

TITLE

AN ORDINANCE FOR THE PURPOSE OF AMENDING THE PROPER SHEETS OF THE USE DISTRICT MAP ACCOMPANYING CHAPTER 1133 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF WARREN, OHIO BY REZONING PROPERTIES LOCATED AT 3919 E. MARKET ST., KNOWN AS PARCEL ID NO. 44-205513, 3921 E MARKET ST., KNOWN AS PARCEL ID NO. 44-205514, AND 4013 E. MARKET ST., KNOWN AS PARCEL ID NO. 44-205515, SHOWN ON THE ATTACHED "EXHIBIT A" , FROM "COMMERCIAL A" TO "COMMERCIAL B".

ORDINANCE NO. 13051/2021

WHEREAS, the owner of property located at 3919 E. Market St., 3921 E. Market St., and 4013 E. Market St., desires a zone change for said property for development purposes; and

WHEREAS, a change of the zoning of said property from "Commercial A" to "Commercial B" will not; adversely affect the general public, be materially detrimental to the public welfare, nor to the property of other persons located in the vicinity thereof; and

WHEREAS, such a change of zoning will not adversely affect the delivery of governmental services, and will not nullify or contravene the spirit of the zoning laws, rules and regulations of the City of Warren; and

Whereas, this Council desires to change the zoning of said property to "Commercial B" for the stated purpose above; NOW THEREFORE

BE IT ORDAINED by the Council of the City of Warren, State of Ohio:

Section 1: That the real properties located at 3919 E. Market St., known as Parcel ID No. 44-205513, 3921 E. Market St., known as Parcel ID No. 44-205514, and 4013 E. Market St., known as Parcel ID No. 44-205515, and shown on the attached "EXHIBIT A" (said "EXHIBIT A" being hereby incorporated herein, for all purposes, as if fully rewritten herein) be, and the same hereby is, rezoned to "Commercial B".

Section 2: That the proper sheets of the Use District Map accompanying Chapter 1133 of the Planning and Zoning Code of the Codified Ordinances of the City of Warren, Ohio be, and the same hereby are, amended in accordance with this Ordinance.

Section 3: That this Ordinance is hereby a necessary measure for the immediate preservation of the public peace, health, welfare and safety, and for the further reason that the City of Warren's zoning laws applicable to the aforescribed real property be adjusted at the earliest possible time and without undue delay. WHEREFORE, this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this 8TH day of September, 2021

SIGNED:

[Signature]
PRESIDENT OF COUNCIL

ATTEST:

[Signature]
CLERK

FILED WITH THE MAYOR:

9-8-2021

DATE APPROVED:

9-8-2021

[Signature]
MAYOR, CITY OF WARREN, OHIO

ArcGIS Web Map

Exhibit "A" To Draft No. 0156



7/22/2021, 8:12:05 AM

- Parcels_20210107
- Warren_Boundaries Zoning
- Hydrology
- Major_Roads
- Street Centerlines
- State Route
- RESIDENTIAL A
- RESIDENTIAL B
- RESIDENTIAL C
- COMMERCIAL A
- COMMERCIAL B
- RESIDENTIAL D
- SENIOR CITIZENS

1:9,028

