

AMENDED ORDINANCE NO. 59 -95

BY: John H. Offenberg

An Ordinance to amend Amended Ordinance No. 39-90 to permit replatting of 303 North Parkview Avenue from six lots to eight lots and to grant an area variance to Lot Number 307.

WHEREAS, Amended Ordinance No. 39-90 approved a new private street on the property at 303 North Parkview Avenue and granted a variance from Section 1252.03(a) of the Codified Ordinances as allowed by Section 1264.14(c)(3) of the Codified Ordinances to allow the new private street to be closer than 240 feet to an existing adjacent lot line and designated that the private street serve not more than six lots; and,

WHEREAS, Malcolm D. Jeffrey, Nancy Jeffrey Kingsley, and Walter Jeffrey, Jr., owners of the property at 303 North Parkview Avenue, have requested that the property be replatted into eight lots; and,

WHEREAS, the unique characteristics of this 9.4 acre property are: the unusual topography consisting of two plain areas separated by a steep hillside which dictates the placement of homes and the service road; the impact of the Alum Creek floodplain upon the lower portion of the property; and the restricted access to the property due to Alum Creek to the west, Jeffrey Park to the south, and large privately owned lots to the north.

WHEREAS, each of the requested replatting and the requested variance is a minimal change consistent with the established density and scale of the area; and,

WHEREAS, seven lots will meet or exceed minimum area and setback requirements of the R-1 Low Density Single-Family Residential Zoning District; and,

WHEREAS, the eighth lot, Lot Number 307, requires a variance from the required lot depth of 240 feet to allow the lot to be 192.2 feet but will meet or exceed all other minimum area and setback requirements of the R-1 Low Density Single-Family Residential Zoning District.

WHEREAS, it is believed that the replatting and variance will enhance the marketing of these lots and it is in the best interest of the City to have this project fully developed. NOW, THEREFORE,

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

Section 1. That based upon the findings of fact set forth above, City Council concludes that approval of the replatting of the property at 303 North Parkview Avenue will alleviate a hardship or difficulty in developing the property caused by the unique physical characteristics of the property and will not have a materially adverse effect on the surrounding property or neighborhood.

Section 2. That City Council finds that Lot Numbers 295, 297, 299, 301, 303, 305 and 309 conform with all requirements of the Zoning Code and are permitted by law.

Section 3. That based upon the findings of fact set forth above, City Council concludes that the variance from Section 1252.03(a) of the Codified Ordinances that permits Lot Number 307 to have a lot depth of 192.2 feet and as allowed by Section 1264.14(c)(3) of the Codified Ordinances alleviates a hardship or difficulty in developing the property caused by the unique physical characteristics of the property, is consistent with the general purposes of the Zoning Code, and is not contrary to the public interest and hereby grants said requested lot depth variance.

Section 4. That the replatting of property at 303 North Parkview Avenue shall be done in accordance with Exhibit A as attached to and made a part of this Ordinance.

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

Passed: December 12, 1995

John M. Brennan
President of Council

Attest: [Signature]
Clerk of Council

Approved: December 12, 1995

[Signature]
John T. Loehnert, Mayor

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October 24, 1995 - 1st reading
November 14, 1995 - 2nd reading
November 28, 1995 - 3rd reading; tabled

December 12, 1995 - Passed

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NOTICE OF PUBLIC HEARING

This is to inform you that a public hearing will be held by the Council of the City of Bexley, Ohio, at 7:00 p.m., Tuesday December 12, 1995, at Bexley City Hall, 2242 East Main Street, to consider adoption of Amended Ordinance No. 59-95. This Ordinance, if approved, will allow for the replatting of 303 North Parkview Avenue from six (6) lots to eight (8) lots and would grant an area variance to Lot #307. Drawings of the proposed replatting can be reviewed in the Service Department from 8:00 a.m. to 4:00 p.m. Monday through Friday.

All interested parties are invited to attend.

Mailed December 1, 1995.

