

# RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. \_\_\_\_\_ Passed \_\_\_\_\_, 20\_\_\_\_

**CITY OF BELPRE**  
**RESOLUTION NO. 10 (2024-2025)**

**A RESOLUTION AUTHORIZING A ZONING CHANGE FOR  
PROPERTY LOCATED AT 209 LEE STREET  
FROM R-1 TO C-2**

**WHEREAS**, Sean Christopher Curry is currently the owner of the real property located at 209 Lee Street, Belpre, Ohio 45714. Said property is currently taxed as two tax parcels: 08-0030040.000 and 08-0028040.001 (A copy of the Application to change zoning and the deed are attached hereto as Exhibit A); and

**WHEREAS**, Both parcels are currently zoned as "R-1". The current usage is for a 3-unit apartment building on 08-0030040.000 and as a commercial office on the first floor with apartments on the second floor and a storage garage on 08-0028040.001.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BELPRE, OHIO, THAT:**

**SECTION I**

On or about April 11, 2024, Sean Christopher Curry filed a Zoning Change Request for parcels 08-0030040.000 and 08-0028040.001 to be rezoned from R-1 to C-2. Said Zoning Request was referred to the Belpre Zoning Board of Appeals.

**SECTION II**

Following the issuance of Notice of Hearing to all required property owners in the area, the Board of Zoning Appeals held a public hearing on April 24, 2024 upon Applicant's requested zoning change. On April 24, 2024, the Belpre Zoning Appeals Board unanimously approved the rezoning request. A copy of the Board's decision is attached hereto as Exhibit B.

**SECTION III**

The Belpre City Council held a public hearing on this matter on June 10, 2024 at 7:00 p.m. Notice of the Public Hearing was sent to all appropriate land owners.

Based upon the request of Applicant, the recommendation of the Board of Zoning Appeals, and the use of the surrounding areas for C-1 and C-2 purposes, and some R-1 residential purposes, and the fact that the current use of the property is for a commercial office and a 3-unit apartment building, the Belpre City Council finds that the current use of the property qualifies to be zoned as a C-2 area, and finds the property shall be re-zoned as a C-2 area.

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## SECTION IV

This Resolution shall take effect and be in full force at the earliest date allowed by law.

PASSED: June 24, 2024 [Signature]  
PRESIDENT OF COUNCIL  
ATTEST: [Signature]  
PRESENTED TO MAYOR: 6/24/24 [Signature]  
MAYOR  
APPROVED BY MAYOR: 6/24/24

## CLERK'S CERTIFICATION OF PUBLICATION

The undersigned Clerk of the Council of the City of Belpre, Ohio, does hereby certify that on June 24, 2024, this Resolution was published by posting a copy of the same at the five public places designated by the City Council in Ordinance No. 18 (2006-07).

June 24, 2024  
Date

[Signature]  
CLERK

PAID

City

APR 11 2024

CITY OF BELPRE ZONING CHANGE REQUEST

Initials \_\_\_\_\_

Date: 4/11/2024

Name: Sean Curry

Address: 209 Lee St Belpre, OH 45714

City & State: Belpre, Ohio

Phone: (304) 991-0792

Address request zoning change: 209 Lee St Belpre, OH 45701

Purpose of zoning change: To support business - add

a commercial space.

CK# 2949

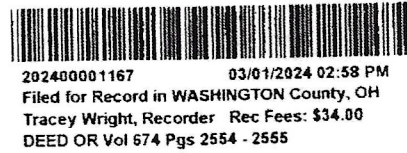
Fee: \$100.00 must accomplish this form

\_\_\_\_\_  
Property owner signature

BY APPROVED  
ROGER WRIGHT, P.E., P.S.  
WASHINGTON CO. ENGINEER

EXHIBIT A

TRANSFERRED NO.	183
TRANSFER FEE	1.00
SEC. 319.202 R.C. COMPLIED WITH 322.02	
MAR 01 2024	
AMOUNT	1208.00
MATTHEW WENGOOD AUDITOR WASHINGTON COUNTY OHIO	
BY	<i>Helen Hall</i>



OHIO GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: MICHAEL DALE DEEM, Successor Trustee of the WESLEY DALE DEEM FAMILY TRUST, DATED JULY 20, 2004, for valuable consideration paid, grant, with GENERAL WARRANTY COVENANTS, to SEAN CHRISTOPHER CURRY, unmarried, whose tax mailing address is 209 Lee Street Belpre, OH 45714, the following real property:

See attached Exhibit A.

Taxes as Parcel #08-0030040 and 08-0028040.001.

Known for street purposes as: 209 Lee Street, Belpre, Ohio 45714.

SUBJECT to conditions, restrictions and easements, if any, contained in prior instruments of record.

Prior Instrument Reference: O.R. Vol. 564, at Page 1231 of the Deed Records of Washington County, Ohio. See also Memorandum of Trust to be recorded prior hereto.

WITNESS our hands this 27th day of February, 2024.

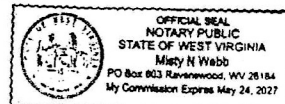
Wesley Dale Deem Family Trust, dated July 20, 2004

By: *Michael Dale Deem 2-29-24*  
Michael Dale Deem, Successor Trustee

STATE OF WEST VIRGINIA, COUNTY OF WOOD, to-wit ss:

The foregoing instrument was acknowledged before me this 29th day of February, 2024, by Michael Dale Deem, Successor Trustee of the Wesley Dale Deem Family Trust, dated July 20, 2004, the same being the act and deed of said Trust.

