

ORDINANCE NO. 36-06

By: John B. Rohyans

An Ordinance to grant a Councilmatic Variance to permit certain uses of an accessory structure on the property at 2736 Bexley Park Road in the City of Bexley, Ohio.

Whereas, on April 6th 2006, the Bexley Board of Zoning Appeals granted Variance No. 60022 to permit the construction of a 2-story accessory structure, with the second floor approved for storage space only, on the property known as 2736 Bexley Park Road, Bexley, Ohio; and,

Whereas, the present owner of said property, Ms. Dona Boekley wishes to use the second story of the structure for a hobby room which is to be heated and cooled, and,

Whereas, Bexley Code Section 1260.1 1(b) prohibits the use of accessory structures for living space, and

Whereas, the design and size of the accessory structure is appropriate to the architecture of the property and the neighborhood and has received Architectural Review Approval from the Bexley Architectural Review Board and a variance from the Bexley Board of Zoning Appeals. **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 2736 Bexley Park Road, Bexley, Ohio, as a heated and cooled hobby room, with the following conditions:

(a) There shall be no expansion of the existing accessory structure beyond what was approved by the Board of Zoning appeals on April 6, 2006.

(b) The accessory structure shall at no time be occupied full time nor shall it be utilized as a dwelling unit *or have bathing or toilet facilities*

(c) 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 and is continued in a reasonable manner until completed.

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

Passed: 6.13, 2006

Helen Mac Murray
President of Council

Attest: [Signature]
Clerk of Council

Approved: 6/13, 2006

5-09-06 First Reading
5-23-06 Second Reading
6-13-06 Third Reading
Passed

[Signature]
David H. Madison, Mayor

**PUBLIC NOTICE
SPECIAL MEETING
CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING APPEALS**

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, April 6th 2006 at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

SPECIAL NOTE TO THE APPLICANT; It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

APPLICATION 60022

APPLICANT: Pete Foster

OWNER: Ms D. Boekley

LOCATION: 2736 Bexley Park Rd.

REQUEST The applicant is seeking architectural review and approval to allow a 2nd story addition to the existing detached garage to accommodate a hobby room. The applicant is also seeking a variance to Bexley Code Section 1260.07(e), which states that detached garages shall not be less than 10' from the principal structure to allow the 2nd story addition to this non-conforming garage, which is currently located 5' from the principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 235-0956.

Please contact the City of Bexley at 235-0956 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 03-30-2006

4-6-06

Garage @
Bexley Park

APPLICATION NUMBER _____
FILING FEE: \$ 50.00

CITY OF BEXLEY, OHIO

APPLICATION TO APPEAR BEFORE
BEXLEY CITY COUNCIL

1. This application is submitted for: (please check)
() Rezoning () Lot Split () Plat Approval (X) Variance

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2736 BEXLEY PARK

3. NAME OF APPLICANT: PETE FOSTER RESIDENTIAL DESIGN, LLC

ADDRESS: 2414 E. MAIN STREET, BEXLEY, OHIO 43209

TELEPHONE NUMBER 614.238.9510

4. NAME OF OWNER: MS. DONNA BOEKLEY

ADDRESS: 2736 BEXLEY PARK, OH 43209

TELEPHONE NUMBER: 238.3215

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

HOBBY SPACE ABOVE TWO CAR GARAGE
WOULD LIKE TO BE HEATED & COOLED.
NO PLUMBING

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

CURRENT ZONING CODE DOES NOT ALLOW
"LIVABLE SPACE" ABOVE A DETACHED
GARAGE

APPLICANT: [Signature] DATE 4/20/2006
(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.)