

ORDINANCE NO. 660-2004

AN ORDINANCE OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE SO CHANGING THE ZONING CLASSIFICATION OF A PARCEL OF LAND, A CITY LOT CONTAINING 0.3685 ACRES, MORE OR LESS, WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, KENTUCKY, AND SITUATED ON THE SOUTHERLY SIDE OF BROADWAY AND HAVING NUMBER 25 BROADWAY AS ITS GROUND ADDRESS AND OWNED BY THE ESTATE OF DORIS McBEE, DECEASED, FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF RESIDENTIAL ONE (R-1) TO CENTRAL BUSINESS DISTRICT (C-B-D).

BE IT HEREBY ORDAINED BY THE CITY OF DRY RIDGE AS FOLLOWS:

WHEREAS, on the 26th day of July, 2004, the Grant County Joint Planning Commission did hold a public hearing on the Application of the Estate of Doric McBee, Deceased requesting a change in zoning classification and map amendment from City of Dry Ridge Residential One (R-1) to City of Dry Ridge Central Business District (C-B-D) for that town lot at No. 25 Broadway, all located within the city limits of the City of Dry Ridge, Kentucky; and upon the foregoing Application, the Grant County Joint Planning Commission did make findings of fact and conclusions in support of the requested zone change and zoning map amendment together with written recommendations, under Resolution, addressed to and received by the City Council of the City of Dry Ridge that the requested change in zoning classification and zoning map amendment be granted, approved and duly so ordained by the City of Dry Ridge; and

WHEREAS, the City Council of the City of Dry Ridge did at its Regular Meeting held on August 12, 2004, did review the findings and recommendations of the said Grant County Joint Planning Commission and did so concur in the findings and recommendations of the Commission concerning the change in zoning classification and map amendment from R-1 to C-B-D for the property of the Estate of Doris McBee, Deceased, except for a condition stated and imposed by the Commission as a quasi-developmental plan requirement that the dwelling house situated on the property be retained and be used in any forthcoming commercial use of the property which development condition, under the authority of Section 17.1(A)(3) of the City of Dry Ridge's Official Zoning Ordinance was returned and submitted to the Grant County Joint Planning Commission for rehearing, reconsideration and removal; and upon Motion, Second and Vote sufficient affirmative and in the majority, the requested zoning change and zoning map amendment was so approved and duly ordained under the following tally, to-wit:

Councilperson George Hedges, Jr. Absent;
Councilperson Barry Napier..... Absent at Vote;
Councilperson Barbara Stewart Aye;
Councilperson Eddie Morgan Aye;
Councilperson Gary Hopperton Aye; and
Councilperson Kenny Edmondson Aye.

NOW THEREFORE, it is hereby **ORDAINED** by the City Council of the City of Dry Ridge, Kentucky, that the zoning classification of the hereinafter described parcel of the Estate of Doris McBee, Deceased situated a 25 Broadway b so fixed and classified as City of Dry Ridge Central Business District (C-B-D) and that the Mayor of the City of Dry Ridge is hereby authorized and so ordered to effect the zoning map amendment, by endorsement or otherwise, to so evidence the zoning reclassification so hereby granted, approved, ordered and duly ordained as required by law to and for the hereinafter described parcel of real property, to-wit:

Lying and being in the City of Dry Ridge, Grant County, Kentucky on the South Side of Broadway Street, 174 feet West of Church Street, described as follows: **Beginning** at a found iron pin in the existing South right of way of Broadway Street at a corner to Lot 61, Taylor Brothers Addition (Plat Book 1, Page); thence leaving said right of way with the line of Lot 61, S 06° 33' 54" E -- 146.21 feet to a set iron pin in the line of Lot 58, Taylor Brothers Addition (Plat Book 1, Page 64); thence with the line of Lot 58, S 84° 54' 48" W -- 47.70 feet to a found iron pin in the line of the City of Dry Ridge (D.B. 109, PG. 206); thence with the line of City of dry Ridge, N 15° 00' 00" W -- 20.22 feet to a set iron pin; thence S 84° 29' 28" W -- 70.87 feet to a set iron pin at a corner to Network Sales Corp. (D.B. 251, PG. 532); thence with the line of Network Sales Corp., N 05° 32' 59" W -- 125.00 feet to a found one-half inch iron bar in the existing South right of way of Broadway Street; thence with said right of way, N 84° 03' 37" E -- 119.00 feet to the place of beginning containing 0.3685 Acres, more or less, exclusive of all right of ways and easements of record. Source: 54 DB 546, 69 DB 223 and 71 DB 250.

This Ordinance shall take effect and be in full force when Ordained, Passed, Adopted, Ordered Approved and Published and, thereafter Published according to law.

First Reading: August 12, 2004

Second Reading: September 2, 2004

PASSED, ADOPTED, ORDAINED, APPROVED AND ORDERED PUBLISHED
ON THIS THE 2ND DAY OF SEPTEMBER, 2004.

William Cull

WILLIAM CULL, MAYOR

ATTEST:

Cindy L. Harris

CINDY L. HARRIS, CITY CLERK