

ORDINANCE NO. 28 -92BY: John H. Offenberg

To grant a variance from the minimum lot requirements in accordance with the provisions of Substitute Ordinance No. 51-88 of the City of Bexley for Lots Number 21 and 22 of the Bexley Drive Subdivision #2, of record in Plat Book 14, Page 1, Recorder's Office, Franklin County, Ohio, and to approve the lots as reconfigured pursuant to such variance, and in accordance with Exhibit B.

WHEREAS, Janet and Neil Lantz are the owners of the above described Lots Number 21 and 22 of the Bexley Drive Subdivision #2 of the City of Bexley; and,

WHEREAS, Lots Number 21 and 22 are presently zoned R-12, Low Density Multi-Family Residential District, as set forth in Section 1252 of the Codified Ordinances of the City of Bexley; and,

WHEREAS, the irregular configuration of an accessory structure on the existing Lots 21 and 22 of the Bexley Drive Subdivision #2 creates two unusable lots and thereby creates a hardship; and,

WHEREAS, Janet and Neil Lantz have applied for a variance to allow a split of part of Lot Number 22 of the Bexley Drive Subdivision #2; and,

WHEREAS, such variance and resulting lot configurations are more completely described in the legal description attached hereto as Exhibit A and the boundary survey attached hereto as Exhibit B; and,

WHEREAS, Council has received a recommendation for approval of such variance and lot split from the Engineering and Plats Committee; and,

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

WHEREAS, the proposed variance will not be detrimental to public facilities and services in the City. NOW, THEREFORE,

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

Section 1. That the variance from the minimum lot requirements of the R-12 zoning district set forth in the legal description attached hereto as Exhibit A and the metes and bounds survey attached hereto as Exhibit B is hereby granted and authorized pursuant to Substitute Ordinance No. 51-88 of the City of Bexley with respect to Lots Number 21 and 22 of the Bexley Drive Subdivision #2, of record in Plat Book 14, Page 1, Recorder's Office, Franklin County, Ohio.

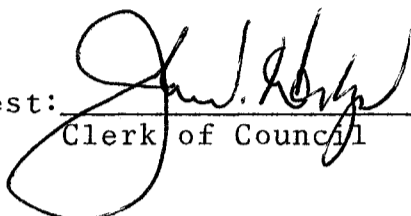
Section 2. That the lot configurations resulting from such variance are hereby approved, and the City Zoning Officer is hereby authorized and directed to stamp and sign the approval of the City of Bexley on the descriptions which create such lots as described in Exhibits A and B attached hereto.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

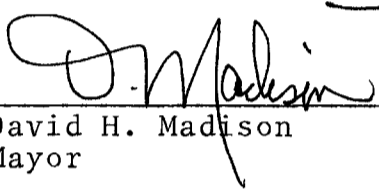
Passed: May 26, 1992



President of Council

Attest: 

Clerk of Council

Approved: May 26, 1992


David H. Madison
Mayor

Apr. 28, 1992 - 1st reading
May 12, 1992 - 2nd reading
May 26, 1992 - 3rd reading
Adopted

048/Lantz

2740 East Main Street
Bexley, Ohio 43209
(614) 235-8677

April 23, 1992

Legal Description 0.015 Acres

Situated in the State of Ohio, County of Franklin, City of Bexley and being part of Lot 22 of Bexley Drive Subdivision Number 2 as numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, Page 1, all references being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Commencing at a drill hole in a concrete driveway in the westerly line of Sheridan Avenue (50 feet wide) at the northeasterly corner of the parcel conveyed to Neil K. and Janet S. Lantz by deed of record in Deed Book 2846, Page 108 said drill hole being East, 5.18 feet from the northeasterly corner of Lot 21 of said Bexley Drive Subdivision Number 2 and in the easterly line of a 5 foot strip of land (Ordinance Number 304, passed by the council of the Village of Bexley, Ohio, December 13, 1921);

thence across said 5 foot strip and with the northerly line of Lot 21, southerly line of Lot 24, West, 155.18 feet to an iron pin found at the northwesterly corner of Lot 21 and said iron pin being THE TRUE POINT OF BEGINNING of the following herein described tract;

thence with the westerly line Lot 21, the easterly line of Lot 22, South 15 degrees 10 minutes 34 seconds East, 48.00 feet to an iron pin set at the northwesterly corner of a 6.45 foot exception from Lot 21;

thence across Lot 22 and with a westerly prolongation of the northerly line of said 6.45 foot exception, West, 20.00 feet to an iron pin set;

thence across said Lot 22, North 00 degrees 01 minutes 55 seconds West, 46.33 feet to an iron pin set in the northerly line of Lot 22;

continued...

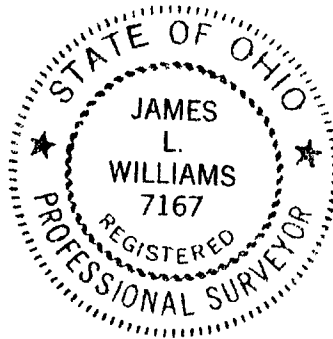
Page 2
0.015 Acres

thence with the northerly line of Lot 22, East, 7.46 feet to the place of beginning and CONTAINING 636.06 SQUARE FEET OR 0.015 ACRES.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". The basis of bearings for the foregoing description - the northerly line of Lot 21 assumed East - West.

