

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2024-01**

**REZONING ONE PARCEL TOTALING 0.55 ACRES OF PROPERTY LOCATED AT
545 DAYTON STREET FROM CONSERVATION (C) DISTRICT TO MEDIUM
DENSITY RESIDENTIAL (R-B) DISTRICT AND AMENDING THE
ZONING MAP ACCORDINGLY**

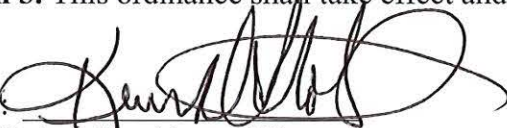
WHEREAS, the Planning Commission, following a public hearing and deliberations on January 9, 2024 recommended approval of an application submitted by Sandra Smith and Jean McKee, which requested that the official zoning map for the Village of Yellow Springs be amended from "C" "Conservation" to "R-B" "Medium-Density Residential" for the Property located at 545 Dayton Street with the Greene County Parcel ID Number: F19000100020005200;

NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY ORDAINS THAT:

Section 1. Village Council accepts the Planning Commission recommendation and approves the rezoning with map amendment from "C" "Conservation" to "R-B" "Medium-Density Residential" for the Property consisting of 0.55 acres located at 545 Dayton Street with Greene County Parcel ID Number: F19000100020005200, and as more particularly described in the Survey attached hereto as Exhibit A; Legal Description attached hereto as Exhibit B, and map, attached hereto as Exhibit C.

Section 2. The Zoning Administrator is directed to update the Official Zoning Map maintained and kept on file by the Zoning Administrator pursuant to Village Code Section 1242.02.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Signed: 
Kevin Stokes, President of Council

Passed: 2-20-2024

Attest: 
Judy Kintner, Clerk of Council

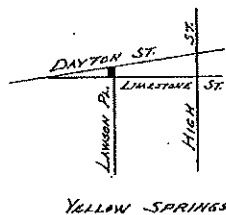
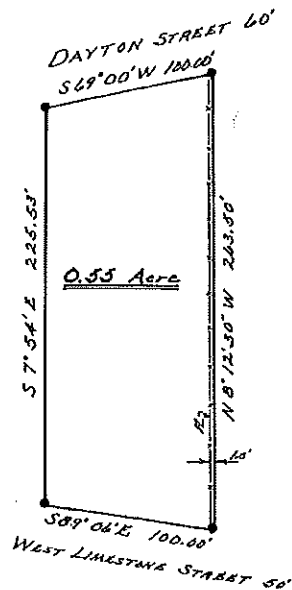
ROLL CALL:

Kevin Stokes __Y__ Gavin Devore Leonard __Y__ Brian Housh __Y__

Carmen Brown __Y__ Trish Gustafson __Y__

Exhibit A to Ordinance 2024-01

GREENE COUNTY SURVEYOR'S RECORD No. 12, PAGE 547



Filed for the purpose of
correcting the area, and
for recording dimensions.

ZONING _____

SURVEYED BY:
Richard P. Eastman, P.S., J.P.E.
Reg. Surveyor No. 3724

APPROVED BY:

GREENE COUNTY PLANNING DEPT.

PAGE

GRANTOR <u>ERNEST SIDANSTICH</u>
GRANTEE _____
LOCATION:
Section <u>20</u> Town <u>A</u> Range <u>8</u>
or Survey No. _____
<u>YELLOW SPRINGS, MIAMI TOWNSHIP</u>
GREENE COUNTY, OHIO
DATE <u>MAY 1, 1972</u>

Exhibit B to Ordinance 2024-01

EXHIBIT A

TRACT IV: Situate in the Village of Yellow springs, in the County of Greene, and the State of Ohio, being part of Section 20, Town 4, Range 8, between the Miami Rivers survey, and being more fully described as follows:

Beginning at an Iron pin in the South line of Dayton Street at the Northeast corner of lands conveyed to Ernest Sidenstick as described in Deed Book 163, Page 347, of the Greene county, Ohio, records, said Iron pin being N. 69 deg. 00' E. 701.60 feet from the Intersection of the South line of Dayton Street and the North line of West Limestone Street; thence S. 8 deg. 12' 30" E. 263.50 feet to an Iron pin in the North line of West Limestone Street at the Southeast corner of said lands conveyed to Sidenstick;

Thence N. 89 deg. 06' W. 100.00 feet with the North line of West Limestone Street to an Iron pin;

Thence N. 7 deg. 34' W. 225.53 feet to an Iron pin in the South line of Dayton Street;

Thence N. 69 deg. 00' E. 100.00 feet with the south line of Dayton Street to the place of beginning;

Containing 0.33 acre, more or less, and being the remainder of the lands referred to above as recorded in Deed Book 163, Page 347, of the Greene County, Ohio, records.

This description has been prepared from a survey of the premises dated May 1, 1972, and corners are marked as stated herein. The above description prepared by Richard P. Eastman, P.S. & P.E., Registered Surveyor #3784, State of Ohio.

Subject to all easements, conditions, restrictions, and limitations of record and all legal highways.

Survey Recorded in
Greene County Surveyor's
Record No. 12 Page 547

Description Check
Greene County Engineer's Tax Map Dept.
☒ Legally Sufficient As Described
☐ Legally Sufficient With Corrections Noted
☐ Legally Insufficient, New Survey Required
Date: 11.3.13 BY [Signature]
Per ID Dist F19 BK 1 PG 6 PAR 144
F19 - 1 - 2 - 52

V3459 P0198

