

FIRST READING: 10 9 23

SECOND READING: _____

THIRD READING: _____

ORDINANCE NO. 81-23
BY: JEANNE GALLAGHER

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTIES KNOWN AS AUDITOR'S PERMANENT PARCEL NO. 301-18-083 FROM ITS PRESENT CLASSIFICATION OF OB-2 OFFICE TO LB LOCAL BUSINESS, AS FURTHER DESCRIBED IN EXHIBIT "A"

WHEREAS: JRW/RR LLC is the owner of certain real property known as Auditor's Permanent Parcel No. 301-18-083, located at 19340 Detroit Road in Rocky River, OH and is an applicant for rezoning this real property from OB-2-Office to LB Local Business; and

WHEREAS: the legal description for the affected real property parcel identified as PPN 301-18-083, as described in Exhibit A attached; and

WHEREAS: this Ordinance was recommended by the Planning Commission of the City of Rocky River for approval on _____, 2023; and

WHEREAS: notice of a Public Hearing before City Council on the aforesaid zoning change has been duly given on the proposed change herein set forth; and

WHEREAS: in accordance with said Notice, a Public Hearing was held according to law on _____, 2023; and

WHEREAS: this Council deems it necessary for the best interest of public peace, health and safety, to change the zoning district classification of this real property parcel identified herein above from OB-2-Office to LB Local Business.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, STATE OF OHIO:

SECTION 1. - Permanent Parcel No. 301-18-083 is hereby changed from OB-2-Office, as further identified in Exhibit A, to LB Local Business zoning classification.

SECTION 2. - That the map entitled "Zoning Map" of the City of Rocky River, adopted by Ordinance No. 60-73 on July 23, 1973, as subsequently amended, be and the same is hereby further amended by changing the zoning district classification of the real properties known as Permanent Parcel No. 301-18-083 further identified in Exhibit A attached hereto, from OB-2-Office to LB Local Business.

SECTION 3. - That the Building Commissioner of the City of Rocky River be and is hereby authorized and directed to make said change in this zoning district classification on the Zoning Map of the City of Rocky River, Ohio, as provided for herein.

PASSED: _____, 2023

JAMES W. MORAN
President of Council

PRESENTED TO

MAYOR: _____, 2023

APPROVED: _____, 2023

ATTEST:

SUSAN G. PEASE
Clerk of Council

PAMELA E. BOBST
Mayor

LEGAL DESCRIPTION

Situated in the City of Rocky River, County of Cuyahoga, and State of Ohio:

And known as being part of Original Rockport Township Section No. 24 and bounded and described as follows:

Beginning on the Northwestern line of Detroit Road (60 feet wide) at its intersection with the Southeastern line of land conveyed to James W. Williams by deed dated January 24, 1881 and recorded in Volume 508, page 286 of Cuyahoga County Records;

Thence Northeasterly along the Northwestern line of Detroit Road 75.90 feet to the most Southerly corner of land conveyed to Lucius Dean by deed dated September 14, 1898 and recorded in Volume 698, Page 134 of Cuyahoga County Records;

Thence Northwestern along the Southwestern line of land so conveyed, 185.82 feet to a Southeastern line of land conveyed to Helen Walton by deed dated June 14, 1904 and recorded in Volume 936, Page 244 of Cuyahoga County Records;

Thence Southwesterly along a Southeastern line of land so conveyed, 76.21 feet to the Southwestern line of land conveyed to James W. Williams as aforesaid;

Thence Southeastern along the Southwestern line of land so conveyed, about 13.43 feet to the most Easterly corner of land conveyed to E.R. Taylor by deed dated December 28, 1942 and recorded in Volume 5612, Page 98 of Cuyahoga County Records;

Thence Southwesterly along the Southeastern line of land so conveyed, about 82 feet to the Northeasterly line of Parsons Court;

Thence Southeastern along the Northeasterly line of Parsons Court, 34.05 feet to the Northwestern corner of land conveyed to Joseph B. Howarth and Betty Howarth by deed dated January 13, 1960 and recorded in Volume 9794, Page 333 of Cuyahoga County Records;

Thence Northeasterly along the Northwestern line of land so conveyed, 51.5 feet to the most Northerly corner thereof;

Thence Southeastern along the Northeasterly line of land so conveyed, 0.30 feet to the Southeastern line of land conveyed to Jane Lewis by deed dated October 22, 1949 and recorded in Volume 6855, Page 554 of Cuyahoga County Records;

Thence Northeasterly along the Southeastern line of land so conveyed about 30.5 feet to the Southwestern line of land conveyed to James W. Williams as aforesaid;

Thence Southeastern along the Southwestern line of land so conveyed, 160.29 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Note: The above-described land is also known as Lot 1 (17,560 square feet or 0.403 acres of land) as set forth in the Jane Lewis Subdivision, filed for record August 31, 1976 in Volume 218 of Maps, page 29, of the Cuyahoga County Records.

PPN: 301-18-083 (including 301-18-035)
