

ORDINANCE NO. 39-94

BY: John H. Offenberg

An Ordinance to grant a variance pursuant to Section 1264.14(c)(2) of the Codified Ordinances for property located at 2681 East Main Street to permit the property which is zoned Office Commercial (OC) to be used for retail sales purposes.

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

Section 1. That Christopher Myers has requested a variance for property at 2681 East Main Street to allow the use of the property for retail sales purposes; the retail sales being the sale of equipment and materials used for landscape railroads.

Section 2. That the applicant understands and has agreed to comply with parking, environmental review and building code requirements.

Section 3. That the approval of the variance would not have an adverse effect on the surrounding properties or neighborhood, would assist in generating a vigorous business climate on Main Street, alleviates hardships imposed on the use of the building which was in existence prior to the adoption of the current zoning and complies with Council's power and authority to grant variances as set forth in Section 1264.14(c)(2).

Section 4. That the proposed use of the building for retail sales is compatible with the recognized permitted uses in the Office Commercial Zoning District, produces substantial justice and is not contrary to the public interest.

Section 5. That this variance is limited to the period of time the building is occupied by Christopher Myers, and the use shall revert to uses permitted under the Office Commercial (OC) Zoning District when vacated by Mr. Myers.

Section 6. That the application for the variance should be, and it is therefore, granted.

Section 7. That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: July 26, 1994

John M. Brennan
President of Council

Attest: [Signature]
Clerk of Council

Approved: 7/26, 1994

David H. Madison
David H. Madison, Mayor

June 28, 1994 - 1st reading
July 12/15, 1994 - 2nd reading
July 26, 1994 - 3rd reading
Adopted

2681main



Landscape Railroads

Commercial, Residential Installation

June 9, 1994

Christopher Myers
80 S. Broadleigh Road
Columbus, Ohio 43209

Dorothy Pritchard
Bexley City Hall
2294 E. Main Street
Bexley, Ohio 43209

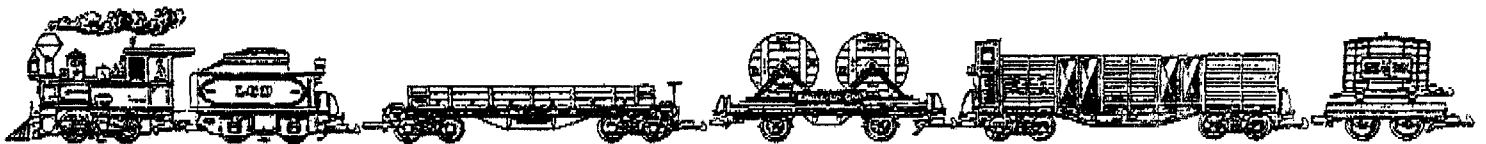
Re: Zoning

Dear Dorothy:

I would like to request to operate my business at 2681 E.Main Street,
Bexley, Ohio, retail; which is zoned commercial.

Thank You,

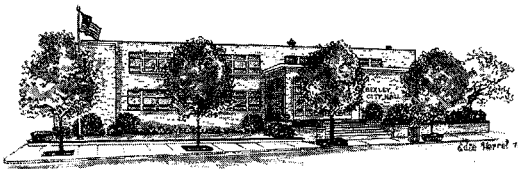

Christopher Myers
Landscape Railroads
(614) 235-3420



80 S. Broadleigh Rd. • Columbus, Ohio 43209 • 614-231-7776

PUBLIC NOTICE

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, July 26, 1994, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 39-94. This Ordinance, if approved, will allow for a retail sales business to locate at 2681 East Main Street in the Office Commercial Zoning District. The retail sales business is Landscape Railroads. All interested persons are invited to attend.



2242 EAST MAIN STREET • BEXLEY, OHIO 43209 • PHONE (614) 235-0956 • FAX (614) 235-3420