

SECOND AMENDED ORDINANCE NO. 31 - 13

By: Matt Lampke

An Ordinance to grant a variance to permit a Bed and Breakfast use at 519 South Drexel Avenue in the City of Bexley, Ohio.

WHEREAS, The owners of 519 South Drexel Avenue wish to modify the existing multi-family residential structure to convert it into a single-family residential structure configured for use as a Bed and Breakfast establishment;

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

Section 1.

That a variance is hereby provided, to permit a Bed and Breakfast use at 519 South Drexel Avenue in the City of Bexley, Ohio, with the condition that the proposed improvements undergo the standard architectural review process through the Bexley Environmental Review Board, and that the use is subject to the following conditions:

- (1) Owner. The owner of the Bed and Breakfast shall occupy and live full-time on the premises.
- (2) Employees. No more than one employee shall be permitted to work on the premises at any time, and none shall be present between the hours of 11:00 p.m. and 6:00 a.m. Members of the owner's immediate family who are residents on the premises shall not be considered employees, whether or not paid.
- (3) Guest rooms. The Bed and Breakfast shall have a maximum of five guest rooms. Guest rooms must have their own attached bathrooms. There shall be no more than ten (10) adult guests at one time. For the purpose of this section, "adult" means any person over the age of eighteen (18). Smoke detectors shall be provided in each guest room. No cooking facilities nor portable heating devices shall be permitted in guest rooms.
- (4) Consecutive nights. The maximum length of stay for any guest is fourteen (14) consecutive days.
- (5) Parking. A minimum of one off-street (1) space for each guest room shall be provided with two additional spaces provided for the owner in addition to those for the guest rooms. All on-site parking shall install and maintain fencing or a hedge to adequately screen neighbors from its view.
- (6) Exterior appearance/signage. There shall be no change in the outside appearance of the building or premises that detracts from the residential character of the residence or from the residential character of the neighborhood, or other visible evidence of the conduct of such Bed and Breakfast residence other than one sign identifying the property as a bed-and-breakfast inn. The sign shall not exceed three square feet in area and shall be mounted on the front of the residence.
- (7) Food. Any food service shall be limited to breakfast for those purchasing lodging and shall not be advertised to the general public as a restaurant.
- (8) Licenses. All state and local fire, sanitation and food service provisions must be met and appropriate licenses obtained.

Section 2.

That this variance shall not go into effect until conversion of the multi-family use to a single family/Bed and Breakfast use is completed and the property has received an occupancy permit from the Bexley Building Department.

Section 3.

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

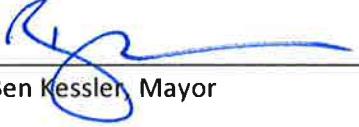
Passed: August 14, 2013



Rick Weber, President of Council

Attest: 
Clerk of Council

Approved: August 13, 2013



Ben Kessler, Mayor

First Reading 6-11-13
Second Reading 6-25-13
Third Reading 7-30-13
Amended 7-30-13
Tabled 7-30-13
Amended 8-13-13

* passed 8/14/13