reserve Land Conservancy

land • people • community

September 21, 2016

Willoughby Hills City Council
 35405 Chardon Road
 Willoughby Hills, OH 44094

RE: Proposed Roadway Vacation of Covert Drive

Members of Council:

Western Reserve Land Conservancy, in conjunction with the Sivazlian family and Lake Metroparks, respectfully requests the vacation of Covert Drive. The roadway was platted to run, roughly north-south, between Euclid-Chardon Road and Hayes Drive but was never installed. Western Reserve Land Conservancy has a purchase agreement in place with the Sivazlian family members now in title to Faye Sivazlian's former property. The Land Conservancy is acquiring most of the land surrounding the Covert Drive right-of-way as it runs south from Euclid-Chardon Road (PPN 31A-2A-1), as well as the land south of the right-of-way as it veers west toward Hayes Drive. Currently a portion of the right-of-way serves as the driveway to the house located on parcel 31A-2A-1 but the majority of the right-of-way is raw land.

We are aware that the vacation this right-of-way has been in issue in the City for some time. However, the purpose of our vacation request is two-fold. First, we wish to remove what should be considered a paper street and thereby allow for the subdivision of parcel 31A-2A-1. This is needed in order to create a separate eight acre house lot. This cannot currently be accomplished because the right-of-way runs across the proposed house lot and a subdivision may not occur around a right-of-way. The Land Conservancy will retain the home and eight acres; the remainder of the land (approximately 45 acres) will eventually transfer to Lake Metroparks. The second purpose of the vacation is to prevent future installation of the road, thus protecting the natural resources on the property.

In addition to the Sivazlians, two other property owners, the Covert/Kerrs and Vincents, abut the subject right-of-way. Jones Surveying has sent each a letter informing them of our intention to seek the vacation of Covert Drive. The Land Conservancy is also in discussions directly with the Kerrs with regard to the driveway, which will cross their property after the vacation, providing access to the single family home. We request that finalization of the road vacation would be contingent on successfully securing the access easement.

Vacating the right-of-way is not anticipated to be detrimental to the driving public because Covert Drive was never installed. There is no daily traffic on the roadway, other than the access driveway to the

3850 Chagrin River Road • Moreland Hills, OH 44022

ELIZABETH B. JULIANO, CHAIR • SCOTT MUELLER, VICE CHAIR • MITCHELL SCHNEIDER, VICE CHAIR • MICHAEL R. SHAUGHNESSY, VICE CHAIR • NANCY G. RUBIN, TREASURER • DALE LAPORTE, SECRETARY • NED BAKER • LAURENCE A. BETTCHER • THOMAS E. BUTCH • THOMAS V. CHEMA • OWEN M. COLLIGAN • KEYMAH DURDEN RUTH SWETLAND EPPIG • FREDERICK P. FLOYD • LYLE G. GANSKE • CHRISTOPHER D. HESS • WILLIAM H. HLAVIN • RUBEN L. HOLLOWAY • RICHARD C. HYDE • LAURA MCKENNA • S. STERLING MCMILLAN IV • WILLIAM C. MULLIGAN • JANE M. NEUBAURER • JAMES C. SPIRA • CRAIG OWEN WHITE, ESQ. • LOYAL W. WILSON • RICHARD D. COCHRAN, PRESIDENT & CEO • ROBERT B. OWEN, ASSISTANT SECRETARY • DENNIS BOWER, ASSISTANT TREASURER • BEAU DAANE, CORPORATE ENGAGEMENT OFFICER

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existing home. The vacation will not impact access to abutting properties as each has their own access off either Hayes Drive or Euclid-Chardon Road.

Enclosed for your review are an aerial map of the subject property and a location map which show the extent of the right-of-way. Jones Surveying LLC will provide the City directly with the following items: 1) an updated plat based on City and County comments; 2) a recordable plat of the subject vacation; and 3) the certified mailing list and copies of the letters sent to adjacent landowners.

Should you have any questions regarding this petition, please contact the Land Conservancy at 440.528.4173.

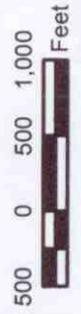
Thank you for your time and consideration,



