

**Village of Chesapeake
Lawrence County, Ohio**

Ordinance 2024-3

**AN ORDINANCE AUTHORIZING A VARIANCE OF ORDINANCE 2013-10 AS TO THE
DEVELOPMENT LOCATED AT 416 3RD AVENUE, CHESAPEAKE, OHIO BY WALLICK
COMMUNITIES HOLDINGS, INC., AKA WALLICK COMMUNITIES**

WHEREAS: The Village of Chesapeake is an Ohio municipal corporation organized and operating pursuant to authority granted by the Ohio Constitution and the laws of the State of Ohio; and

WHEREAS: The Village is a home rule unit of government pursuant to the Ohio Constitution and the Ohio Revised Code; and

WHEREAS: Pursuant to its home rule power, the Village may exercise any power and perform any function relating to its government and affairs; and

WHEREAS: The Village Council has a duty to act as the final decision-making body as to variances of ordinances; and

WHEREAS: Developer Wallick Communities Holdings, Inc., aka Wallick Communities, is a development company acquiring certain lands within the Village for development, and as such Wallick Communities Holdings, Inc., aka Wallick Communities, is acquiring land located at 416 3rd Street, Chesapeake, Ohio and encompassing Auditor Parcel Nos. 24-035-1300.000, 24-035-1700.000, 24-035-1900.000, 24-036-0800.000, 24-036-0900.000 and certain other vacant land behind said parcels; and

WHEREAS: The Village has been made aware by Wallick Communities Holdings, Inc., aka Wallick Communities, that as part of the application process for certain grants through the State of Ohio, a variance is needed as to Ordinance 2013-10.

NOW THEREFORE: The Village in exercise of the Village's home rule powers has voted as follows:

SECTION 1: Recitals. The forgoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in Section 1. The findings and recitals herein are declared to be prima facie evidence of the law of the Village and shall be received in evidence as provided by the Ohio Revised Code and the courts of the State of Ohio.

SECTION 2: Approval of Variance. A variance is hereby granted with Ordinance 2013-10 as to Section 1 requiring two (2) exterior 10' X 20' parking spaces for each one family home or unit, as to new construction. This variance shall allow said development company to have one (1) exterior 10' X 20' parking space for unit within the new construction development.

SECTION 3: Conditions. This variance is exclusive to the developer Wallick Communities Holdings, Inc., aka Wallick Communities, and shall only be located at the parcels previously recited.


SECTION 4: Expiration of Variance. The variance shall be personal to Wallick Communities Holdings, Inc., aka Wallick Communities, and the parcels previously recited. If the developer does not pursue the development of recited parcels, then the variance shall expire.

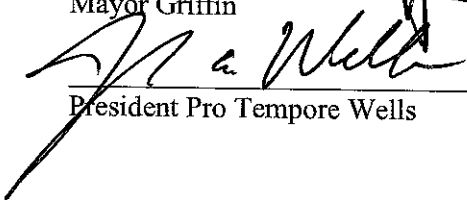
SECTION 7: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separate.

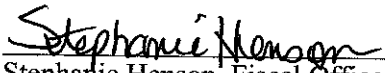
SECTION 9: That this Ordinance is hereby declared to be and is passed as an emergency measure, the emergency being the need to manage the affairs of the Village in a prudent and responsible manner. Said Ordinance is necessary for the immediate preservation of the public peace, health, safety, and welfare of the inhabitants of the Village of Chesapeake.

Passed this 12th day of February, 2024.


Mayor Griffin


President Pro Tempore Wells

Attest:


Stephanie Henson, Fiscal Officer

Readings:

ER
1st 2/12/24 2nd _____ 3rd _____

Council Votes on Passage:

