

**PUBLIC NOTICE**  
**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, **June 14th, 2012**, 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 No.: 12-0021  
Applicant: Dan Tinianow  
Owner: Same  
Location: 177 S. Gould Rd.

**REQUEST:** The applicant is seeking a Conditional Use Permit in accordance with Code Section 1260.16, to allow a home occupation at this location. The occupation is an office related to a Hypnotherapy business.

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 559-4240.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 06-07-2012



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20120021

1. Architectural Review for:

Addition       Alteration       New Structure ( \_\_\_\_\_ )  
 Demolition of a Principal Structure       Demolition of Garage

2. Variance For:

Principal Structure     Garage     Fence     Other

3. Variance To:

Front Yard Setback     Side Yard Setback     Rear Yard Setback     lot coverage

4. Conditional Use For: \_\_\_\_\_  Home Occupation    \_\_\_\_\_ sq.' / height of structure

5. LOCATION 177 S. Gould Rd      Zoning District RG

6. OWNER Dan Tinianow      Phone # \_\_\_\_\_ or Cell # 951-237-7994  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Dan Tinianow e-mail dautini@gmail.com      Phone # \_\_\_\_\_ or Cell # 951-237-7994  
Address 177 S. Gould Rd / City, State, Zip Bexley OH 43209

8. Brief Description of Request and/or Variance see letter

9. Valuation of Project \$ \_\_\_\_\_

- APPLICATION REVIEW FEES, (based on valuation of the project):  
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.  
(Re-submittal fee \$50.00)

- VARIANCE REVIEW FEES:  
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE [Signature] / DATE 05/18/2012

Fee: based on valuation	\$	<u>65</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	_____

• **HOME OCCUPATION**

Information must be provided to show how the occupation complies with the following (Code Section 1260.16)

- a. No person (other than members of the family) residing on the premises shall be engaged in such occupation.
- b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purpose by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
- c. There shall be no change in the outside appearance of the building or premises, or other visible or business evidence of the conduct of such home occupation.
- d. There shall be no sales in connection with a home occupation.
- e. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard.

Dan Tinianow  
177 S. Gould Rd.  
Bexley, OH 43209  
Tel. (614) 4500 DAN  
Email: dan.tinianow@me.com

Friday, May 18, 2012

Bexley City Building and Zoning Department  
2242 E. Main St.  
Bexley, OH 43209

Dear Members of the Building and Zoning Department,

I am writing to you to apply for a home occupation permit for the purpose of seeing clients in my home for therapeutic hypnotherapy. This is a mode of counseling that is very quiet by definition and low traffic in terms of impact on the neighborhood. I am a graduate of the Hypnosis Motivation Institute, an accredited institution of hypnotherapy training and hold credentials as a NLP Practitioner.

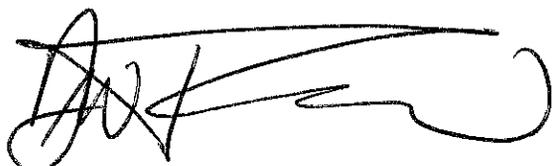
I intend to do business under the name Columbus Hypnotherapy no earlier than the end of June 2012, and will file appropriate paperwork for tax purposes, as well as DBA notification to the best of my ability.

This letter confirms that only I will be engaged in this occupation at this address, that usage is incidental to residential purpose and space used will be well under 25%, the no changes will be made to the appearance of the house, that no sales will be generated in connection with this home occupation and that traffic generated will be consistent with current neighborhood traffic and driveway parking will be available for clients.

It is not my intention to see clients in my home for a long period of time, but to build a client base and then rent office space, preferably in Bexley. However, using space in my home is an integral part of my business plan for the start-up phase.

For these reasons, I am asking you to consider this application at your June 14, 2012 meeting. If you need any more information or have any questions, I would be pleased to answer them.

Sincerely,

A handwritten signature in black ink, appearing to be 'Dan Tinianow', written over a horizontal line.

