

E.1 Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the criteria specified by Bexley City Code.

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

The variance is a new entry door over the existing cellar door entry to provide a dry, safe, pest-free, entry to the basement while allowing owner to protect her family.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Yes the request require a variance to comply with city rules and laws. Without the variance the results have been pest entry into property and old cellar door that requires to youth to left to open/close.

2. Is the variance substantial? Please describe.

Yes the variance is substantial to keep my family safe from water and pest entry. The house is older age of 1900.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No the essential character of the neighborhood would not be sustantially altered. The door will match existing dwelling. No adjoining prporerites will not suffer a substantial detriment. Yes it will keep pest out of the area.

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No the variance will not adversely affect the delivery of governmental services. This is an additional access point to the house.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

No.

6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.

No. The older cellar door was allowing pest to entry and was extremely heavy to lift up and down.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes allowing the variance allows the property owner to protect her family and keep pest and water out of the house. Allows owner to keep the property up to community standards and reduce pest/groundhogs in area.