

ORDINANCE NO. 33 - 04

By: Jeffrey McLelland
~~Richard L. Weber~~

An Ordinance to approve a lot split for 400 and 410 South Columbia Avenue in the City of Bexley, Ohio, as shown in the legal description and survey attached to this Ordinance and to declare an emergency.

WHEREAS, the Board of Zoning Appeals sitting as the Architectural Review Board has approved a certificate of appropriateness for development plans for improvements to 410 South Columbia Avenue and such plans contemplate separation of an existing driveway shared by 400 and 410 South Columbia Avenue;

WHEREAS, the Board of Zoning Appeals conditioned its approval of the development plans upon the signing of an agreement between the owners of 400 and 410 South Columbia Avenue with respect to the separation of the existing shared driveway;

WHEREAS, property owners in the neighborhood received notice of the Board of Zoning Appeals hearing on the proposed development plans, had the opportunity to appear and comment on the plans, including separation of the existing shared driveway, and none of the neighbors have objected to the plans as approved, including the separation of the existing shared driveway;

WHEREAS, the owners of 400 and 410 South Columbia Avenue have agreed to the separation of the existing shared driveway as contemplated by the proposed lot split; and

WHEREAS, the lot split is minimal and does not affect other properties in the neighborhood;

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

Section 1. That a lot split between 400 and 410 South Columbia Avenue in the City of Bexley, Ohio, as shown in the legal description and survey, which are attached to and incorporated in this Ordinance, should be and hereby is approved.


Section 2. That this Ordinance is an emergency ordinance necessary for immediate preservation of the public health, safety and welfare, said emergency being the need to eliminate the current unsightly conditions of the property at 410 South Columbia Avenue and to commence construction in accordance with the approved development plans, and shall go into effect upon passage and approval by the Mayor.

Passed: 5-11, 2004

President of Council

Attest: 
Clerk of Council

Approved: 5/11, 2004


David H. Madison, Mayor

4-13-04 First Reading
4-27-04 Second Reading
5-11-04 Third Reading
Passed

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Boundary Survey prepared for and certified to:
Alan and Carol Radnor

Legal Description: Situated in Ohio, County of Franklin, City of Bexley, Being Part of Lot 33 Rownd & Knauss Parkview
Subdivision Plat Book 4, Page 47

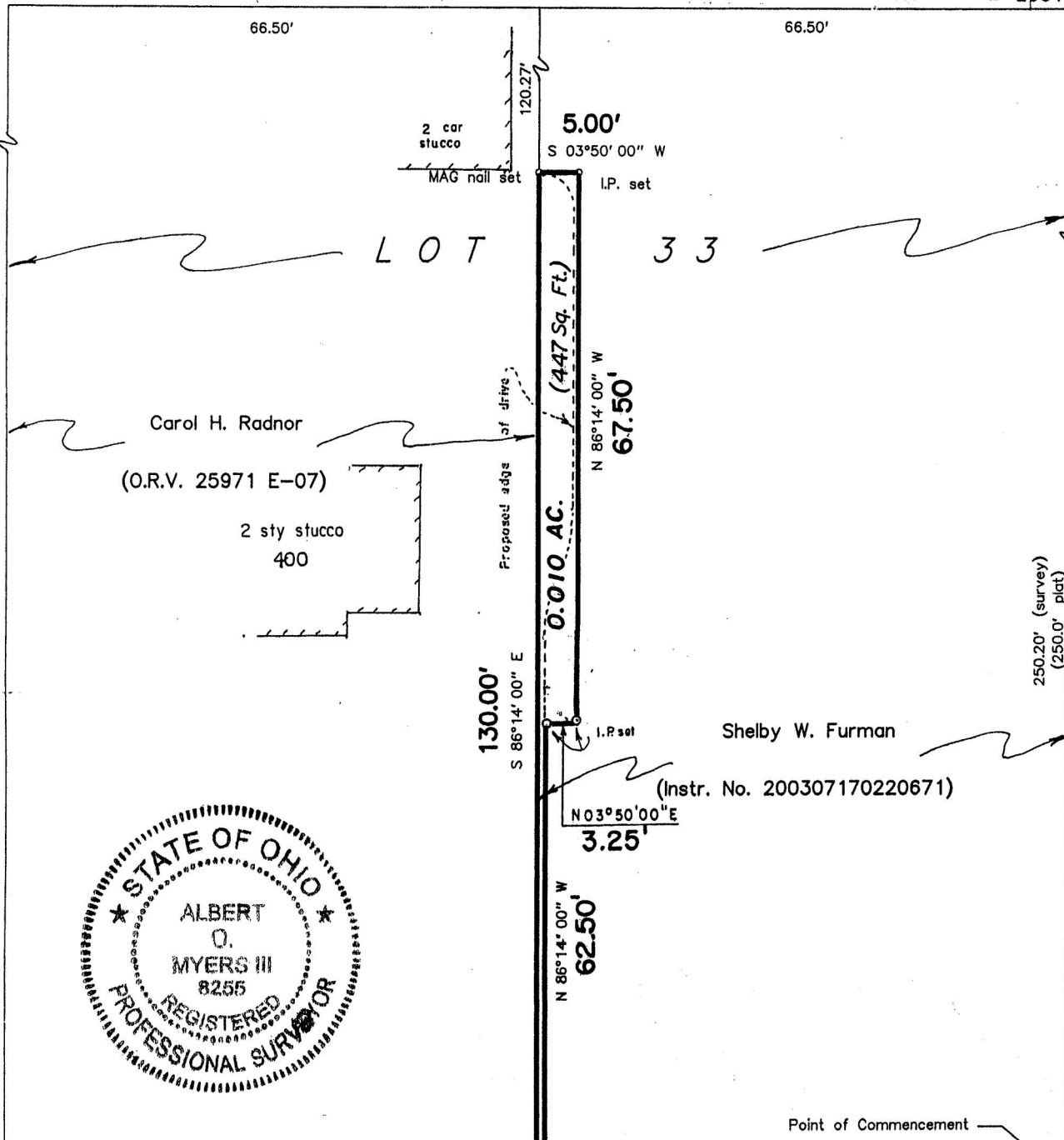
Applicant:

