

AMENDED ORDINANCE NO. 49 – 00

By: Mark Masser

An Ordinance to approve an addition to 2877 East Broad Street, a Planned Unit Residential Development known as Bexley House, to grant a variance for a reduction in the number of required parking spaces to convert 14 parking spaces along the south property line to carports spaces, to amend Ordinance No. 31-68, and to declare an emergency.

WHEREAS, plans and specifications for the Planned Unit Residential Development known as Bexley House were approved by Bexley City Ordinance No. 31-68, and

WHEREAS, the owners are seeking approval to add a kitchen/dining area and activities room to the development to provide additional services to the development's residents, and

WHEREAS, the changes, detailed in Exhibit 1 through Exhibit 5, dated June 13, 2000, have received a written recommendation for approval from the Bexley Planning Commission and the Bexley Board of Zoning Appeals, and

WHEREAS, it is further found that the proposed changes are in compliance with Chapter 1264.21 of the Bexley Codified Ordinances regulating approval of Planned Unit Districts.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**

Section 1. That the addition to the Planned Unit Residential development at 2877 East Broad Street, known as Bexley House, plans for which are numbered Exhibit 1 through Exhibit 5, dated June 13, 2000, and are attached to this Ordinance and incorporated herein by this reference, are hereby approved.

Section 2. That the request to convert 14 parking spaces along the south property line to carport spaces is hereby approved.

Section 3. That the request to reduce the number of parking spaces from 95 to 80 and to grant a variance is hereby approved.

Section 4. As a condition for the granting of these requests, the applicant agrees that all future rentals will limit each living unit to one automobile.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2000

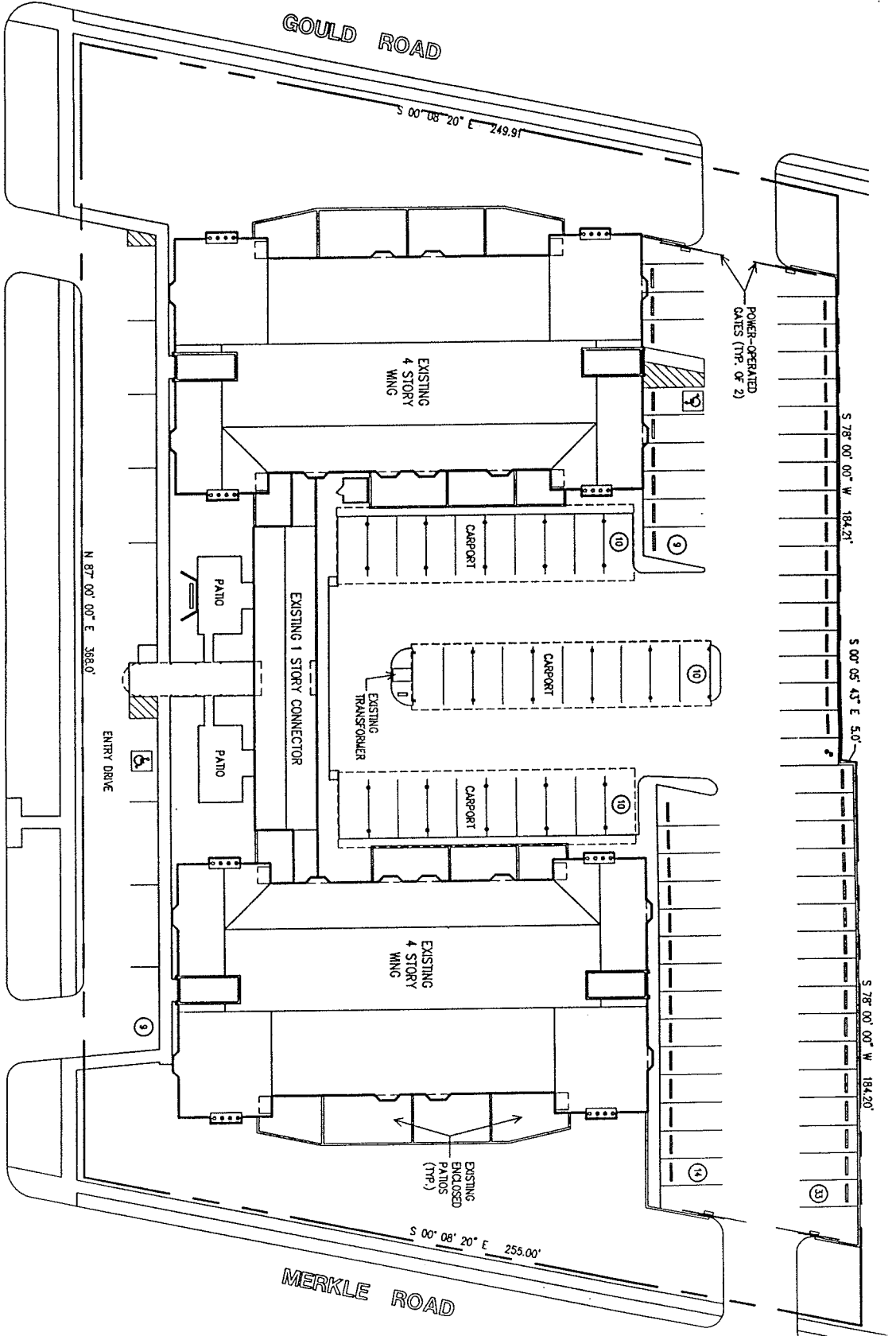
\_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_  
Clerk of Council

