

AMENDED ORDINANCE NO. 30 -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 a portion of Lot No. 1 of the subdivision entitled Bullitt Park, of record in Plat Book 4, Page 416, Recorder's Office, Franklin County, Ohio, to Lot No. 19 of the subdivision entitled Stanbery Place, of record in Plat Book 13, Page 24, Recorder's Office, Franklin County, Ohio, as described in Attachments A, B and C, and to grant variances from the minimum lot requirements in accordance with the provisions of Substitute Ordinance No. 51-88 of the City of Bexley for said lots, and to approve the lots as reconfigured pursuant to such variances.

WHEREAS, Howard and Marcy S. Gross are the owners of the above described Lot No. 19 of Stanbery Place Addition and Lot No. 1 of Bullitt Park Addition of the City of Bexley; and,

WHEREAS, Lot No. 19 is presently zoned R-3, Medium Density Single-Family Residential and Lot No. 1 is presently zoned R-2, Intermediate Density Single-Family Residential as set forth in Section 1248 of the Codified Ordinances of the City of Bexley; and,

WHEREAS, Howard and Marcy S. Gross have applied for variances to allow transfers between Lot No. 19 and Lot No. 1; and,

WHEREAS, such variances and resulting lot configurations are more completely described in Attachments A, B and C attached hereto; and,

WHEREAS, City Council has received a recommendation for approval of such variances from the Engineering and Plats Committee; and,

WHEREAS, City Council finds that such variances will alleviate a hardship or difficulty, will not have a materially adverse effect on the surrounding property or neighborhood, are consistent with the general purposes of the Zoning Code and are not contrary to the public interest; and,

WHEREAS, the proposed variances will not be detrimental to public facilities and services in the City; and,

WHEREAS, it is desirable to have all of Lot No. 19 and that portion of Lot No. 1 being transferred as described in Attachments A, B and C in one zoning district. NOW, THEREFORE,

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

Section 1. That the variances from the minimum lot requirements of the R-2 and R-3 zoning districts are hereby granted and authorized pursuant to Substitute Ordinance No. 51-88 of the City of Bexley with respect to Lot No. 19 of Stanbery Place Addition, of record in Plat Book 13, Page 24, and part of Lot No. 1 of the subdivision entitled Bullitt Park, of record in Plat Book 4, Page 416, Recorder's Office, Franklin County, Ohio.

Section 2. That the lot configurations resulting from such variances are hereby approved, and the City Zoning Officer is hereby authorized and directed to stamp and sign the approval of the City of Bexley on the description which creates such lots as described in the legal descriptions and drawings attached hereto.

Section 3. 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 a portion of Lot No. 1 of the Bullitt Park Subdivision to Lot No. 19 of the Stanbery Avenue Subdivision as described in Attachments A, B and C.

Section 4. That the lot split approved by Section 3 of this Ordinance is conditioned upon the following with respect to the portion of Lot 1 referred to in Section 3 of this Ordinance being used in the following manner:

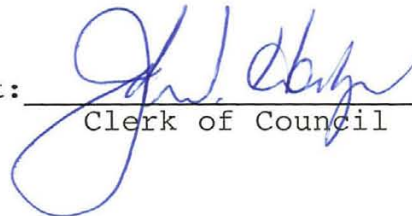
For the construction, erection and use of an addition to the existing home located at 193 N. Stanbery Avenue, the footprint of which (within such portion of Lot 1) shall be no larger than 24 feet by 30 feet and not to exceed two stories in height, and the use of which shall be limited to residential and garage purposes only. Further, that no detached structure shall be erected on that portion of Lot 1, Bullitt Park Subdivision, referred to in Section 3 of this Ordinance, provided, however, that such use, to the extent that it does not meet requirements of the Zoning Code, shall be subject to compliance with applicable conditions of the Bexley Codified Ordinances, and this Ordinance shall not constitute the granting of a variance therefrom and shall not obligate the Board of Zoning Appeals to grant a variance.

