

**ORDINANCE NO 78-05**

By: Mr. Weber

An Ordinance to grant a Councilmatic Variance to permit certain uses of an accessory structure on the property at 400 N. Drexel Avenue in the City of Bexley, Ohio.

Whereas, on July 19<sup>th</sup> 2005, the applicant has applied to the Bexley Board of Zoning Appeals to grant a variance to permit the construction of an addition to an existing bath in an accessory structure, on the property known as 400 N. Drexel Avenue, Bexley, Ohio; and

Whereas, the present owners of said property, Joseph and Denise Bronson wish to install a full bathroom 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,**

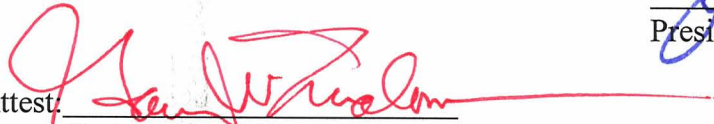
**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**

Section 1. That a Councilmatic Variance is hereby granted to permit the use of the proposed accessory structure on the property known as 400 N. Drexel Avenue, Bexley, Ohio, as living space, said space being a bathroom, subject to the following conditions:

- (a) *accordance with the plans* ~~There shall be no expansion of the existing~~ accessory structure *shall be constructed in* ~~beyond what is in~~ approved by the Board of Zoning Appeals on ~~July 19<sup>th</sup>~~ *September 9*, 2005; and as further approved ~~with~~ *by* this Ordinance.
- (b) The accessory structure shall at no time be utilized by persons other than members and guests of the family of the owner of the property.
- (c) The accessory structure shall at no time be occupied full time 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 completed. 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: 12-20, 2005

Attest:   
Clerk of Council

  
President of Council

Approved: 12/20, 2005

  
David H. Madison, Mayor

6/28/05 First Reading  
7/12/05 Second Reading  
7/18/05 Third Reading. Tabled  
12/20/05 Removed from table.  
Passed

APPLICATION NUMBER 57CC  
FILING FEE: \$ \_\_\_\_\_

CITY OF BEXLEY, OHIO

APPLICATION TO APPEAR BEFORE  
BEXLEY CITY COUNCIL

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

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

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

400 North Bexley

3. NAME OF APPLICANT: Joe + Denise Bronson

ADDRESS: 192 S. Cassidy

TELEPHONE NUMBER 614-239-9200

4. NAME OF OWNER: Joe + Denise Bronson

ADDRESS: 192 S. Cassidy

TELEPHONE NUMBER: 614-239-9200

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

Renovation of existing home with attached breezeway with a seasonal pool bath and 5 foot rear lot line

