

**AN ORDINANCE APPROVING THE REZONING OF 2821 RIDGEWOOD ROAD (PARCEL #0902944) AND 2833 RIDGEWOOD ROAD (PARCEL #0901828), FROM R-1 SINGLE FAMILY RESIDENCE DISTRICT TO R-3 SINGLE FAMILY RESIDENCE DISTRICT**

**WHEREAS**, it is necessary from time to time to rezone property in the City of Fairlawn to allow for further development within the City; and

**WHEREAS**, the owner of the real estate known as 2821 & 2833 Ridgewood Road wishes to rezone said real estate for the purpose of creating three buildable lots; and

**WHEREAS**, said property is currently zoned R-1 Single Family Residence District, which requires a minimum lot size of 33,000 sq. ft., and the R-3 Single Family Residence District requires a minimum lot size of 14,000 sq. ft.; and

**WHEREAS**, said owner feels that the best zoning classification to allow for the greatest use and to be compatible with the surrounding area is the R-3 Single Family Residence District.

**NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF FAIRLAWN, OHIO, THAT:**

**Section 1:** The Council hereby approves the rezoning of 2821 Ridgewood Road (Parcel #0902944) and 2833 Ridgewood Road (Parcel #0901828) from R-1 Single Family Residence District to R-3 Single Family Residence District as described in the legal descriptions attached hereto as Exhibit A-1 and A-2 and made a part hereof. Such rezoning shall be subject to all the terms and conditions approved by the Fairlawn Planning Commission.

**Section 2:** It is hereby found and determined that this legislation complies with Section 121.22, O.R.C. regarding notification of meetings, and all deliberations of this Council pertaining hereto have been conducted in accordance therewith.

**Section 3:** This Ordinance shall be in full force and effect from and after its enactment and approval by the Mayor or at the earliest period allowed by law.

Enacted: \_\_\_\_\_ 2025                      Approved: \_\_\_\_\_ 2025

\_\_\_\_\_  
Jonathon Groza, President of Council

\_\_\_\_\_  
Russell T. Sharnsky, Mayor

Approval of the form and corrections by R. Bryan Nace, Director of Law:

\_\_\_\_\_

**CERTIFICATION OF PASSAGE**

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn, hereby certify that the foregoing Ordinance was duly and regularly passed at a meeting on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Tonja K. Caldwell, Clerk of Council

**CERTIFICATION OF POSTING**

This is to certify that on \_\_\_\_\_, 2025 the within Ordinance was published as required by Section 222.03(a) of the Codified Ordinances of the City of Fairlawn.

\_\_\_\_\_  
Tonja K. Caldwell, Clerk of Council