

AMENDED ORDINANCE NO. 44-84

BY William N. Beatty

An ordinance to rezone the property located at 635 Montrose Avenue (part of lot 14, Bexley Plaza Addition) from the Community Commercial (CC) Zoning District to the Medium Density Single Family Residential (R-6) Zoning District and to amend the district boundaries on the Official Zoning Map accordingly.

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

Section 1. That the property in question is a residence and lot immediately to the rear of a 2-shop storeroom at 2527 and 2529 E. Main Street and consists of a three bedroom, two-story, single family residence, situated on a proposed 38.8' by 40.55' lot.

Section 2. That the existing parcel was zoned to the Community Commercial District with the adoption of the city-wide zoning plan in 1972 and the house has been occupied continuously as a residence since that time and constitutes a non-conforming use in the commercial district.

Section 3. That the property is owned by the Main-Montrose Realty Company who seeks the rezoning of part of the lot to then permit the owner to obtain a lot-split from the Bexley Planning Commission and that the proposed rezoning is a necessary precondition to the lot-split application.

Section 4. That under all the circumstances and based upon the recommendation for approval of the Planning Commission, the property in question, more specifically identified in the zoning application, which is incorporated herein by reference, but generally consisting of the south or rear portion of lot 14, Bexley Plaza Addition, measuring 40.57 feet wide and 46.50 feet long, is hereby rezoned to the classification of Medium Density Single Family Residential (R-6) and the official Zoning Map of the city of Bexley should be changed accordingly.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: Sept 11, 1984.

John Hage
President of Council

ATTEST: John Heston
Clerk of Council

July 10, 1984 - First reading
July 24, 1984 - Second reading
Sept 11, 1984 - Third reading

APPROVED Sept 11, 1984

David H. Madison
DAVID H. MADISON, Mayor

THE DAILY REPORTER
Proof of Publication

Notice of Public Hearing
City of Bexley

Advertising Fee, ----- \$ 16.00

STATE OF OHIO,
Franklin County, Ohio, ss.

J. Michael Donahoe

On behalf of the publisher of the **DAILY REPORTER**, a newspaper published in Franklin County, Ohio, makes oath that the attached printed advertisement was published 1 time(s) in said newspaper, i. e., on

.....
August 10 84
..... 19.....;

and that said newspaper is of general circulation in said County.

J. Michael Donahoe

Subscribed and sworn to this 10th

day of August 1984

Michael L. Hayhurst

Notary Public, State of Ohio

MICHAEL L. HAYHURST
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 11, 1985

Notice

Notice is hereby given that a Public Hearing will be held on September 1, 1984, at Bexley City Hall, City Council Chambers, 2242 East Main Street, Bexley, Ohio, on the following two (2) ordinances which propose to amend, modify, affect, or regulate the zoning code of the City of Bexley:

(1) Proposed Ordinance No. 44-84 to rezone property located at 635 Montrose Avenue (part of lot 14, Bexley Plaza Addition) from the Community Commercial (cc) Zoning District to the Medium Density Single Family Residential (R-6) Zoning District and to amend the district boundaries on the official Zoning Map accordingly.

(2) Proposed Ordinance 46-84, to authorize a councilmatic variance to allow for a 36' decorative fence located at 2728 Brentwood Road (Lot 115, Bexley Highlands Amd.) premises owned by Seymour L. and Sadie L. Stern.

Any person interested in these ordinances may attend and present his views at City Council at that time.

City of Bexley, John W. Hornberger, Auditor, Clerk of Council.
Aug 10 -- 1fr