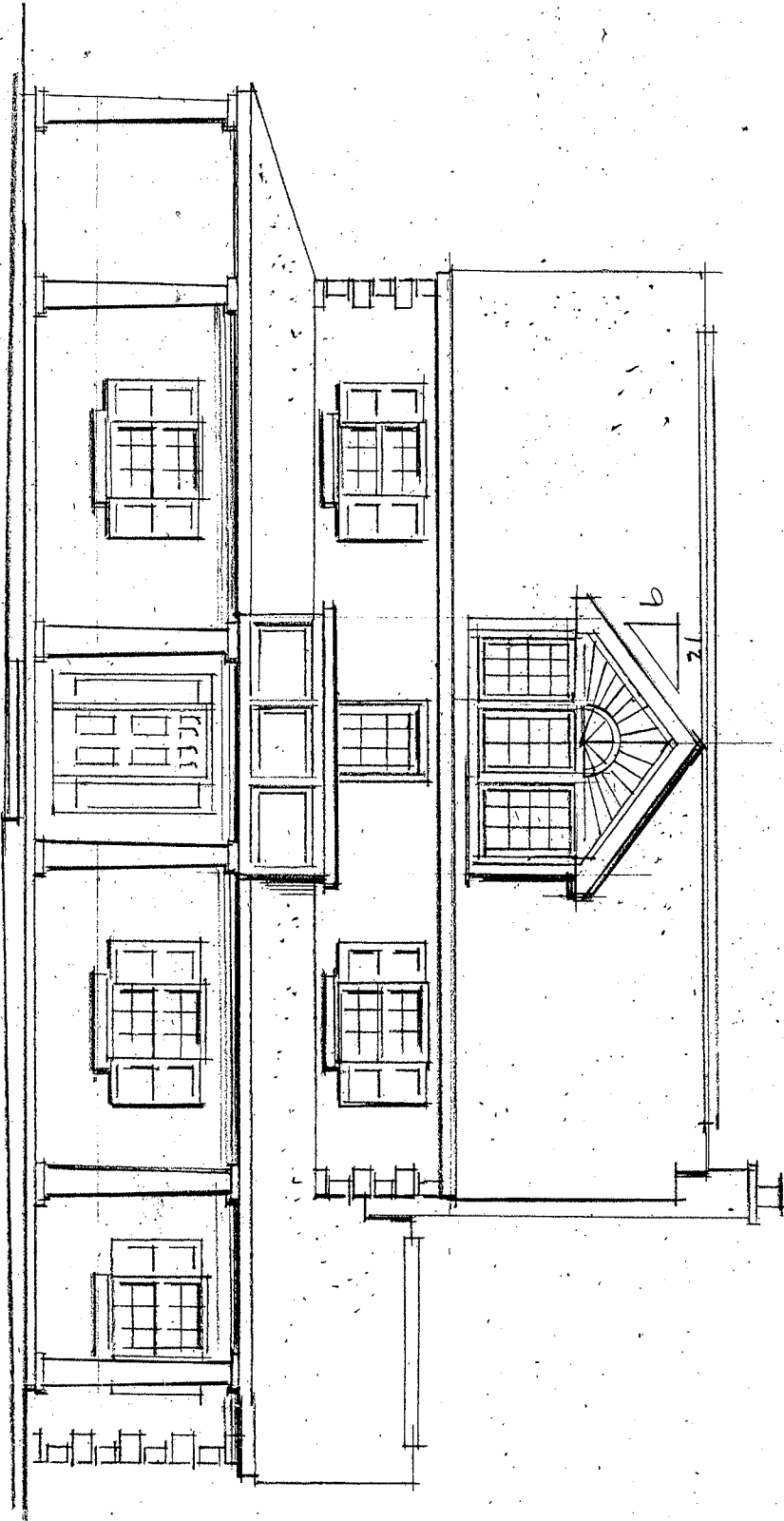
6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)

to allow a seasonal pool bath in exterior breezeway and to have a 5 foot rear lot line due to breezeway connecting house and garage

