

ORDINANCE NO. 73-00

Ordinance 73-00

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

9/2/00 First reading

Approved: \_\_\_\_\_, 2000

9/26/00 Amended

\_\_\_\_\_  
David H. Madison, Mayor

Ordinance 73-00  
Substituted 10/10/00  
2nd reading.

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. Cassidy, 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.

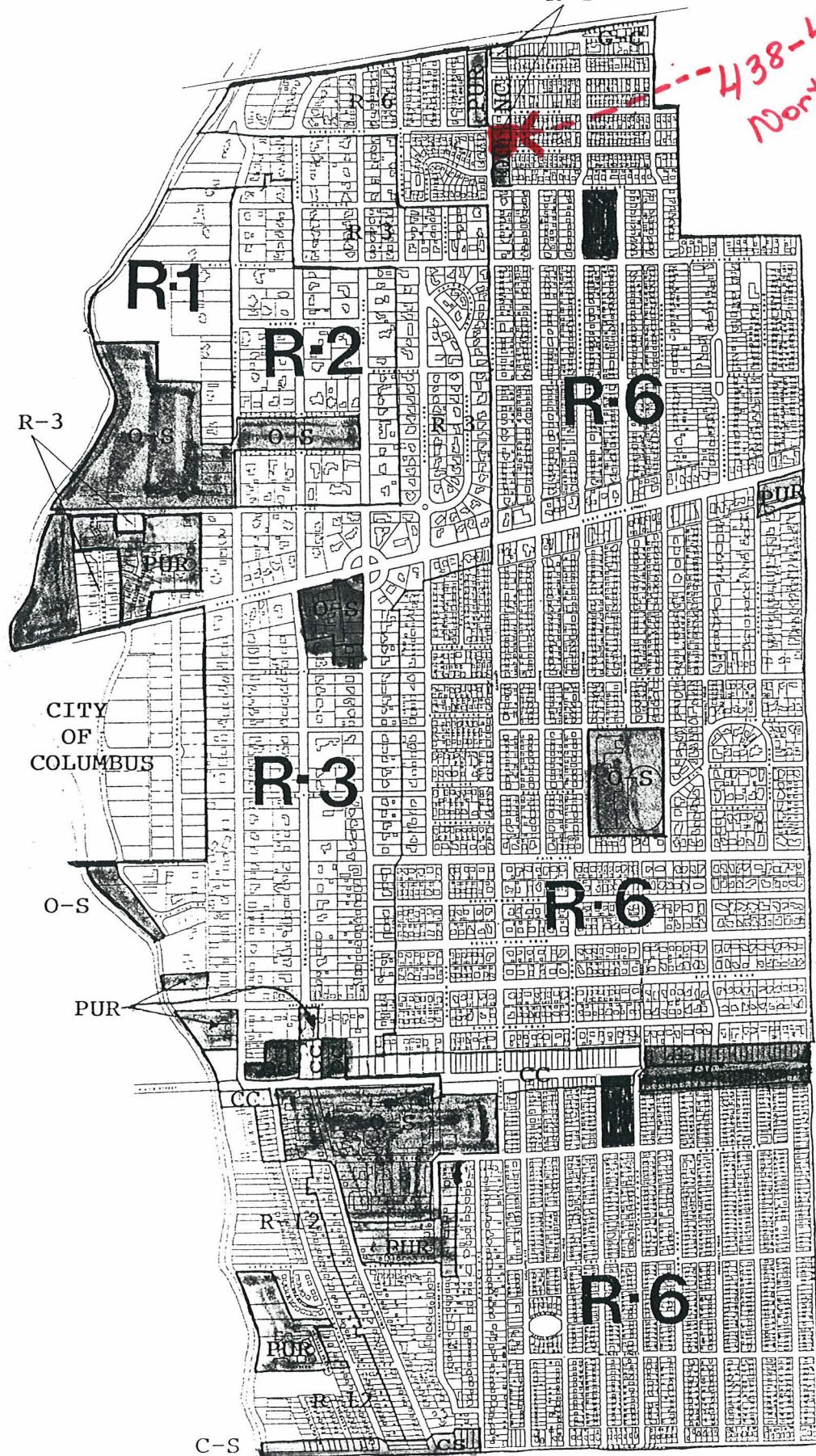
6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)

