

AN ORDINANCE OF THE CITY OF DRY RIDGE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE TO CHANGE THE ZONING AND CLASSIFICATION OF THOSE, THREE PARCELS OF LAND OWNED BY THE PERSONS OF CHARLES L. RIDER, JR. AND SHARON S. RIDER BEING ON THE SOUTH SIDE OF THE WARSAW AVENUE WITHIN THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, FROM THEIR PRESENT ZONING CLASSIFICATION OF AGRICULTURAL ONE(A-1) TO RESIDENTIAL FOUR(R-4).

BE IT ORDAINED BY THE CITY OF DRY RIDGE:

WHEREAS, the said Charles L. Rider, Jr. and Sharon S. Rider, husband and wife, did heretofore make an application to the Grant County Planning and Zoning Commission requesting that a zoning classification change and zoning map amendment be so granted, approved and recommended as to their three tracts or parcels of land on the South side of the Warsaw Avenue within the City of Dry Ridge, Grant County, Kentucky, from the lands' present zoning classification of Agricultural One(A-1) to that of Residential Four(R-4);

WHEREAS, a public hearing was held upon the foregoing application before and by the Grant County Planning and Zoning Commission on June 27, 1988, and the said Commission did make specific findings of fact and recommendation, in writing, that that the zoning reclassification and map amendment of that of Residential Four(R-4) be granted, approved and so effected by the City of Dry Ridge; and

WHEREAS, the City Council of the City of Dry Ridge did at its Regular Meeting had on July 5, 1988, review the findings and recommendation of the Grant County Planning and Zoning Commission regarding the request for zoning reclassification and zoning map amendment of the said applicants, Charles L. Rider, Jr. and Sharon S. Rider, as to their property situated on Warsaw Avenue in the City of Dry Ridge to that zoning classification of Residential Four(R-4), and the said City Council of the City of Dry Ridge did upon due and proper Motion and second, upon majority vote, pass a resolution accepting, inter alia, the findings and recommendation of the Grant County Planning and Zoning Commission that these applicants' lands be reclassified per map amendment to the zoning classification of Residential Four(R-4);

NOW THEREFORE: It is hereby ORDAINED by the City of Dry Ridge that the zoning classification of the following, described real property situated on the Warsaw Avenue, Dry Ridge, Kentucky, to-wit:

Parcel 1: A house and lot located in the Town of Dry Ridge, Kentucky, and located on the Warsaw pike and is bounded as follows, to-wit: Beginning at a new made corner in the line of T.E. Elliott and Irene Conrad, a locust post; thence in an easterly direction 46 feet and 6 inches to a locust post, a new made corner in the line or Irene Conrad; thence in a southerly direction 4½ feet to a new made corner to Irene Conrad; thence in an easterly direction 17½ feet to a new made corner to Irene Conrad; thence in a northerly direction 4½ feet to a new made corner to Irene Conrad;

thence in an easterly direction 31½ feet to a locust post, a new made corner in F. D. Northcutt and Irene Conrad line; thence in a northerly direction with the line of F. D. Northcutt 202 feet to an iron pin in the center of the Warsaw pike, corner to F. D. Northcutt; thence in a westerly direction with the center of the Warsaw pike 128 feet and 9 inches, a corner to T. E. Elliott; thence in a southerly direction with the line of T. E. Elliott 213 feet and five inches to the point of beginning, corner to Irene Conrad and T. E. Elliott, containing one-half acre of land, more or less.

Parcel 2: Beginning at a corner of the Baptist Church Parsonage property and the Fred Northcutt property; thence running W 148 ft.; thence N 33 ft., thence E 148 ft., thence S 33 ft. to the beginning containing ½ acre, more or less.

Parcel 3: A small triangular tract of land lying and being on the old Warsaw Road, in the corporate limits of the City of Dry Ridge, Grant County, Kentucky, and bounded and described as follows, to-wit: Beginning at a point in the Warsaw Road corner to Cummins; thence continuing in a southerly direction along Cummins' line 238 feet to a post; thence in a westerly direction along the Les Butler line 63 feet to a post, corner to Lawrence; thence in a northerly direction 231 feet along the Lawrence line to the right-of-way of the old Warsaw Pike; thence in an easterly direction along the right-of-way of the Warsaw Pike 34 feet to the point of beginning.

Source of Title: Being the same property conveyed to Charles L. Rider, Jr. and Sharon S. Rider, husband and wife, by deed of conveyance from Edith Spitzfaden, et al, dated the 14th day of March, 1988 and of record in Deed Book 167, Page 507, Grant County Court Clerk's Records, Williamstown, Kentucky.

be fixed and classified as to zoning category as City of Dry Ridge Residential Four (R-4), and the Mayor and the City Clerk are directed to make an appropriate endorsement to and upon the Official Zoning Map of the City of Dry Ridge noting the ordered and ordained zoning change and map amendment and likewise so timely and duly endorse the duplicate map maintained in the office of the Grant County Planning and Zoning Administrator.

This ORDINANCE shall take effect and be in force when passed, recorded and published according to law.

First Reading: July 5, 1988

Second Reading: August 1, 1988

Approved and ordered published in summary form this the 1st day of August, 1988.

Attest:

Cristal Jones
City Clerk

Norman Ferguson
Norman Ferguson, Mayor