

By: Mark Masser

An Ordinance to rezone Lot Numbers 601, 602, 603 and 604 of the Bellwood Addition, also known as 438-454 North Cassady Avenue in the city of Bexley, from the Low Density Multifamily Residential District (R-12) to the Neighborhood Commercial District (NC) and to amend the district boundaries on the official zoning map accordingly to limit the use of the property to Office commercial and to grant a parking variance.

WHEREAS, Michael and Margaret McKinney, the owners of the property described above, filed an application on August 8, 2000, to rezone said property from the Low Density Multifamily Residential District (R-12) to the Neighborhood Commercial District (NC) and,

WHEREAS, said property is immediately contiguous to the Neighborhood Commercial District to the north and the Office Commercial District on the south, and

WHEREAS, there is no other Low Density Multifamily Residential District in the immediate vicinity of this property, and

WHEREAS, the owner desires to limit the use to Office Commercial, and

WHEREAS, use of the property requires a variance to reduce the required number of parking spaces from 36 to 21, and

WHEREAS, the Bexley Planning Commission has held a public meeting and has recommended that the requested rezoning be approved. NOW THEREFORE,

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

Section 1. That Lots 601, 602, 603, 604 of the Bellwood Addition are rezoned from the Low Density Multifamily Residential District (R-12) to the Neighborhood Commercial District (NC) and the district boundaries on the official zoning map are amended accordingly.

Section 2. That the use of said property is limited to Office Commercial.

Section 3. That a variance is granted to reduce the required number of parking spaces from 36 to 21.

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

Passed: 10/10/00, 2000

President of Council

Attest: _____
Clerk of Council

Approved: _____, 2000

David H. Madison, Mayor

9/12/00 Just reading
9/26/00 Amended
Ordinance 73-00
Substituted @ 2nd
reading. ~~10/10/00~~

~~Third Reading~~

APPLICATION NUMBER _____
FILING FEE: \$ 200.00

CITY OF BEXLEY, OHIO

**APPLICATION TO APPEAR BEFORE
BEXLEY CITY COUNCIL**

1. This application is submitted for: (please check)

☒ Rezoning () Lot Split () Plat Approval () Variance

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

438-454 N. Cassady Ave., Bexley, OH 43209

3. NAME OF APPLICANT: Michael A. McKinney

ADDRESS: 458 N. Cassady Ave., Bexley, OH 43209

TELEPHONE NUMBER 614-253-9494

4. NAME OF OWNER: Michael & Margaret A. McKinney

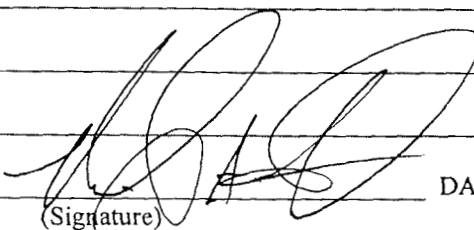
ADDRESS: 458 N. Cassady Ave., Bexley, OH 43209

