

ORDINANCE NO. 49-97

BY: Melisa S. Shroyer

An Ordinance to grant a variance pursuant to Section 1264.14(c)(2) of the Codified Ordinances for property located at 2719 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 Yoon Mi and Company, DBA Christine's Garden, owner of the property, has requested a variance for property at 2719 East Main Street to allow the use of the property for retail sales purposes, specifically, the business known as "Christine's Garden".

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 compliment existing retail businesses located in the immediate area, 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 adoption of the current zoning, would not have an adverse effect on the surrounding properties or neighborhood, and complies with Council's power and authority to grant variances as set forth in Section 1264.14(c)(2).

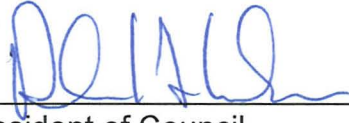
Section 4. That the proposed use of the building for retail sales is compatible with the recognized permitted uses in the Office Commercial Zoning District, produces substantial justice and is not contrary to the public interest.

Section 5. That this variance is limited to the period of time the building is occupied by Christine's Garden, and the use shall revert to uses permitted under the Office Commercial Zoning District when vacated by Christine's Garden.

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: October 14, 1997



President of Council

Attest: Richard A. Lewin
Clerk of Council

Approved: 10/14, 1997



David H. Madison, Mayor

9-9-97 first reading
9-23-97 second reading
10-14-97 third reading, passed