**APPLICANT:**

(Signature)

DATE August 8, 2000

**(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 DISTRICT**

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

**MULTI-FAMILY  
RESIDENTIAL DISTRICT**

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

- PUR** PLANNED UNIT  
RESIDENTIAL

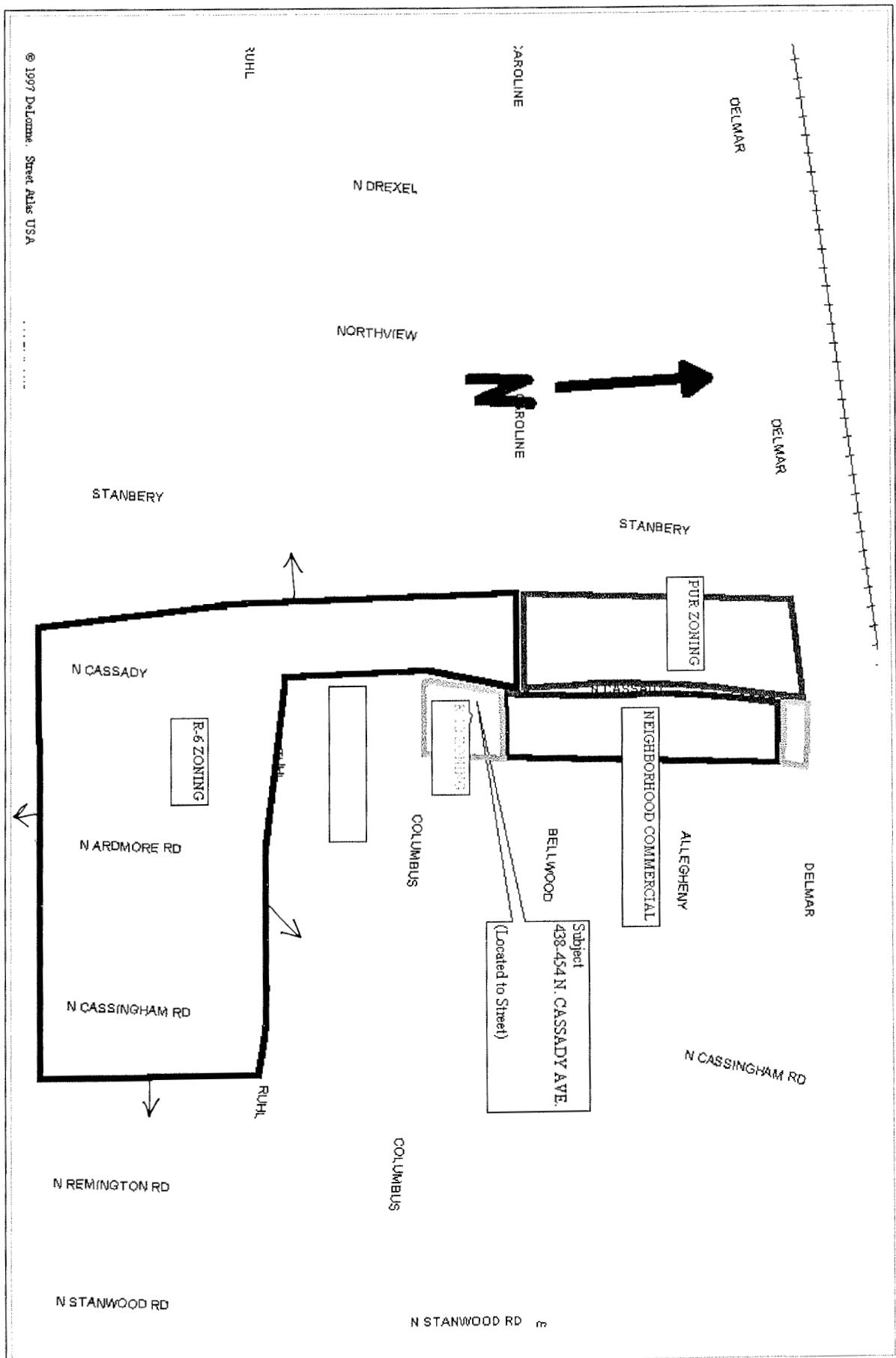
**COMMERCIAL DISTRICT**

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

**OPEN SPACE DISTRICT**

- OS** OPEN SPACE  
DISTRICT

**BEXLEY NEIGHBORHOOD STABILIZATION PLAN**



Boatowner:	File No.:	438-454	Case No.:	438-454	Property Address:	438-454 N. CASSADY AVE.	City, EXCL/EY:	DETROIT, MI	State: OH	Zip: 43209	Leinster:
