

ORDINANCE NO. 69-97

BY: Melisa S. Shroyer

An Ordinance to grant a Councilmatic Variance to permit certain uses of an accessory structure on the property at 216 South Columbia Avenue.

WHEREAS, on December 11, 1997, the Bexley Board of Zoning Appeals granted Variance number 97-60 to permit the construction of an accessory structure located on the property known as 216 South Columbia Avenue, Bexley, Ohio; and,

WHEREAS, the present owners of said property, Michael & Denise Glimcher, wish to use a portion of the structure for living space for persons working on the property, specifically a nanny, and guest quarters for invited guests and family members; and,

WHEREAS, City of Bexley Code Section 1260.11(b) prohibits the construction and use of accessory houses as dwelling houses; and,

WHEREAS, the high pitched roof of the accessory structure is appropriate to the architecture of the property and the neighborhood and can accommodate living quarters without a change in appearance; and,

WHEREAS, the use of large accessory structures in this neighborhood includes living spaces that have been grandfathered since the adoption of Code Section 1260.11(b) or have been granted Councilmatic Variances since adoption of Code Section 1260.11(b). 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 accessory house on the property known as 216 South Columbia Avenue, Bexley, Ohio, as a dwelling unit, subject to the following conditions:

- (a) There shall be no expansion of the existing accessory house beyond what was approved by the Board of Zoning Appeals on December 11, 1997;
- (b) There shall be no reduction of the present off-street parking on the property;
- (c) Occupants of the accessory house shall be required to use a portion of the existing off-street parking on the property;
- (d) The accessory house shall at no time be rented to persons other than members of the family of the owner of the property, provided that anyone may occupy the accessory house (a) in exchange for services rendered to the owner of the property or the payment of the utility charges, maintenance expenses, taxes, assessments, insurance premiums or similar expenses, or (b) if no money, goods, or services are given in exchange for the right to occupy the accessory house;

- (e) Should the accessory house 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 house 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.

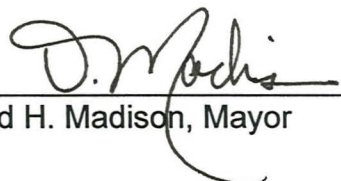
Section 2. That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: January 10, 1997

  
President of Council

Attest:   
Clerk of Council

Approved: 2110, 1997

  
David H. Madison, Mayor

glimcher

December 29, 1997,  
first reading  
January 13, 1998, second  
reading

APPLICATION NUMBER 4-00  
FILING FEE: \$ 15.00

CITY OF BEXLEY, OHIO

APPLICATION TO APPEAR BEFORE  
BEXLEY CITY COUNCIL

1. This application is submitted for: (please check)  
☐ Rezoning      ☐ Lot Split      ☐ Plat Approval      ☒ Variance
2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:  
216 S Columbia
3. NAME OF APPLICANT: JOHN BEHAL ARCHITECT for  
Michael & Denise Colmcher  
ADDRESS: 240 North 5th Street, Columbus, Ohio 43215  
TELEPHONE NUMBER: 614-1933
4. NAME OF OWNER: Michael & Denise Colmcher  
ADDRESS: 216 South Columbia Ave, Bexley  
TELEPHONE NUMBER: 253-4077
5. Narrative description of project (attached additional sheets, if necessary.)  
Build ramping goovers over detached garage.
6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)  
see attachment

