

SUBSTITUTE ORDINANCE NO. 59-86

BY: Albert Meyer

An Ordinance to grant a variance to allow 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, to be used for a retail floral company.

WHEREAS, Bexley City Council by separate Ordinance No. 40-80, rezoned this property to Office Commercial (OC), to facilitate the development of the area to an appropriate use, and;

WHEREAS, a retail floral company is not permitted under Office Commercial zoning designation, but is deemed to be an appropriate use, compatible with neighboring properties, and;

WHEREAS, the owners of the property, Robert and Nancy Duffy, have filed a request to use the property for a retail floral company, and that further, a public hearing 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 granted a variance to permit the operation of a retail floral company to consist of offices, display area, storage, and work area for flower preparation, provided the following additional conditions are met: that the property be brought into compliance with all applicable state and local codes, including the Ohio Basic Building Code and the Bexley Environmental Review Code; that the hours of operation be limited to 7:00 A.M. to 9:00 P.M., Monday through Saturday, and 8:00 A.M. to 6:00 P.M. on Sundays; that the type of retail use be limited to "low-intensive commercial use" as defined under Section 1268.07 (b) of the Bexley Zoning Code; and that retail sale items be limited to flowers, floral arrangements, and accessories that are normally associated with a retail floral business.

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

PASSED: November 11, 1986

J. Joehunt
President of Council

Attest: John W. Hutzyn

Approved: Nov 11, 1986

David H. Madison
David H. Madison, Mayor

Nov. 11, 1986 - 3rd reading
Public Hearing
Adopted

City of Bexley, Ohio
2242 East Main Street, 43209 235-8694

City Council

David H. Madison, Mayor

John N. Page, Pres.
Carolyn T. Christy
John H. Offenberger
Frederick M. Mann
John T. Loehnert
William N. Bellamy
Albert J. Myers
James H. Gross, City Attorney
John W. Hornberger, Auditor

NOTICE OF PUBLIC HEARING

This is to inform you that a public hearing will be held by the Council of the City of Bexley, Ohio, at 7:00 P.M., Tuesday, November 11, 1986, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 59-86. This Ordinance, if approved, will allow for the property located at 420 North Cassady Ave. to be used for a floral catering company. All interested persons are invited to attend.

John W. Hornberger
Clerk of Council

September 17, 1986

To: Bexley City Council

From: Robert and Nancy Duffy
125 S. Ardmore

Subject: Councilmatic Variance to permit operation of a floral
business in a district zoned "office commercial."

Location: 420 N. Cassady Avenue

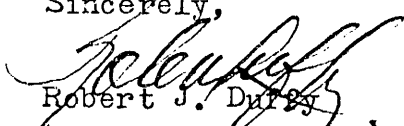
Prospective tenant: 'Lagniappe' -- c/o Mr. and Mrs. Victor
Krupman, 64 Stanbery

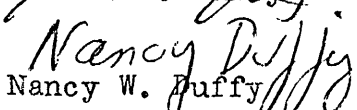
Members of Council:

Since late in 1983 we have sought a tenant for this property that would conform with "office commercial" restrictions. That zoning was applied in November, 1983. There has been no demand for offices next door to a service station. To find a tenant meeting our standards and the standards of the neighborhood has been difficult. We think 'Lagniappe' does both. This business, which will use our building as an office and workrooms, will be an asset to Bexley.

With this in mind, we ask you for a variance. Thank you.

Sincerely,


Robert J. Duffy


Nancy W. Duffy