TELEPHONE NUMBER: 614-253-9494

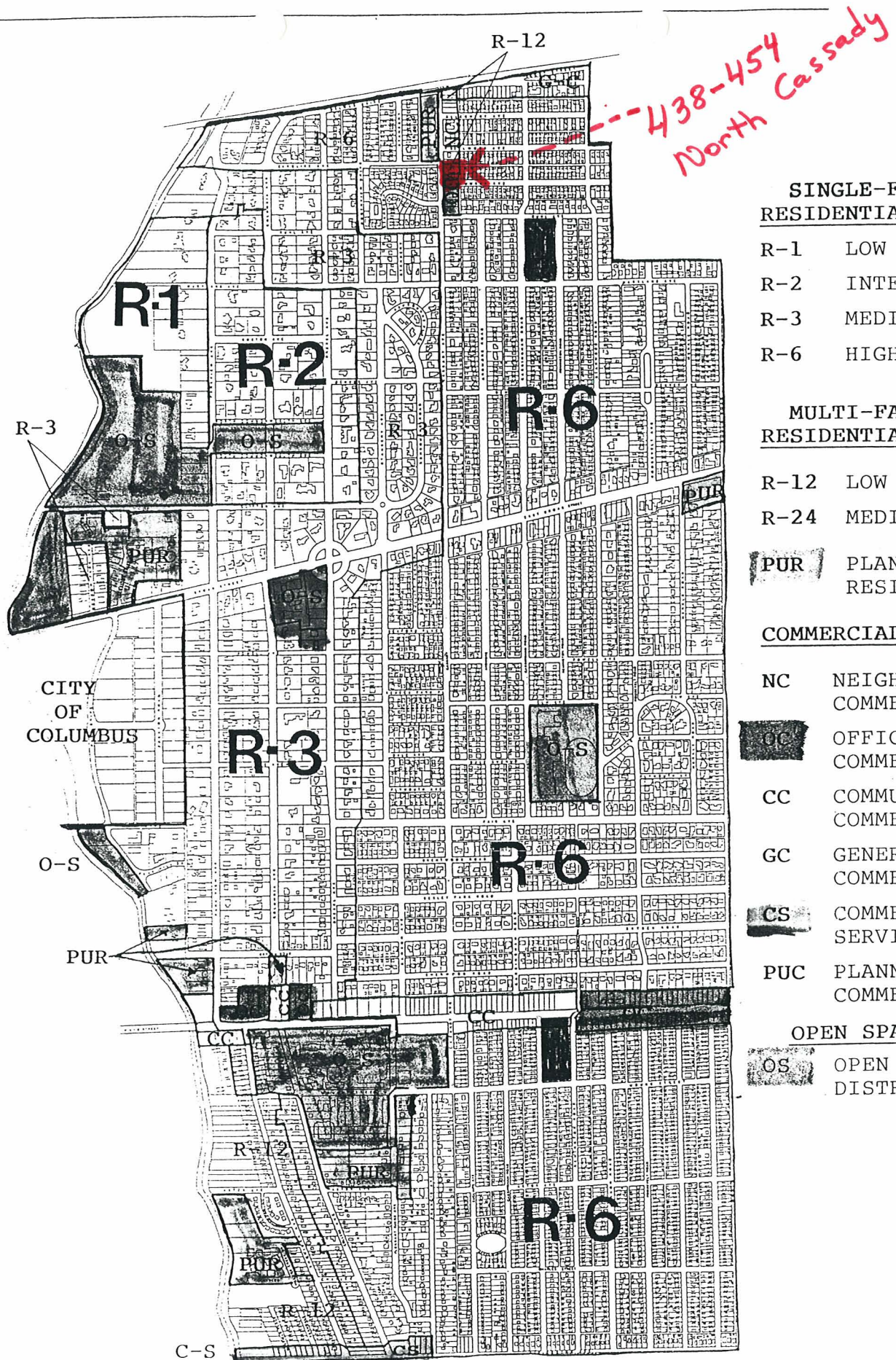
5. Narrative description of project (attached additional sheets, if necessary.)

I propose to re-zone three parcels presently zoned R12 which are located between OC & NC to NC. See attachments.

6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)

APPLICANT:  DATE August 8, 2000
(Signature)

(NOTE: If the applicant is not the owner, a letter from the owner stating his or her approval of the application must be submitted with the application.)



