

ORDINANCE NO. 55-01

BY: Mark Masser

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, a retail bakery and eating place known as Montana Mills.

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

Section 1. That Montana Mills, leasee of the property, has requested a variance for property at 2651 East Main Street to allow the use of the property for retail sales and service purposes, specifically, the retail bakery and eating place known as Montana Mills.

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 sales and 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 Montana Mills, and the use shall revert to uses permitted under the Office Commercial Zoning District when vacated by Montana Mills.

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: 8-13, 2001

Ann H. Parks
President of Council

Attest: Richard A. Levin
Clerk of Council

Approved: 8/13, 2001

David H. Madison
David H. Madison, Mayor

7/24/01 First reading
8/13/01 Second Reading
Suspend Three Reading
Rule. Passed