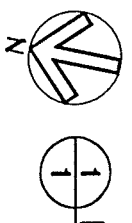
Approved: \_\_\_\_\_, 2000

\_\_\_\_\_  
David H. Madison, Mayor

*7/11/00 substituted  
for 49-00 @ 3rd  
reading. Tabled  
9/11/00 withdrawn*



PROJECT DATA  
 PARCEL AREA: 2.09 ACRES  
 NO. OF APARTMENT UNITS: 64



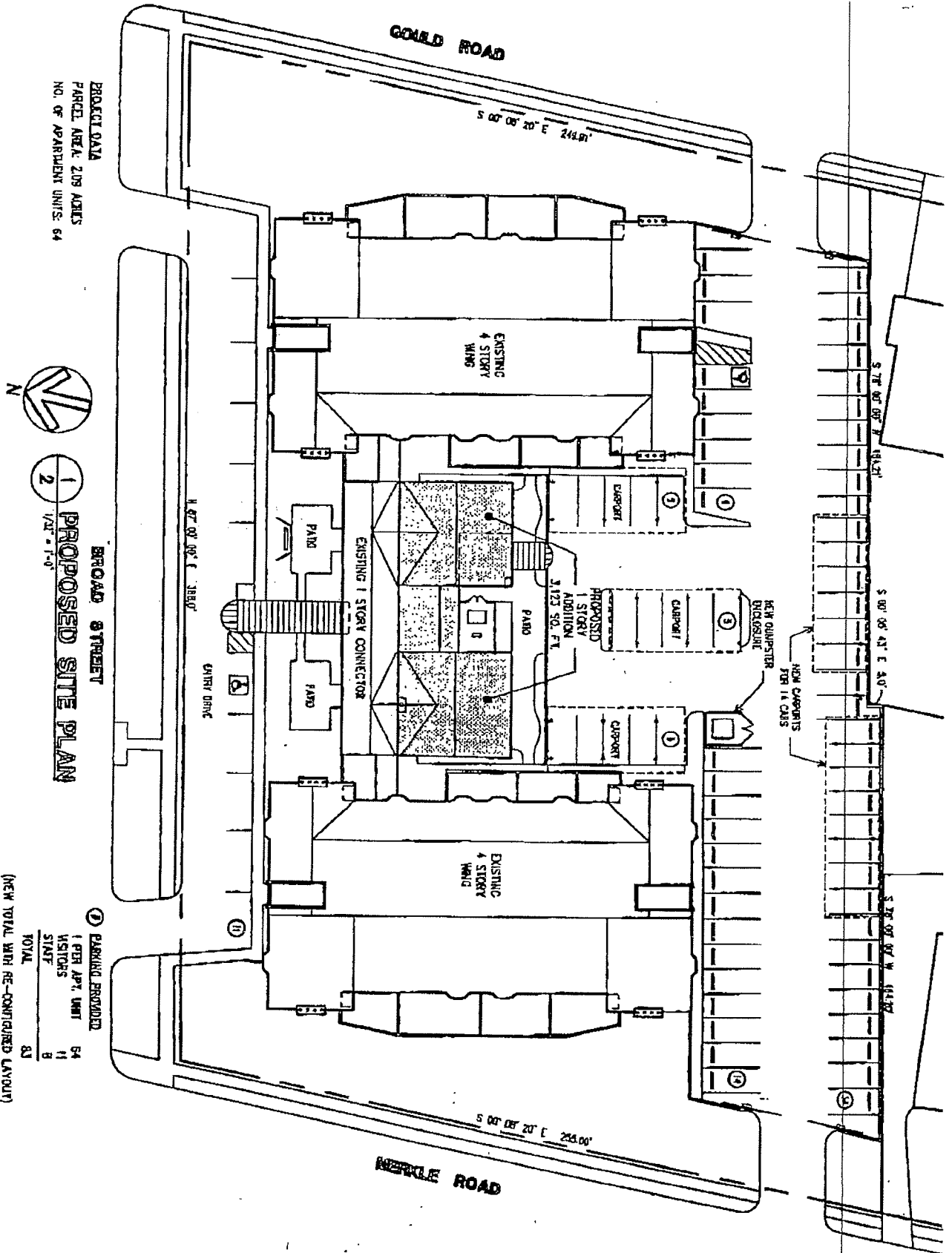
BROAD STREET  
 EXISTING SITE PLAN  
 1/32" = 1'-0"