SINGLE-FAMILY RESIDENTIAL DISTRICTS

- R-1 LOW DENSITY
- R-2 INTERMEDIATE
- R-3 MEDIUM DENSITY
- R-6 HIGH DENSITY

MULTI-FAMILY RESIDENTIAL DISTRICTS

- R-12 LOW DENSITY
- R-24 MEDIUM DENSITY

- PUR** PLANNED UNIT
RESIDENTIAL

COMMERCIAL DISTRICTS

- NC NEIGHBORHOOD
COMMERCIAL
- OC** OFFICE
COMMERCIAL
- CC COMMUNITY
COMMERCIAL
- GC GENERAL
COMMERCIAL
- CS** COMMERCIAL
SERVICE
- PUC PLANNED UNIT
COMMERCIAL

- OPEN SPACE DISTRICTS
- OS** OPEN SPACE
DISTRICT

BEXLEY NEIGHBORHOOD STABILIZATION PLAN

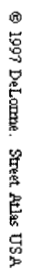
FEINKNOFF MACIOCE AND SCHAPPA

ARCHITECTURE PLANNING URBAN DESIGN

COLUMBUS, OHIO



Borrower:	File No.: 438-454
Property Address: 438-454 N. CASSADY AVE.	Case No.:
City: BEXLEY	State: OH
Zip: 43209	
Lender:	



Borrower:	File No.: 438-454
Property Address: 438-454 N. CASSADY AVE.	Case No.:
City: BEXLEY	State: OH
	Zip: 43209