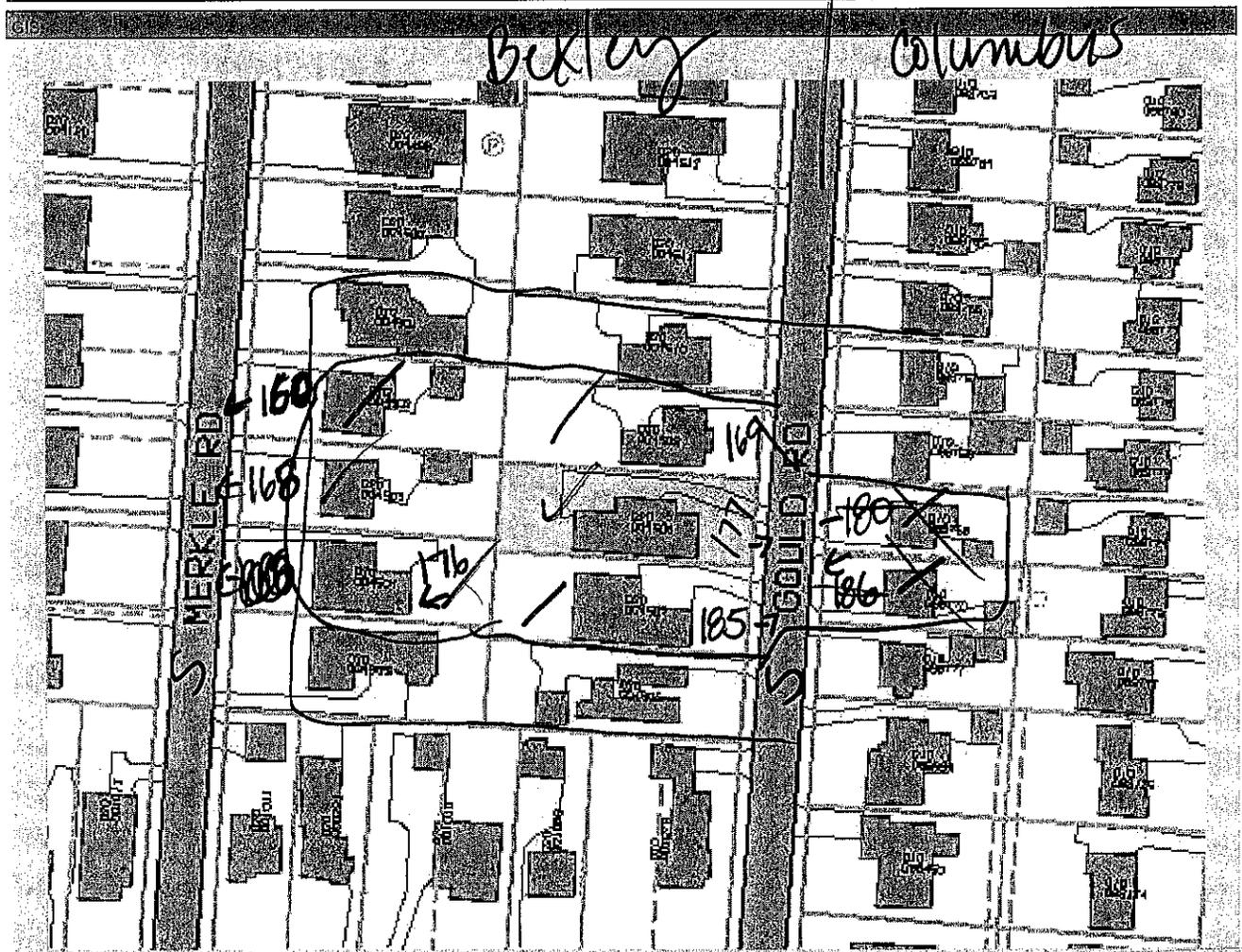
Dan Tinianow

177 S Gould Rd. -owner / Applicant  
Dan Tinianow



Property Report Generated on 05/29/12 at 01:44:58 PM

Parcel ID: 020-004508-00    Map Routing No: 020-N010L -034-00    Card No: 1    Location: 177 GOULD RD



**Disclaimer**  
This drawing is prepared for the real property inventory within this county. It is compiled from recorded Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the Auditor's Real Estate Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are not verification of the information contained on this site. The county and vendors assume no legal responsibilities for the Auditor's Real Estate Division of any discrepancies.

Owner/applicant  
177 S. Gould Rd.  
Bexley, OH 43209  
name - Dan Tinianow  
✓