

SUBSTITUTE ORDINANCE NO. 14 -91BY: Albert J. Myers

To amend the Official Zoning Map adopted as a part of Ordinance No. 8-72 (now Chapters 1240 to 1268, inclusive, of the Codified Ordinances of the City of Bexley), by transferring property described as:

Situated in the State of Ohio, County of Franklin and in the City of Bexley, and bounded and described as follows:

Parcel I: Being a part of Half Section 17, Township 5, Range 22, Refugee Lands, bounded as follows: Commencing at the southeast intersection of Broad Street and Columbia Avenue; thence southerly along the east line of Columbia Avenue, 422.75 feet to an iron pin in said east line; thence Easterly along the north line of Lots 7 and 4, Block 18, Bullitt Park Addition, 360 feet to an iron pin; thence in a northerly direction along the west line of Lots Nos. 3, 2 and 1, of Block 18, Bullitt Park Addition, 454 feet to an iron pin in the south line of Broad Street; thence in a westerly direction along the south line of Broad Street, 354.70 feet to the place of beginning.

Parcel II: Being Lots Nos. 1, 2 and 3, of Block 18, of Bullitt Park Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, as amended by an amended plat thereof, of record in Plat Book No. 5, pages 382, etc. in said Recorder's Office.

Parcel III: Being part of Lot No. 7 in Block 18 of Logan M. Bullitt's Amended Subdivision of a part of Bullitt Park, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 416, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio. Beginning at an iron pin at the Northwest corner of said Lot Number Seven (7); thence Easterly along the North line of Lot Number Seven (7) to the Northeast corner thereof; thence Southerly along the East line of said Lot Number Seven (7), ten (10) feet to a point; thence westerly on a line parallel with the north line of said Lot Number Seven (7) and ten (10) feet Southerly therefrom to a point in the west line of said Lot Number Seven (7); thence Northerly along the west line of Lot Number Seven (7); ten (10) feet to the place of beginning.

Parcel IV: Being Lot No. Seven (7), except Ten (10) feet off the North side thereof, Lots Numbers eight (8) and nine (9) all in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office, bounded and described as follows:

BEGINNING at an iron pin located at the northeast corner of Columbia and Walnut Avenues; thence in a northerly direction along the east line of Columbia Avenue (passing an iron pin at 104.70 feet), 254.80 feet to an iron pin in the west line of said No. 7, located 10 feet south of the northwest corner thereof, thence in an easterly direction and parallel to the north line of said Lot No. 7, 266.35 feet to an iron pin in the east line of said Lot No. 7, thence in a southerly direction along the east line of said Lots Nos. 7, 8 and 9, 286 feet to a stake located at the southeast corner of said Lot No. 9, thence in a westerly direction along the south line of said Lot No. 8, 250 feet to the place of beginning.

EXCEPTING therefrom, the following described premises situated in the County of Franklin, State of Ohio, and the City of Bexley and bounded and described as follows:

BEING Lot No. nine (9) in Blk Eighteen of Logan M. Bullitt's Amended Subdivision of a part of Bullitt Park as same is numbered and delineated upon recorded plat thereof, of record in Plat Book 4, page 416, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio, except two (2) feet off the north side of said Lot, extending the full length of the said lot from east to west.

Parcel V: Being Lot Number Four (4) of Block Number Eighteen (18) of BULLITT PARK ADDITION to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book No. 5, page 382, Recorder's Office, Franklin County, Ohio.

Parcel VI: Being Lot No. 5 of Block No. 18, BULLITTS PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 382, Recorder's Office, Franklin County, Ohio.

Parcel VII: Being Lot Number 6, Block 18 of Bullitt Park Addition in the City of Bexley, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio.

from the Medium Density Single-Family Residential District and the Open Space District to the Planned Unit Residential District; and to give preliminary and final approval of the development for said tract of land.

WHEREAS, a detailed development plan which is in accordance with Section 1264.21(b) of the Codified Ordinances of the City of Bexley has been submitted as a part of the application of the PUR District Amendment to the official zoning map; and,

WHEREAS, said detailed development plan consists of a textual description captioned "Columbus School for Girls Planning Package" and various drawings identified and labeled as Exhibits A through M; and,

WHEREAS, Council has received written recommendations for approval of the detailed development plan from the Zoning Officer, the Planning Commission and the Board of Zoning Appeals; and,

WHEREAS, the detailed development plan demonstrates that it has, through the design and planning process, mitigated the proposed developments' effects upon adjacent properties; and,

WHEREAS, the detailed development plan demonstrates that the proposed development will not be detrimental to public facilities and services in the City and that it is adequately buffered so as not to be detrimental to nearby medium density single-family residential districts; and,

