

ORDINANCE NO. 47 -98

BY: William J. Schottenstein

An Ordinance to approve an architectural change to a condominium previously approved pursuant to Ordinance No. 1-66 for a condominium development on Westland Avenue known as Westland Condominiums.

WHEREAS, the City of Bexley adopted Ordinance No. 1-66 which rezoned property at 405 Westland Avenue from single-family residential zoning (Class 1) "to a special class known as Multiple Dwellings Class under which and in which multiple dwellings may be erected by a special permit of Council in accordance with plans, specifications, and plat plans submitted to and approved by Council and Council may qualify such construction and the use and occupancy by the terms and conditions contained in such permit"; and,

WHEREAS, the City of Bexley adopted Ordinance No. 8-72 which transferred 405 Westland Avenue from the Multiple Dwellings Class to the Planned Unit Residential Zoning District (PUR) with the same restrictions; and,

WHEREAS, the owner of 397 Westland Avenue, Jane Baldwin, has requested design changes for 397 Westland Avenue which are consistent with the detailed development plan; and,

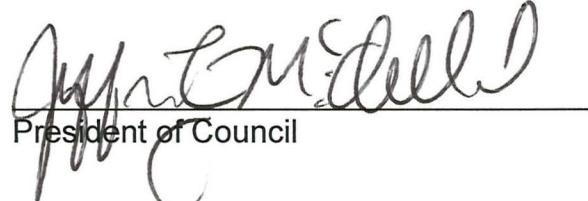
WHEREAS, the Westland Condominium Homeowner's Association has approved the changes. NOW, THEREFORE,

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

Section 1. That the changes to the condominium at 397 Westland Avenue described by architectural drawings, copies of which are attached to this Ordinance and are incorporated herein by this reference, are hereby approved.

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

Passed: May 24, 1998


John G. Baldwin
President of Council

Attest: Rick A. Lewis
Clerk of Council

5-12-98 first reading
5-26-98 Second reading,
Passed - adopt

Approved: 5/26, 1998


David H. Madison, Mayor

APPLICATION NUMBER 7-CC
FILING FEE: \$ 20.00

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
() OTHER PUR

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

397 WESTLAND AVE. COLS. OHIO 43209

3. NAME OF APPLICANT: JANE BALDWIN

ADDRESS: SAME

TELEPHONE NUMBER 253-6180

4. NAME OF OWNER: JANE BALDWIN

ADDRESS: 397 WESTLAND AVENUE BEXLEY 43209

TELEPHONE NUMBER: 253-6180

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

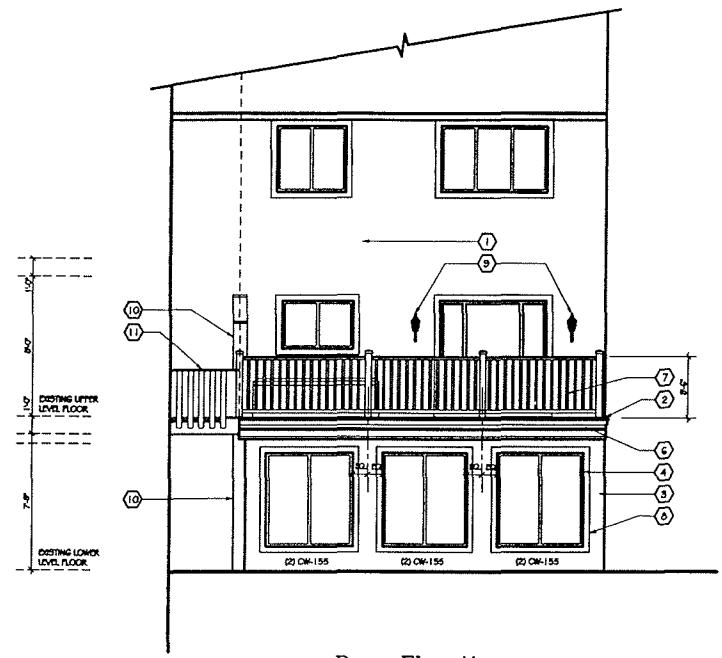
SUN ROOM ADDITION TO "PUR" CONDO AT
ABOVE ADDRESS.

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

NOT REQUIRED!

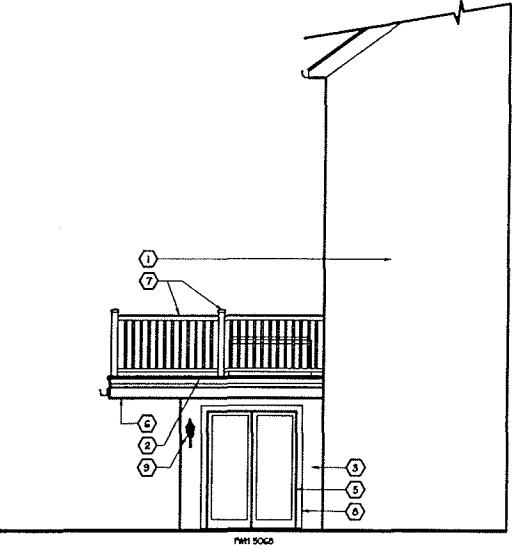
PAID

Signature: Jane Baldwin



 Rear Elevation

Scale: $1/4'' = 1'-0''$



Left Side Elevation

Scale: 1/4" = 1'-0"