SUBJECT PROPRTIE(S)
452-454 N. CASSADY



SUBJECT PROPRTIE(S)
446-448 N. CASSADY

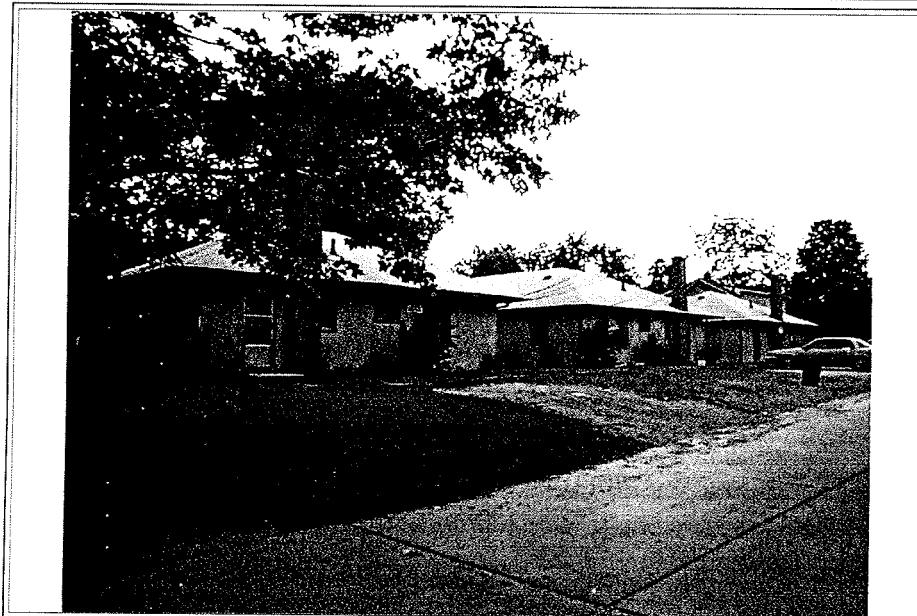


SUBJECT PROPRTIE(S)
438-440 N. CASSADY

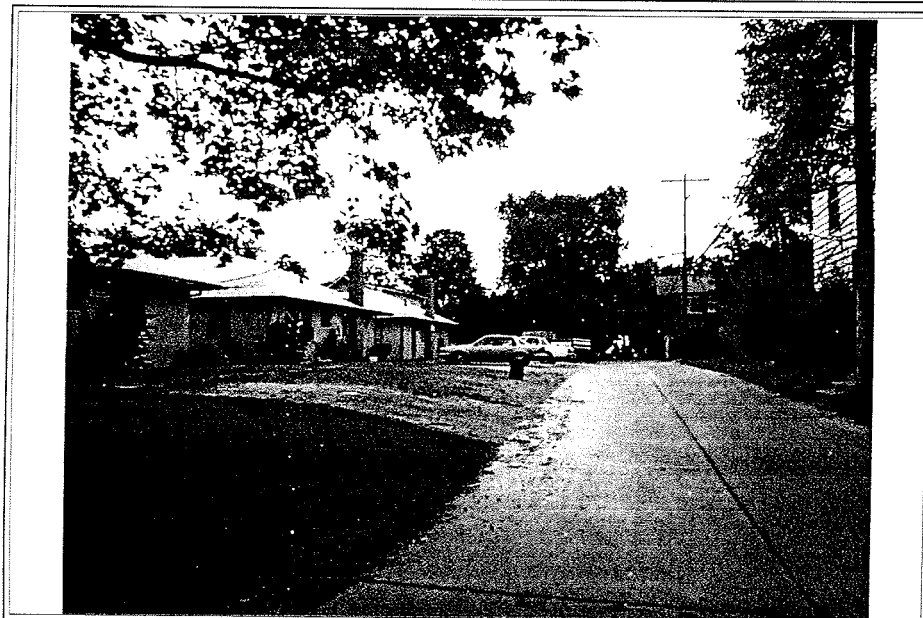
Borrower:		File No.: 438-454
Property Address: 43	N. CASSADY AVE.	Case No.:
City: BEXLEY	State: OH	Zip: 43209