Mrs. Blake: ✓

Mr. Wells: ✓

Mr. Martin: ✓

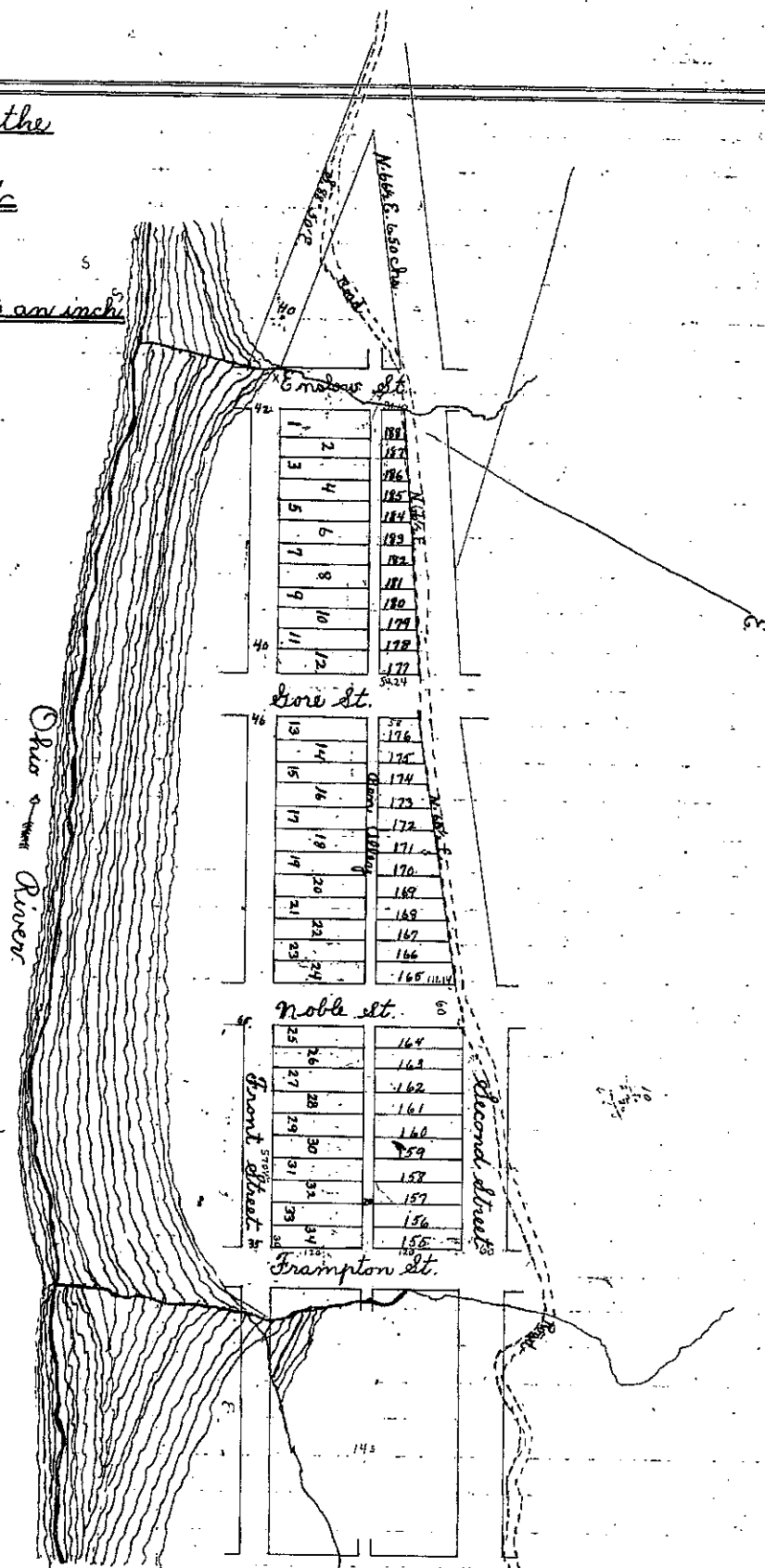
Mr. Hart: ✓

Mr. Henson: ✓

Ms. Bentley: ✓

Plat of the
Town of
Rockwood

Scale 150 feet to an inch



June 6th 1893 Surveyed and laid out for the purchasers of the Frampton Township Union Township, Lawrence County, Ohio directly above the mouth of Symms Creek, the Town of Rockwood. Description: The course of Front street is S. 70° W. from Frampton street to Ensbaw street, and is 40 ft. wide; Second street from Noble street to the lands of B. B. Egerton is N. 70° E. and from the County Road to Noble street the course is marked on the Plat, this street is sixty (60) feet wide its entire length. Ben Alley is twenty (20) feet wide, and direction N. 70° E. — The Cross streets running from Front to Second streets have their course N. 20° W. and are each sixty (60) feet wide, except

Alley extends from Enslow St. to Frampton St. and is 20 feet wide.

Lots from 163 to 176 inclusive, are each thirty (30) feet on Front and Second Streets

(respectively), and one hundred and twenty (120) back to the alley, and their courses are the same as the adjoining Streets and Alleys.

Lot No. 165 is 111.14 feet on East side and 106.71 on West side

166 is 106.71 " " " 102.39 " "

167 is 102.39 " " " 97.88 " "

168 is 97.88 " " " 93.73 " "

169 is 93.73 " " " 89.00 " "

170 is 89.00 " " " 84.57 " "

171 is 84.57 " " " 80.14 " "

172 is 80.14 " " " 75.71 " "

173 is 75.71 " " " 71.29 " "

174 is 71.29 " " " 66.86 " "

175 is 66.86 " " " 62.43 " "

176 is 62.43 " " " 58.00 " "

on Gore Street

all these lots are 30.32 feet on Second Street.

Lot No. 177 is 54.24 feet on East side and 52.36 feet on West side

178 is 52.36 " " " 50.98 " "

179 is 50.98 " " " 48.60 " "

180 is 48.60 " " " 46.72 " "

181 is 46.72 " " " 44.84 " "

182 is 44.84 " " " 42.96 " "

183 is 42.96 " " " 41.08 " "

184 is 41.08 " " " 39.20 " "

185 is 39.20 " " " 37.32 " "

186 is 37.32 " " " 35.44 " "

187 is 35.44 " " " 33.56 " "

188 is 33.56 " " " 31.70 " "

on Enslow Street.

The length of these lots on Second St. is 30.07 feet. The courses of the lines in this Survey are according to the present magnetic meridian. I certify that the foregoing is a correct Plat and description of the Town of Rockwood, as Surveyed by me in May and June, of the year 1873.

Frankton, Ohio, Jan'y, 9th, 1874.

I. H. Gore, Civil Engineer.

The Rockwood Mining Company, of Union Township, Lawrence County, Ohio, owning certain lands in said Township, to wit: Parts of fractional sections twenty eight (28) and thirty three (33), Town one (1), Range sixteen (16) and known as the Frampton Farm, and being desirous of laying out a part of said lands in lots to be known as the Town of Rockwood have caused a plat and survey of the same to be made and have adopted the same, and dedicated said lands for the uses aforesaid. In witness whereof the said Rockwood Mining Company have caused these presents to be signed by its President Benjamin F. Cory, and the common seal of said Company to be hereto attached.

Executed in the presence of

Benjn. F. Cory, President

Percas R. Polley

Rockwood Mining Company.

Jennie Raine

L. L.

The State of Ohio, Lawrence County, ss.

Be it remembered, That on the third day of October, A. D. 1874, personally came before the undersigned Authority, Benjamin F. Cory, President of the Rockwood Mining Company, and acknowledged the signing and sealing of the within conveyance to be his