



City of Cincinnati

CHM

EESW

An Ordinance No. 36

- 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

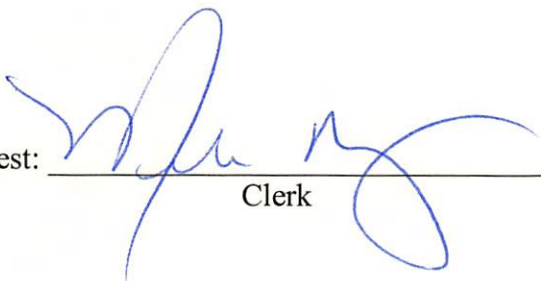
to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

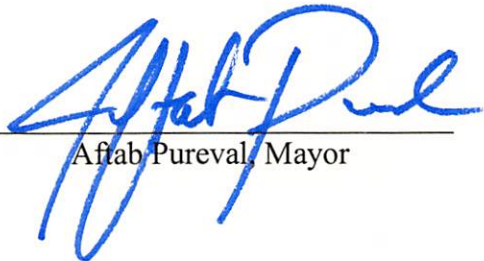
BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

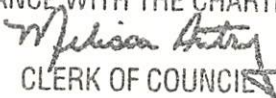
Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 2380 Nova Avenue in the Westwood neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated by reference, and being more particularly described on the 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: March 15, 2023

Attest: 
Clerk


Afrah Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 86-2023
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 3/28/2023

CLERK OF COUNCIL