

ORDINANCE NO. 20-93  
INTRODUCED BY: Ms. Maier

First Reading – Nov. 23, 2020  
Second Reading – December 7, 2020

**AN ORDINANCE**  
**RE-ZONING CERTAIN LAND LOCATED ON DOVER CENTER ROAD,  
PERMANENT PARCEL NO. 203-09-029, ALSO KNOWN AS 452 DOVER CENTER  
ROAD, FROM THIRD RESIDENCE DISTRICT TO RETAIL BUSINESS DISTRICT,  
AND DECLARING AN EMERGENCY.**

**WHEREAS**, this ordinance will not go into effect unless and until approved by voters city-wide and in Ward 2 in a regularly scheduled election, in accordance with Bay Village City Charter Section 7.6;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Bay Village, Ohio:

**SECTION 1.** That the following described area be and the same is hereby rezoned from Third Residence District to Retail Business District:

**PERMANENT PARCEL NO. 203-09-029**

Situated in the City of Bay Village, County of Cuyahoga, and State of Ohio: And known as being part of a 2.50 Acre parcel of land in Original Dover Township Lot No. 86, which was conveyed to Zoltan L. Nyerges by deed recorded in Volume 5085, Page 58 of Cuyahoga County Deed Records, and is bounded and described as follows: The beginning point is on the center line of Dover Center Road, distant South 00 deg. 26' 40" East, along said center line, 176.88 feet from the Northeasterly corner of said 2.50 Acre parcel of land; Thence South, 02 deg. 59' 20" West, along a line which is parallel to the North line of said 2.50 Acre parcel of land, 318.39 feet Thence South 02 deg. 01' 50" East, along the West line of a 7.32 acre parcel of land conveyed by Louis Zunk to Phillip Horning by deed recorded in Volume 534, Page 594 of Cuyahoga County Deed Records, 58.97 feet Thence North 88 deg. 59' 20" east along a line which is parallel with said course 1,316.76 feet to a point in the center line of said Dover Center Road; Thence North 00 deg. 26' 40" West along said centerline, 58.96 feet to the beginning, excepting from the above described premises so much of the land as is included within the bounds of said Dover Center Road as widened to 86 feet as shown on dedicated plat in Volume 109 of Maps, Page 17 of Cuyahoga County Records, be the same more or less, subject to all legal highways.

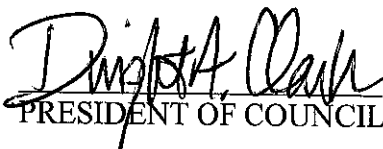
**SECTION 2.** That the Zoning Map of the City be and the same is hereby amended to show that the above described parcels presently zoned Third Residence District are now zoned Attached Residence District and the Director of Public Service and Properties is hereby directed to make the necessary changes required by this Ordinance on the Zoning Map of the City.

**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 Council, and that all deliberations of this Council and 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.

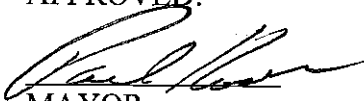
**SECTION 4.** That this ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare, and for the further reason that it is necessary for future development of this area, wherefore this ordinance shall be in full force and take effect immediately upon its passage and approval by the Mayor, subject to the requirements of Bay Village City Charter Section 7.6.

PASSED: December 14, 2020

  
PRESIDENT OF COUNCIL

  
CLERK OF COUNCIL

APPROVED:

  
MAYOR