WHEREAS, there are facts as set forth in the detailed development plan which make the subject land unique and materially different from other lands in the City of Bexley and which make it desirable that said land be developed with the controls afforded by the Planned Unit Residential District even though said proposal exceeds maximum allowable lot coverage by 5%; and,

WHEREAS, nothing contained within the textual description of the detailed development plan and the exhibits identified and labeled A through M shall be in conflict with Chapter 1264.21 of Bexley Zoning Codes. NOW, THEREFORE,

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

Section 1. That the Official Zoning Map adopted as a part of Ordinance No. 8-72 (now Chapters 1240 to 1268, inclusive, of the Codified Ordinances of the City of Bexley) is hereby amended by transferring property described as:

Situated in the State of Ohio, County of Franklin and in the City of Bexley, and bounded and described as follows:

Parcel I: Being a part of Half Section 17, Township 5, Range 22, Refugee Lands, bounded as follows: Commencing at the southeast intersection of Broad Street and Columbia Avenue; thence southerly along the east line of Columbia Avenue, 422.75 feet to an iron pin in said east line; thence Easterly along the north line of Lots 7 and 4, Block 18, Bullitt Park Addition, 360 feet to an iron pin; thence in a northerly direction along the west line of Lots Nos. 3, 2 and 1, of Block 18, Bullitt Park Addition, 454 feet to an iron pin in the south line of Broad Street; thence in a westerly direction along the south line of Broad Street, 354.70 feet to the place of beginning.

Parcel II: Being Lots Nos. 1, 2 and 3, of Block 18, of Bullitt Park Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, as amended by an amended plat thereof, of record in Plat Book No. 5, pages 382, etc. in said Recorder's Office.

Parcel III: Being part of Lot No. 7 in Block 18 of Logan M. Bullitt's Amended Subdivision of a part of Bullitt Park, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 416, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio. Beginning at an iron pin at the Northwest corner of said Lot Number Seven (7); thence Easterly along the North line of Lot Number Seven (7) to the Northeast corner thereof; thence Southerly along the East line of said Lot Number Seven (7), ten (10) feet to a point; thence westerly on a line parallel with the north line of said Lot Number Seven (7) and ten (10) feet Southerly therefrom to a point in the west line of said Lot Number Seven (7); thence Northerly along the west line of Lot Number Seven (7); ten (10) feet to the place of beginning.

Parcel IV: Being Lot No. Seven (7), except Ten (10) feet off the North side thereof, Lots Numbers eight (8) and nine (9) all in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office, bounded and described as follows:

BEGINNING at an iron pin located at the northeast corner of Columbia and Walnut Avenues; thence in a northerly direction along the east line of Columbia Avenue (passing an iron pin at 104.70 feet), 254.80 feet to an iron pin in the west line of said No. 7, located 10 feet south of the northwest corner thereof, thence in an easterly direction and parallel to the north line of said Lot No. 7, 266.35 feet to an iron pin in the east line of said Lot No. 7, thence in a southerly direction along the east line of said Lots Nos. 7, 8 and 9, 286 feet to a stake located at the southeast corner of said Lot No. 9, thence in a westerly direction along the south line of said Lot No. 8, 250 feet to the place of beginning.

EXCEPTING therefrom, the following described premises situated in the County of Franklin, State of Ohio, and the City of Bexley and bounded and described as follows:

BEING Lot No. nine (9) in Blk Eighteen of Logan M. Bullitt's Amended Subdivision of a part of Bullitt Park as same is numbered and delineated upon recorded plat thereof, of record in Plat Book 4, page 416, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio, except two (2) feet off the north side of said Lot, extending the full length of the said lot from east to west.

Parcel V: Being Lot Number Four (4) of Block Number Eighteen (18) of BULLITT PARK ADDITION to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book No. 5, page 382, Recorder's Office, Franklin County, Ohio.

Parcel VI: Being Lot No. 5 of Block No. 18, BULLITTS PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 382, Recorder's Office, Franklin County, Ohio.

Parcell VII: Being Lot Number 6, Block 18 of Bullitt Park Addition in the City of Bexley, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio.

from the Medium Density Single-Family Residential District and the Open Space District to the Planned Unit Residential District; and to give preliminary and final approval of the development for said tract of land.

Section 2. That preliminary and final approval is hereby given to the detailed development plan based upon the findings set forth above, and that if no construction has begun within two years after approval of this Ordinance, the approval and zoning certificate shall be void and the land shall revert to the Medium Density Single-Family District and the Open Space District in effect immediately prior to approval.

Section 3. For the reasons stated in the preamble hereof, and in order to avoid a hardship, the requirement of the Planned Unit Residential District that lot coverage be limited to a maximum of 45% is waived and varied to permit development of the subject land in accordance with Sections 1 and 2 hereof and Section 1264.14(c) of the Bexley Codified Ordinances.

Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: April 9, 1991

[Signature]  
President of Council

Attest: [Signature]  
Clerk of Council

Approved: April 9, 1991  
[Signature]  
David H. Madison  
Mayor

*Mar. 12, 1991 - 1st reading*  
*Mar. 19, 1991 - 2nd reading*  
*April 9, 1991 - 3rd reading*  
*Subst. & Adopt*

THE COLUMBUS DISPATCH  
PROOF OF PUBLICATION

STATE OF OHIO, FRANKLIN COUNTY, SS.:

Carla Daniel  
Class. Adv. Training Supervisor

The Columbus Dispatch, a newspaper published at Columbus, Franklin County, Ohio, with a daily paid circulation of more than 25,000 copies, personally appeared and made oath that the notice of which a true copy is hereunto attached was published in The Columbus Dispatch for 1 time(s) to-wit, on

March 8, 1991

and that the rate charged therefore is the same as that charged for commercial advertising for like services.

*Carla K. Daniel*

Subscribed and Sworn to this 8th day of March, 1991 as witness my hand and seal of office.

*Donna K. Thompson*

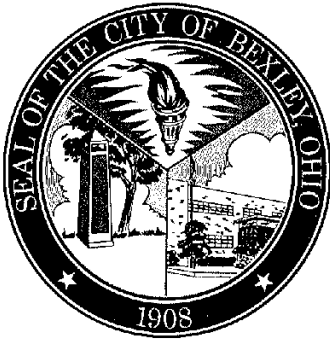
Notary Public in and for The State of Ohio

DONNA K. THOMPSON  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires January 2, 1996

NOTICE OF PUBLIC  
HEARING

In accordance with Section 713.12 of the Ohio Revised Code, notice is hereby given that a public hearing will be held by Bexley City Council at 7:00 pm, Tuesday, April 9, 1991, at Bexley City Hall, 2242 East Main Street, Bexley, Ohio. This hearing is to consider rezoning property located at 56 S. Columbia Avenue (also known as the Columbus School for Girls) from the Open Space District (OS) and the Medium Density Single-Family Residential District (R-3) to the Planned Unit Residential District (PUR). All interested persons are invited to attend. A copy of the application, accompanying documents and written recommendations from the Bexley Planning Commission, the Bexley Board of Zoning Appeals and the Bexley Zoning Officer are available for public inspection in the Office of the Service Department weekdays between 8:00 am and 4:00 pm.

3/8



# *City of Bexley, Ohio*

BUILDING DEPARTMENT  
2242 EAST MAIN STREET, 43209 235-0956

---

DAVID H. MADISON, MAYOR

## NOTICE OF MEETING

This is to inform you that a meeting will be held by the Engineering and Plats Committee of the City of Bexley, Ohio, at 6:00 p.m., Monday, April 8, 1991, at Bexley City Hall, 2242 East Main Street to consider adoption of Ordinance No. 14-91. This Ordinance, if approved, would amend the Official Zoning Map to transfer property known as the Columbus School for Girls from the Medium Density Single-Family Residential District and the Open Space District to the Planned Unit Residential District and would give preliminary and final approval of the development for said tract of land.



# *City of Bexley, Ohio*

BUILDING DEPARTMENT  
2242 EAST MAIN STREET, 43209 235-0956

---

DAVID H. MADISON, MAYOR

## NOTICE OF PUBLIC MEETING

This is to inform you that a public meeting will be held by the Council of the City of Bexley, Ohio, at 7:00 p.m., Tuesday, April 9, 1991, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 14-91. This Ordinance, if approved, would amend the Official Zoning Map to transfer property known as The Columbus School for Girls from the Medium Density Single-Family Residential District and the Open Space District to the Planned Unit Residential District and would give preliminary and final approval of the development for said tract of land. All interested parties are invited to attend.

NOTICE OF PUBLIC HEARING

In accordance with Section 713.12 of the Ohio Revised Code, notice is hereby given that a public hearing will be held by Bexley City Council at 7:00pm, Tuesday, April 9, 1991, at Bexley City Hall, 2242 East Main Street, Bexley, Ohio. This hearing is to consider rezoning property located at 56 S. Columbia Avenue (also known as the Columbus School for Girls) from the Open Space District (OS) and the Medium Density Single-Family Residential District (R-3) to the Planned Unit Residential District (PUR). All interested persons are invited to attend. A copy of the application, accompanying documents and written recommendations from the Bexley Planning Commission, the Bexley Board of Zoning Appeals and the Bexley Zoning Officer are available for public inspection in the Office of the Service Department weekdays between 8:00am and 4:00pm.

COLUMBUS DISPATCH

Please publish Friday, March 8, 1991