MYERS SURVEYING COMPANY, INC.

James L. Williams
James L. Williams, P.S. #7167
JLW/kms (3241392)



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
 614-235-8677 FAX: 614-235-4559

A Boundary Survey prepared for and certified to:
Neil and Janet Lantz

Legal Description: Being 0.015 Acres, Part of Lot 22 Bexley Drive Subdivision #2 Plat Book 14, Page 1 Franklin County
 Records Office

Applicant: LANTZ

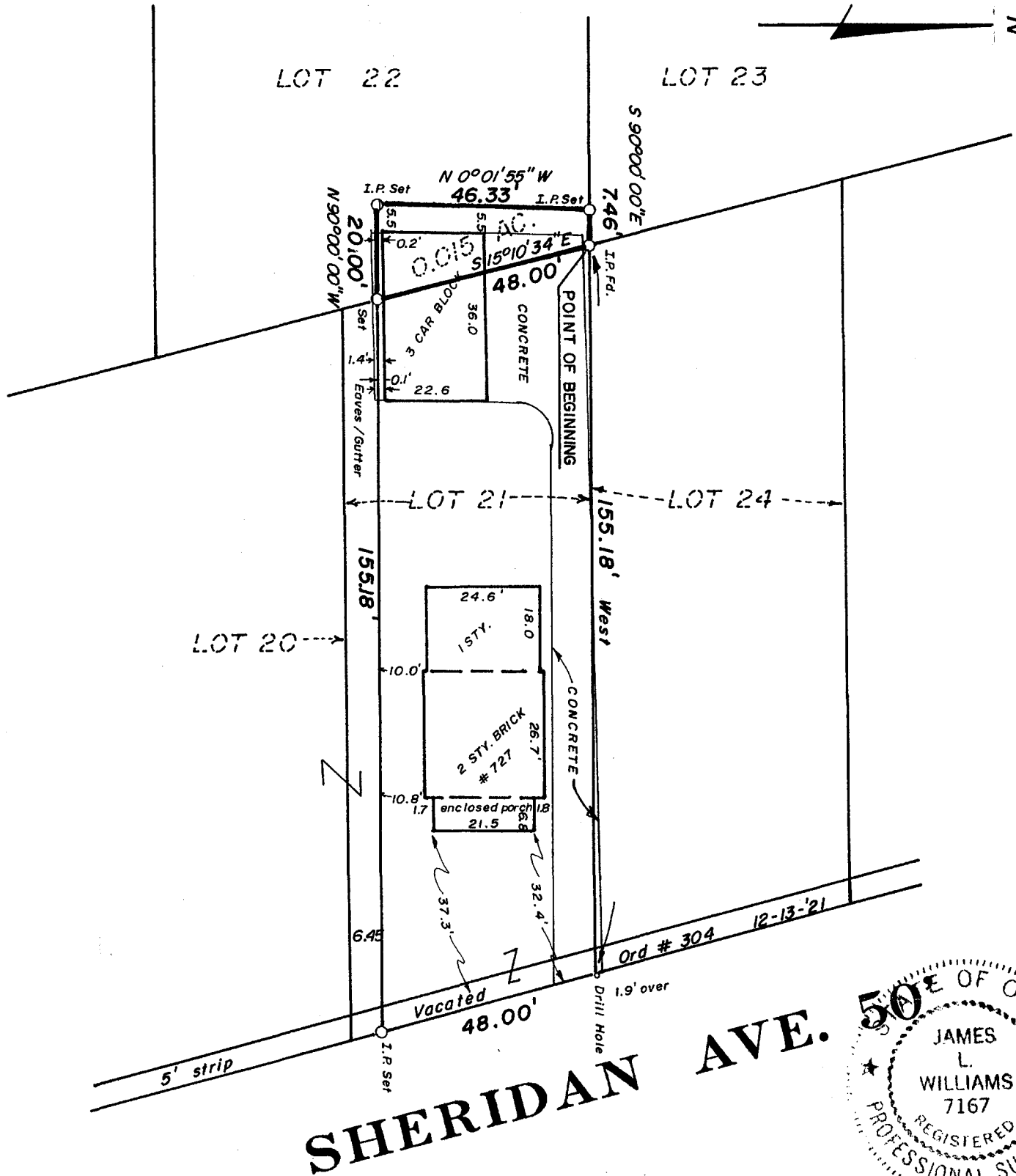
Posted Address: 727 Sheridan Avenue, Bexley, Ohio

Apparent Encroachments: 1) Concrete Over Property Line. 2) Eaves and Gutters Over Property Line.

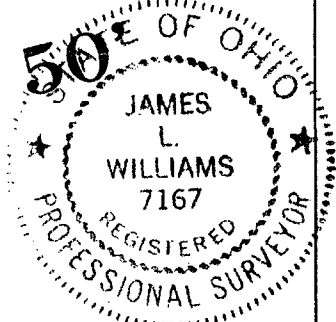


Scale: 1" = 30'

Date: 4-23-'92



SHERIDAN AVE. 50



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is assumed.

Myers Surveying Co., Inc.

By *James L. Williams*
 Professional Surveyor