

**ORDINANCE NO. 28 - 25**

By: Sam Marcellino

**An Ordinance to provide a use variance for 519 South Drexel Avenue, in order to allow for the use of the property as a Multifamily Dwelling not to exceed three (3) units.**

**WHEREAS,** In 2013, City Council granted a variance to the owners of 519 South Drexel Avenue to modify the former multi-family residential structure and to convert it into a single-family residential structure configured for use as a Bed and Breakfast establishment; and

**WHEREAS,** In 2021, City Council amended the variance to accommodate Capital University's purchase and use of the property; and

**WHEREAS,** Capital University sold the property to JOCRI LLC, and the new owner is interested in changing the use from a bed and breakfast to a multi-family dwelling; and

**WHEREAS,** 519 S Drexel is in the R-3 zoning district and multi-family dwelling is a prohibited use in the R-3 zoning district ;

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**

**Section 1.**

That a variance is hereby provided, to permit the use of 519 South Drexel Avenue, identified by the Franklin County Auditor as parcel #020-003622, as a Multifamily Dwelling not to exceed three (3) units.

**Section 2.**

That this Ordinance shall otherwise go into effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Monique Lampke, President of Council

Attest: \_\_\_\_\_  
Clerk of Council

Approved: \_\_\_\_\_, 2025

\_\_\_\_\_  
Ben Kessler, Mayor