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

Passed: September 10, 1991

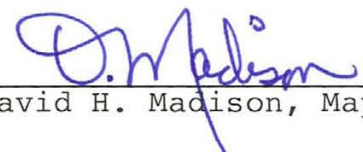


President of Council

Attest: 

Clerk of Council

APPROVED: Sept. 10, 1991



David H. Madison, Mayor

June 11, 1991 - 1st reading
June 25, 1991 - 2nd reading
July 9, 1991 - 3rd reading
Tabled
Sept. 10, 1991 - Amended &
Adopted

ATTACHMENT A

Lot 19

Situated in the State of Ohio, County of Franklin, City of Bexley, Range 22, Township 5, Section 12, Refugee Lands and being a part of Lot No. 19 of STANBERY PLACE, Plat Book 13, Page 24, as the same was conveyed to Howard and Marcy S. Gross as shown of record in Official Records 3476-A01, and part of Lot No. 1 of BULLITT PARK, Plat Book 4, Page 416, all references are to the Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Beginning at a point at the intersection of the westerly right-of-way line of Stanbery Avenue (80.00 feet in width) with the southerly right-of-way line of Denver Avenue (50.00 feet in width), said point being located at the northeasterly corner of said Lot No. 19, thence and along the easterly line of said Lot No. 19, and along the westerly right-of-way line of Stanbery Avenue, South, a distance of 101.00 feet to a point;

Thence, over, across and through said Lot No. 19, perpendicular to the westerly right-of-way line of Stanbery Avenue, West, a distance of 172.00 feet to a point in the westerly line of said Lot No. 19 and the easterly line of the said BULLITT PARK subdivision;

Thence and along the easterly line of said BULLITT PARK subdivision, and along the westerly line of said Lot No. 19, North, a distance of 1.00 foot to a point at the southeasterly corner of said Lot No. 1, of said BULLITT PARK subdivision;

Thence and parallel with the southerly right-of-way line of Denver Avenue, and along the southerly line of said Lot No. 1, West, a distance of 36.00 feet to a point;

Thence over, across and through said Lot No. 1, parallel to Stanbery Avenue, North, a distance of 100.00 feet to a point in the southerly right-of-way line of Denver Avenue and the northerly line of said Lot No. 1;

Thence and along the southerly right-of-way line of Denver Avenue, East, a distance of 208.00 feet to the point of beginning containing 20,972.00 square feet, 0.48 acres, more or less, subject to all former deeds of easement and restrictive covenants of record;

Lot 1

Situated in the State of Ohio, County of Franklin, City of Bexley, Range 22, Township 5, Section 12, Refugee Lands and being a part of Lot No. 1, of BULLITT PARK, Plat Book 4, Page 416, Recorder's Office, Franklin County, Ohio, being more particularly bounded and described as follows:

Beginning at a point of intersection of the easterly right-of-way line of Drexel Avenue (80.00 feet in width) and the southerly right-of-way line of Denver Avenue (50.00 feet in width), said point being located at the northwesterly corner of said Lot No. 1, thence East, a distance of 24.00 feet to a point, said point being located West, a distance of 36.00 feet from the northeasterly corner of said Lot No. 1, in the southerly right-of-way line of Denver Avenue;

Thence, over, across and through said Lot No. 1, parallel to Drexel Avenue, South, a distance of 100.00 feet to a point in the southerly line of said Lot No. 1;

Thence and along the southerly line of said Lot No. 1, West, a distance of 240.00 feet to a point in the easterly right-of-way line of Drexel Avenue, said point being located at the southwest corner of said Lot No. 1;

Thence and along the easterly right-of-way line of Drexel Avenue, North, a distance of 100.00 feet to the point of beginning containing 24,000.00 square feet, 0.55 acres, more or less, subject to all former deeds of easement and restrictive covenants of record.

Harry L. Greene, Surveyor

2160 Tremont Center, Columbus, Ohio 43221

PLAT SHOWING PROPOSED REVISED LOT LINES FOR LOT NO. 1 OF BULLITT PARK, PLAT BOOK 4, PAGE 416, AND LOT NO. 19, STANBERY PLACE, PLAT BOOK 13, PAGE 24, ALL REFERENCES ARE TO THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