Posted Address: 400 S. Columbia Ave, Bexley, Ohio



Scale: 1" = 20'

Date: 3-17-2004
rev 4-2-2004



Bryden Road 70'

Cor. 16

APPLICATION NUMBER _____

FILING FEE: \$ _____

CITY OF BEXLEY, OHIO

**APPLICATION TO APPEAR BEFORE
BEXLEY CITY COUNCIL**

*Dorothy -
FYI -
your
copy
to read*

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

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

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

_____ 410 South Columbia _____

3. NAME OF APPLICANT: _____ Shelby Furman _____

ADDRESS: _____ 410 South Columbia _____

TELEPHONE NUMBER _____ 614. 332. 9289 _____

4. NAME OF OWNER: _____ Shelby Furman _____

ADDRESS: _____ 410 South Columbia _____

TELEPHONE NUMBER: _____ 614. 332. 9289 _____

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

_____ Lot split and sale of 447 square feet
_____ of land to property owner to the north. _____

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

APPLICANT: _____ DATE _____
(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.)



2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax 235-4559

March 17, 2004
Rev. April 2, 2004

**0.010 Acres (447 Sq. Ft.)
400 S. Columbia Ave.**

Situated in the State of Ohio, County of Franklin, City of Bexley, being part of Lot 33 of Park View Rownd and Knauss Subdivision as the same is numbered and delineated upon the recorded plat thereof in Plat Book 4, Page 47, Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's Office, unless otherwise noted) and being part of the south half of said Lot 33 as conveyed to Shelby W. Furman (Instrument Number 200307170220671) and being more particularly described as follows:

Commencing at a 1 inch hollow iron pipe found at the intersection of the north line of Bryden Road (70 feet wide) with the east line of South Columbia Avenue (80 feet wide), at the southwest corner of Lot 36 of said Subdivision;

Thence, along the east line of said South Columbia Avenue, the west lines of said Lot 36, Lot 35 and Lot 34 of said Subdivision and part of the west line of said Lot 33, North 03° 50' 00" East, 465.41 feet to a MAG nail found at the northwest corner of said Shelby W. Furman tract and the southwest corner of north half of said Lot 33 as conveyed to Carol H. Radnor (Official Records Volume 25971 E-07) and being the **TRUE POINT OF BEGINNING** of the herein described tract;

Thence, along part of the north line of said Shelby W. Furman tract and the south line of said Carol H. Radnor tract, South 86° 14' 00" East, 130.00 feet to a MAG nail set;

Thence, across said Shelby W. Furman tract and parallel with the east line of said South Columbia Avenue, South 03° 50' 00" West, 5.00 feet to an iron pipe set;

Thence, continuing across said Shelby W. Furman tract and parallel with the north line of said tract, North 86° 14' 00" West, 67.50 feet to an iron pipe set;

Thence, continuing across said Shelby W. Furman tract and parallel with the east line of said South Columbia Avenue, North 03° 50' 00" East, 3.25 feet to an iron pipe set;

(Continued)

Thence, continuing across said Shelby W. Furman tract and parallel with the north line of said tract, North $86^{\circ} 14' 00''$ West, 62.50 feet to an iron pipe set in the east line of said South Columbia Avenue and the west line of said Lot 33;

Thence, along the east line of said South Columbia Avenue and part of the west line of said Lot 33, North $03^{\circ} 50' 00''$ East, 1.75 feet to the place of beginning **CONTAINING 0.010 ACRES (447 SQUARE FEET)**, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utilities offices. Iron pipes set on 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579", unless otherwise noted. The foregoing description was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code in March 2004. Basis of bearings is the east line of said South Columbia Avenue held as North $03^{\circ} 50' 00''$ East as per scaled off of the Franklin County G.I.S.

Myers Surveying Co., Inc.



Albert O. Myers, III, P.S. 8255
(27031504.doc/aomiii)

CITY OF BEXLEY

Architectural Review Board

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on March 11, 2004:

Application: 341
Applicant: Matt Lones
Owner: Shelby Furman
Location: 410 S. Columbia Ave.

Request: The applicant is seeking an 8' variance to Bexley Code Section 1252.03(c), to allow the principal structure to be 3' from the north side property line. The applicant is also seeking architectural review for an additions and modifications to the existing structure.

MOTION: To approve the above application for architectural review. The Board further finds that the following conditions shall be complied with:

1. The windows on the right side south elevation, second story, to be slid to the left no greater than width of shutter.
2. Upper windows all to have muntins
3. Garage not to be used for living space.
4. No permits will be issued until the property owners work out an agreement for the reciprocal easement which currently exists between 410 S. Columbia Avenue and 400 S. Columbia Avenue.
5. East side second floor window to be centered on the gable.

Further an 8' variance to Bexley Code Section 1252.03(c) to allow the garage to be 3' from the north side property line is granted.

RESULT: The application was approved and the Board grants a Certificate of Appropriateness..

Staff Certification

Recorded in the Official Journal this 11th day of March, 2004.

Karen Bokor
Architectural Consultant

Dorothy Pritchard
Secretary