

AMENDED ORDINANCE NO.14-12

By: Matt Lampke

An Ordinance to grant a Councilmatic Variance to permit certain uses of an accessory structure on the property at 303 N. Parkview Avenue in the City of Bexley, Ohio.

Whereas, on February 16th, 2012, the applicant has applied to the Bexley board of Zoning Appeals to grant a variance to permit the construction an Pool House which will have cooking, bathing and toilet facilities

Whereas, the present owners of said property, Todd and Jennifer Werstler wish to install a full bathroom and kitchen in said accessory structure; and

Whereas, Bexley code Section 1260.11(b) prohibits the use of accessory structures for a dwelling unit, and

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

Section1. That a Councilmatic Variance is hereby granted to permit the use of the proposed accessory structure on the property known as 303 N. Parkview Avenue, Bexley, Ohio, as living space, said space being a bathroom and kitchen, subject to the following conditions:


- a) The accessory structure shall be constructed in accordance with the plans as approved by the Board of Zoning appeals; and as further approved by this Ordinance.
- b) The accessory structure shall at no time be utilized by persons for purposes of a lease or rental.
- c) The accessory structure shall at no time be used for any purpose other than as a pool house, nor shall it be utilized as a dwelling unit.
- d) Should the accessory structure be damaged by fire, explosion, flood, riot, or act of God, the use may be continued as before any such calamity provided the structure has not been destroyed to the extent of more than ninety percent of the replacement cost at the time of destruction, and provided such reconstruction is started within one year of such calamity and is continued in a reasonable manner until complete. If more than ninety percent of the replacement cost at the time of destruction of the accessory structure occurs

any time in the future by fire, explosion, flood, riot, or act of God, continued use of the structure will require a special permit at the discretion of Bexley City Council.

Section 2. That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: 3/27, 2012

Attest: 
Clerk of Council


President of Council

Approved: 3/27, 2012


Ben Kessler, Mayor

First Reading 2-28-12
Second Reading 3-13-12
Third Reading 3-27-12
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