

ORDINANCE NO 3-06

By: Mr. Weber

An Ordinance to grant a Councilmatic Variance to permit certain uses of an accessory structure on the property at 662 Vernon Road, in the City of Bexley, Ohio, said use being a half bath for the convenience of children playing in the back yard..

Whereas, on January 12th 2006, the applicant has applied to the Bexley Board of Zoning Appeals to grant a variance to permit the construction of an accessory structure, on the property known as 662 Vernon Road, Bexley, Ohio; and

Whereas, the present owners of said property, Dale & Brenda Rucker, wish to install a half 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 662 Vernon Road, Bexley, Ohio, as living space, said space being a half bath, subject to the following conditions:

- (a) The accessory structure shall be constructed in accordance with the plans approved by the Board of Zoning Appeals on January 12th, 2006; and as further restricted 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.

- (e) The property owner shall permit the City access to such structure from time to time and at reasonable times following construction to inspect the structure for the purpose of determining ongoing compliance with the conditions set forth in this ordinance.

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

Passed: 2/28, 2006

Attest: *J. A. King*
Clerk of Council

Helen Mac Murray
President of Council

Approved: 2/28, 2006

David H. Madison
David H. Madison, Mayor

*2-28-06. Passed @
3rd Reading with
text amendment
Subsection (e)*

THIS REVISION REFLECTS THE TEXT AMENDMENT AT THE FEBRUARY 28, 2006 MEETING.

***** CITY OF BEXLEY *****
2242 E. MAIN STREET
BEXLEY, OHIO 43209

***** CITY COUNCIL REVIEW *****

Permit Date: 01/18/2006

App. No.: 20060001 CC

Address: 662 VERNON RD

Scope of Work: COUNCILMATIC VARIANCE
Project: COUCIL VARIANCE

Owner: RUCKER BRENDA T RUCKER DALE E
662 VERNON RD
BEXLEY OH 43209-

Telephone: 614-236-8348

Applicant: OWNER
662 VERNON RD
BEXLEY, BDBAST 43209-

Telephone: 614-236-8348

An application to request review upon payment of a fee
of \$ \$30.00 is hereby granted. Receipt number: 20060069

Owner/Agent: DALE RUCKER

Chief Building Official: David S. Siefert / G R Date: 1-18-06

applicant audit file packet/Dorothy

Date of Review Meeting: _____

 PAID

APPLICATION NUMBER 20060501
FILING FEE: \$ 3000

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:

662 Vernon Rd.

3. NAME OF APPLICANT: Dale & Brenda Rucker

ADDRESS: 662 Vernon Rd.

TELEPHONE NUMBER 236-8348^(H) 937-9645 cell

4. NAME OF OWNER: Same

ADDRESS: _____

TELEPHONE NUMBER: _____

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

To have plumbing installed in proposed garage for water closet and sink to be located on 1st floor only.

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

To permit the proposed accessory structure to have a one-half bath on first floor only.

APPLICANT:  DATE 1-18-05
(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.)

PAID

NOTICE OF PUBLIC MEETING

This is to inform you that a public meeting will be held by the Zoning and Development Committee of the Council of the City of Bexley, Ohio, at 5:30 p.m., Tuesday, February 28, 2006, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 3-06. If approved, the ordinance would permit the construction of a bath in an accessory structure at 662 Vernon Rd.

All interested persons are invited to attend.

Mailed: 2-21-06

