

ORDINANCE NO. 42 -95

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 2651 East Main Street to permit the property which is zoned Office Commercial (OC) to be used for retail service purposes, specifically, an eating place known as Bruegger's Bagel Bakery.

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

Section 1. That Quality Dining, Inc., leasee of the property, has requested a variance for property at 2651 East Main Street to allow the use of the property for retail service purposes, specifically, the eating place known as Bruegger's Bagel Bakery.

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, would allow an appropriate adaptive reuse of this property, 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 service 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 Bruegger's Bagel Bakery, and the use shall revert to uses permitted under the Office Commercial Zoning District when vacated by Bruegger's Bagel Bakery.

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: September 26, 1995

John M. Brennan  
President of Council

Attest: [Signature]  
Clerk of Council

Approved: Sept. 26, 1995

John T. Loehnert  
John T. Loehnert, Mayor

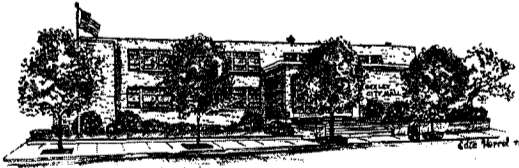
July 25, 1995 - 1st reading  
Sept. 12, 1995 - 2nd reading  
Sept. 26, 1995 - 3rd reading  
Adopted

## PUBLIC NOTICE

This is to inform you that a public meeting will be held by the Council of the City of Bexley, Ohio, at 7:00pm on Tuesday, September 26, 1995, at Bexley City Hall, 2242 East Main Street to consider adoption of Ordinance No. 42-95. This Ordinance, if approved, will grant a variance for property located at 2651 East Main Street to permit the property, which is zoned Office Commercial (OC), to be used for retail service purposes, specifically an eating place known as Bruegger's Bagel Bakery.

All interested parties are invited to attend.

Mailed 09/20/95



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

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PUBLIC NOTICE

This is to inform you that a public meeting will be held by the Engineering and Plats Committee of the Council of the City of Bexley, Ohio, at 6:00 P.M., Monday, August 7, 1995, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 42-95. This Ordinance, if approved, will allow property located at 2651 East Main Street, which is zoned Office Commercial (OC) to be used for retail service purposes, specifically an eating place known as Brugger's Bagel Bakery.

All interested persons are invited to attend.

Mailed 7/31/95.

