

**CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2025-19**

**AN ORDINANCE APPROVING ZONING MAP AMENDMENT FOR THE PROPERTY
KNOWN AS 150 N. MAIN STREET IN THE CITY OF SOUTH LEBANON,
CONSISTING OF 0.281 ACRES FROM RFP [RESIDENTIAL FLOODPLAIN
DISTRICT] TO B-1 [NEIGHBORHOOD BUSINESS DISTRICT]**

WHEREAS, Dennis D. Hoff, LLC has submitted an application for a zoning map amendment for the property known as 150 N. Main Street (Parcel# 12-01-229-004) consisting of 0.281 acres from RFP [Residential Floodplain District] to B-1 [Neighborhood Business District]; and,

WHEREAS, in accordance with Section 15.7.7 of the City of South Lebanon Zoning Regulations, on August 12, 2025, the City Planning Commission, heard the aforementioned Rezoning Application and issued its recommendation to the City Council that the zoning amendment be granted, as requested; and,

WHEREAS, in accordance with Section 15.7.8 of the City Zoning Regulations, the City Council scheduled the Rezoning Application for a public hearing; and,

WHEREAS, the City Council held the public hearing on September 18, 2025, at 6:00 P.M., after publication and other proper notice thereof, to consider the recommendation of the Planning Commission; and,

WHEREAS, upon considering the recommendation of the Planning Commission, a copy of which is incorporated by reference herein, and the testimony given during the public hearing, the Council finds the process has been in accordance with Article 7 [Amendment Procedures], and adopts the recommendation of the Planning Commission; and,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of South Lebanon, Ohio, at least a majority of all members elected thereto concurring:

Section 1. That the Council does hereby amend the official Zoning Map of the City of South Lebanon, Ohio, for the property known as 150 N. Main Street (Parcel# 12-01-229-004) consisting of 0.281 acres from RFP [Residential Floodplain District] to B-1 [Neighborhood Business District], as shown on Attachment 1.

Section 2. Upon the expiration of the period of referendum provided by law (the effective date being 30 days after the date of adoption), within fifteen (15) days of the effective date, the Zoning Administrator shall amend the Official Zoning Map to reflect the zoning changes in accordance with Sec. 15.7.14 [Zoning Map Amendments] of the Zoning Regulations.

Ordinance No. 2025-19

Page 2

Section 3. The recitals contained in the Whereas clauses set forth above are incorporated by reference herein.

Section 4. All formal actions of City Council regarding this Ordinance were adopted in an open meeting of City Council in compliance with all legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

Remainder of page left blank intentionally

Ordinance No. 2025-19
Page 3

Adopted this 2nd day of October, 2025.

Linda S. Burke
Linda S. Burke, Mayor

Attest: Jennifer O'Brien
Jennifer O'Brien, Clerk of Council

Rules Suspended:	<u> </u>	(if applicable)
First Reading:	<u>9/18/25</u>	
Second Reading:	<u>10/02/25</u>	
Vote:	<u>6</u> Yeas	
	<u> </u> Nays	
Effective Date:	<u>11/01/25</u>	

Prepared by and approved as to form:
Chase T. Kirby
Chase T. Kirby
Law Director
City of South Lebanon, Ohio

MAIN ST

102.00

South Lebanon

0.281 Acres

120.00

6806597

6801978

165.00

150 N. Main St.

RFP to B-1

6805213 W/P

102.00

6800084

169.60

120.00

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

150 N. Main St. (RFP to B-1)

Date: 8/7/2025

1 inch = 24 feet

- Cadastre Lines
- All other values
- County Line
- Farm Last Line
- Access Tree Line
- Outboundary Line
- Parcel Line
- R/W Unknown
- Right of Way
- Road Right of Way
- School Line
- Section Line
- Subdivision Line
- Subdivision Lot Line
- Township and Range Line
- "Bad" Line
- VMS Line
- Water Right Line

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided "AS IS," and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.