

ORDINANCE NO. 59-83

BY: *John K. Page*

An Ordinance to rezone property located on the east side of North Cassady Avenue, between Ruhl Avenue on the south and Columbus Avenue on the north, further identified as Lots Numbered 638, 639, and 640, Bellwood Addition, from Low Density Multifamily Residential District (R-12) to Office Commercial (OC), and to amend the district boundaries on the Official Zoning Map accordingly.

WHEREAS, this Council by separate ordinance, 40-80, rezoned property on the south side of said three lots from Low Density Multifamily Residential (R-12) to Office Commercial (OC), to facilitate the development of the area to an appropriate use, and;

WHEREAS, the property in question has been used for commercial purposes as a gasoline service station for almost twenty years, and constituted a non-conforming use to the Zoning District when the Bexley Zoning was adopted, and;

WHEREAS, the owners of the property Robert and Nancy Duffy have filed an application to rezone the property which was referred to the Planning Commission, as required by law, and their recommendation to rezone the property has been submitted to Council, and that further, a public hearing, pursuant to the Ohio Revised Code has been held; NOW, THEREFORE

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

Section 1: That the property located on the east side of North Cassady Avenue, between Ruhl Avenue on the south and Columbus Avenue on the north, further identified as lots numbered 638, 639 and 640, Bellwood Addition, is hereby rezoned to the classification of Office Commercial (OC) and the Official Zoning Map of the City should be and it is changed accordingly.

Section 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: *Nov 8*, 1983

Carden Thomas Christy
President of Council

Attest: *John K. Page*
Clerk of Council

Approved: *Nov 9*, 1983

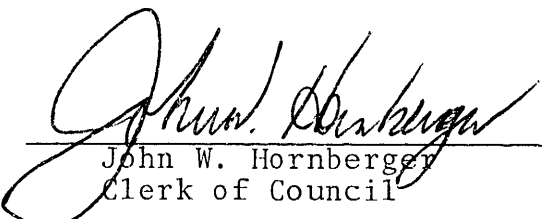
David H. Madison
David H. Madison
Mayor

*Sept 27, 1983 - First reading
Public hearing set for Nov 8, 1983
Oct 11, 1983 - Second reading
Oct 25, 1983: Third reading
Tabled to meeting of Nov 8, 1983
Nov 8, 1983 - Removed from table*

NOTICE OF PUBLIC HEARING

The Bexley City Council will conduct a Public Hearing on the adoption of Ordinance No. 59-83 to rezone property located on the east side of North Cassady Avenue, between Ruhl Avenue on the south and Columbus Avenue on the north, further identified as Lots Numbered 638, 639 and 640, Bellwood Addition, from Low Density Multifamily Residential District (R-12) to Office Commercial (OC), and to amend the district boundaries on the Official Zoning Map accordingly, at 7:00 P.M., Tuesday, November 8, 1983, in the Council Chambers of Bexley City Hall, 2242 East Main Street, Bexley, Ohio 43209. All interested persons are invited to attend.

BY:


John W. Hornberger
Clerk of Council

No. 857

- Conditional Use
- Rezoning
- Variance

ZONING APPLICATION
CITY OF BEXLEY

Permit to be issued on the basis of information contained within this application and plans in duplicate drawn to scale showing the plot plan with existing buildings and the proposed additions or changes. Applicant certifies the information submitted to be true and correct.

1. LOCATION: Street 420-424 W. Cassady Avenue Lot. No. & 638, 639, 640
Address 420-424 W. Cassady Avenue Addition Wesleywood Addition

2. OWNER: Robert J. Duffy and Nancy W. Duffy Phone No. 231-2161 (work)
231-2116 (home)

ADDRESS: 125 S. Ardmore Road, Columbus, Ohio, 43209

3. APPLICANT: Robert J. Duffy and Nancy W. Duffy Phone No. 231-2116

ADDRESS: 125 S. Ardmore Road, Columbus, Ohio 43209

4. PRESENT ZONING Residential-multiple family with EXISTING USE Vacant
variance for service station

5. PROPOSED USE/NATURE OF VARIANCE Commercial Use - Community Commercial
Zoning Designation

6. LOT: Width 140 ft. Depth 120 ft. Total Area 16,800 sq. ft.

Residence _____ sq. ft. Garage _____ sq. ft.

Commercial 1630 sq. ft. Proposed Addition _____ sq. ft.

Other _____

PERMITTED LOT COVERAGE % = _____ sq. ft. LOT TO BE COVERED % = _____ sq. ft.

7. BUILDING HEIGHTS: Stories 1 ft. No. of off-street parking spaces 15-18

8. YARD: Front _____ ft. Rear 1 ft. One side _____ ft. Sum of side yards _____ ft.

9. On a separate sheet attach a list of other supplemental requirements or conditions that will be met, or explain any points you feel need clarification.

