

Lorain
County Tax
Map Dept.

ORDINANCE NO. 91-69

Sponsored by:

COMM. DEV.

T. Shores
W. Grace
J. Bennett

AN ORDINANCE AMENDING SECTION 1131.02, CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, KNOWN AS THE ZONING ORDINANCE, TO REZONE 26.979 ACRES LYING ON THE EASTERLY SIDE OF WEST RIVER ROAD BETWEEN MIDWAY BLVD. AND GRISWOLD ROAD, OWNED BY A & G INC., AND 1.8556 ACRES LYING ON THE WESTERLY SIDE OF FORD ROAD OWNED BY GEORGE DEAN HUDNUTT, FROM R-1D SINGLE FAMILY DWELLING DISTRICT TO B-3 GENERAL BUSINESS DISTRICT.

WHEREAS, by the present zoning map and ordinances of the City of Elyria, Ohio, the following described parcels of land are situated in an R-1D Single Family Dwelling District; and

WHEREAS, Parcel 1 is owned by A & G, Inc., an Ohio Corporation, and Parcel 2 is owned by George Dean Hudnutt; and

WHEREAS, in the opinion of this Council, it would be conducive to the public welfare and safety and not detrimental to the community to have said lands changed from an R-1D Single Family Dwelling District to a B-3 General Business District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELYRIA, STATE OF OHIO:

SECTION 1: That Section 1131.02, Codified Ordinances of the City of Elyria, Ohio, being the Zoning Ordinance of said City and official zoning map appended thereto, be and the same hereby is amended so as to provide that from and after the effective date of this Ordinance, the following described parcel of land lying on the easterly side of West River Road between Midway Boulevard and Griswold Road in the City of Elyria (Parcel 1) and the following described parcel of land lying on the westerly side of Ford Road immediately south of Parcel 1 in the City of Elyria (Parcel 2), and said parcels being more being more particularly described as follows:

PARCEL 1: Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Original Elyria Township Lot No. 174, West of Black River, and more definitely described as follows:

Beginning at a spike found set at the intersection of the centerline of Ford Road and the line between Original Lot No. 21 in the Brace Tract of Elyria Township and Original Elyria Township Lot No. 174, West of Black River; said point being the southeasterly corner of land conveyed to Melvin G. and Anna Jane Rogers as recorded in Volume 783, Page 460 of Lorain County Deed Records;

Thence South 31 degrees 48 minutes 35 seconds West in the centerline of Ford Road, a distance of 644.83 feet to an iron pin found set;

Thence South 53 degrees 53 minutes 05 seconds West, a distance of 55.60 feet to the northeasterly corner of land conveyed to George D. and Nancy F. Hudnutt as recorded in Volume 1350, Page 575 of Lorain County Deed Records;

Thence North 87 degrees 27 minutes 04 seconds West in the Hudnutts' northerly line, a distance of 876.85 feet to the Hudnutts' northwesterly corner;

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City of Elyria, Ohio
TERRY S. SHILLING
Solicitor
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Thence South 2 degrees 34 minutes 56 seconds West in the Hudnutts' westerly line, a distance of 100.00 feet to an iron pin found set in the southerly line of Original Lot No. 174 at the Hudnutts' southwesterly corner;

Thence North 87 degrees 25 minutes 04 seconds West in the Southerly line of Original Lot No. 174, a distance of 819.76 feet to an iron pin found set in the easterly sideline of West River Road at the southeasterly corner of Parcel 100-WD conveyed to the City of Elyria as recorded in Volume 1274, Page 484 of Lorain County Deed Records;

Thence North 3 degrees 24 minutes 05 seconds East in the easterly sideline of West River Road, a distance of 352.54 feet to a point of curvature;

Thence in the arc of a curve in the easterly sideline of West River Road which deflects to the left, a distance of 176.10 feet to a point; said curve has a radius of 1191.92 feet, a central angle of 8 degrees 26 minutes 54 seconds and a chord of 175.94 feet which bears North 0 degrees 49 minutes 52 seconds West;

Thence North 3 degree 24 minutes 05 seconds East continuing in the easterly line of Parcel 100-WD, a distance of 136.64 feet to a point in the Northerly line of Original Lot No. 174;

Thence South 88 degrees 19 minutes 45 seconds East in the northerly line of Original Lot No. 174, a distance of 2058.52 feet to the place of beginning.

PARCEL 2: Situated at 2120 Ford Road, in the City of Elyria, County of Lorain, State of Ohio, and being known as part of Original Lot No. 174, West of Black River in Elyria Township and more definitely described as follows: Beginning at the intersection of the center line of Ford Road and the line between Original Lots No. 173 and 174 in said tract. Thence North 87 degrees 51 minutes West in said Original Lot Line a distance of 736.53 feet to an iron pin set. Said line passes through an iron pin found set 41.58 feet off the center line of Ford Road. Thence North 2 degrees 09 minutes East a distance of 100.00 feet to an iron pin set. Thence South 87 degrees 51 minutes East a distance of 876.85 feet to a point in the center line of Ford Road. Said line passes through an iron pin set 51.28 feet off the center line of Ford Road. Thence South 56 degrees 05 minutes West in the center line of Ford Road a distance of 157.96 feet to a point. Thence South 63 degrees 27 minutes West in the center line of Ford Road a distance of 14.65 feet to the place of beginning. Enclosing a parcel of land containing 1.8556 acres, be the same more or less, but subject to all legal highways, and subject to all zoning and other ordinances, if any, affecting or pertaining to said premises.

be changed from an R-1D Single Family Dwelling District to a B-3 General Business District within the meaning of said ordinance, the above Parcel 1 being owned by A & G Inc. and Parcel 2 being owned by George Dean Hudnutt.

SECTION 2: That upon taking effect of this Ordinance, the Clerk of Council shall cause the official zoning map to be

changed so as to show the B-3 General Business District hereby created.

SECTION 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 4/15/91 Leo Bullocks
Leo Bullocks, President

ATTEST: Jack Lesnick APPROVED: 4/15/91
Jack Lesnick, Clerk

Michael B. Keys
Michael B. Keys, Mayor

DATED: 4-16-91

Approved as to form:
Terry S. Shilling
Terry S. Shilling, Solicitor

CERTIFICATE OF PUBLICATION

I, THE UNDERSIGNED CLERK OF COUNCIL OF THE CITY OF ELYRIA, OHIO, HEREBY CERTIFY THAT THE FULL TEXT OF THE FOREGOING ORDINANCE NO. 91-_____ WAS POSTED IN THREE PLACES WITHIN THE CITY AS DETERMINED BY COUNCIL, AND THAT SUCH PLACES WERE AS FOLLOWS: CITY HALL, CENTRAL FIRE STATION, AND THE POLICE STATION, FOR A PERIOD OF FOURTEEN (14) DAYS, TO-WIT, FROM:

_____ TO _____

DATED: _____

CLERK OF COUNCIL
CITY OF ELYRIA, OHIO