

ORDINANCE C-5-63

AN ORDINANCE TO CHANGE THE ZONING MAP AND TO AMEND ORDINANCE NUMBER C-68B-60, AN ORDINANCE ENTITLED "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, 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, 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 Section 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 30 days for public examination, and

WHEREAS, it is necessary to amend existing zoning ordinances to provide for the orderly growth of 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:

Situate in the State of Ohio, County of Franklin, City

Being Parcel Number Three(3) of Allen E. McDowell's Parcel Plat on Stringtown Pike and Hoover Road, and being a part of Survey No. 8231, Virginia Military District.

Beginning at a point in the center line of the Hoover Road, S. 11° 14' W. 380.73 feet from the northwest corner of a 25.19 acre tract, thence S. 77° 43' E. 742.95 feet to an iron pipe (passing an iron pipe at 20 feet); thence S. 11° 47' W. 161.57 feet to an iron pipe, said pipe being located in the N. E. corner of a 5 acre tract, which is located at the N. E. corner of the Stringtown Pike and Hoover Road; thence with the north line of said 5 acre tract N. 77° 43' W. 741.4 feet to the center line of the Hoover Road (passing an iron pipe at 721.4 feet); thence with the center line of said Hoover Road, N. 11° 14' E. 161.57 feet to the place of beginning, and containing 2.75 acres, more or less.

be, and they therefore are rezoned as hereinafter set forth:

(A) From 1B residential to C2 commercial as to the front portion of said premises, described as follows:

Situate in the State of Ohio, County of Franklin and City of Grove City, and being the westerly portion of a 2.75 acre tract known as Parcel No. Three (3) of Allen E. McDowell's Parcel Plat on Stringtown Pike and Hoover Road, and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Hoover Road, where the same is intersected by the north line of the Dienst, Inc., 1.627 acre tract and the south line of the Carl R. & Edith M. Schultz 2.75 acre tract; thence in an easterly direction along the north line of said Dienst, Inc. tract, and the south line of said Schultz tract 344 feet plus-minus to a point, said point being the northwest corner of the Chester Ewing tract; thence northerly along the west line of the Chester Ewing tract (extended in a northerly direction) and parallel to Hoover Road, 161.57 feet to a point in the north line of said Schultz tract, and the south line of a 2.75 acre tract owned by Gustav C. and Alice Wilhelm; thence westerly along the north line of said Schultz tract and the south line of said Wilhelm tract 344 feet plus-minus to a point in the easterly right-of-way line of Hoover Road; thence in a southerly direction, along the easterly right-of-way line of Hoover Road, 161.57 feet to the place of beginning

Beginning at a point in the southeast corner of the Carl R. and Edith M. Schultz 2.75 acre tract; thence in a westerly direction along the south line of the Schultz tract 400 feet plus-minus to a point, said point being the northwest corner of the Chester Ewing tract, and the northeast corner of the Dienst Inc., tract; thence northerly along the west line of the Chester Ewing tract (extended in a northerly direction) and parallel to the east line of the Schultz 2.75 acre tract, and, also, parallel to Hoover Road, a distance of 161.57 feet to a point in the north line of said Schultz tract, and the south line of a 2.75 acre tract owned by Gustav C. and Alice Wilhelm; thence easterly along said Schultz north line and the Wilhelm south line 400 feet plus-minus to a point, said point being the northeast corner of the Schultz tract, and the southeast corner of the Wilhelm tract; thence southerly along the east line of said Schultz tract 161.57 feet to a point in the southeast corner of said Schultz tract, the place of beginning.

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, and 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 Council, publication and approval by the Mayor.

SUBMITTED March 6, 1963

Gerald L. Brinkman
Gerald L. Brinkman, President of Council

PASSED April 3, 1963

Anton C. Patzer
Anton C. Patzer, Mayor

EFFECTIVE April 3, 1963

Maria T. Kochensparger
Maria T. Kochensparger, Clerk of Council