**PAID**

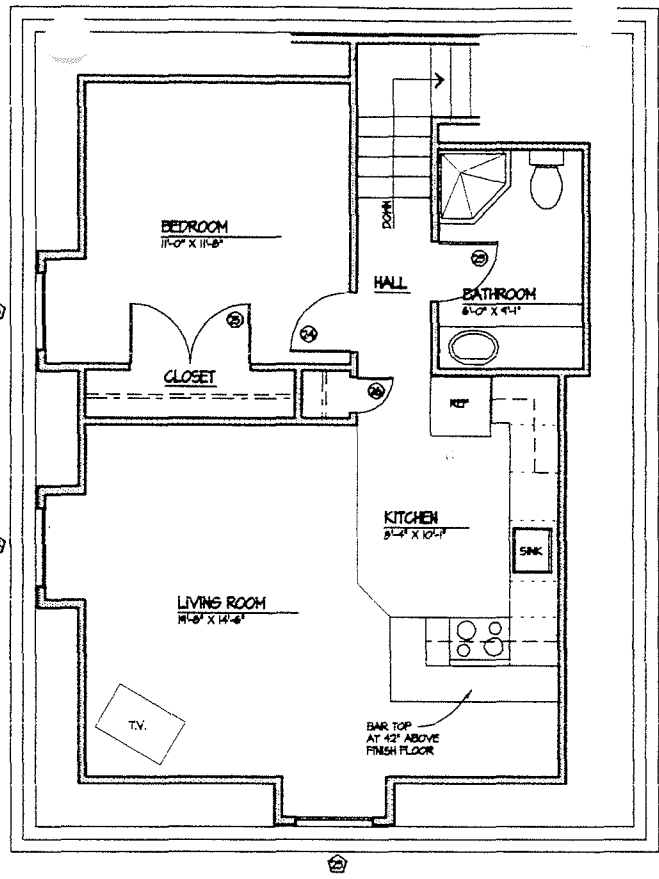
Charles A Nitschke  
Thomas E Sampson  
James F Dietz  
John R Behal  
Keith DeVoe III

December 23, 1997

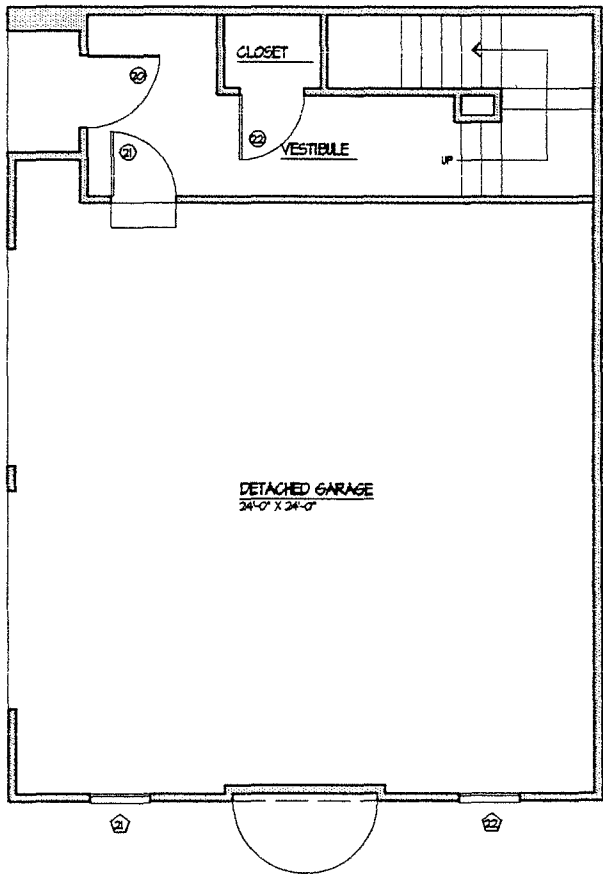
Glimcher Residence  
216 South Columbia Avenue  
Bexley, Ohio 43209

Attachment to application to appear before Bexley City Council:

1. Finding reliable, safe childcare is an ongoing problem for families in Bexley, as well as many other communities. The ability to provide private, yet on site facilities for a high quality child care worker, really help ensure the safety and well-being of the children living at 216 South Columbia Avenue.
2. Because of the high pitched roofs appropriate to the architecture of the property, living quarters can be tucked in “under” the roof of the detached garage virtually without a difference in appearance. None of the windows in the proposed nanny quarters will face neighboring properties. BZA has approved the structure and placement on site as submitted to you.
3. Under no circumstances will this space be rented or leased. It will be use solely for family-care persons or actual family members.
4. This area of Bexley with large, grand homes has a history of outbuildings built to match the style of the main buildings on the site. Many of the existing structures were built with living space over the attached garages. Therefore, we feel this proposal matches the style and historic character of the area.