① EXISTING PARKING

FRONT DRIVE	9
REAR LOT	56
CARPORTS	30
TOTAL	95

Exhibit 1  
 June 13, 2000

<b>1</b>	PROJECT <b>BEXLEY HOUSE APARTMENTS</b> 2877 EAST BROAD STREET BEXLEY, OHIO 43209	PROJECT NO. 20007	GROUP, INC. ARCHITECTS/ PLANNERS 1250 GORDON RD. COLUMBUS, OHIO 43212 614-488-3103 614-488-1635 FAX
	OWNER <b>BEXLEY HOUSE LIMITED PARTNERSHIP</b> 7537 E. MAC DONALD DRIVE SCOTTSDALE, ARIZ.	DATE: 09 JUNE 2000	



PROJECT DATA  
 PARCEL AREA: 2.09 ACRES  
 NO. OF APARTMENT UNITS: 64



1 PROPOSED SITE PLAN  
 2 (NEW TOTAL WITH RE-CONFIGURED LAYOUT)

(NEW TOTAL WITH RE-CONFIGURED LAYOUT)

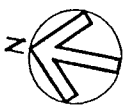
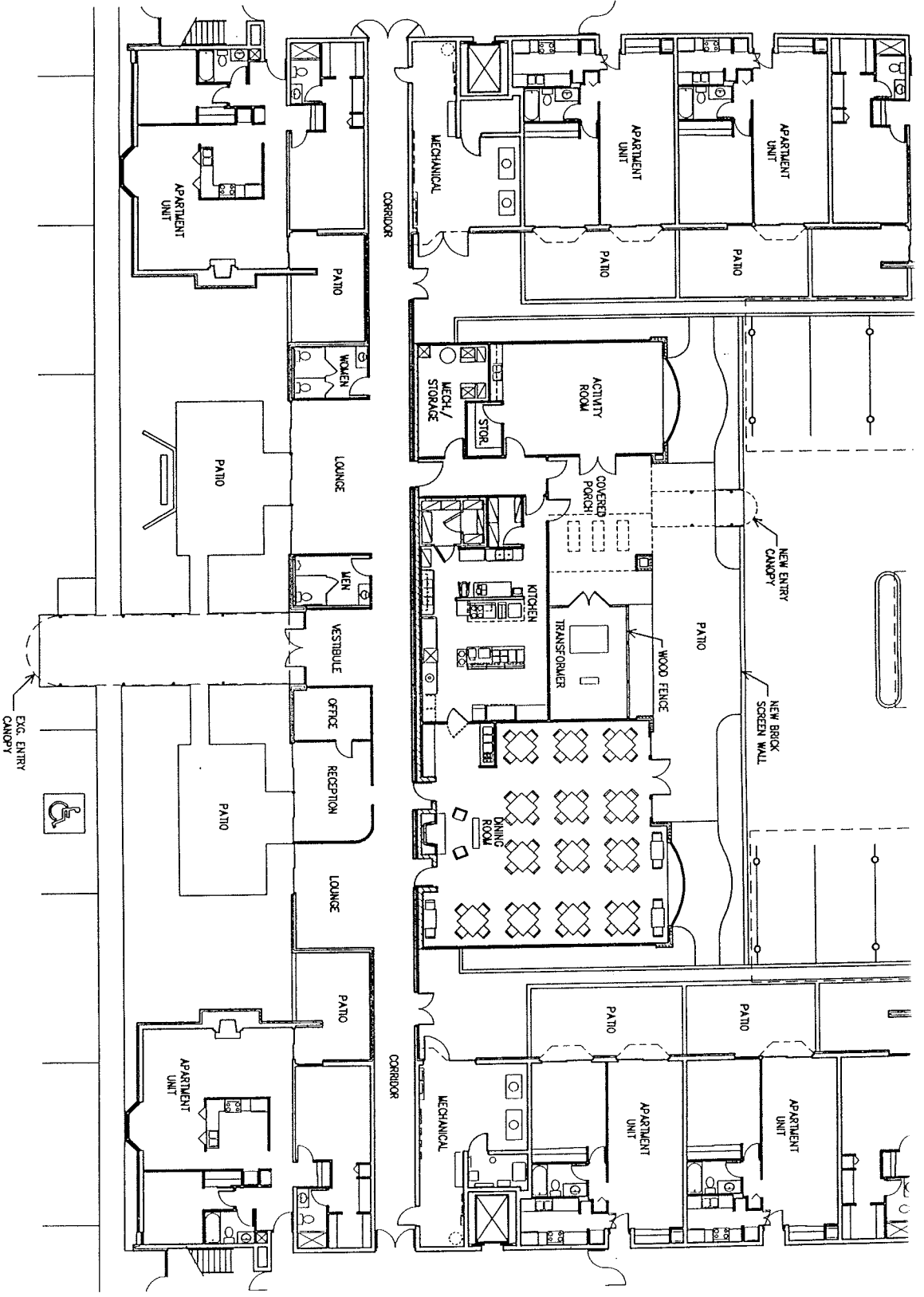
② PARKING PROVIDED