 EXTERIOR ELEVATION CODED NOTES
(DRAWING SHEET A-3 ONLY)

1. EXISTING CONSTRUCTION TO REMAIN.
2. 45 MIL FULLY ADHERED, SINGLE PLY MEMBRANE ROOFING DECK DECK STRUCTURE - SEE SECTION SHEET A-3.
3. NEW STUCCO WALL FINISH - COLOR AND TEXTURE TO MATCH EXISTING.
4. NEW CLAD WINDOW UNIT.
5. NEW CLAD FRENCH DOOR UNIT.
6. BUILT UP 50MM + DECK SYSTEM - SEE DETAILS SHEET A-3.
7. OPEN WOOD GARDENIA POSTS AT 42" ABOVE DECK FLOOR. SEE DETAILS SHEET A-3.
8. 1 X PAINTED WOOD TRIM AROUND WINDOWS & DOOR TO MATCH EXISTING.
9. EXTERIOR DECORATIVE WALL BRACKET LIGHT FIXTURE.
10. EXISTING SCREENING WALL FOR ADJACENT CONDOMINIUM TO REMAIN. PROTECT DURING CONSTRUCTION.
11. EXISTING GARDENIA FOR ADJACENT CONDOMINIUM TO REMAIN. PROTECT DURING CONSTRUCTION.

DEAN A. WENZ AIA

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altered without written consent.

ARCHITECTS

2463 E. Main Street
Bexley, Ohio 43209
(614) 239-5868
FAX (614) 239-9868

A RENOVATION & ADDITION FOR:
THE BALDWIN RESIDENCE
397 WESTLAND AVENUE
COLUMBUS, OHIO 43209

Project Number
97120

3 April 1999

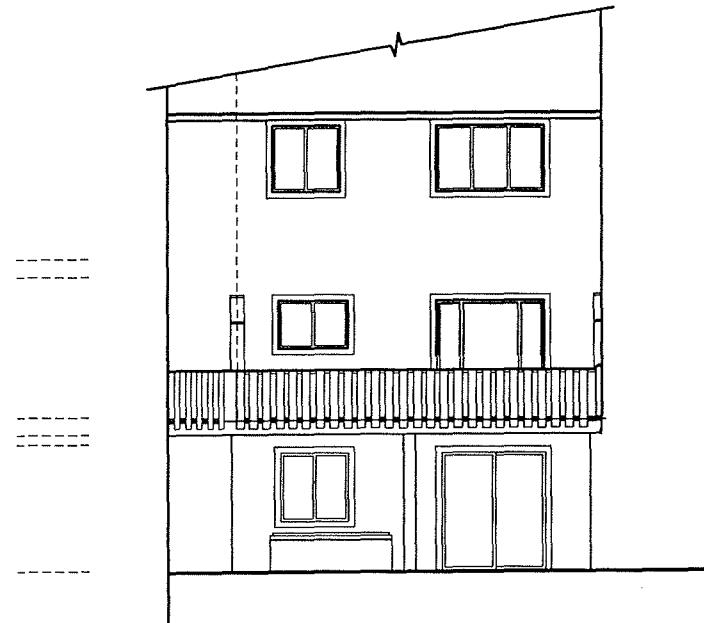
7 April 1998

Revisions

— 1 —

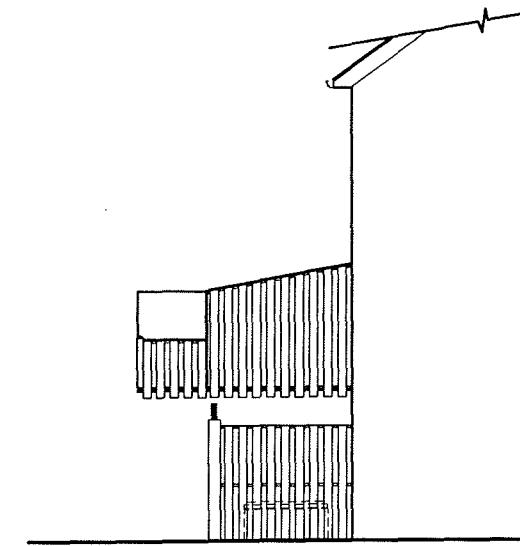
Exterior Elevations

Sheet Number



Rear Elevation

Scale: 1/4"=1'-0"



Left Side Elevation

Scale: 1/4"=1'-0"

DEAN A. WENZ AIA

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ARCHITECTS

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A RENOVATION & ADDITION FOR:
THE BALDWIN RESIDENCE
397 WESTLAND AVENUE
COLUMBUS, OHIO 43209

Project Number
97120

Date

7 April 1998

Revisions

Sheet Title

Exterior
Elevations

Sheet Number
A-2

PUBLIC NOTICE

This is to inform you that a public meeting will be held by the Council of the City of Bexley, Ohio, at 7:00 P.M., Tuesday, May 26, 1998, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 47-98. This Ordinance, if approved, will permit an architectural change to 397 Westland Avenue, a condominium in the development known as Westland Condominiums.

All interested persons are invited to attend. Plans are on file in the Building Department and can be reviewed between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday.

Mailed May 19, 1998.



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