

SECOND AMENDED ORDINANCE NO. 7-92

BY: John H. Offenberg

An Ordinance to rezone the following described property and to amend the official Zoning Map accordingly: Property known as Maryland Avenue School, which property is bounded by Ruhl Avenue on the north, Remington Road on the east, Maryland Avenue on the south and Cassingham Road on the west, shall be rezoned from the High Density Single-Family Residential District (R-6) to the Open Space District (OS); and property known as Montrose School, which property is bounded by Main Street on the north, Remington Road on the east, Mound Street on the south and Montrose Avenue on the west, shall be rezoned from the Community Commercial District (CC) and the High Density Single-Family Residential District (R-6) to the Open Space District (OS).

WHEREAS, it is the intent of the Bexley Zoning Code to divide the City into zoning districts and to regulate the use and development of land in each district; and,

WHEREAS, the Open Space Zoning District was designated to provide standards for the use, development and redevelopment of large public and quasipublic uses, institutions, parks and recreation areas; and,

WHEREAS, Maryland Avenue School and Montrose School are large public uses which are not currently zoned Open Space. NOW, THEREFORE,

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

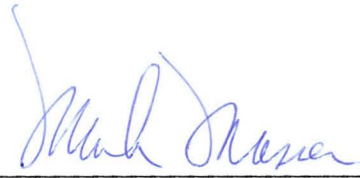
Section 1. That the Maryland Avenue School and the Montrose School properties should be, and hereby are, rezoned in accordance with the following: Property known as Maryland Avenue School, which property is bounded by Ruhl Avenue on the north, Remington Road on the east, Maryland Avenue on the south and Cassingham Road on the west, shall be rezoned from the High Density Single-Family Residential District (R-6) to the Open Space District (OS); and property known as Montrose School, which property is bounded by Main Street on the north, Remington Road on the east, Mound Street on the south and Montrose Avenue on the west, shall be rezoned from the Community Commercial District (CC) and the High Density Single-Family Residential District (R-6) to the Open Space District (OS).

Section 2. That the Official Zoning Map should be, and hereby is, amended in accordance with Exhibit B attached hereto.

Section 3. For the reasons stated in the preamble hereof, the requirement of the Open Space District, to the extent that it requires an area greater than that of the subject properties, is waived and varied.

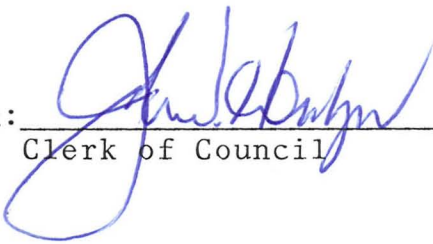
Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: March 3, 1992



\_\_\_\_\_  
President of Council

Attest:

  
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Clerk of Council

Approved: March 3, 1992



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David H. Madison, Mayor

031/MaryMont

Jan. 28, 1992 - 1<sup>st</sup> reading

Feb. 11, 1992 - 2<sup>nd</sup> reading (amended)

Feb. 28, 1992 - 3<sup>rd</sup> reading (2<sup>nd</sup> amended)

Tabled  
(Ptt set for 3/3/92)

Mar. 3, 1992 - adopted



# Bexley City School District

348 South Cassingham Road • Bexley, Ohio 43209 • Phone (614) 231-7611  
FAX (614) 231-8448

Philip E. Tieman, Ph.D.  
Superintendent of Schools

January 24, 1992

Ms. Dorothy Pritchard  
Assistant Service Director  
City of Bexley  
2242 East Main Street  
Bexley, OH 43209

Dear Ms. Pritchard:

It has been brought to our attention by members of city government that the zoning designation of the Maryland Elementary School (residential) and the Montrose Elementary School (community/commercial and residential) is different from that of the Cassingham Complex (open space). Accordingly, on behalf of the Board of Education of the Bexley City School District, I am hereby requesting that the zoning of the Maryland Elementary School and the Montrose Elementary School be changed from their existing designation to "open space" in order to conform with the zoning status of the Cassingham Complex. I am further requesting that this matter be put on the Agenda for City Council action effective January 28, 1992.

You are further advised that members of the Board of Education and I are available upon request to meet with the City Council or Planning Commission regarding this matter.

Thank you for the assistance.

Very truly yours,

Philip E. Tieman  
Superintendent of Schools

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c: Board of Education  
Superintendent's Cabinet  
School District Architect



