

ORDINANCE NO. 43-77

CITY OF CENTERVILLE, OHIO

Sponsored by Councilman Leonard Stubbs on the 17th day of October, 1977.

AN ORDINANCE AMENDING ORDINANCE NUMBER 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE, BY REZONING LAND HEREINAFTER DESCRIBED FROM ARCHITECTUAL PRESERVATION DISTRICT TO CENTERVILLE R3 and R4 CLASSIFICATIONS.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. That the zoning map attached to Ordinance No. 15 passed on the 11th day of December, 1961, and as subsequently amended, by, and the same hereby is, revised as follows:

By changing the zoning of the following described property from Architectual Preservation District Classification to Centerville R3 Classification:

Starting at the intersection of the west right-of-way line of Westerfield Drive and the north right-of-way line of White Birch Road;

Thence in a westerly direction along the north right-of-way line of White Birch Road to the east right-of-way line of Virginia Avenue;

thence with the east right-of-way line of Virginia Avenue in a northerly direction to a point 170 feet south of the south right-of-way line of West Franklin Street, coinciding with the northwest corner of Lot 167 of Boyles Addition to Centerville as recorded in Plat Book "AA", page 47;

thence with the north line of said Lot 167 in an easterly direction for a distance of 124.4 feet;

thence in a southerly direction along the east line of Lots 167, 166 and 165 of said Boyles Addition to Centerville, a distance of 227.4 feet to the northwest corner of Lot 169 of said Addition;

thence along the north line of Lots 169 and 176 of said Addition to the northeast corner of said Lot 176;

thence with the west line of Lots 4, 5 and 6 of Country Village Plat, Section 1 as recorded in Plat Book 82, page 78 to the northwest corner of said Lot 6;

thence along the north line of said Lot 6, (coinciding with the south line of a 16.5 foot alley) in an easterly direction for a distance of 137.4 feet;

thence along the west right-of-way line of Westerfield Drive in a southerly direction to the intersection with the north right-of-way line of White Birch Road, being the point of beginning of the lands described herein.

And by changing the zoning of the following described property from Architectual Preservation District Classification to Centerville R4 classification:

Beginning at the northeast corner of Lot 1, "Country Village, Section 1", recorded in Plat Book 82, page 78, Montgomery County, Ohio, Plat Records;

thence eastwardly and continuing northwardly, along the south right-of way line of Jeannette Avenue on a curve to the left, and along the east right-of way line of Westerfield Drive to a point approximately 225 feet south of the south right-of-way line of West Franklin Street; said point being in the south line of a public alley;

thence with the south right-of-way line of a 16.5 foot wide alley in a easterly direction and parallel to West Franklin Street to a point approximately 308.5 ft. west of the centerline of Main Street;

thence with the west line of a 0.160 acre tract (as recorded in Deed Book 2405/37) in a southerly direction for a distance of 70 feet;

thence with a south line of said 0.160 acre tract in an easterly direction for a distance of 100 feet;

thence along a line parallel to and 208.5 feet west of the centerline of Main Street in a southerly direction to the northeast corner of the Village Square Condominium property (Plat Book 93, page 16);

thence in a westerly direction along the north line of said Village Square Condominium property a distance of 480 feet to the northwest corner of said property;

thence along the west line of said Village Square Condominium property in a southerly direction a distance of 381 feet to a point in the north line of Lot 377, Son Development Company, Plat #3, Section 3 (Plat Book 61, Pages 10 and 11);

thence westwardly along the north line of Lots 377 and 378 in said plat to the southeast corner of Lot 1, Country Village, Section 1, as recorded in Plat Book 82, page 78;

thence northwardly along the east line of said Lot 1, Country Village, to the point of beginning.

And by changing the zoning of the following described property from Architectural Preservation District Classification to Centerville R4 classification:

Starting at the northeast corner of Lot 167, Boyles Addition to Centerville as recorded in Plat Book "AA", page 47;

thence in an easterly direction a distance of 196.5 feet to a point in the north line of a 16 foot alley, being also the west terminus of said alley, as presently dedicated to the public;

thence along the west boundary line of Country Village Plat, Section 1 (Plat Book 82, page 78) in a southerly direction to the northeast corner of Lot 176 of Boyles Addition to Centerville, as recorded in Plat Book "AA", page 47;

thence along the north line of Lots 176 and 169 of said Boyles Addition to Centerville, in a westerly direction for a distance of 196.5 feet;

thence along the easterly lot line of Lots 165, 166 and 167 of said Boyles Addition to Centerville, in a northerly direction a distance of 227.5 feet to the point of beginning.

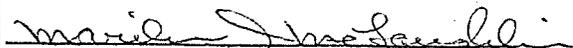
Section 2. This ordinance shall take effect at the earliest time allowed by law.

Passed this 17th day of October, 1977.



MAYOR - CITY OF CENTERVILLE, OHIO

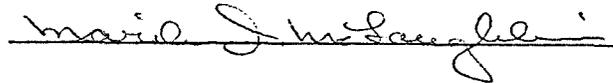
ATTEST:



Clerk of the Council of the City  
of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of an ordinance passed by the Council of the City of Centerville, Ohio, on the 17th day of October, 1977.



Approved as to form, consistency  
with existing ordinances, the  
charter & council regulations.  
Department of Law  
Robert N. Ferquhar  
Municipal Attorney