

## ORDINANCE NO. 33, 2025

### APPROVING THE REZONING OF CERTAIN PROPERTY, AMENDING THE BUILDING ZONE MAP *And Declaring an emergency.*

**WHEREAS**, it is the intent of Village Council to continue to provide for the orderly development and improvement of the Village of St. Bernard; and

**WHEREAS**, the Planning Commission and the Village Council have held public hearings on the within proposed variances zone change; now therefore

**BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF ST. BERNARD,  
STATE OF OHIO:**

**Section 1.** That the following described real estate located along Vine Street is hereby rezoned from R-3 to a B-1 designation:

Being designated as Hamilton County Auditor Parcels, 582 0013 0244 00 and 582 0013 0177 00

**Section 2.** The St. Bernard Ohio Building Zone Map adopted by Ordinance 12, 1966, is hereby amended to indicate the above-described change. The revised map attached hereto marked EXHIBIT "A" is incorporated herein by reference and adopted by this Ordinance.

**Section 3.** This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, health and safety. Therefore, this Ordinance shall take effect immediately by and upon its passage, and the approval of two-thirds of the members of said Council. However, this Ordinance shall take effect on the earliest date provided by law if approved by no more than the majority of the members of Council and in that event, the emergency provisions herein are set at naught.

Passed this 18th day of December, 2025.

  
\_\_\_\_\_  
President of Council

ATTEST:

  
\_\_\_\_\_  
Clerk of Council

Approved this 18th day of December, 2025.

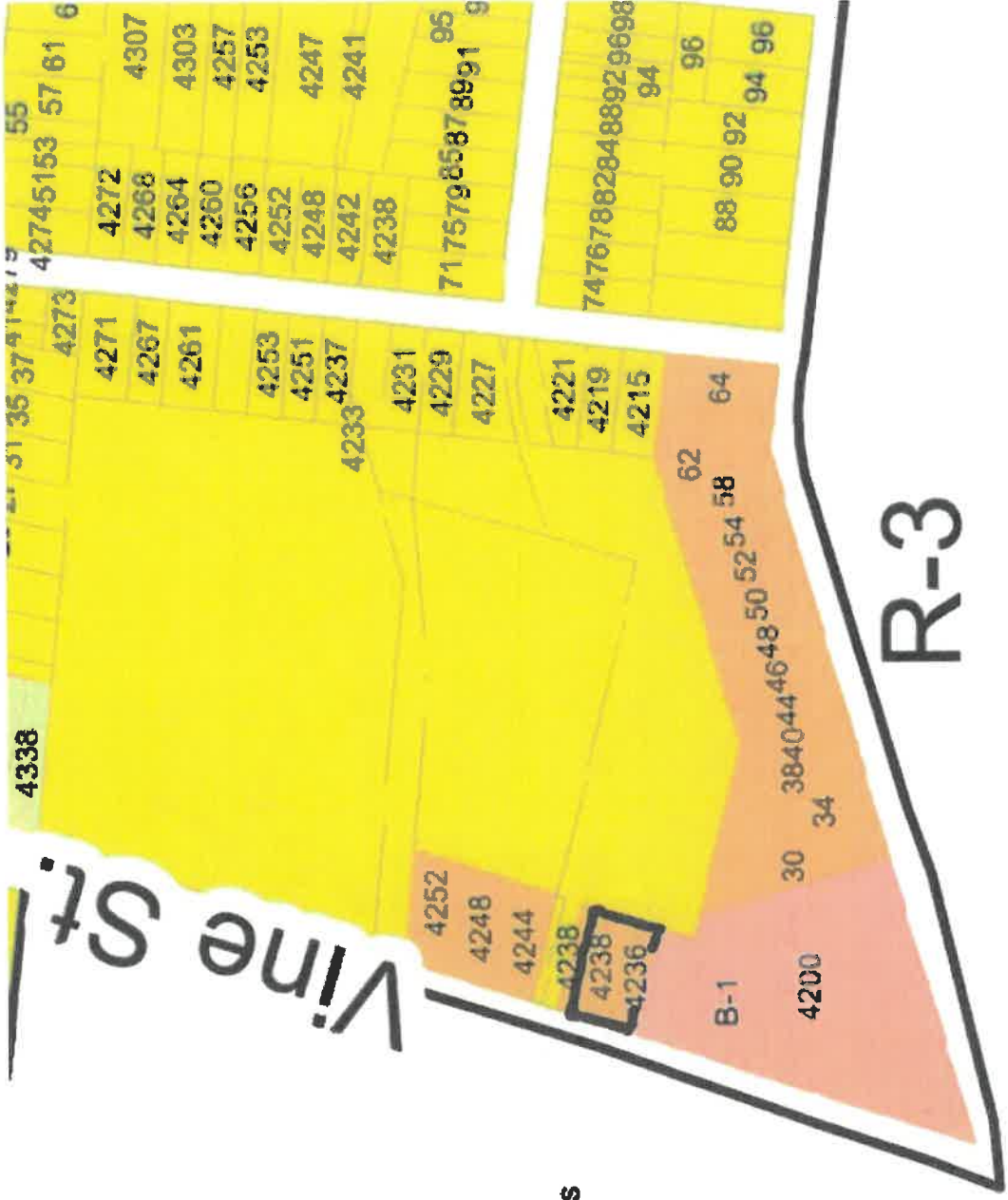
  
\_\_\_\_\_  
Mayor

ORIGINAL

I, CAROLINE STEGMAN, CLERK OF COUNCIL, VILLAGE OF ST. BERNARD, STATE OF OHIO, DO HEREBY testify that the publication of Ordinance No. 33, 2025, was made by posting true copies of the same in the most public places designated by Council: the Village website; and the Village social media account, for a period of fifteen (15) days or more commencing December 18th, 2025.

ATTEST:  DATE December 18th 2025  
Clerk of Council

Approved as to form  Date 18 Dec 2025  
Director of Law



Outlined Properties  
will become B-1