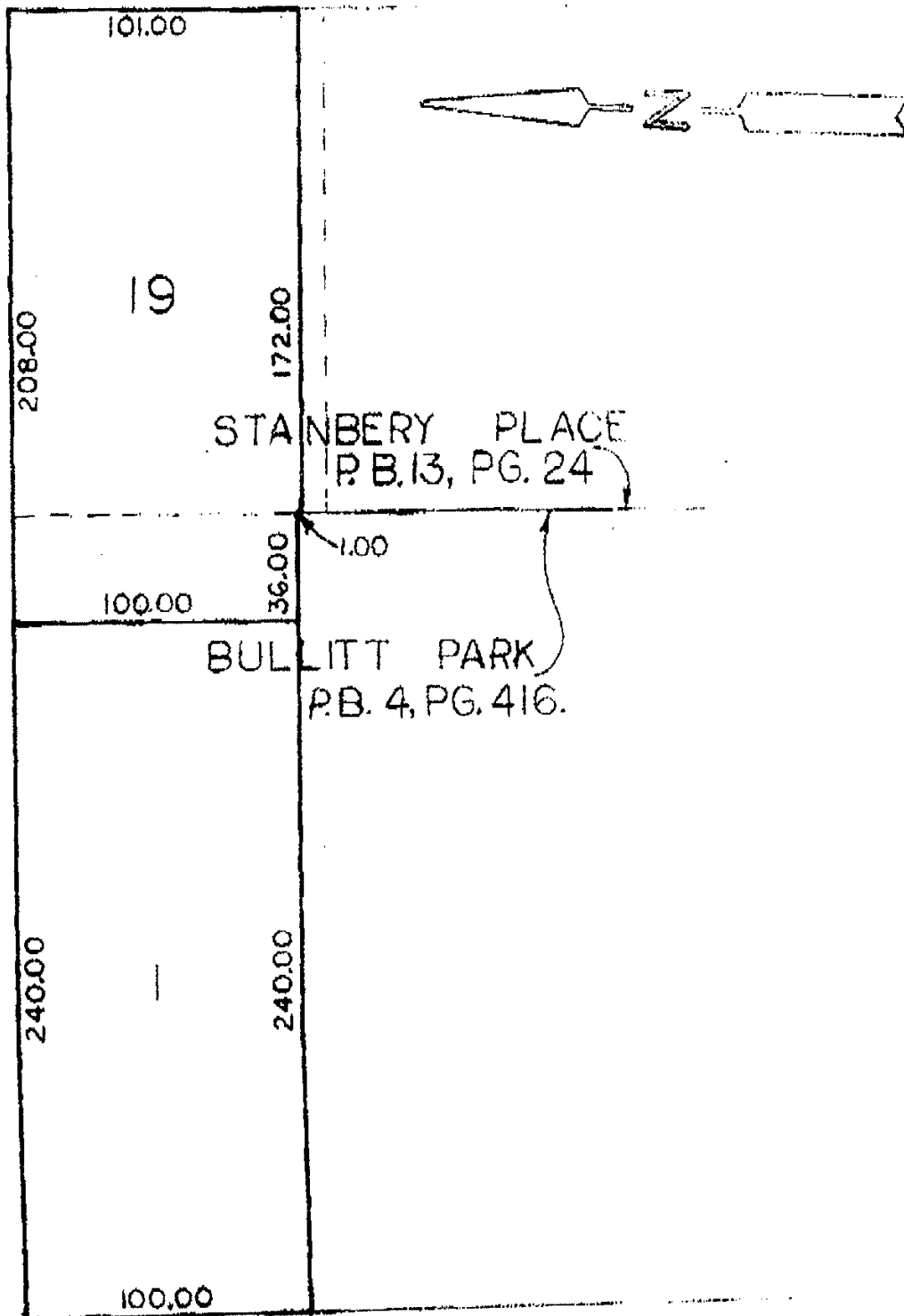
PB. _____ Page _____ Recorder's Office, Franklin County, Ohio.

Scale 1" = 60' Date May 23, 1991

ATTACHMENT B

STANBERY AVE. 80'

DENVER AVE. 50'