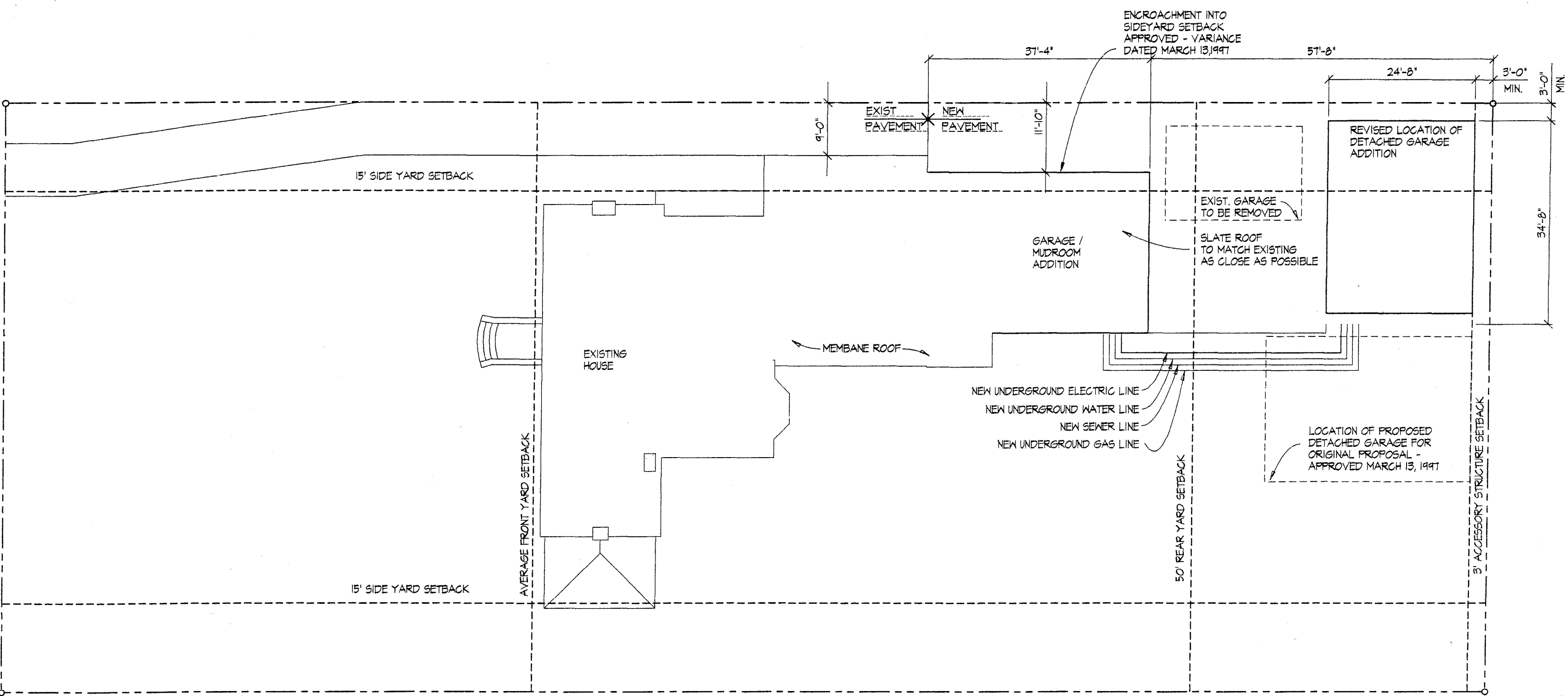


DETACHED GARAGE  
SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

