



City of Cincinnati

CHM

EESW

An Ordinance No. _____

- 2023

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 2380 Nova Avenue in the Westwood neighborhood from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district to permit the restoration of an existing structure to single-family residential use.

WHEREAS, JKV Workforce I LLC, a Delaware limited liability company (“Petitioner”), has petitioned to rezone certain real property located at 2380 Nova Avenue in the Westwood neighborhood (“Property”) from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district; and

WHEREAS, the Petitioner desires to restore an existing structure to single-family residential use; and

WHEREAS, a zone change is necessary to permit the single-family residential use of the Property because the current CG-A, “Commercial General–Auto-oriented,” zoning district does not permit single-family residential uses; and

WHEREAS, the proposed zone change from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district would allow for the Property to be restored and used in a manner that is consistent with its prior use as a single-family residence and similar uses of adjacent properties along Nova Avenue; and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), particularly the plan’s goals to “[p]rovide a full spectrum of housing options and improve housing quality and affordability” (page 164); and

WHEREAS, at its regularly scheduled meeting on February 17, 2023, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district, finding it

to be in the interest of the public’s health, safety, morals, and general welfare; now, therefore,

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

Section 1. That the shape and area of the City of Cincinnati’s official zoning map in the location of the real property located at 2380 Nova Avenue in the Westwood neighborhood, shown on the map attached hereto as Exhibit “A” and incorporated by reference, and being more particularly described on the legal description contained in Exhibit “B” attached hereto and incorporated herein by reference, is hereby amended from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

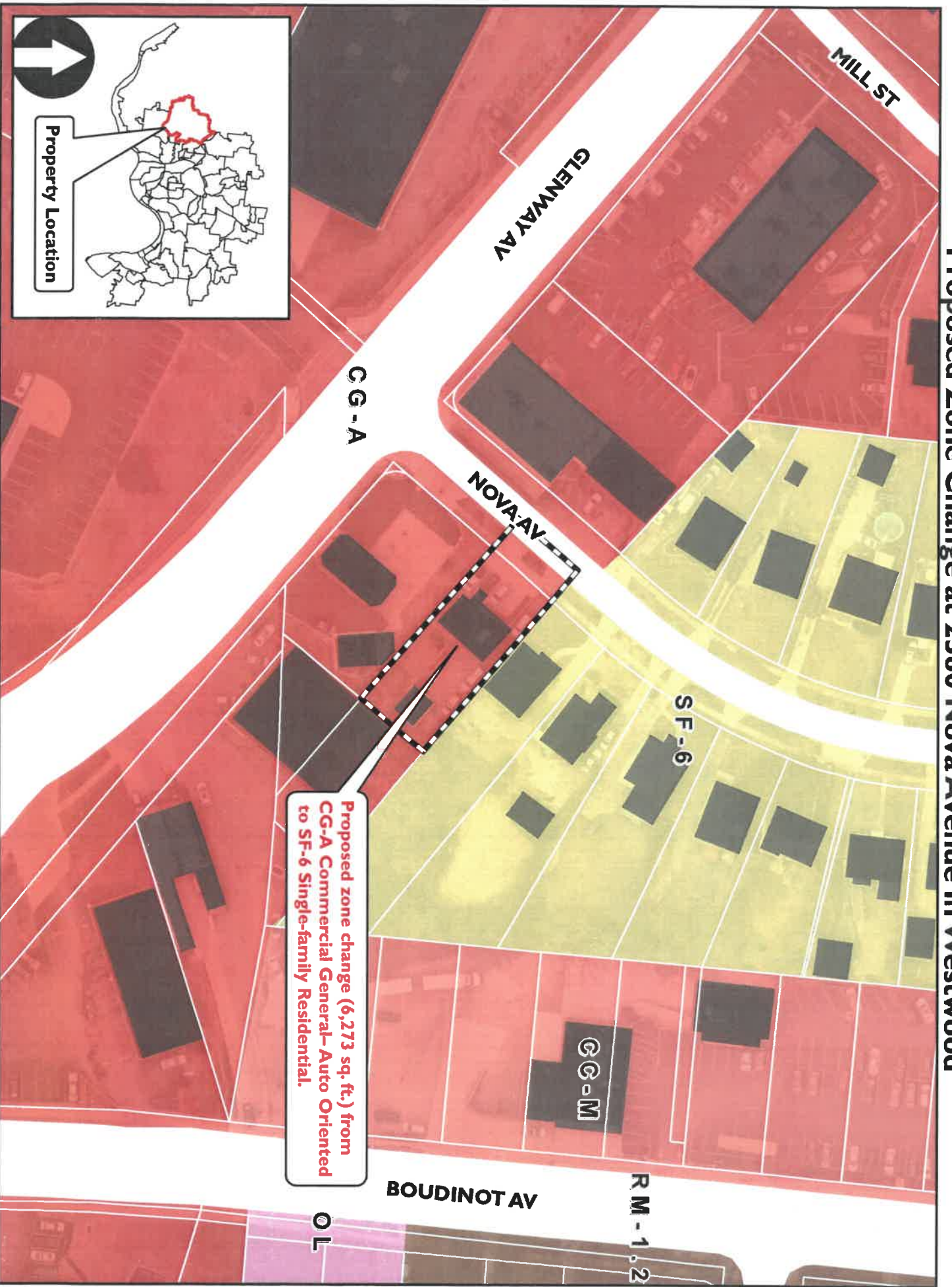
Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

Proposed Zone Change at 2380 Nova Avenue in Westwood

Exhibit A



Proposed zone change (6,273 sq. ft.) from CG-A Commercial General-Auto Oriented to SF-6 Single-family Residential.



EXHIBIT B

LEGAL DESCRIPTION

Situated in the City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the intersection between the centerlines of Glenway Avenue and Nova Avenue; thence, northwardly with the centerline of Nova Avenue approximately 114-feet to the point of intersection with the northwesterly extension of the south parcel line of Parcel 140, HCAP Book 248, Page 3, **THE POINT OF THE BEGINNING**; thence southeastwardly along the south parcel line as extended to the centerline of Nova Avenue and south parcel line of said parcel approximately 150 feet to the point of intersection with the southeastern corner of said parcel; thence, northeastwardly along the east parcel line of said parcel approximately 115.25 feet to the point of intersection with the northeastern corner of said parcel; thence, northwestwardly along the north parcel line and said north parcel line as extended to the point of intersection with the centerline of Nova Avenue approximately 150 feet; thence, southwestwardly with the centerline of Nova Avenue approximately 50 feet to **THE POINT OF THE BEGINNING**.