

CITY OF BEXLEY
Board of Zoning Appeals

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on November 10th , 2005:

Application: **55CC**

Applicant: **Durable Slate Co.**

Owner: **Cherie Hinson**

Location: **81 N. Drexel Ave.**

Request: The applicant is seeking a variance to Bexley Code Section 1262.03(b) which limits fences to 72" in height, to allow two 98" high columns to remain in the side yard along the driveway at the courtyard entrance. .

- 1) MOTION: To adopt the findings and facts and conclusions of law, presented by Kathy Rose, to approve the variance as requested.

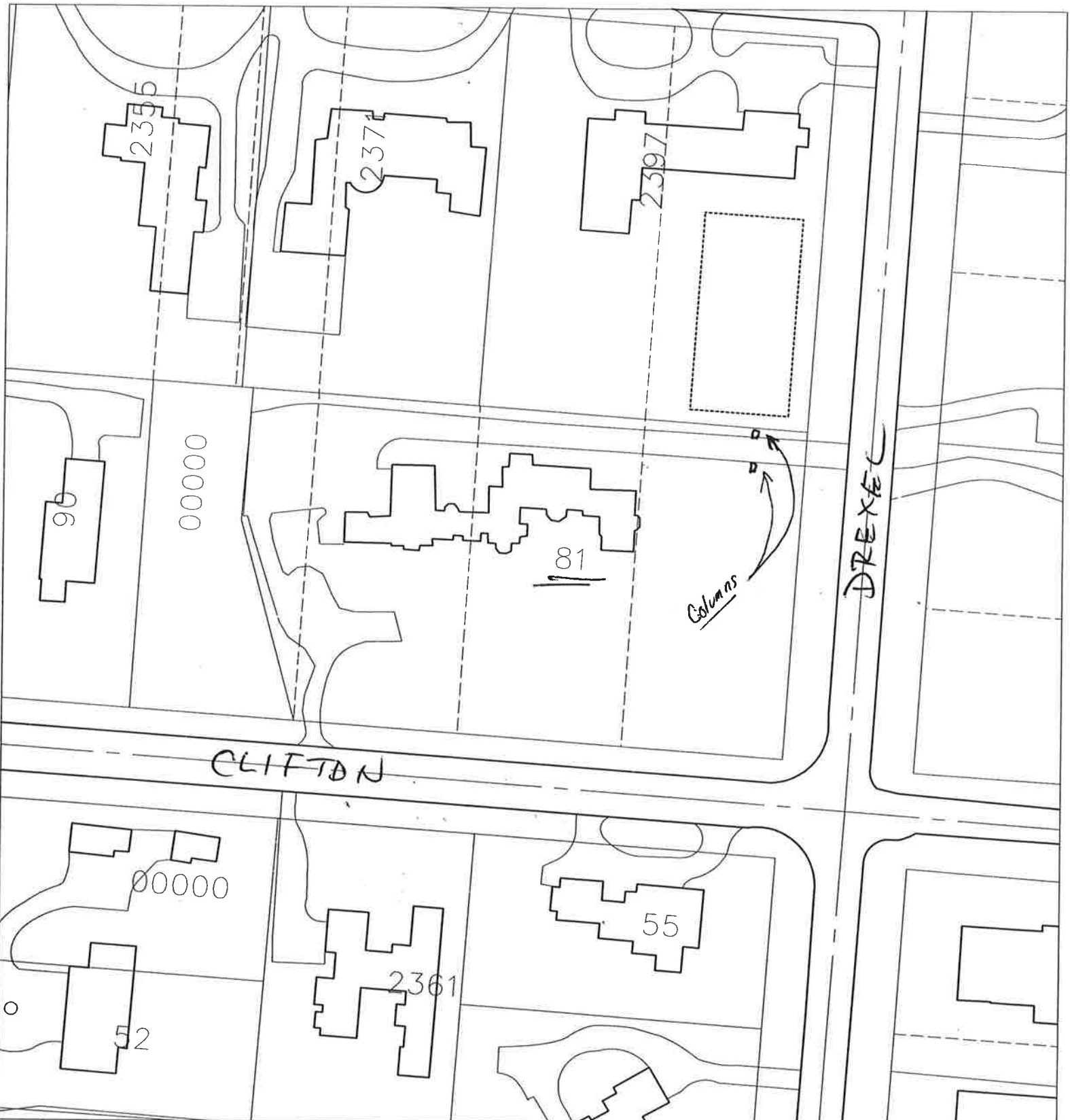
ACTION: Approved

Staff Certification

Recorded in the Official Journal this 10th day of November 2005.

Karen Bokor
Architectural Consultant

Dorothy Pritchard
Zoning Officer



Maps and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP, Inc. is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

MapVUE



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City of Bexley
BOARD OF ZONING APPEALS
Minutes
November 10, 2005

Present:

Mike Simpson, Chairman
Joe Kuspan
Jim Merkel
Bill Jones
Phillip Hartman
Thomas Lewis
Dorothy Pritchard, Zoning Officer
Karen Bokor, Architectural Consultant
Dave Long, Building Manager
Kathy Rose, Planning Officer

See page 11

Old Business

Application Number 611-Applicant: Michael T. Shannon, Esq.-Owner: Dr. C.S. and Victoria Chen- Location: 415 N. Columbia Ave. – Request: The applicant is seeking architectural review approval of tennis court lights, landscaping and screening of the tennis court at the above noted location. Please note: This application was tabled at the October board meeting.

