

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