VIEW OF ALL THREE PARCELS
FROM THE NORTH TO THE SOUTH

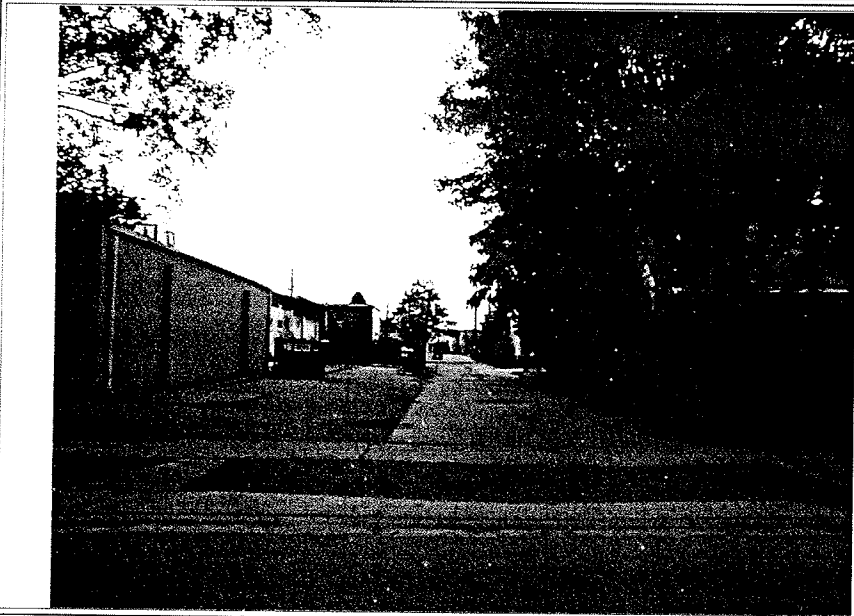


REAR VIEW OF SUBJECT PARCEL
FROM THE SOUTH TO THE NORTH



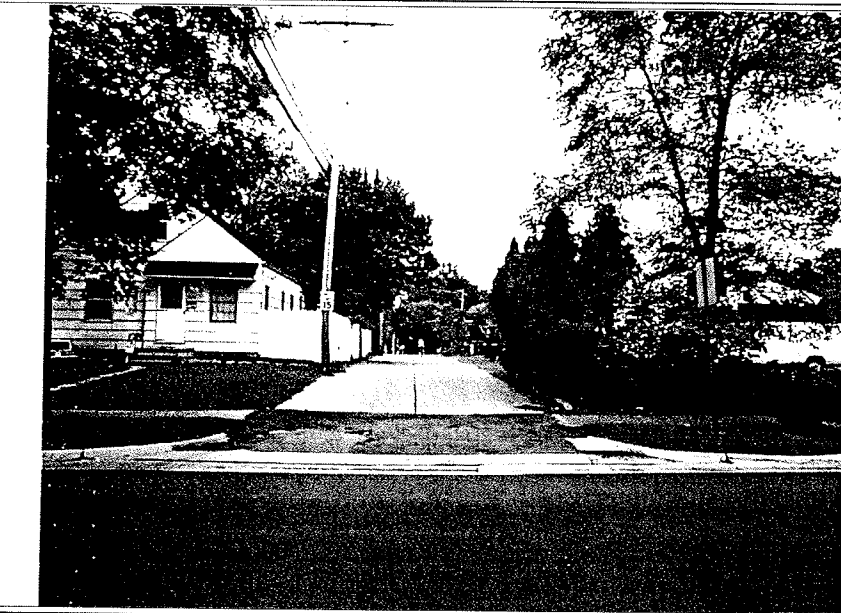
REAR ALLEY VIEW
AND PARKING AREA IN REAR

Borrower: _____		File No.: 438-454
Property Address: 436 _____ N. CASSADY AVE.		Case No.: _____
City: BEXLEY	State: OH	Zip: 43209



VIEW OF THE ALLEY EAST OF CASSADY LOOKING NORTH.

ALLEY SCENE BEHIND THE DAIRY MART LOOKING NORTH FROM BELLWOOD.



VIEW OF THE ALLEY EAST OF CASSADY LOOKING SOUTH.

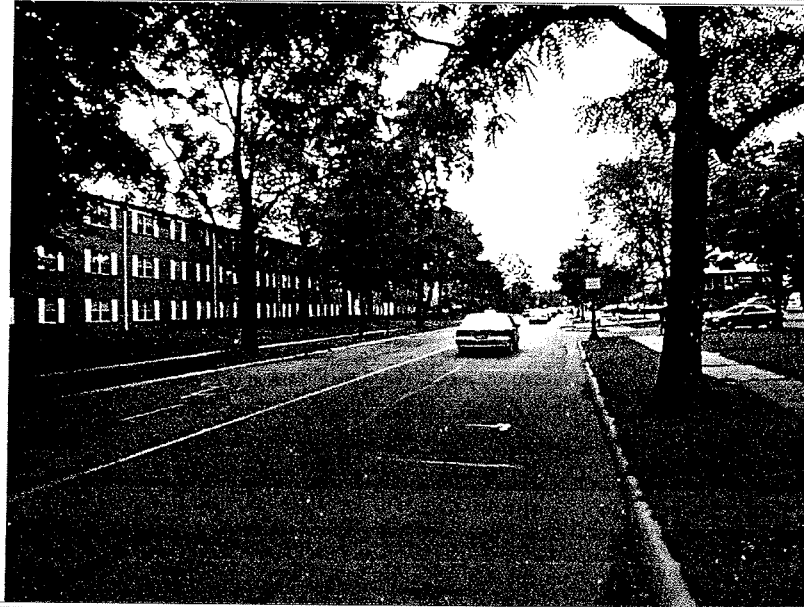


VIEW OF COLUMBUS AVE. LOOKING EAST FROM ALLEY

Borrower: _____		File No.: 43E-454
Property Address: 436 N. CASSADY AVE.		Case No.: _____
City: BEXLEY	State: OH	Zip: 43209



