

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

J. F. Glimcher
President of Council

Attest: Rich A. Levin
Clerk of Council

December 29, 1997,
first reading

Approved: 2/10, 1997

D. Madison
David H. Madison, Mayor

January 13, 1998, Second
reading

glimcher

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 Dennis Anchey Jr

Michael & Denise Colimcher

ADDRESS: # 240 North 5th Street, Columbus, Ohio 43215

TELEPHONE NUMBER 4104-1933

4. NAME OF OWNER: Michael & Denise Colimcher

ADDRESS: 2160 South Columbia Ave, Bexley

TELEPHONE NUMBER 253-4077

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

Build narrow garage over detached garage.

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

see attachment

P A I D

NitschkeSampsonDietz

Integrated Architecture and Construction

Charles A Nitschke

Thomas E Sampson

James F Dietz

John R Behal

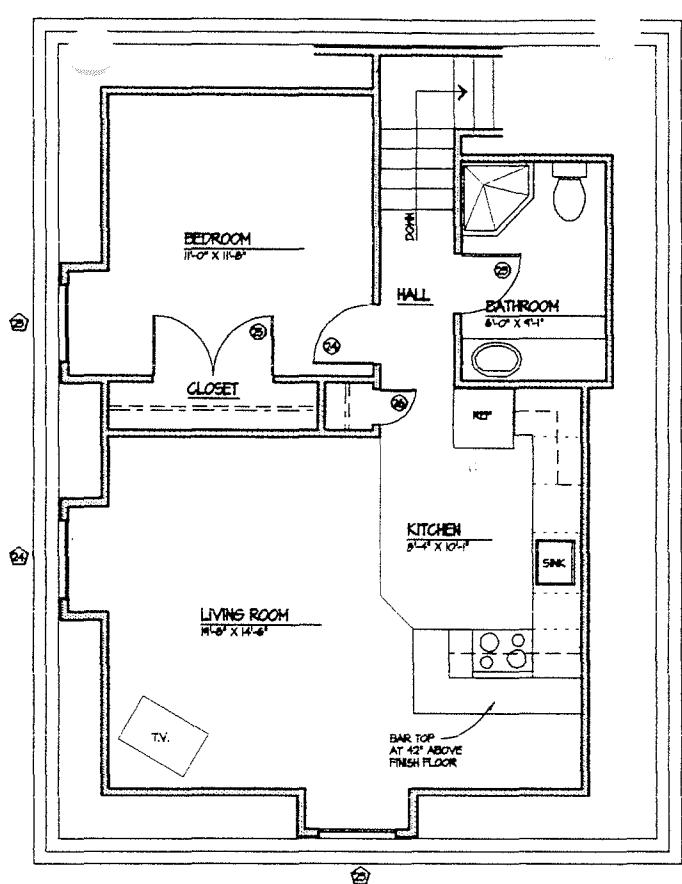
Keith DeVoe III

December 23, 1997

Glimcher Residence
216 South Columbia Avenue
Bexley, Ohio 43209

Attachment to application to appear before Bexley City Council:

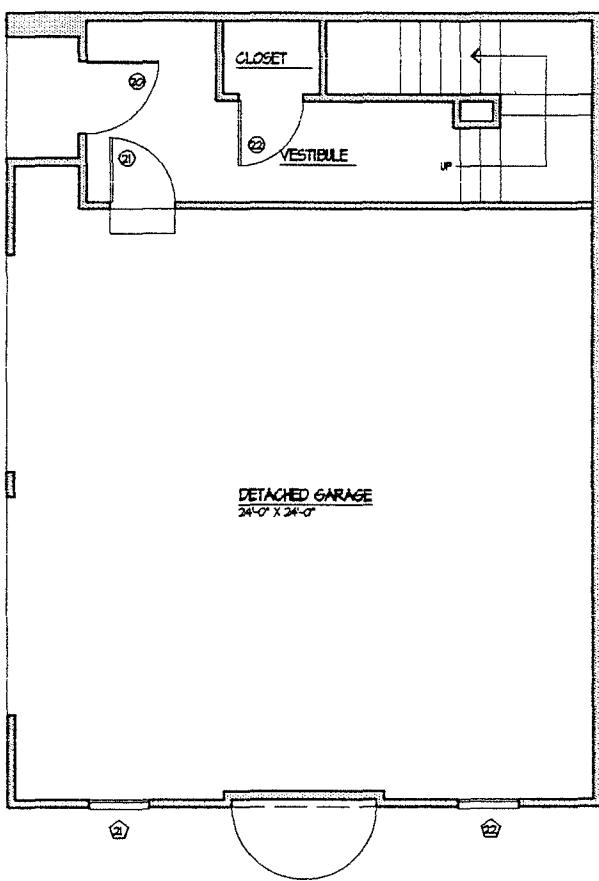
1. Finding reliable, safe childcare is an ongoing problem for families in Bexley, as well as many other communities. The ability to provide private, yet on site facilities for a high quality child care worker, really help ensure the safety and well-being of the children living at 216 South Columbia Avenue.
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"

