

AMENDED ORDINANCE NO. 108 - 02By: Mr. McClelland

An Ordinance to grant a Councilmatic Variance to allow Lot Number 4 of Block 5, of the Bullitt Park Amended Subdivision, a vacant lot that was previously known as 170 North Drexel Avenue, to be used for accessory uses and to permit the construction of accessory structures on the same lot.

Whereas, Bexley Code Section 1268.02 defines accessory use or structure as "a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure," and

Whereas, the owner of Lot Number 5 of Block 5 of the Bullitt Park Amended Subdivision, a developed lot known as 152 North Drexel Avenue that is located immediately south of and contiguous to Lot Number 4 of Block 5 of the Bullitt Park Amended Subdivision, has purchased Lot Number 4 and wishes to construct two carriage houses and a greenhouse on Lot Number 4 to serve as accessory structures for the principal structure located on Lot Number 5, and

Whereas, the proposed accessory uses are appropriate uses for the R-2 Intermediate Density Single-Family Residential District and the proposed structures as shown on Exhibit A, Pages 1-3 which is attached to and made a part of this Ordinance, are consistent with other accessory structures located in the district, and

Whereas, the property owner understands and has agreed to comply with the requirements of the Bexley Architectural Review District and all other applicable zoning and building code requirements, **NOW THEREFORE,**

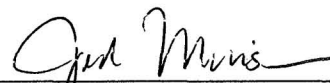
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That a Councilmatic Variance should be and hereby is granted to allow Lot Number 4 of Block 5 of the Bullitt Park Amended subdivision to be used for accessory uses and to permit the construction of the accessory structures shown on Exhibit A Pages 1-3 on the same lot; **provided, however, that the granting of such Councilmatic Variance shall not limit the power of the Board of Zoning Appeals with respect to the subject property under Chapter 1223 or any other provision of the Planning and Zoning Code, including, without limitation, the power to require a side yard or rear yard setback in excess of the minimum three feet specified in Section 1260.07.**

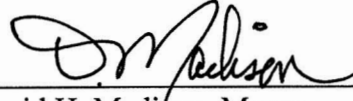
Section 2. That this Ordinance shall go into effect and be in force from and after the **issuance of a certificate of appropriateness with respect to the proposed structures by the Board of Zoning Appeals pursuant to Section 1223.04 of the Planning and Zoning Code.**

Passed: 1-14, 2003

Attest: 
Clerk of Council


President of Council

Approved: 1/14, 2003



David H. Madison, Mayor

1/14/03 Amended Ordinance
108-02 Substituted @
3rd reading passed