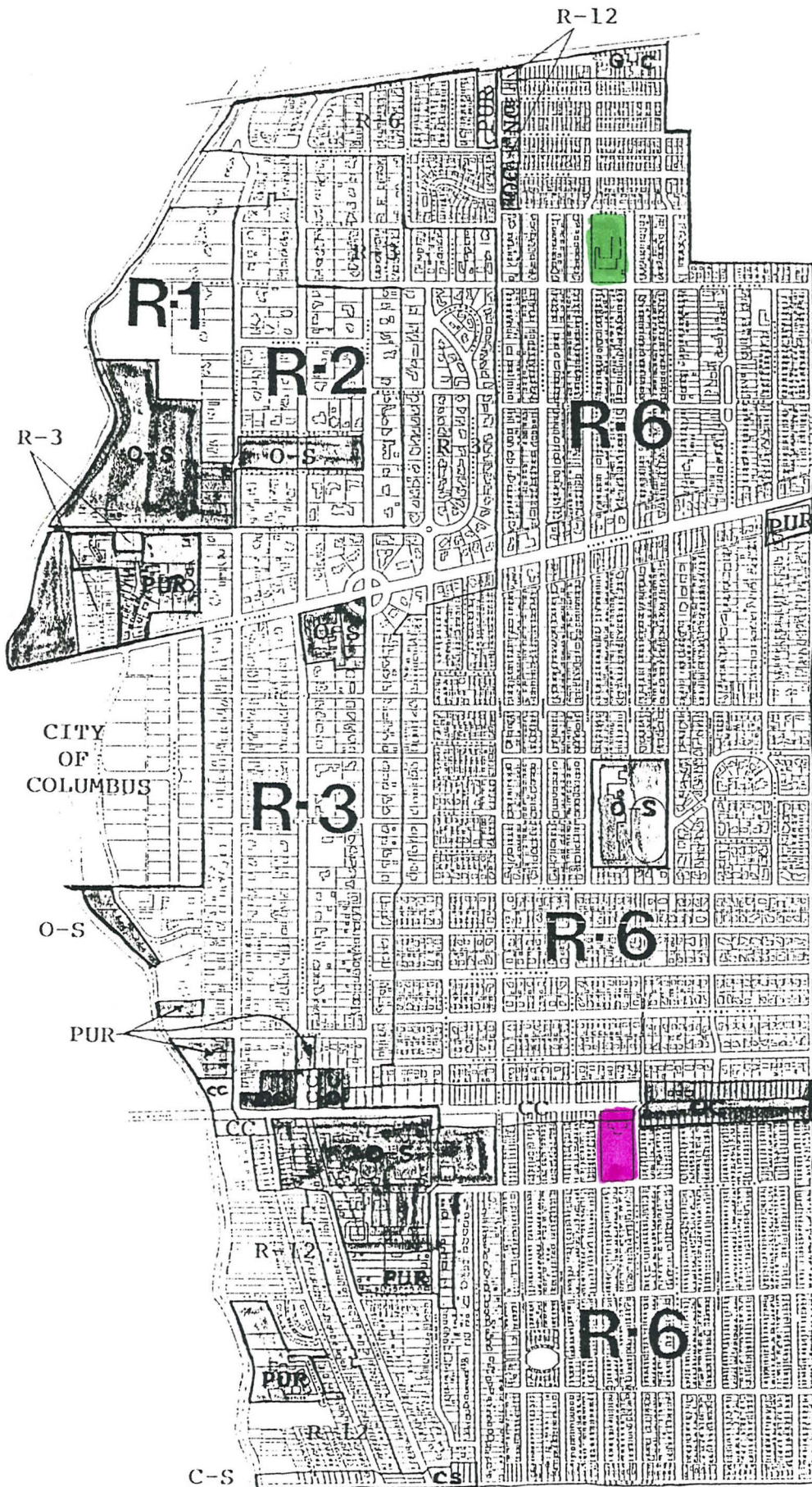
Bexley Zoning Map  
Proposed Rezoning



Maryland Avenue School - from High Density Single-Family Residential (R-6) to Open Space (OS)



Montrose School - from Community Commercial (CC) and High Density Single Family Residential (R-6) to Open Space (OS)



SINGLE-FAMILY RESIDENTIAL DISTRICT

- R-1 LOW DENSITY
- R-2 INTERMEDIATE
- R-3 MEDIUM DENSITY
- R-6 HIGH DENSITY

MULTI-FAMILY RESIDENTIAL DISTRICT

- R-12 LOW DENSITY
- R-24 MEDIUM DENSITY
- PUR PLANNED UNIT RESIDENTIAL

COMMERCIAL DISTRICTS

- NC NEIGHBORHOOD COMMERCIAL
- OC OFFICE COMMERCIAL
- CC COMMUNITY COMMERCIAL
- GC GENERAL COMMERCIAL
- CS COMMERCIAL SERVICE
- PUC PLANNED UNIT COMMERCIAL

OPEN SPACE DISTRICT

- OS OPEN SPACE DISTRICT





# *City of Bexley, Ohio*

BUILDING DEPARTMENT  
2242 EAST MAIN STREET, 43209 235-0956

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DAVID H. MADISON, MAYOR

## PUBLIC NOTICE

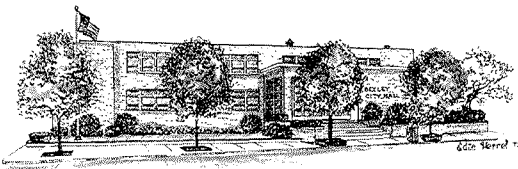
This is to inform you that a public meeting will be held by the Planning Commission of the City of Bexley, Ohio, at 6:00 P.M., Monday, February 17, 1992, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 7-92. This Ordinance, if approved would allow property known as the Maryland Avenue School and the Montrose School to be rezoned from residential and commercial zoning to open space zoning. All interested persons 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 6:00pm, Tuesday, March 3, 1992, at Bexley City Hall, 2242 East Main Street, Bexley, Ohio 43209 to consider Ordinance No. 7-92 to rezone property known as Maryland Avenue School, which property is bounded by Ruhl Avenue on the north, Stanwood Road on the east, Maryland Avenue on the south and Cassingham Road on the west and Montrose School, which property is bounded by Main Street on the north, Remington Road on the east, Mound Street on the south and Montrose Avenue on the west. All interested persons are invited to attend. A copy of the Ordinance and site plan is available for public inspection in the Service Department between 8:00am and 4:30pm weekdays.

COLUMBUS DISPATCH

Please publish February 1, 1992



2242 EAST MAIN STREET • BEXLEY, OHIO 43209 • PHONE (614) 235-8694



THE COLUMBUS DISPATCH  
PROOF OF PUBLICATION

STATE OF OHIO, FRANKLIN COUNTY, SS.:

Carla R. Daniel  
Classified 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

February 1, 1992

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

*Carla R. Daniel*

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Subscribed and Sworn on this 4th day of February 1992 as witness my hand and seal of office.

*Lara J. Overberg*

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Lara J. Overberg  
Notary Public in and for the State of Ohio  
My commission expires November 24, 1996

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