NORTH

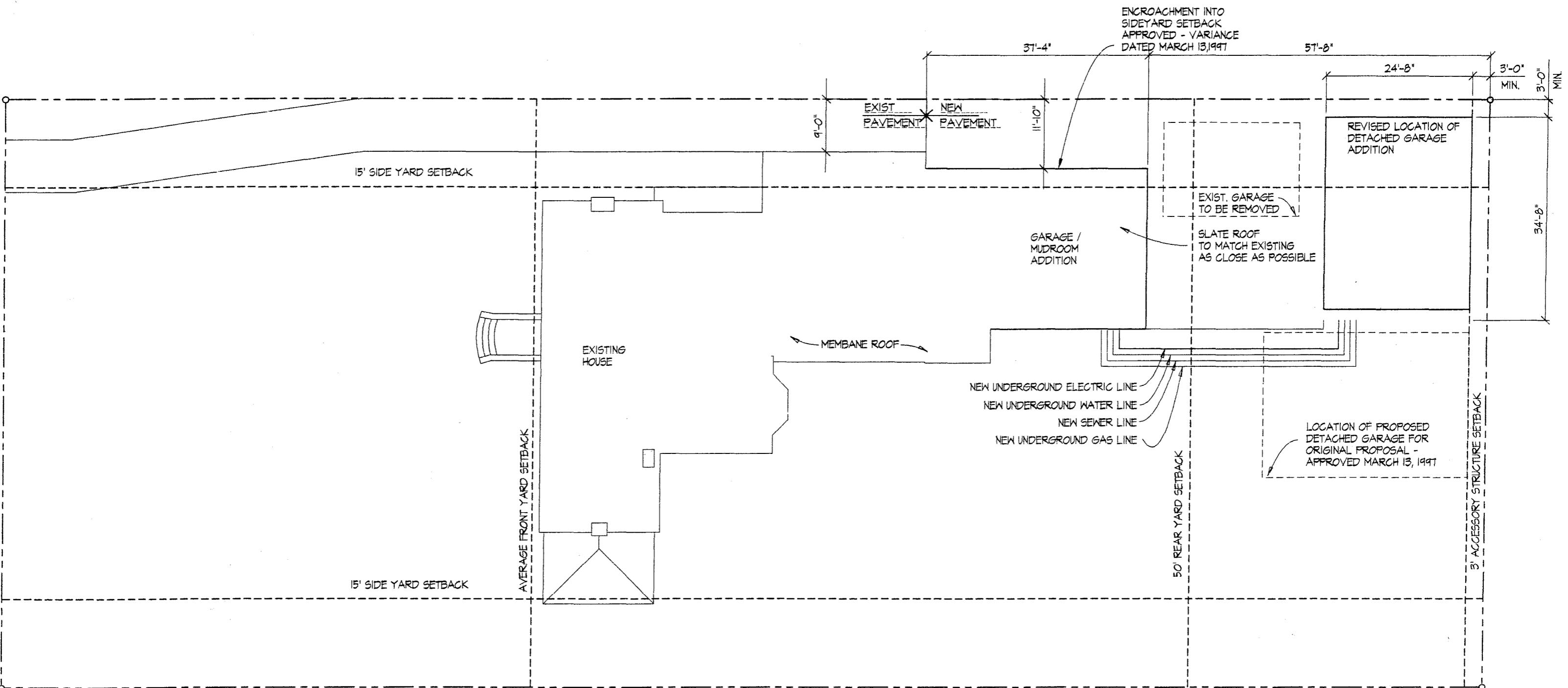


DETACHED GARAGE
FIRST FLOOR PLAN