SIGNATURE Nancy W. Duffy DATE June 6, 1983

Fee: \$ 200.00

(FOR OFFICIAL USE ONLY)

Date of Action _____ Approved _____ Denied _____ If denied, list reasons on back

PROPERTY OWNERS' NAME(S)	ADDRESS OF PROPERTY	MAILING ADDRESS OF PROPERTY OWNER	ZIP
✓ John G. Welsh	2661 Columbus Ave., Columbus, Ohio		43209
(Daniel L. Sohn & Denise L. Fisher,	2667 Columbus Ave., Columbus, Ohio		43209
✓ Kermit W. & Rose Hardy,	2671 Columbus Ave.;	230 N. Cassady, Col	43209
Naomi Sparks,	2675 Columbus Ave., Columbus, Ohio		43209
James and D. M. Garner	2687 Columbus Ave., Columbus, Ohio		43209
✓ Diana S. Bowman & P. T. Offenberg	2682, 2684 Columbus Ave., Col.	PICK REACH LAW SERVICE MURKIN MFG 316 Engineer Bldg. Columbus, Ohio 43214	
(Mary Theibert	2668 Columbus Ave., Columbus, Ohio		43209
(Nancy Law	2674 Columbus Ave.	Verke & Associates 145 E. Rich, Col.	43215 43209
Ruth Trout	2678 Columbus Ave.,		43209
Jordan & C.L. Schottenstein	2671 Bellwood, Columbus		43209
Harry Lunster	2614 Caroline Avenue	Columbus	43209
(Barbara Distelhorst	437 N. Cassady	Columbus	43209
(William & Bonnie McCluge	439 N. Cassady	434 Stansbery, Columbus	43209
(Paul E. & Karen Seavers	443 N. Cassady	Columbus	43209
(William & L.F. Diehl	445 N. Cassady	2545 Caroline, Columbus	43209
Margaret G. Hirszenbotham	451 and 453 N. Cassady	Buckeye Federal Savings & Loan 36 E. Gay, Columbus,	43215
(Alfred Tibor	425 and 427 N. Cassady	1121 Noe Sixby Columbus,	43213
(Jay H. Harold	421 No Cassady		Columbus 43209
(Jeffrey L. Shiver	403 N. Cassady	STATE SAVINGS, 3011 E. BROAD ST. Columbus	43209
Helen Hamrick	2611 Stansbery Drive		Columbus 43209
Sandra E. Evans	2612 Stansbery Drive	Buckeye Federal Savings & Loan 36 E. Gay, Columbus,	43215 (att:leanor smith)

SEAL

Nancy W. Duffey
SIGNATURE OF AFFIANT

Subscribed and sworn to me in my presence and before me on this 7th day of July 1964.

Betty A. Hottemrott
SIGNATURE OF NOTARY PUBLIC

BETTY A. HOTTEMROTT
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES FEB. 26, 1964

CITY OF BEXLEY
STATE OF OHIO
FRANKLIN COUNTY

AFFIDAVIT

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City of Bexley, Ohio

Nancy W. Duffy being first duly cautioned
NAME ADDRESS

and sworn, deposes and states that she is the applicant
HE OR SHE APPLICANT OR DULY AUTHORIZED ATTORNEY
FOR SAME

and the following is a list of the names and mailing addresses of all the owners of record of
property within 200 feet of the exterior boundaries of the property located at _____

420-424 N. Cassady Avenue, Columbus, for which the application for a Rezoning,
ADDRESS OF PROPERTY

Variance, or Special Permit was filed with the Zoning Office, City of Bexley, on

_____, 19____
DATE

<u>SUBJECT PROPERTY OWNER'S NAME</u>	<u>MAILING ADDRESS</u>	<u>ZIP CODE</u>
<u>Robert J. and Nancy W. Duffy</u>	<u>125 S. Ardmore Road, Columbus</u>	<u>43209</u>

and that the following is a list of the names and mailing addresses as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List of all of the owners of record of property within 200 feet of the exterior boundaries of the property for which the application was filed:

<u>PROPERTY OWNERS' NAME(S)</u>	<u>ADDRESS OF PROPERTY</u>	<u>MAILING ADDRESS OF PROPERTY OWNER</u>	<u>ZIP</u>
✓ <u>Mary J. Miller</u>	<u>438, 440, 442, 448 452, 454 N. Cassady</u>	<u>C/o Mary J. Drake 356 S. Broadleach Columbus, O. 43209</u>	<u>43209</u>
✓ <u>Margaret L. Webb</u>	<u>396 E. Cassady</u>	<u>Marathon Oil Tax Records Dept. 879 S. Fair Street, Findlay, O.</u>	<u>43209</u>
<u>Dorothea L. Staehlin</u>	<u>380 E. Cassady, Columbus</u>		<u>43209</u>
<u>Shirley Kessler</u>	<u>2654 Ruhl Avenue,</u>	<u>3887 Indiana, Cols.</u>	<u>43214</u>
<u>Hollis G. Lehman</u>	<u>2662 Ruhl Avenue, Columbus</u>		<u>43209</u>
<u>Carver & Clarice Williams</u>	<u>2670 Ruhl Avenue, Columbus</u>		<u>43209</u>
<u>Thomas L. & Carol Taylor</u>	<u>2672 Ruhl Avenue, Columbus</u>		<u>43209</u>
<u>Saren S. McKenzie</u>	<u>2684 Ruhl Columbus</u>		<u>43209</u>

(more)