

ORDINANCE NO. 93-01

By: Mark Masser

An Ordinance to grant a lot split for Lot 5 Parkview Subdivision, by splitting off a 0.125 acre portion of the south half of said Lot 5, and to grant variances pursuant to Section 1264.14(c)(1) of the Zoning Code for the new lot so created from the area, width and depth requirements of the R-3 District at Section 1252.03(c) of the Zoning Code and a variance for the remainder lot with the street address 375 South Parkview Avenue from the area requirement of the R-3 District at Section 1252.03(c) of the Zoning Code.

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

Section 1. That a 0.125 acre portion of the south half of Lot 5 Parkview Subdivision be split off from Lot 5 as more particularly described in Exhibit A consisting of a legal description dated December 4, 2001 of the new 0.125 acre lot to be so created and in Exhibit B consisting of a survey dated December 3, 2001.

Section 2. That the new lot created pursuant to Section 1 hereof, which has an area of 5,453 square feet and is 66.5 feet wide and 82 feet deep, is hereby granted variances from the minimum area requirement of 14,400 square feet, the minimum width requirement of 90 feet and minimum depth requirement of 160 feet of the R-3 District at Section 1252.03(c) of the Zoning Code.

Section 3. That the remainder lot with the street address 375 South Parkview Avenue, which has an area of 11,123.45, is hereby granted a variance from the minimum area requirement of 14,400 square feet of the R-3 District at Section 1252.03(c) of the Zoning Code.

Section 4. That this Ordinance shall take effect and be in force at the earliest period allowed by law.

Passed: _____, 2002

President of Council

Attest: _____
Clerk of Council

Approved: _____, 2002

David H. Madison, Mayor

12/20/01 First reading
01/08/02 Second reading
1/22/02 Third reading. Tabled
2/25/03 withdrawal by unanimous consent

Myers Surveying

COMPANY

EXHIBIT A

2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax 235-4559

4 December 2001

0.125 Acres

Situated in the State of Ohio, County of Franklin, City of Bexley, being part of the south half of Lot 5 Parkview Subdivision, the same as numbered and delineated upon the record plat of record in Plat Book 4, Page 47, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point at the southwest corner of said Lot 5 and in the east line of Westland Avenue (45 feet wide);

Thence, along the east line of said Westland Avenue, part of the west line of said Lot 5, **NORTH, 66.50 feet** to a $\frac{3}{4}$ " O.D. iron pipe found (passing an iron pipe found at 0.25 feet);

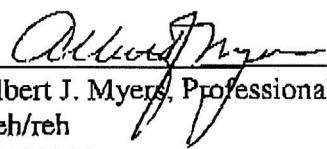
Thence, across said Lot 5, **South 89° 58' East, 82.00 feet** to an iron pipe set;

Thence, across said Lot 5, **SOUTH, 66.50 feet** to an iron pipe set in the south line of said Lot 5;

Thence, along part of the south line of said Lot 5, **North 89° 58' West, 82.00 feet** to the place of beginning **CONTAINING 0.125 Acres (5,453 Square Feet)**, subject however to all legal highways, easements, leases, restrictions of record and of records in the respective utility offices.

The foregoing description was prepared by Myers Surveying Company, Inc. from actual field measurements in December 2001. Iron pipes set are 30" X 1" O.D. with an orange plastic cap inscribed "PS6579", unless otherwise noted. Basis of bearings is the west line of S. Parkview Avenue held as NORTH.

Myers Surveying Company, Inc.


Albert J. Myers, Professional Surveyor 6579
Reh/reh
40120373



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Boundary Survey prepared for and certified to:
Mr. Steve Kuss

Legal Description: Situated in Ohio, County of Franklin, City of Bexley, Being Part of Lot 5 Parkview Subdivision, Plat book 4 Page 47

Applicant:

Posted Address: 375 Parkview Avenue, Bexley, Ohio

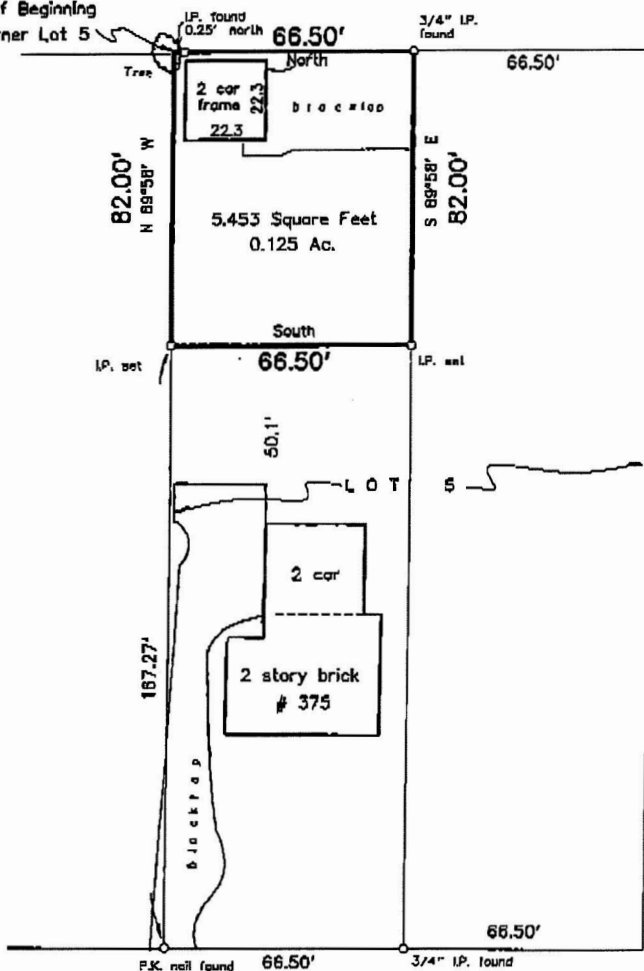


Scale: 1" = 40'

Date: 12-4-2001

WESTLAND AVENUE 45'

Point of Beginning
S.W. corner Lot 5



S. PARKVIEW AVENUE 80'

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the west line of S. Parkview Avenue held as

Myers Surveying Co., Inc.

By *Albert J. Myers*
Professional Surveyor