Jeffery Schiffman
Conservation Project Manager
Western Reserve Land Conservancy

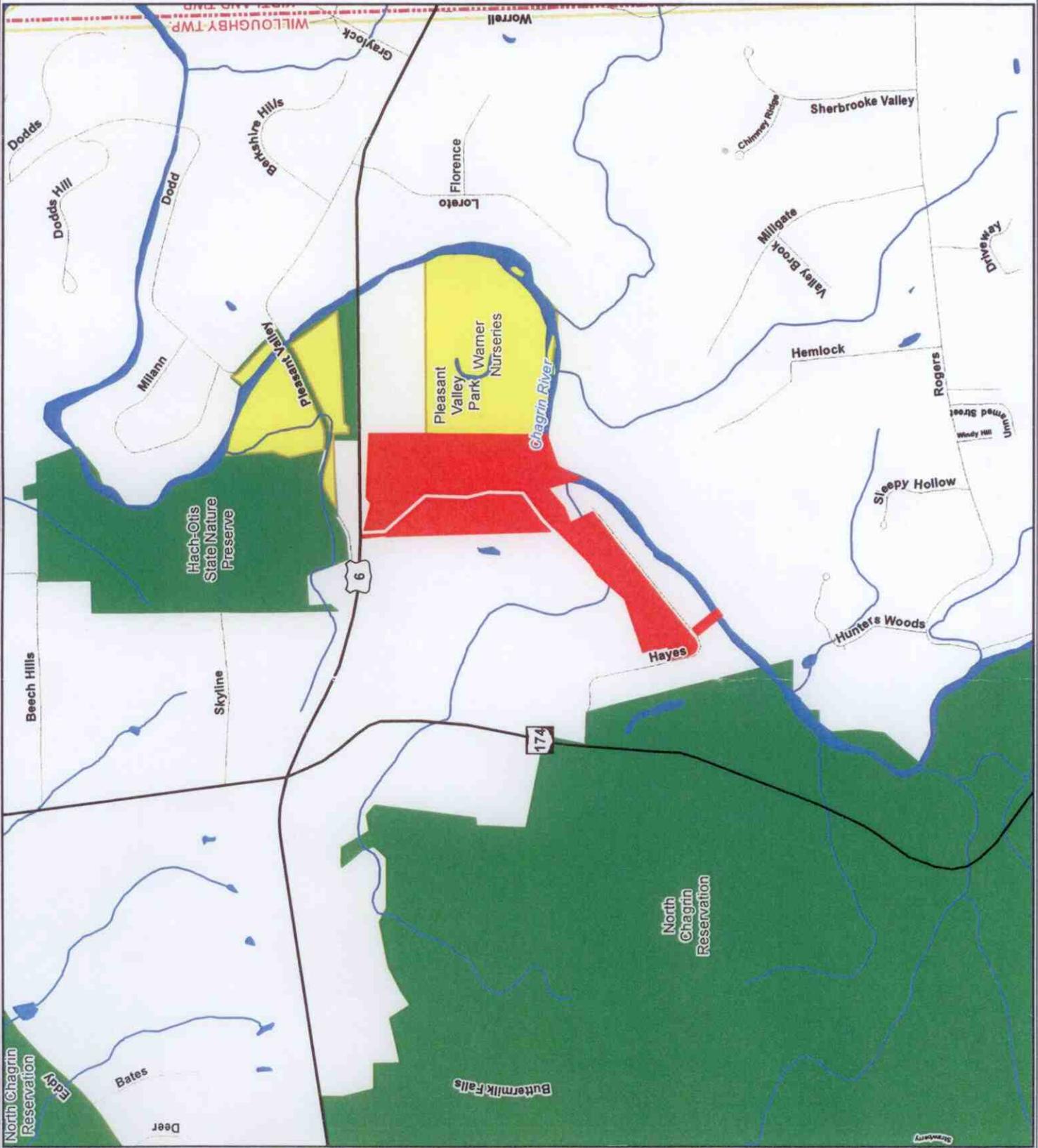
Location

	Project Site (49.98 ac)
	County Boundaries
	Township Boundaries
	Land Conservancy Protected Properties
	Parks & Managed Areas
	Municipal Boundaries
	Highways
	NHD - Streams/Rivers
	Roads - Lake Co.



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Map Created 9/21/2016 smarks