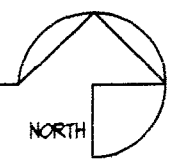


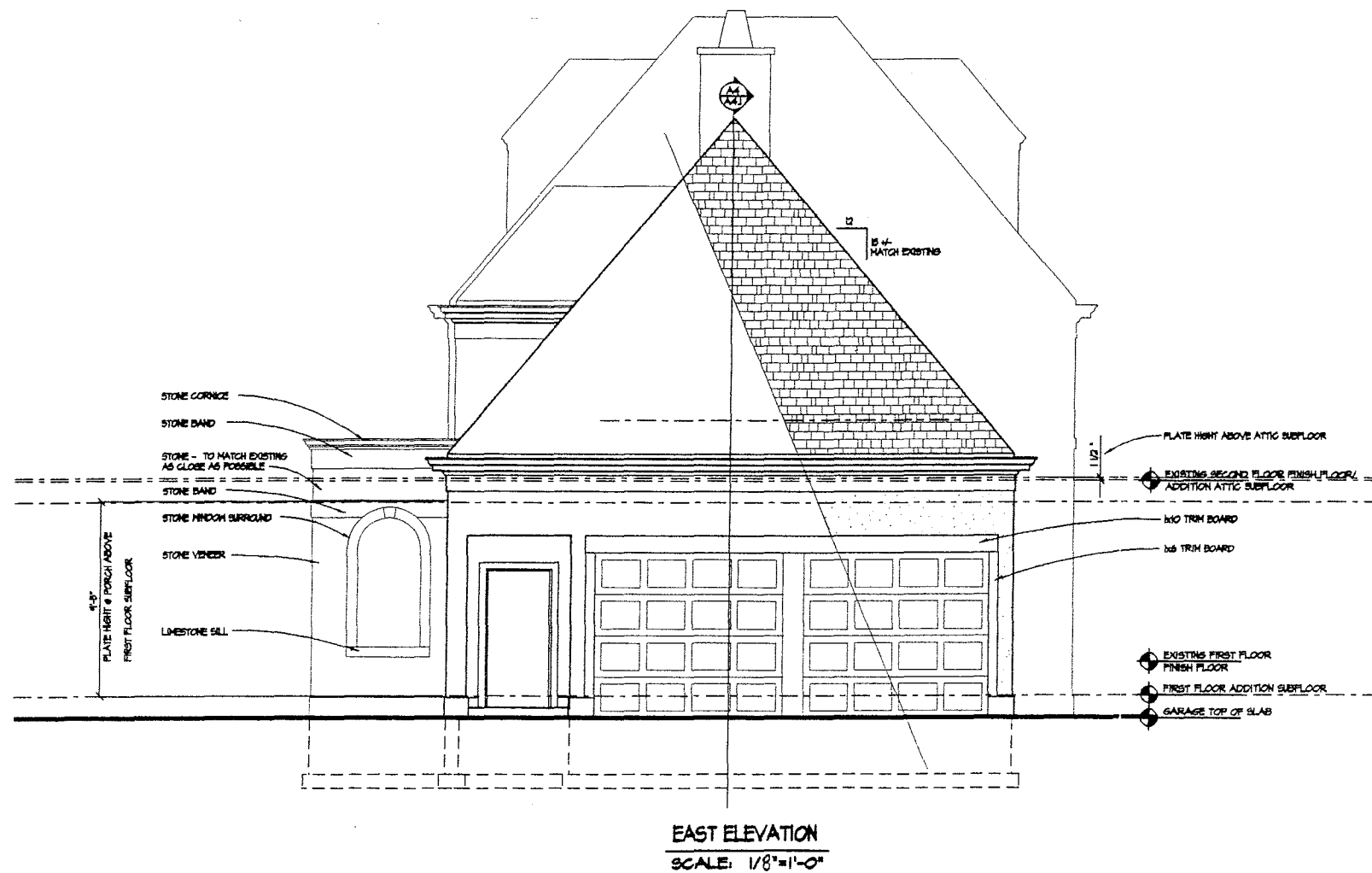