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## LOCATION MAP

Borrower:

Property Address: 436-44 N. CASSADY AVE.

City: BEXLEY

File No.: 438-454

Case No.:

State: OH

Zip: 43209



SUBJECT PROPERTY(S)  
452-454 N. CASSADY



SUBJECT PROPERTY(S)  
446-448 N. CASSADY



SUBJECT PROPERTY(S)  
438-440 N. CASSADY

Borrower:  
Property Address: 430 . N. CASSADY AVE.  
City: BEXLEY

File No.: 438-454

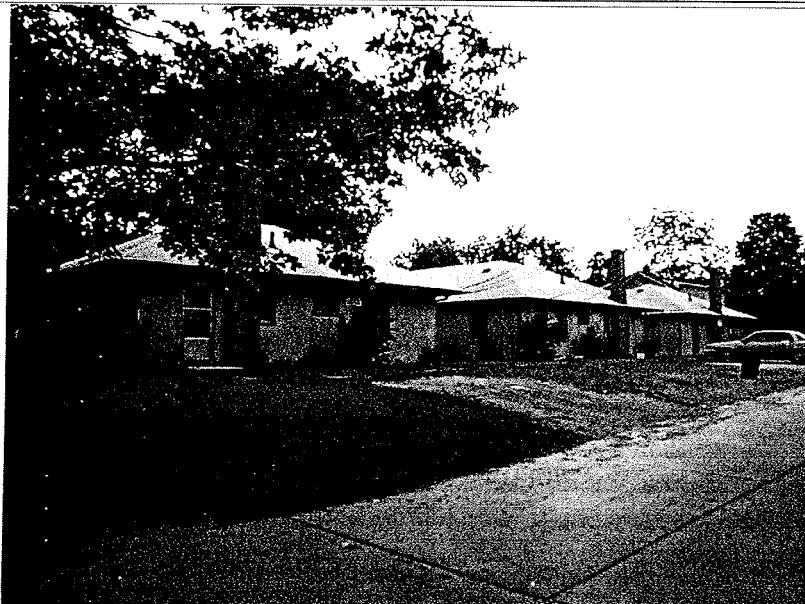
Case No.:

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:  
Property Address: 436  
City: BEXLEY

N. CASSADY AVE.

File No.: 438-454

Case No.:

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

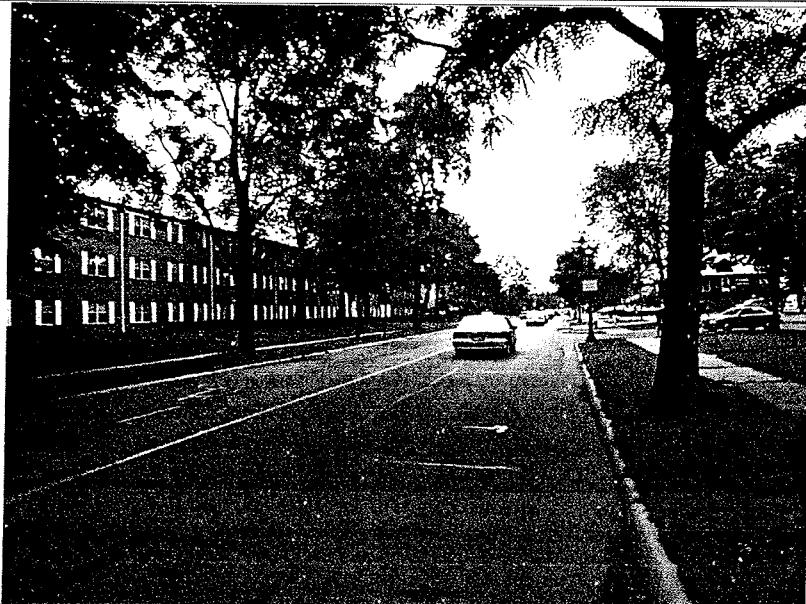
Borrower:  
Property Address: 436  
City: BEXLEY

N. CASSADY AVE.  
Case No.:  
State: OH

File No.: 436-454  
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:  
Property Address: 43... + N. CASSADY AVE.  
City: BEXLEY

File No.: 438-454  
Case No.:  
State: OH  
Zip: 43209



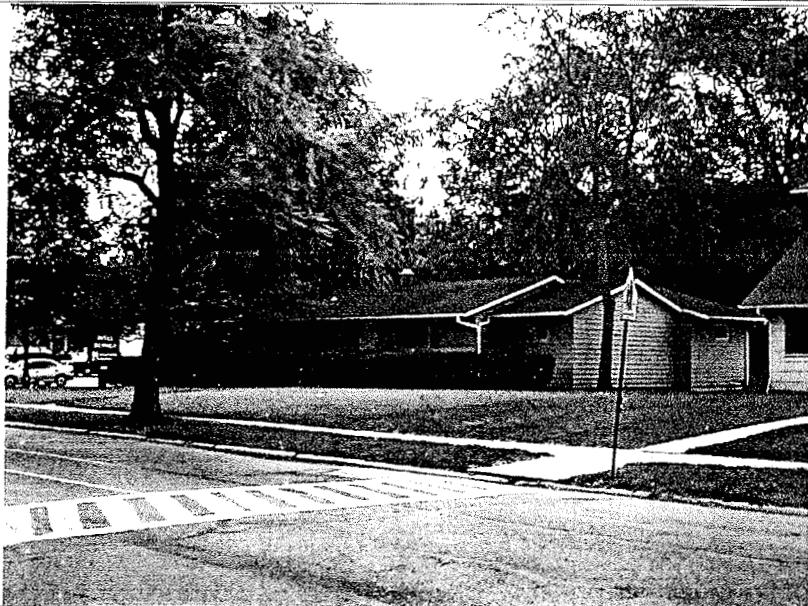
ADJACENT PROPERTY TO  
THE SOUTH OF SUBJECT PARCEI

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 THE  
NORTH OF THE SUBJECT PARCEI