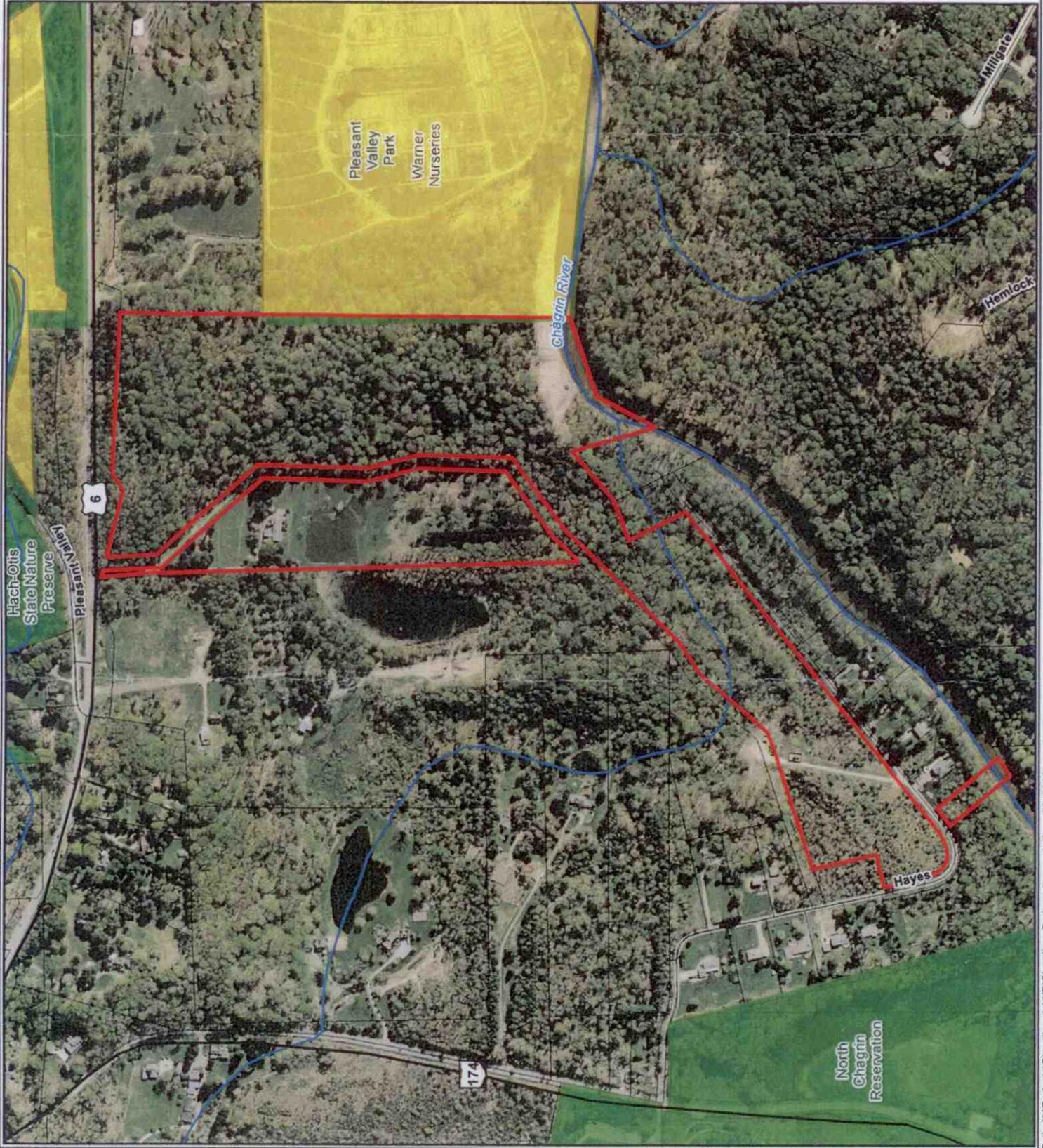


Aerial View

-  Project Site (49.98 ac)
-  Land Conservancy Protected Properties
-  Parks & Managed Areas
-  Parcels - Lake County
-  Highways
-  NHD - Streams/Rivers
-  Roads - Lake Co.