1 PER APT. UNIT	64
VISITORS	11
STAFF	8
TOTAL	83

Exhibit 2  
 July 20, 2000

<b>2</b>	PROJECT <b>BEXLEY HOUSE APARTMENTS</b> 2877 EAST BROAD STREET BEXLEY, OHIO 43209	PROJECT NO. 20007
	OWNER <b>BEXLEY HOUSE LIMITED PARTNERSHIP</b> 7537 E. MAC DONALD DRIVE SCOTTSDALE, ARIZ.	DATE: 16 JUNE 2000 REVISED: 6/26/00 8/27/00 7/11/00 DRAWN BY: RUM

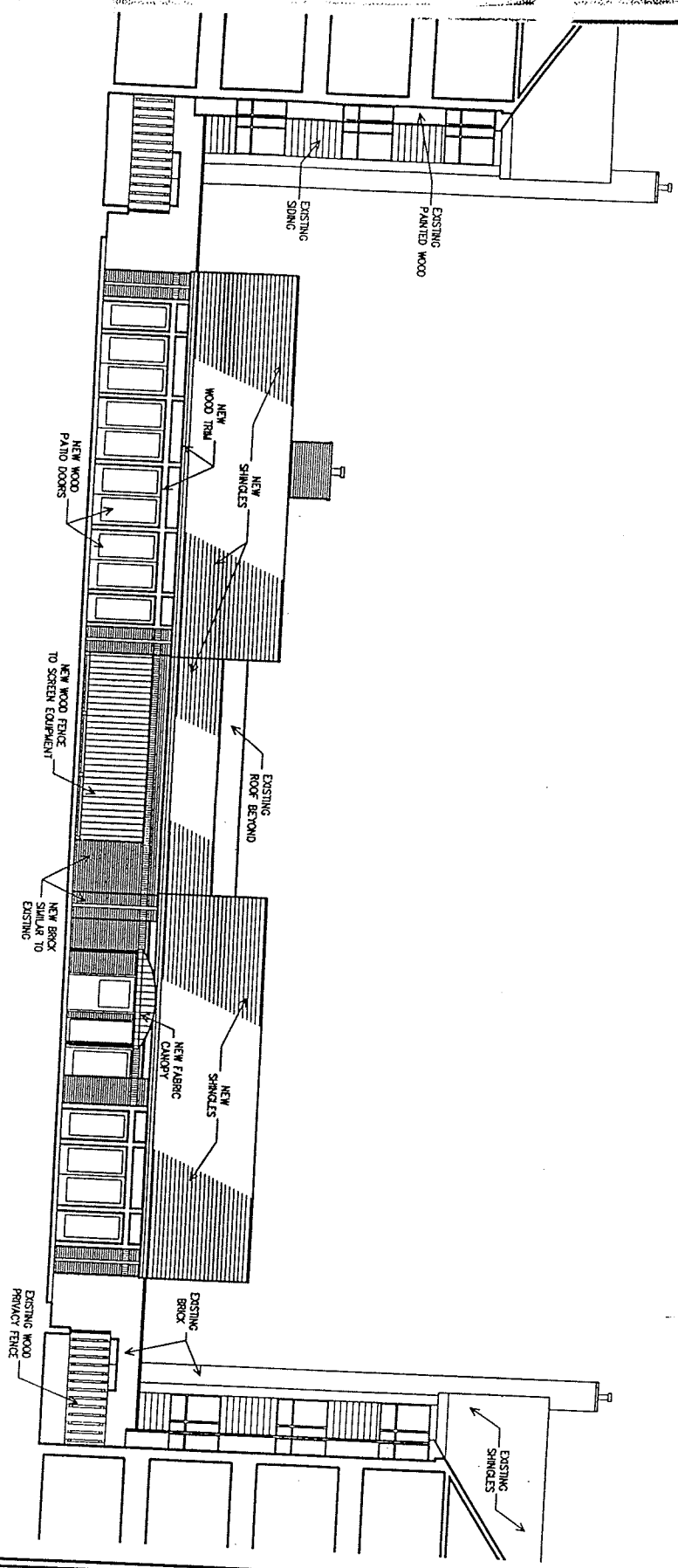
NORTH-HEB DESIGN  
 GREGORY M. CO.  
 ARCHITECTS/  
 PLANNERS  
 1100 Drexel Ave.  
 Suite 1000  
 Philadelphia, PA 19104  
 Tel: (215) 261-7100  
 Fax: (215) 261-7101



1 PARTIAL FLOOR PLAN  
3 1/8" = 1'-0"

Exhibit 3  
June 13, 2000

<b>3</b>	PROJECT <b>BEXLEY HOUSE APARTMENTS</b> 2877 EAST BROAD STREET BEXLEY, OHIO 43209		PROJECT NO. 20007
	OWNER <b>BEXLEY HOUSE LIMITED PARTNERSHIP</b> 7537 E. MAC DONALD DRIVE SCOTTSDALE, ARIZ.		DATE: 09 JUNE 2000  DRAWN BY: RDN
SHEET NO.		<b>PLANNERS/ARCHITECTS, INC.</b> 1250 Channahon Rd. Channahon, IL 61512 815-488-3103 815-488-1535 FAX	



1 SOUTH ELEVATION (from Courtyard)  
 5 3/2" = 1'-0"

Exhibit 4  
 July 20, 2000