My commission expires: May 24, 2027



*Magy N Webb*  
Notary Public

This instrument prepared by:  
CHRISTINA J. PALMER Attorney for Approved Attorneys Title Company, P.L.L.C.,  
1034 Garfield Avenue, Suite 1, Parkersburg, WV 26101. (BR2-24019)

Exhibit "A"

TRACT ONE:

Situated in the City of Belpre, County of Washington, and State of Ohio, and being part of Lots Nos. 1 and 2, in Random Addition (Revised Plat) as delineated on the plat thereof recorded in Plat Book 9, Page 24, as follows: Beginning at the southeast corner of Lot No. 1, thence North 74 Degrees 33' West on the south line of said lot 100.0 feet; thence northerly parallel to the east line of Lots Nos. 1 and 2, 118.0 feet, more or less, to the north line of Lot No. 2; thence easterly on the north line of Lot No. 2, 96.5 feet, more or less, to the northeast corner of Lot No. 2; thence southerly on the east line of Lots Nos. 1 and 2, 138.69 feet to the place of beginning.

TRACT TWO:

Situated in the City of Belpre, County of Washington, State of Ohio:

Beginning at a mining bolt found in the Westerly line of Lee Street, said point lying North 02 Degrees 10 Minutes East 226.2 feet from the North line of Washington Boulevard, said point also being the southeast corner of Lot No. 1 of Random Addition to the City of Belpre as conveyed to Wesley D. Deem of record in Volume 660, Page 600 a plat of said Addition of record in Plat Book 9, Page 24.

Thence leaving said street North 74 Degrees 23 Minutes West along the southerly line of said Lot #1 32.07 feet to an iron rod set being the true point of beginning; thence leaving said line North 87 Degrees 50 Minutes West crossing the First Bank of Marietta property being two tracts passing through the West line of the first tract of record in Volume 392, Page 189 at 66.07 for a total distance of 85.52 feet to a P.K. nail set in the Westerly line of the second tract of record in Volume 408, Page 886; thence North 02 Degrees 10 Minutes East 20.45 feet to an iron rod found at the Northwest corner of the above mentioned second tract said point also lying in the southerly line of above mentioned Lot No. 1 of Random Addition; thence South 74 Degrees 23 Minutes East passing through an iron rod found 20 feet being the Northwest corner of the first tract of said Bank, for a total distance of 87.93 feet being a 0.012 acre portion of the first parcel of said Bank and a 0.008 acre portion of the second tract of said Bank for a total of 0.020 acre.

EXCEPTING THEREFROM:

Situate in the City of Belpre, County of Washington, State of Ohio.

Beginning at a mining bolt found in the Westerly line of Lee Street, said point lying N 02 deg. 10 min. E 226.2 feet from the North line of Washington Boulevard, said point also being the southeast corner of Lot No. 1 of Random Addition to the City of Belpre as conveyed to Wesley D. Deem of record in Vol. 660, Pg. 600 a plat of said Addition of Record in Plat Book 9, page 24, thence leaving said street N 74 deg. 23 min. W along the southerly line of said Lot #1 32.07 ft. to an iron set; thence leaving said line S 87 deg. 50 min. E 31.19 ft. to an iron rod set in the West line of Lee Street; thence along said street S 02 deg. 10 min. W 7.46 to the place of beginning, containing 0.003 acres and being a portion of the above mentioned Deem property.

ALSO EXCEPTION THEREFROM: Situate in the City of Belpre, County of Washington and State of Ohio, to-wit:

Beginning at an iron rod found at the Northeast corner of Lot No. 2 of Random Addition to the City of Belpre, of record in Plat Book 9, at Page 24, said point lying at the intersection of 3rd Street and Lee Street; thence along the West line of Lee Street S 02 degrees 10' W (reference bearing of record in P.B. 9, Page 24) passing through the easterly corner of Lot #1 and 2 of said addition at 60' for total distance of 65' to an iron rod set; thence leaving said line N 87 degrees 44'20" W 96.93' to an iron rod set in the west line of a previous division of said Lots #1 and 2 of which the property being herein described is a portion of reference Volume 486, Page 307; thence along said division line N 02 degrees 32'34" E 65' to an iron rod set in the southerly line of 3rd Street, said point lying S 87 degrees 44'20" E 53.5' from the northwest corner of Lot #2; thence S 87 degrees 44' 20" E along the southerly line of 3rd Street 96.5' to the place of beginning, and being a 0.011 acre portion of said Lot #1 and a 0.133 acre portion of said Lot #2, containing a total of 0.144 acres.

PERMANENT PARCEL NOS.: 08-0030040.000 and 08-0028040.001

Subject to any conditions, restrictions, reservations, leases, easements or rights of way of record.

APPROVED ATTORNEYS  
PICK UP

Inst #202400001167

April 30, 2024

EXHIBIT B

Susan Abdella  
Mayor  
Belpre OH

Mayor Abdella

On April 24, 2024, the Belpre Zoning Appeal Board unanimously approved the rezoning of property at 309 Lee Street, Belpre OH, from R1 to C2.

A handwritten signature in black ink, appearing to read "Bob Rauch". The signature is written in a cursive, flowing style.

Bob Rauch  
Chairman