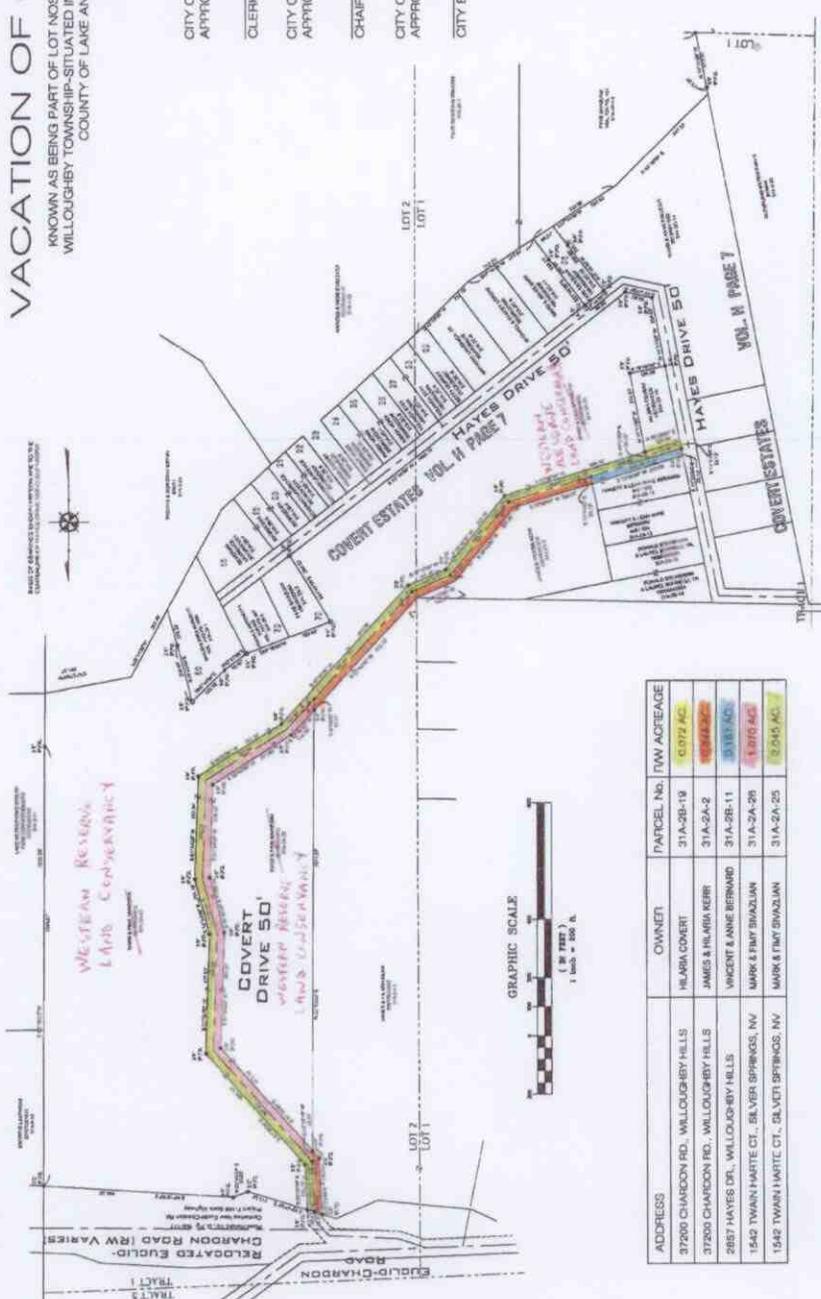


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 Aerial: Lake OSIP 2011
 Map Created 9/21/2016 smartk



VACATION OF COVERT DRIVE

KNOWN AS BEING PART OF LOT NOS. 1 & 2, TRACT NO. 1 IN ORIGINAL WILLOUGHBY TOWNSHIP-SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE AND STATE OF OHIO



APPROVALS

CITY OF WILLOUGHBY HILLS CLERK OF COUNCIL
 APPROVED THIS _____, 2016 BY THE
 CLERK OF COUNCIL

CITY OF WILLOUGHBY HILLS PLANNING COMMISSION
 APPROVED THIS _____, 2016 BY THE
 CHAIRMAN

CITY OF WILLOUGHBY HILLS CITY ENGINEER
 APPROVED THIS _____, 2016 BY THE
 CITY ENGINEER

FOR THE STATE OF OHIO, COUNTY OF LAKE, I, JAMES E. JONES, JR., P.E., #3834, a duly licensed Professional Engineer, do hereby certify that this plan was prepared by a field survey made under my direct supervision. Measurements were based on steel tapes and other approved methods. All of which are correct to the best of my knowledge and belief. This plan was prepared in accordance with the provisions of Chapter 4733-07 of the Administrative Code of the State of Ohio. I am duly sworn and hold no other interest in the premises shown hereon and I am duly licensed and registered in the State of Ohio.



ADDRESS	OWNER	PARTIAL No.	TW ADJUTAGE
37200 CHARDON RD., WILLOUGHBY HILLS	HILARIA COVERT	31A-2B-19	0.072 AC
37205 CHARDON RD., WILLOUGHBY HILLS	JAMES & HILARIA KERR	31A-2A-2	0.088 AC
2857 HAYES DR., WILLOUGHBY HILLS	VINCENT & ANNE BERNARD	31A-2B-11	0.187 AC
1540 TWAIN HARTIG CT., SILVER SPRINGS, NV	MARK & EMY BIAZULIAN	31A-2A-2B	0.016 AC
1542 TWAIN HARTIG CT., SILVER SPRINGS, NV	MARK & EMY BIAZULIAN	31A-2A-25	0.245 AC

DATE	10/19/2016
BY	JAMES E. JONES, JR.
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KNOW ALL THINGS THAT THESE PARTS OF LOT NOS. 1 & 2, TRACT NO. 1 IN ORIGINAL WILLOUGHBY TOWNSHIP SITUATED IN THE CITY OF WILLOUGHBY HILLS COUNTY OF LAKE & STATE OF OHIO

Jones Surveying, LLC
 ENGINEERS - SURVEYORS - PLANNERS
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 440-350-8173 (FAX) jones@jonesurveying.com