<p><b>5</b></p>	<p>PROJECT BEXLEY HOUSE APARTMENTS          2877 EAST BROAD STREET          BEXLEY, OHIO 43209</p>	<p>PROJECT NO. 20007</p>
	<p>OWNER BEXLEY HOUSE LIMITED PARTNERSHIP          7537 E. MAC DONALD DRIVE          SCOTTSDALE, ARIZ.</p>	<p>DATE: 16 JUNE 2000</p> <p>DRAWN BY: RDN</p>

WITHERS DESIGN  
 GROUP, INC.  
 ARCHITECTS/  
 PLANNERS  
 1250 Chambers Rd.  
 Columbus, Ohio 43212  
 614 488-1000  
 614 488-1035 FAX

APPLICATION NUMBER \_\_\_\_\_

FILING FEE: \$ \_\_\_\_\_

**CITY OF BEXLEY, OHIO**

**APPLICATION TO APPEAR BEFORE  
BEXLEY CITY COUNCIL**

1. This application is submitted for: (please check)

(X) Rezoning ( ) Lot Split ( ) Plat Approval (X) Variance

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

2877 East Broad Street

3. NAME OF APPLICANT: Bexley House L/P, c/o Jackson B. Reynolds III

ADDRESS: 37 West Broad Street, Suite 725, Columbus, OH 43215

TELEPHONE NUMBER (614) 221-4255 / 221-4409 fax

4. NAME OF OWNER: Bexley House L/P, c/o Multipoint

ADDRESS: 7537 East McDonald Drive, Scottsdale, AZ 85250

TELEPHONE NUMBER: \_\_\_\_\_

5. Narrative description of project (attached additional sheets, if necessary.)

See attached sheet.