STREET SCENE IN FRONT
LOOKING TO THE SOUTH



STREET SCENE IN FRONT
LOOKING TO THE NORTH



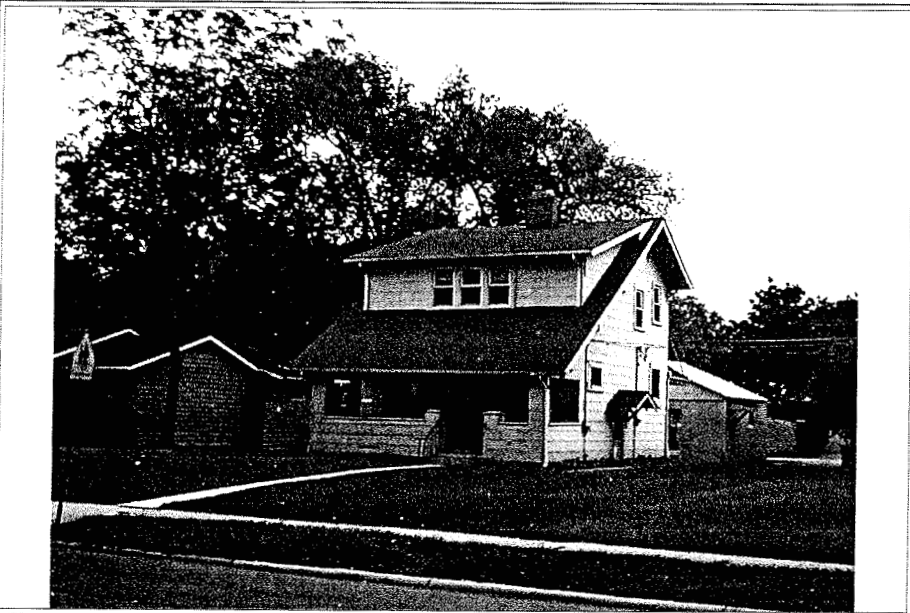
COLUMBUS AVE. LOOKING
EAST FROM CASSADY

Borrower:		File No.: 438-454
Property Address: 43	4 N. CASSADY AVE.	Case No.:
City: BEXLEY	State: OH	Zip: 43209



ADJACENT PROPERTY TO
THE SOUTH OF SUBJECT PARCEI

THIS PROPERTY IS PRESENTLY
ZONED "OFFICE COMMERCIAL"



ADJACENT PROPERTY TO
THE SOUTH OF SUBJECT PARCEI

THIS PROPERTY IS PRESENTLY
ZONED "NEIGHBORHD COMMERC



PROPERTY TWO PARCELS TO TH
NORTH OF THE SUBJECT PARCEI

THIS PROPERTY IS PRESENTLY
ZONED "NEIGHBORHD COMMERC

Borrower: _____
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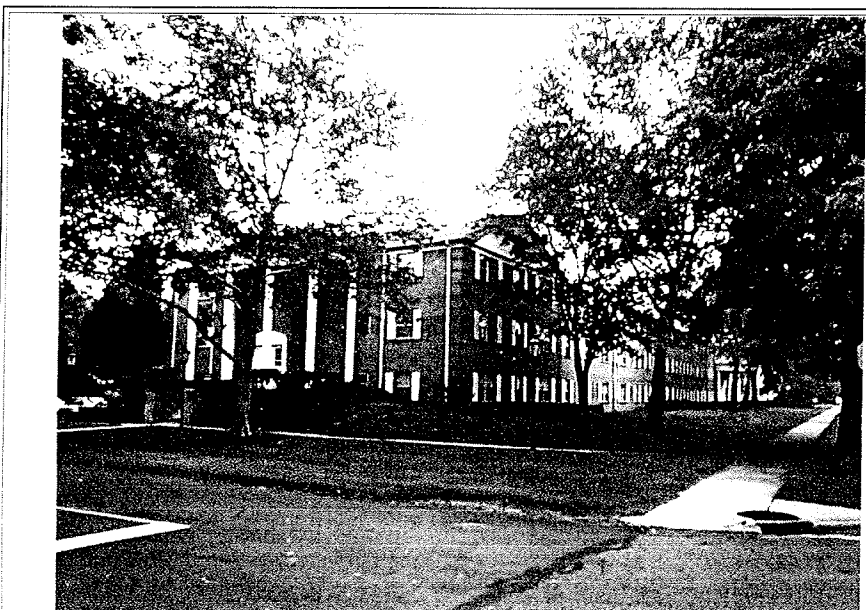
CONTIGUOUS/ADJACENT PROPER
TO THE EAST(SOUTHEAST)

THIS PROPERTY IS A TWO/MULTI
FAMILY DWELLING THAT IS
PRESENTLY ZONED R6 WITH A
CONDITIONAL USE VARIANCE.



