

ORDINANCE NO. C-29A-63

AN ORDINANCE TO CHANGE THE ZONING MAP AND TO AMEND ORDINANCE NUMBER C-68B-60, "AN ORDINANCE TO ADOPT A ZONING MAP AND AMEND EXISTING ZONING ORDINANCES AND TO DECLARE AN EMERGENCY", AND TO REZONE CERTAIN PREMISES AND TO DECLARE AN EMERGENCY.

WHEREAS, a petition has been made to the Planning Commission for rezoning of certain premises hereinafter described and,

WHEREAS, a public notice of a public hearing has been published in accordance with the provisions of Section 713.12 of the Revised Code of the State of Ohio; and

WHEREAS, such hearing has been held; and

WHEREAS, written notice of such hearing has been mailed by certified mail to the owners of property within and contiguous to the area which is the subject of the Ordinance, in accordance with the provisions of 713.12 of the Revised Code of the State of Ohio, and

WHEREAS, a copy of this Ordinance together with a map and plat and the reports of the Planning Commission, have been on file in the Clerk's office for thirty days for public examination; and

WHEREAS, it is necessary to amend existing zoning ordinances to provide for the orderly growth of the City of Grove City, Ohio and such is necessary immediately for the protection of the public health, safety and morals.

NOW, THEREFORE, Be It Ordained By the Council of the City of Grove City, Ohio, that

SECTION 1. The following described premises are rezoned from 4B Heavy Industry to 2 B Apartment Residential:

Situated in the County of Franklin, in the State of Ohio and in the Township of Jackson, City of Grove City, and bounded and described as follows:

Being a part of Morgans Survey No. 1383, (also known as Virginia Military Survey No. 1383) and also a part of the 2.00 acre tract conveyed to Oscar Hoffman and Grant Hoffman by Sheriff's Deed of Record in Deed Book No. 1060, page 617, Recorder's Office, Franklin County, Ohio, said part being more particularly described as follows:

Beginning at a point in the centerline of the Grove City Road (Formerly the Grove City and Galloway Free Pike) said point bearing South 87°22' East along the centerline of said road a distance of 81.50 feet from an iron pin at the northwest corner of said 2.00 acre tract (said iron pin also being described as the northeast corner of Charles N. Graul's land); thence South 87°22' East

stake or stone in the center of Grove City and Galloway Free Pike at the northeast corner of Charles N. Graul's land; thence a southerly direction along the east line of the said Graul's land twenty-two (22) poles to the northwest corner of the German Lutheran St. John's Congregational Cemetery; thence easterly along the north line of said Cemetery 14-6/11 poles to a stake or stone in the west line of Henry Whittman's land; thence northerly along the said Whittman's west line, parallel with the west line 22 poles to a stake or stone in the center of said Grove City and Galloway Free Pike; thence along the center of said Free Pike 14-6/11 poles to the place of beginning, said tract containing two (2) acres of land more or less; (Deed Record No. 1060, p. 617).

#### PARCEL 4

A tract of land situated in the Township of Jackson, County of Franklin, State of Ohio, and being a part of the Virginia Military Survey No. 1383, bounded and described as follows:

Beginning at an iron pipe in the centerline of the Grove City Free Pike located 240 feet west of the northwest corner of Grove City Cemetery, said iron pipe being also the northwest corner of a two-acre tract of land owned by C.N. Graul; thence along the west line of the 2-acre tract and the west line of the German Lutheran Cemetery; south three degrees 21' west 564 feet to a cross cut in a concrete post in the southwest corner of said German Lutheran Cemetery; thence south 87° 19' east along south line of said Cemetery 747 feet to an iron pipe in the west right-of-way of the Baltimore & Ohio Railway; thence south 33°12' west and along the west right-of-way line, 1093 feet to an iron pin; thence north 86°35' west 764 ft. to an iron pipe; thence north three degrees 10' east 338.70 feet to a stone; thence south 86°39' 374.80 feet to an iron pin; thence north two degrees 57' east 1,164 feet to an iron pipe in the centerline of the Grove City Free Pike; thence south 87° 22' east along said centerline 193.50 feet to the place of beginning, containing 19.72 acres of land; (Deed Record No. 1060, p. 617)

EXCEPTING THEREFROM: all that portion of Parcel Four (4) extending south from the northwest corner of the German Lutheran Cemetery to the south lot line of Parcel 4, west to the southwest corner of Parcel 4, north to the point made by the extension of the north lot line of the German Lutheran Cemetery to the west lot line of Parcel 4 and east along said extension to the place of beginning; but including the 16-1/2 foot right of way of the German Lutheran Cemetery from its northerly terminus in the center line of Grove City Road south to the northwest corner of said cemetery.

#### PARCEL 5

The William S. Thornton property at 4115 Grove City Road, situated in the County of Franklin, in the State of Ohio and in the Twonship of Jackson, City of Grove City, and bounded and described as follows:

Beginning at a point in the center line of the Grove City Pike at the intersection with the west line of a parcel 193.5' in width, said point being distant 210' westerly with the said center line from the northwest corner of James B. and Barbara R. Fisher's 0.298 acre parcel (the east line of which parcel is also the west line of the cemetery 16.5 feet lane) thence southerly with the west line of said parcel, passing an iron pin against the corner post at 25', 200.0' to an iron pin in the said west line; thence easterly and parallel with the corner line of the Grove City Pike, 62.5' to an iron pin at the southeast corner of the parcel hereby conveyed; thence northerly parallel with the aforesaid west line 200.0' to the center line of

SECTION 2. Comprehensive zoning map #1 is hereby amended to conform to the provisions of Section 1 herein.

SECTION 3. For reasons stated in the preamble hereto, which is made a part hereof, this Ordinance is declared to be an emergency measure and shall take effect and be in force from and after its approval by the Council, publication and approval by the Mayor.

SUBMITTED Sept. 16, 1963 Gerald L. Brinkman  
 Gerald L. Brinkman, President of Council

PASSED October 28, 1963 Anton C. Patzer  
 Anton C. Patzer, Mayor

EFFECTIVE October 28, 1963 Maria T. Kochensparger  
 Maria T. Kochensparger, Clerk of Council

Date: 10-28-63

I hereby certify that the foregoing legislation was published 10-28-63 in accordance with the provisions of Section 2.11. of the Grove City Charter.

[Signature]  
 Clerk of Council

I Certify that this Ordinance is Correct as to Form.

R. E. Gunderman  
 R. E. Gunderman, Director of Law