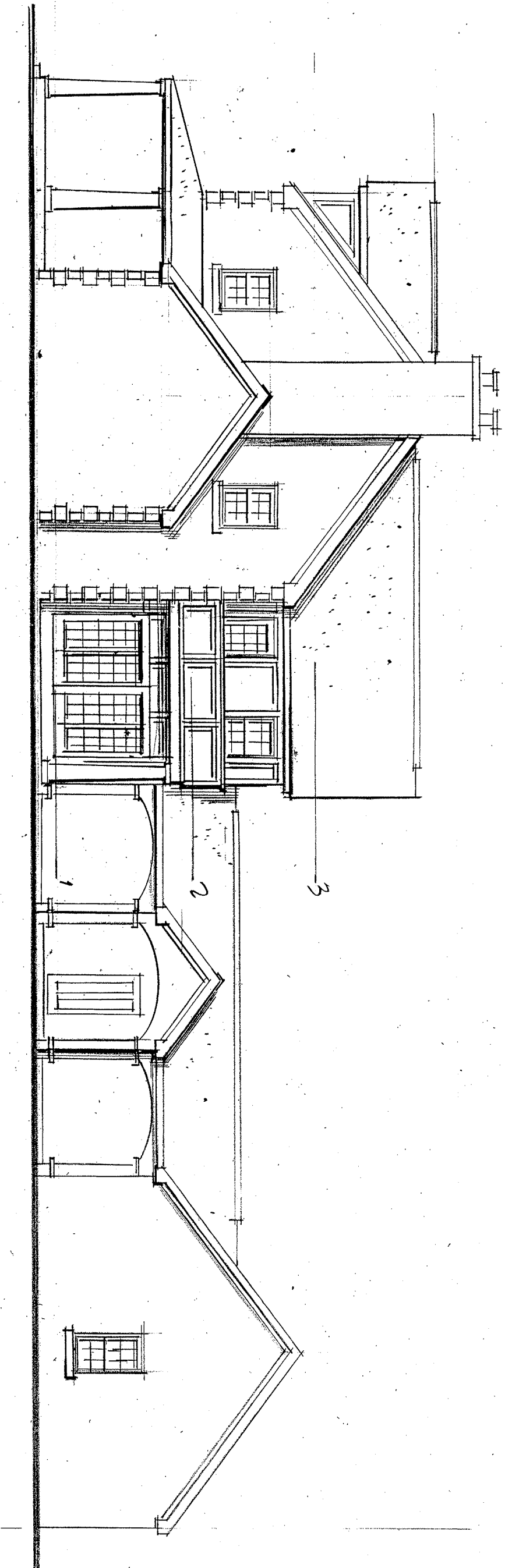
APPLICANT: [Signature] DATE 6/28/05

(Signature)

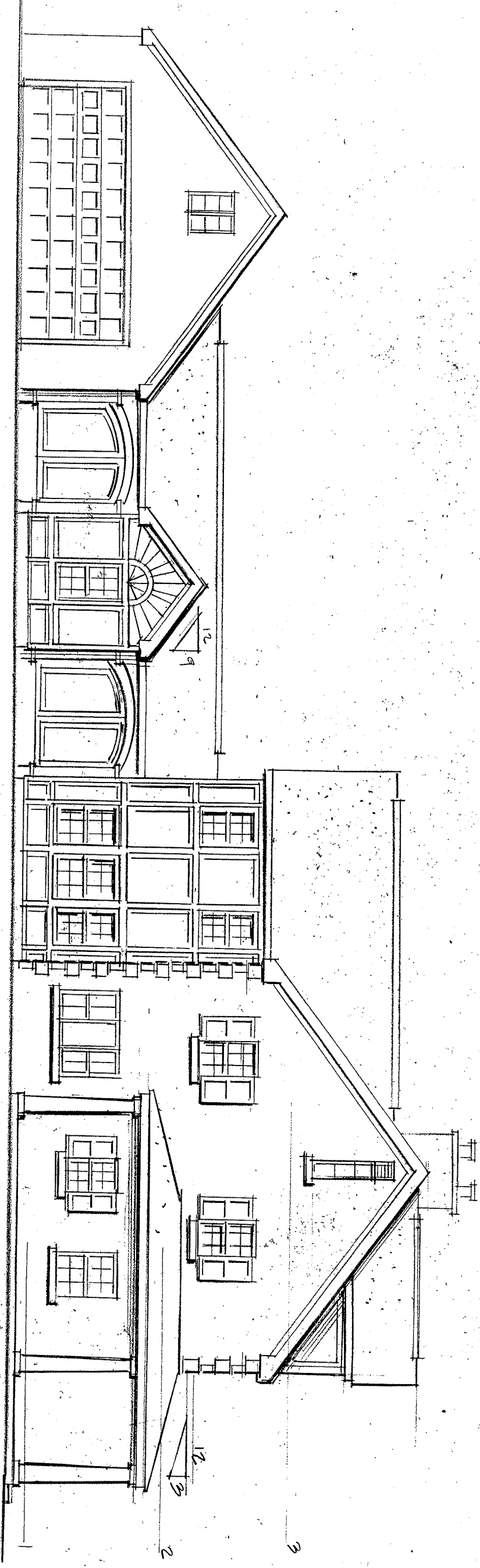
(NOTE: If the applicant is not the owner, a letter from the owner stating his or her approval of the application must be submitted with the application.)