THIS PROPERTY IS PRESENTLY  
ZONED "NEIGHBORHD COMMERC

Borrower:  
Property Address: 438  
City: BEXLEY

N. CASSADY AVE.  
State: OH

File No.: 438-454  
Case No.:  
Zip: 43209



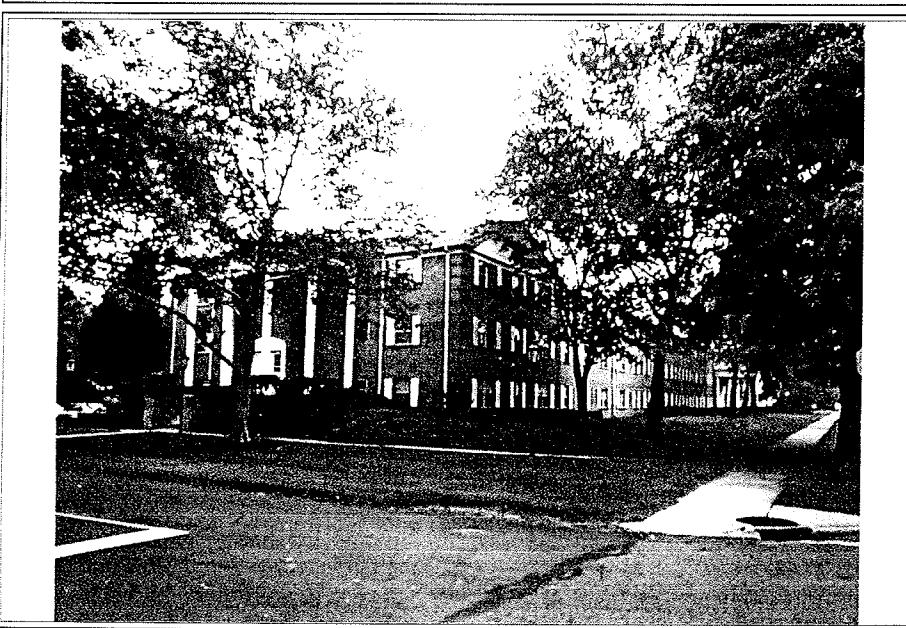
CONTIGOUS/ADJACENT PROPERTY  
TO THE EAST(SOUTHEAST)

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



CONTIGOUS/ADJACENT PROPERTY  
TO THE EAST(NORTHEAST)

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



VIEW OF PROPERTY ACROSS THE  
STREET TO THE NORTHWEST

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

Borrower:

Property Address: 438-454 N. CASSADY AVE.

City: BEXLEY

File No.: 438-454

Case No.:

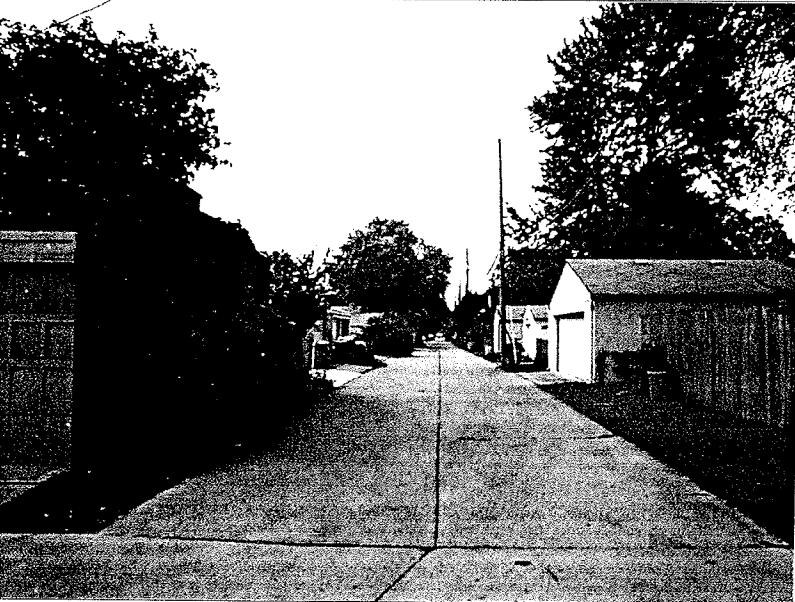
State: OH

Zip: 43209



VIEW OF PROPERTIES ACROSS 1  
STREET TO THE SOUTHWEST

THESE BUILDINGS ARE INDIVIDUAL  
CONDOMINIUM UNITS AND A TWO  
FAMILY TO THE FARWEST 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 NORTHERN MC

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.