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

NORTH

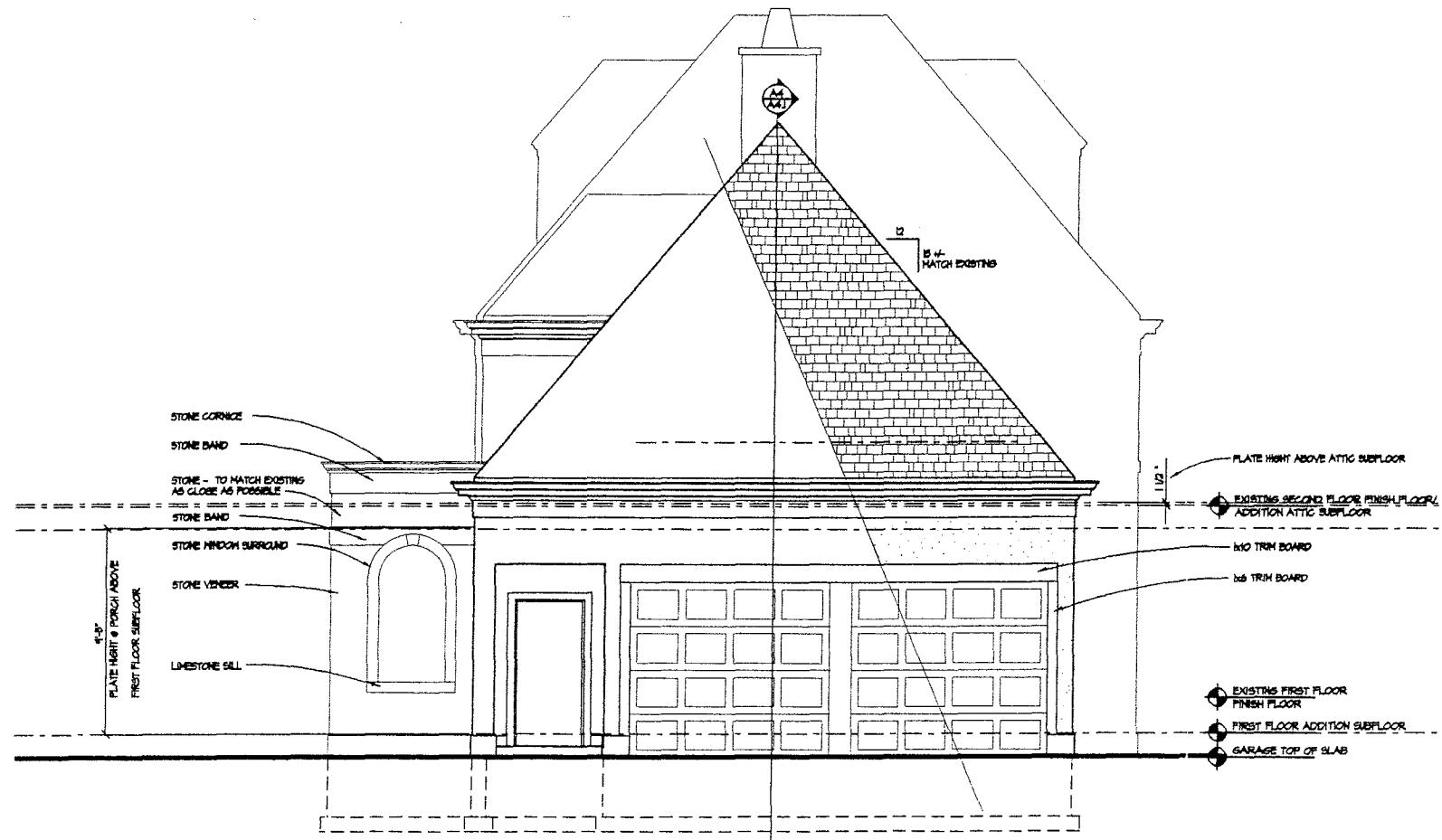