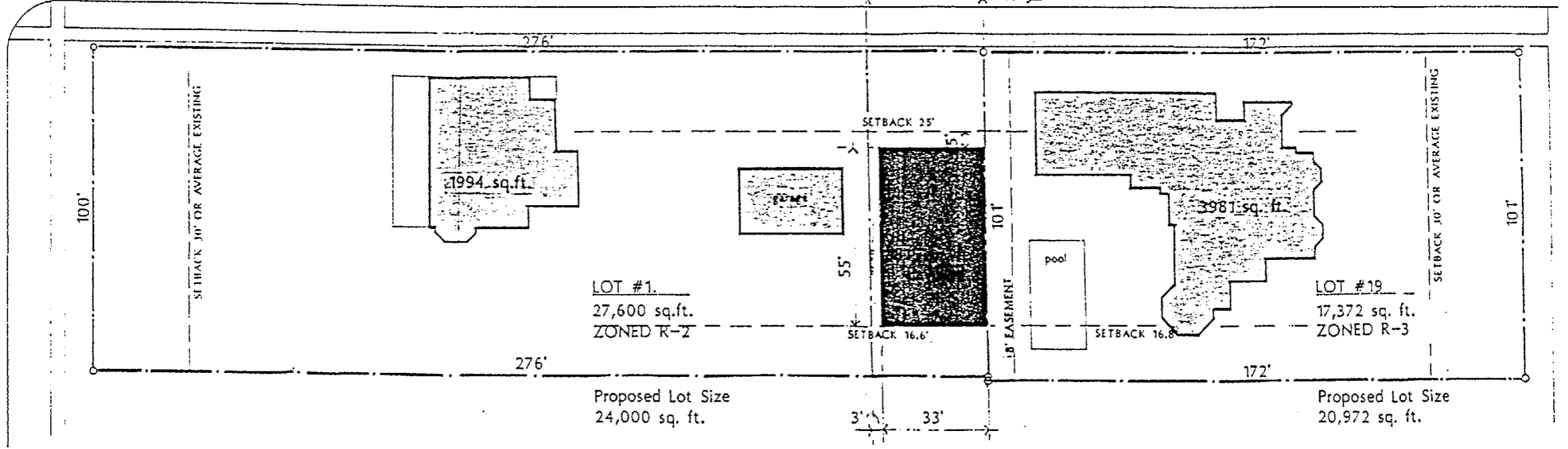
DREXEL AVE 80'

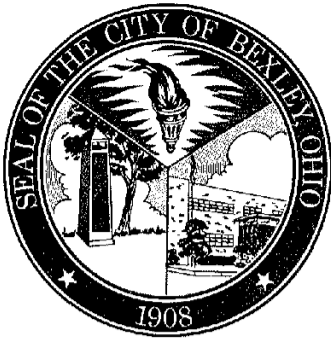
I hereby certify the above plat has been prepared from actual survey of the premises for use in mortgage loan and title purposes only. No sideline of principal building is less than dimension shown. Property corners not located unless shown thus -o-.

Harry L. Greene
Harry L. Greene, Registered Surveyor, No. 4058

DENVER AVE.

Proposed Property Line --- Existing Property Line





City of Bexley, Ohio

BUILDING DEPARTMENT
2242 EAST MAIN STREET, 43209 235-0956

DAVID H. MADISON, MAYOR

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 p.m., Tuesday, July 23, 1991, at Bexley City Hall, 2242 East Main Street, Bexley, Ohio. This hearing is to consider Ordinance No. 30-71 to rezone a portion of Lot No. 1 of the Bullitt Park Subdivision (property known as 206 North Drexel). All interested persons are invited to attend. A copy of the application and accompanying documents are available for public inspection in the Office of the Service Department weekdays between 8:00 a.m. and 4:00 p.m.

THE COLUMBUS DISPATCH
PROOF OF PUBLICATION

STATE OF OHIO, FRANKLIN COUNTY, SS.:

Sonja P. Brown
Voluntary Sales 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

June 21, 1991

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

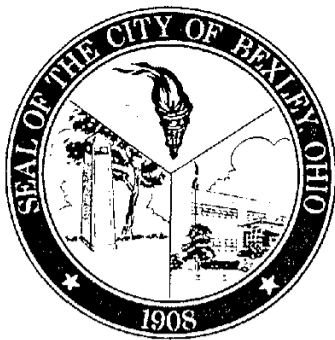
Sonja P. Brown

Subscribed and Sworn to this 21st day of June, 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

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6/21



City of Bexley, Ohio

BUILDING DEPARTMENT

2242 EAST MAIN STREET. 43209

235.0956

DAVID H. MADISON, MAYOR

PUBLIC NOTICE

This is to inform you that a public meeting will be held by Engineering and Plats Committee of the City of Bexley, Ohio, at 6:00 P.M., Tuesday, September 10, 1991, at Bexley City Hall, 2242 East Main Street, to consider adoption of Amended Ordinance No. 30-91. This Ordinance, if approved, will allow the transfer of a portion of Lot No. 1; Bullitt Park Addition (206 North Drexel Avenue) to Lot No. 19; Stanbery Place Addition (193 Stanbery Avenue). It is anticipated that Amended Ordinance No. 30-91 will also be considered by Bexley City Council at 7:00 P.M. on the same date.

If you have questions, please call Dorothy Pritchard at 235-8694.