Background-

This property has had several items that were constructed without an approval. The gazebo has been approved and it will be constructed as obligated by the board. There are 2 outstanding issues in front of the board, one being the tennis court lights and the other is the landscaping around the tennis court. Mrs. Pritchard also mentioned that there is a drainage issue on the tennis court. The architect for the applicant has designed a drainage system that will work, but it does take up a lot of space.

Mr. Shannon mentioned that a packet has been submitted to the board and included in the packet was documentation from the manufacturing company that the applicant's lights are at the standard 22 feet height. Some of the board members suggested reducing the lights to 17 feet. Mr. Shannon said that lowering the lights would not be a benefit to the resident because it would be inadequate lighting, these are down cut off fixtures and they only have 4 of them and the other neighbor has a tennis court with 6 lights. Mr. Shannon said that the trees on the western property line on the outside of the fence were planted by the neighbor, not the applicant. The Chen's have paid dearly for violating the code, the fees they had to pay were triple the normal amount and they did address all of the boards other conditions. Mr. Shannon shared some pictures with the Board regarding the

Nov 10, 2005

the board to approve oversized driveways, but this driveway is on a curb, so she would consider it this time.

Hearing no further questions or comments by the board and hearing none from the audience, Mr. Simpson asked for the Findings of Fact and Conclusions of Law.

Findings of Fact and Conclusions of Law, (as stated by Kathy Rose):

Based on the testimony presented the board finds it appropriate to grant the variance for the drive with the condition that the approach also be replaced according to Bexley City specs.

Mr. Kuspan moved to approve the Findings of Fact and Conclusions of Law and further to approve the application as submitted. Mr. Merkel seconded the motion. Roll call: Yes-6: Mr. Lewis, Mr. Hartman, Mr. Jones, Mr. Kuspan, Mr. Merkel and Chairman Simpson: No-0: Approved.

Mrs. Pritchard had a question for Mr. Schottenstein, is that the front yard air conditioning unit has become more apparent with the removal of all the landscaping. Mrs. Pritchard wanted to know if the landscaping was going to be replaced. Mr. Schottenstein said that they were planning on replacing a tree that was lost and add some additional landscaping upon completion of the driveway. He said you can make it one of the conditions to the approval.

Decisions of the Board, as recorded in the Official Journal, are attached to these minutes and incorporated therein by this reference.

Other Business

81 North Drexel was in front of the board for 2 pillars on either side of the driveway that went to the rear yard. At the time we only had 4 board members and it was not unanimous, so the application was rejected. Mrs. Pritchard said apparently there was some concern on the material that was being used. Mrs. Pritchard said the pillars would be stucco to match the wall that is existing and it was also not clear that the grade will be graded up once the driveway goes back in, that is why the columns look higher than what they will be in the end. Mrs. Pritchard spoke with Jim Gross the city's attorney and asked if this application can come back to a full board. If the quorum of the board is willing to reconsider this based on the information that was not provided at the last board meeting.

Mrs. Pritchard asked for a vote from the board to rehear this case this evening. Mr. Lewis- no, Mr. Hartman-yes, Mr. Jones-yes, Mr. Kuspan-yes, Mr. Merkel-yes and Chairman Simpson-yes. Yes-5 and No-1 to rehear this case this evening.

The columns would be 8 feet and that would match the height of the wall and they are about 9 feet from the courtyard wall.

CITY OF BEXLEY
Board of Zoning Appeals

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on October 12th, 2006:

APPLICATION: 60075
APPLICANT: Pete Foster, Residential Design, LLC
OWNER: Cherie Hinson
LOCATION: 81 N. Drexel

REQUEST: The applicant is seeking a variance to Bexley Code Section 1262.03(b) which limits fences to 72" in height, to allow a decorative wrought iron arch to be mounted upon the existing 98" high columns at the east driveway entrance, for a total height of 16', submitted as part of an overall landscape plan which includes a 6' high wrought iron fence connecting the east courtyard wall to the existing columns and will also include 6' high wooden gates between the existing columns.

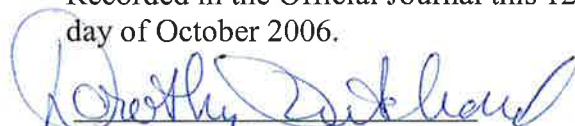
MOTION: To adopt the findings of fact and conclusions of law, as stated by Kathy Rose: Based on the testimony presented for this unique and exceptionally large parcel and non-conforming structure on a corner lot with a side yard drive on the short side of the lot, the Board finds it appropriate to grant the 10' variance to 1262.03(b) to allow the addition of a decorative wrought iron arch on top of the existing 98" high columns at the east driveway entrance, for a total height of 16'. Further noting the arch is 57' from the public street and is incidental to the principal structure and fits as part of an overall phased landscape plan. Should the design of the braided arch be revised, it will be returned to the City's Residential Design Consultant for review and approval.

ACTION: Approved

Staff Certification


Karen Bokor
Residential Design Consultant

Recorded in the Official Journal this 12th
day of October 2006.


Dorothy Pritchard
Zoning Officer

PUBLIC NOTICE
CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING APPEALS

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday **October 20, 2005** at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

SPECIAL NOTE TO THE APPLICANT; It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

APPLICATION 55cc

APPLICANT: Durable Slate Co.

OWNER: Kristopher Hinson

LOCATION: 81 N. Drexel Ave.

REQUEST The applicant is seeking a variance to Bexley Code Section 1262.03(b) which limits fences to 72" in height, to allow two 98" high columns to remain in the side yard along the driveway at the courtyard entrance. The applicant is also seeking a variance to Bexley Code Section 1024.01, which limits a driveway to 12.5' in width, to allow the existing 14' wide approach to be replaced.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 235-0956.

Please contact the City of Bexley at 235-0956 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the