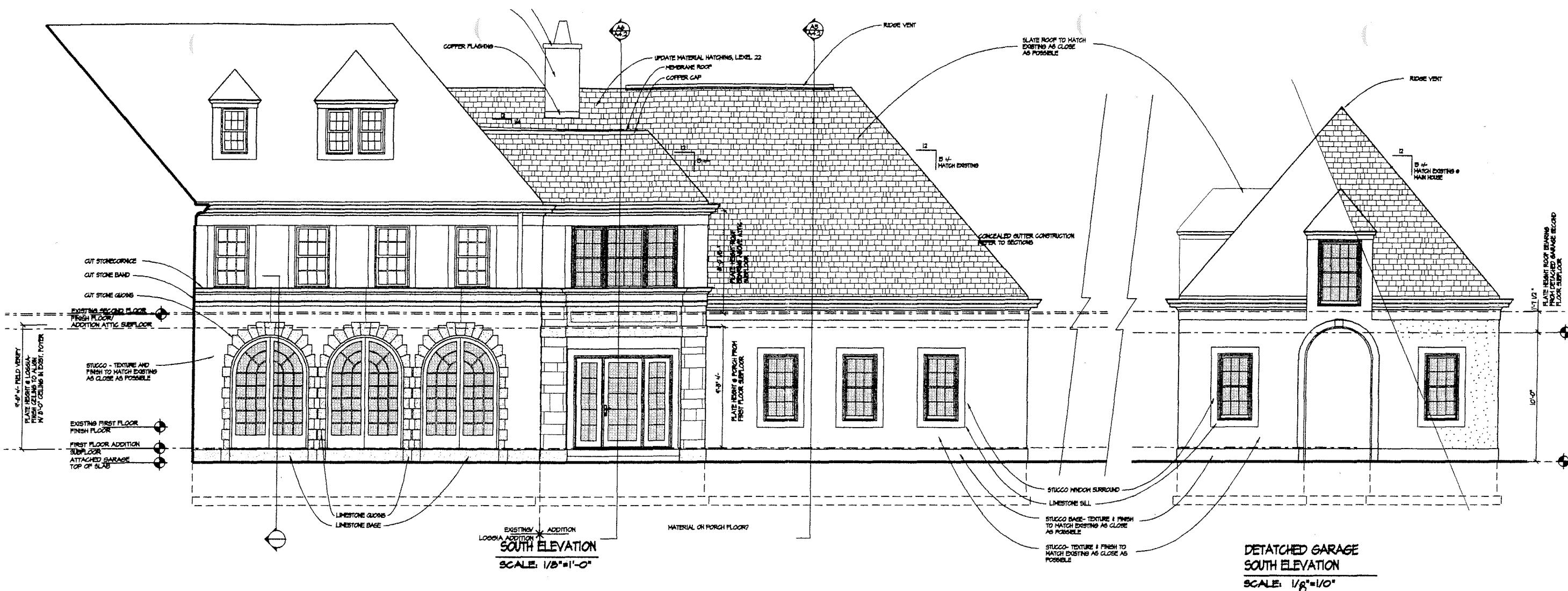
ENCROACHMENT INTO
SIDEYARD SETBACK
APPROVED - VARIANCE
DATED MARCH 13, 1997