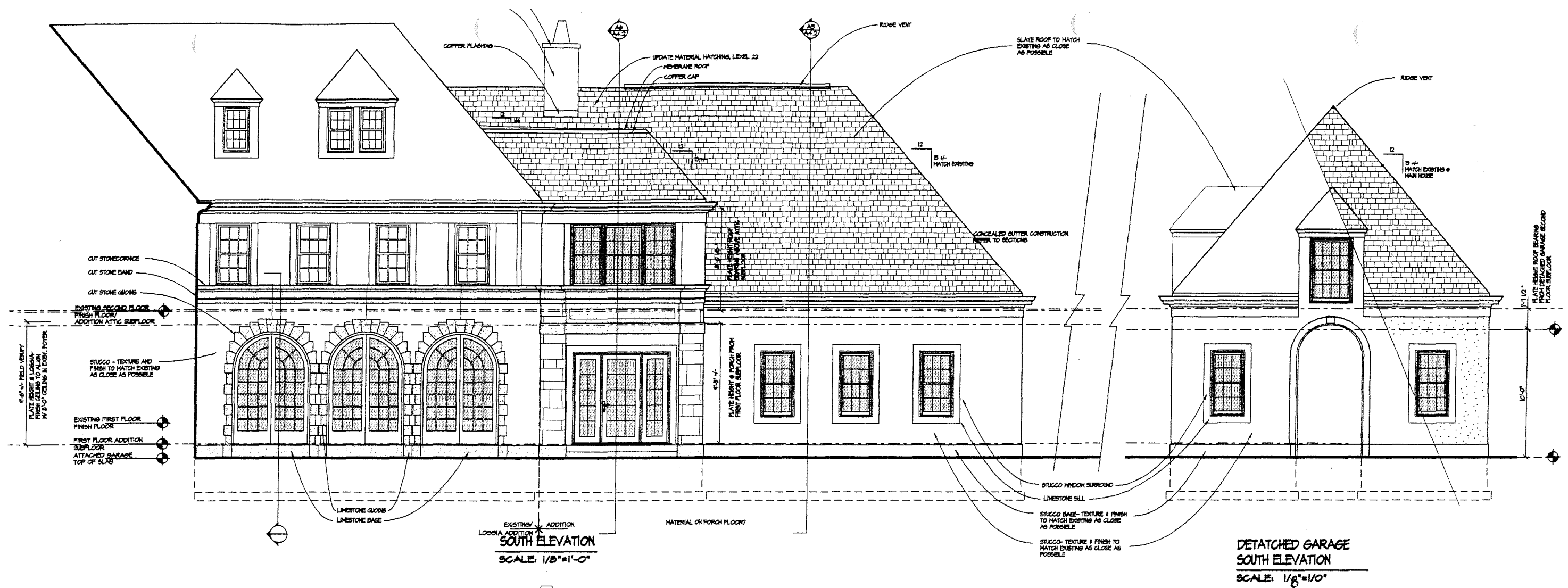
DETACHED GARAGE  
FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