CONTIGUOUS/ADJACENT PROPER
TO THE EAST(NORTHEAST)

THIS PROPERTY IS A SINGLE FAM
RESIDENCE PRESENTLY ZONED
PROPERTY IS CURRENTLY
CONTIGUOUS TO OR "BEHIND"
NEIGHBORHOOD COMMERCIAL
ALONG IT'S ENTIRE LENGTH/DEP



VIEW OF PROPERTY ACROSS TH
STREET TO THE NORTHWEST

THIS BUILDING IS A MULTI FAMIL
HIGH DENSITY STRUCTURE
THAT IS ZONED "PUR"

Borrower:

File No.: 438-454

Property Address: 438-454 N. CASSADY AVE.

Case No.:

City: BEXLEY

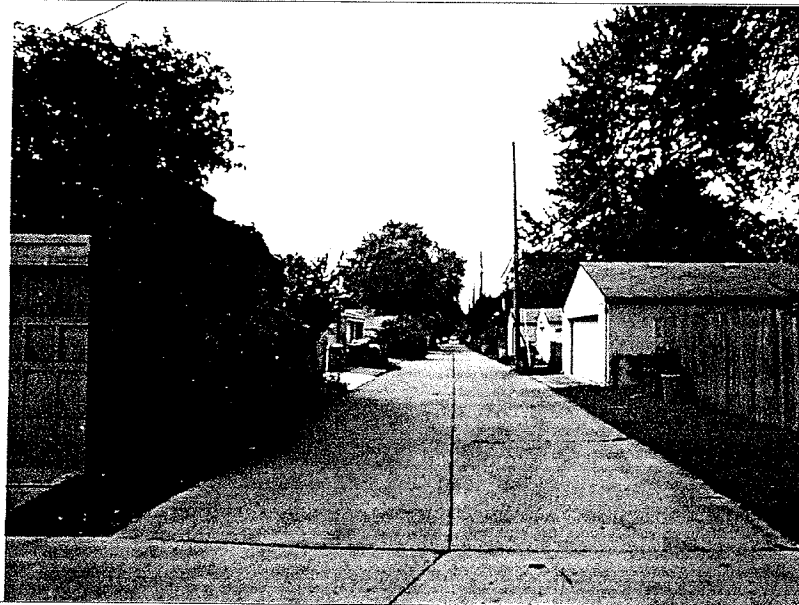
State: OH

Zip: 43209



VIEW OF PROPERTIES ACROSS 1 STREET TO THE SOUTHWEST

THESE BUILDINGS ARE INDIVIDU, CONDOMINIUM UNITS AND A TWO FAMILY TO THE FARTHEST SOUTH. THEY ARE PRESENTLY ZONED R6. I AM ASSUMING THAT THERE ARE UNDERLYING CONDITIONAL USE VARIANCES ASSOCIATED WITH ALL FOUR BUILDINGS.



ALLEY SCENE TO THE EAST FROM THE REAR OF THE NORTHERNMOST

PROPERTIES TO THE RIGHT AND LEFT OF THIS PICTURE ARE OF THE TWO FAMILY BUILDING AND THE SINGLE FAMILY DWELLING AS PREVIOUSLY SHOWN AND DESCRIBED.



ALLEY SCENE FROM THE NORTH TO THE SOUTH.

THIS IS THE ALLEY BEHIND ALL OF THE PROPERTIES BETWEEN BELLWOOD AND COLUMBUS.