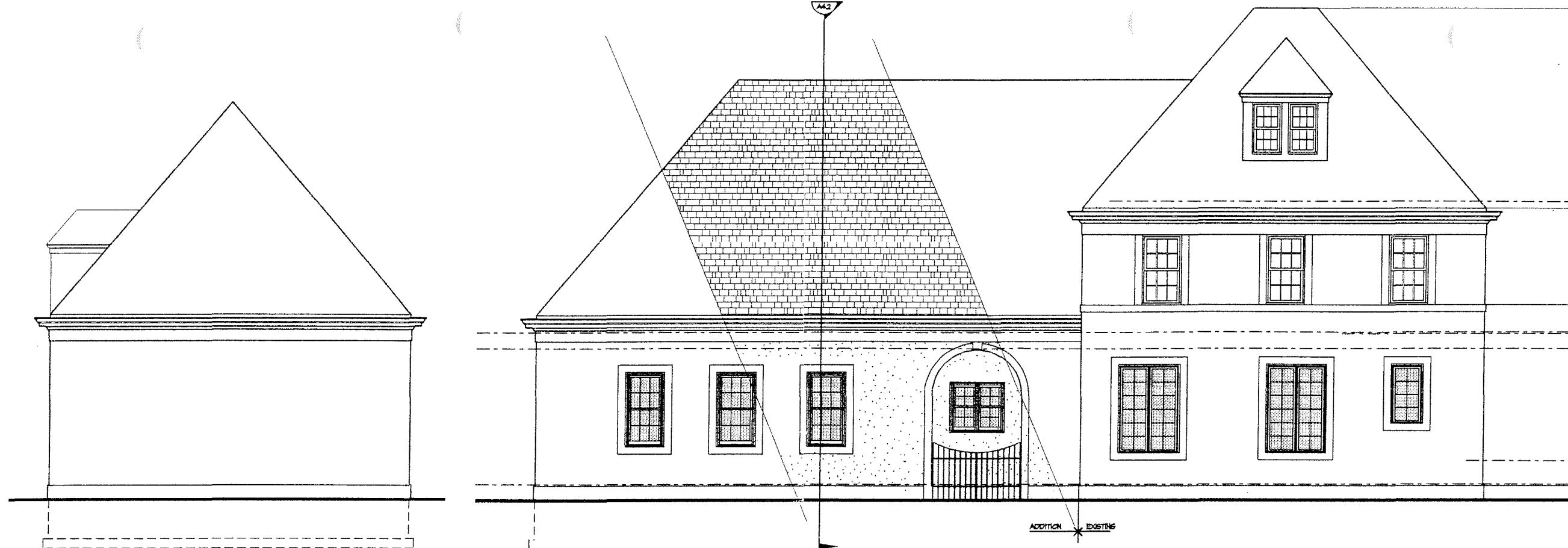
SITE PLAN

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

NORTH



EAST ELEVATION



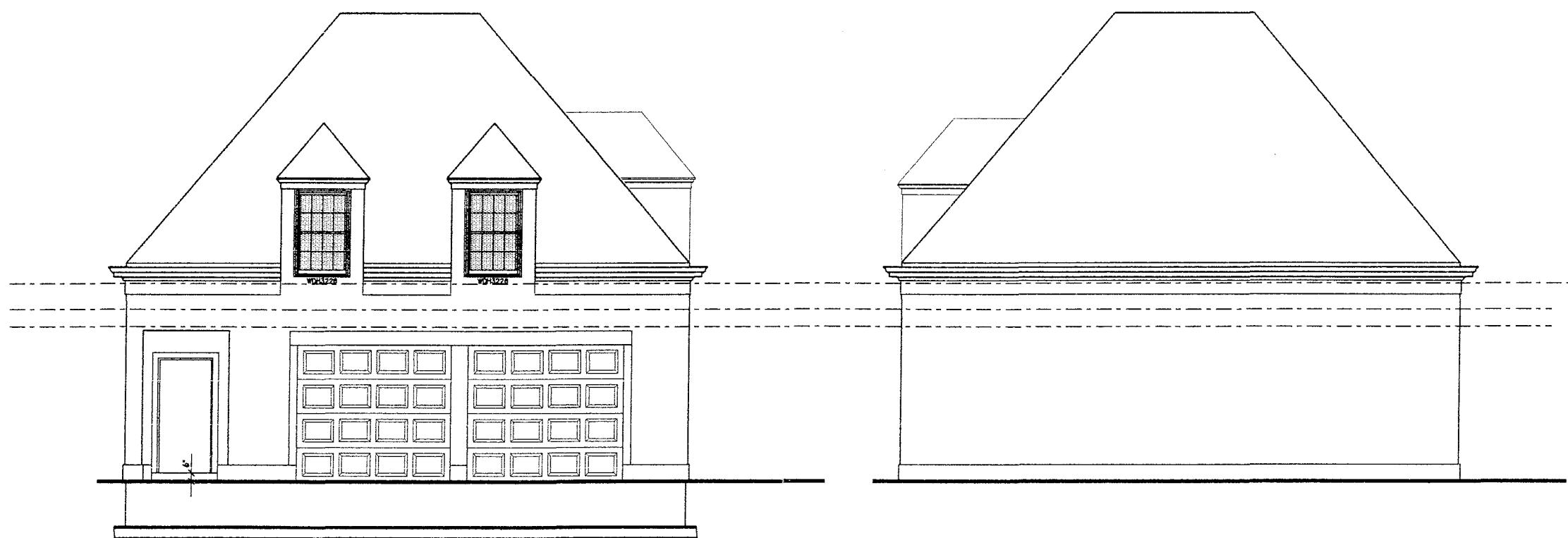
DETACHED GARAGE

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: $1/8''=1'-0''$