FRONT  
1/8" = 1'-0"

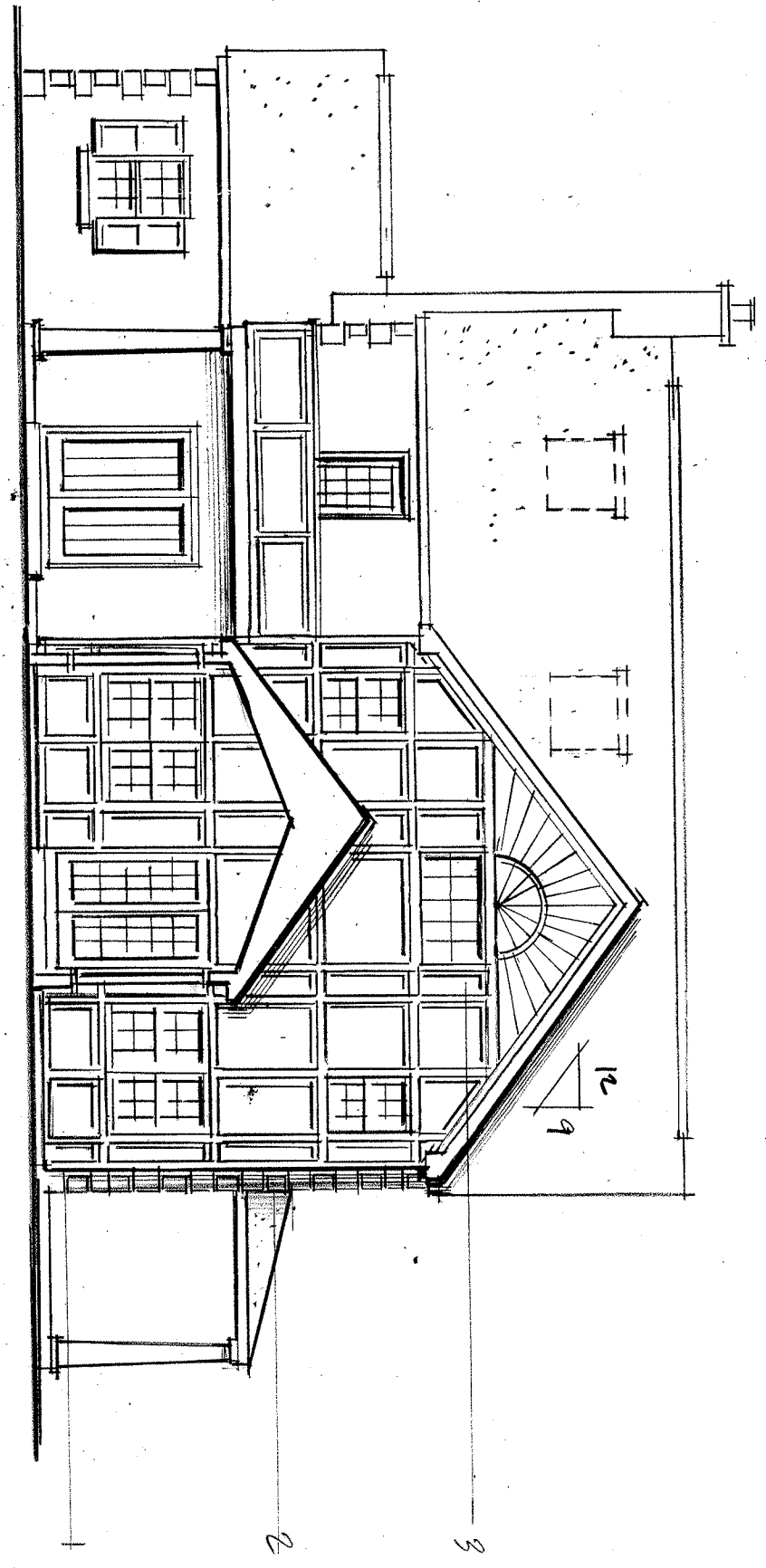


RIGHT  
1/8" = 1'-0"



LEFT  
1/8" = 1'-0"

REAR ELEVATION/SECTION  
1/8" = 1'-0"



**PUBLIC NOTICE**

This is to inform you that a public meeting will be held by the Engineering and Plats Committee of the Council of the City of Bexley, Ohio, at 5:30 P.M., Monday July 18, 2005, at Bexley City Hall 2242 East Main Street, to consider adoption of Ordinance No. 78-05. This Ordinance, if approved will permit the construction of an addition to the principal structure that includes an accessory use for use in relationship to the existing swimming pool at 400 N. Drexel Avenue. The accessory use is a bath.

All interested persons are invited to attend.



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[www.bexley.org](http://www.bexley.org)