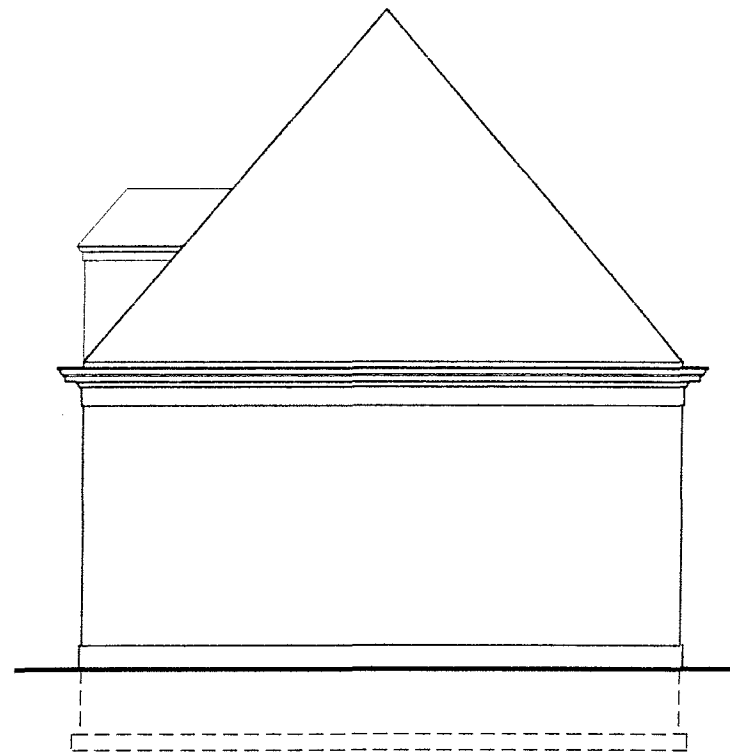




SITE PLAN  
SCALE: 1/16"=1'-0"







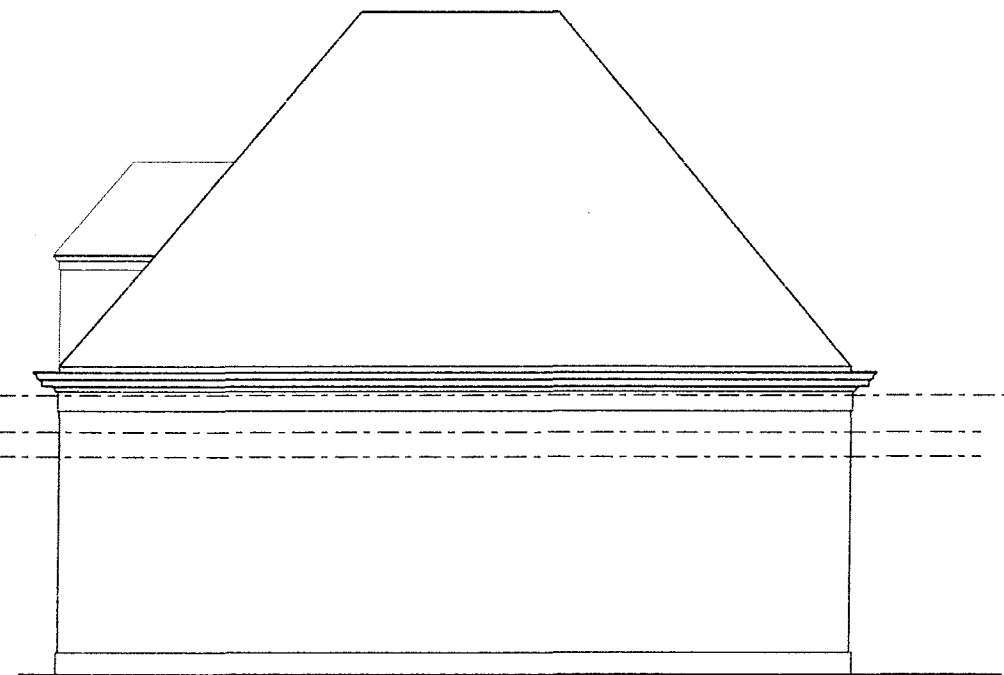
DETACHED GARAGE  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



NORTH ELEVATION  
SCALE: 1/8"=1'-0"



DETACHED GARAGE  
WEST ELEVATION  
SCALE: 1/8"=1'-0"



DETACHED GARAGE  
EAST ELEVATION  
SCALE: 1/8"=1'-0"