6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)

A variance is requested to reduce the number of existing parking spaces by 15 to allow the construction of a kitchen and dining area and an

activities space; the parking space will be reduced to 80 spaces to serve the entire site (residents, staff, and visitors).

APPLICANT: Jackson B. Reynolds III DATE 6/8/00

(Signature)

(NOTE: If the applicant is not the owner, a letter from the owner stating his or her approval of the application must be submitted with the application.)

APPLICANT & PROPERTY OWNER:

Bexley House L P  
% Multipoint  
7537 East McDonald Drive  
Scottsdale, AZ 85250

SURROUNDING PROPERTY OWNERS

Joseph & Estelle Schaeffer  
31 South Merkle Road  
Columbus, OH 43209

David & Bari Philips  
40 Merkle Road  
Columbus, OH 43209

Gordon & Phyllis Lemert  
35 South Gould Road  
Columbus, OH 43209

Schottenstein Trustees  
% Schottenstein Management  
FKA Frebis Realty  
1798 Frebis Avenue  
Columbus, OH 43206

David Jones  
32 South Gould Road  
Columbus, OH 43209

Elizabeth Kozelek  
38 South Gould Road  
Columbus, OH 43209

Sho-Ruben Realty Company  
% Schottenstein Management  
FKA Frebis Realty  
1798 Frebis Avenue  
Columbus, OH 43206

Jack Meizlish  
2850 East Broad Street  
Columbus, OH 43209

Maryleone Basch  
2860 East Broad Street  
Columbus, OH 43209

Philip & Patricia Smith  
2872 East Broad Street  
Columbus, OH 43209

Ruth Mellman  
% Edwin Mellman  
2762 East Broad Street  
Columbus, OH 43209

S & G Properties  
398 Holtzman Avenue  
Columbus, OH 43205

Joni Rosen  
2843 East Broad Street  
Columbus, OH 43209

## Bexley House Project Description

The applicant is seeking council approval to add to the existing apartment complex located at 2877 East Broad Street by constructing a kitchen / dining area and activities room on the site. The proposal would place the new construction between the two apartment buildings, behind the existing enclosed walkway. The majority of the new construction would be in the center of the lot and necessitate the loss of the interior parking areas. The loss of spaces would be minimal as a one space per unit would be maintained to accommodate residents.

The property is currently zoned Planned Unit Residential (PUR) District as a result of the Bexley Zoning Code change in the early 1970's. The property was rezoned to the Multi-Dwelling Class by council on December 17, 1968 and the old zoning district was converted to the PUR District in the 1970's. Minor changes have been made to the apartment complex since its construction such as new signage and a number of carports but no major alterations. The existing complex may not comply with all relevant development standards simply because it was constructed under the old code. The applicant would like at this time provide additional amenities to its residents and feels that offering meals and various activities would improve the quality of life for those renting apartments in the buildings.

The request will not increase the number of apartment units on the site as only the coverage of the lot will be increased by the construction. The PUR District provide's for a 45% lot coverage maximum and the proposed addition will increase building coverage by approximately 3,000 sq. ft. to a total of 39,000 sq. ft. The lot has 91,000 sq. ft. and 45% would allow a total lot coverage of 41,000 sq. ft. The addition would leave approximately 2,000 sq. ft. available under the cap established by the PUR District and should allow for construction of the new kitchen / dining room and activities area.

The addition will not impact any side, rear or front yard setbacks as the new construction will take place within the interior areas of the site. The loss of 15 parking spaces within the interior parking lot will not impact the parking for residents and staff as the ratio should remain at one parking space per unit and sufficient spaces for staff and visitors. The proposed addition will provide increased services to the complex's residents and does not represent any change in the type tenant within the buildings so no change of use is needed nor requested as a result of this application. The changes requested are appropriate under the PUR District and will improve the quality of life for residents by providing a dining program, a gathering area and an activities program.



# JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP AREA : jbr

DATE : JUN 7, 2000



DISCLAIMER

SCALE 1" = 100

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

GRID  
NORTH  
GIS  
19TH FLR.

GIS DIVISION