

**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 13th, 2013, 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.: 12-0008  
Applicant: Jeff Gyursik, BUMC Board of Trustees  
& Lorn Mullinex, Bldg Superintendant  
Owner: Bexley United Methodist Church  
Location: 2657 E. Broad Street

**REQUEST:** The applicant received approval of replacement light fixtures installed on the existing four light poles in the church parking lot on March 8, 2012. An objection to the intensity of the new lights has been filed. In accordance with Bexley Code Section 1440.01 (b), the Board of Zoning Appeals is to hold a hearing to discuss the objection.

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 06-06-2013

MINUTES OF THE BOARD OF ZONING APPEALS MEETING  
MARCH 8, 2012  
7:00 P.M.

Present:

Don Brosius, Chairman

Peter Bardwell

Andrew Rosenthal

Sheila Straub

Bill Jones

Celeste Williams

Kathy Rose, Zoning Officer

Karen Bokor, Residential Design Consultant

**Application No: 12-0006 - Applicant: Scott Frank, Big 8 Remodeling – Owner: Susan Couden – Location: 2247 Astor Ave. – Request: The applicant is seeking architectural review and approval to allow a stairwell and basement entrance on the east side of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d) which requires an 8’ side yard setback, to allow a stairwell to be constructed 3.3’ from the east side property line.**

There was discussion regarding the entrance and driveway. There was also discussion regarding the stairway and plantings.

Mrs. Rose stated there are codes that require them to have certain heights for a guardrail.

Mr. Rosenthal asked if there was any thought of putting it on the south.

Mr. Bardwell asked how they are bringing in the water.

Mr. Frank stated there is a sump pump in the basement right next to it.

**Findings of Fact and Conclusions of Law for Application No: 12-0006 as stated by Mrs. Rose:** The board finds that a Certificate of Appropriateness should be issued for 2247 Astor Ave. noting that the basement entry based on the testimony presented is appropriate with the following conditions: That the code official is authorized to make an inspection to determine whether the structure conforms to the R6 single family zoning district and the basement is not being used as a rental unit. Based on the testimony

Mr. Rosenthal moved to approve the Findings of Fact and Conclusions of Law. Mr. Jones seconded the motion. Roll call: Yes – 6: Mrs. Straub, Mr. Bardwell, Ms. Williams, Mr. Jones, Mr. Rosenthal and Chairman Brosius. No – 0: Approved.

**Application No: 12-0007 – Applicant: Gary Alexander – Owner: Dr. Arthur James – Location: 2250 E. Broad St. – Request: The applicant is seeking architectural review and approval to allow the following modifications to the principal structure. Add a covered front porch on the south side, changes to the roof lines and replace all vinyl siding with hardiplank.**

Mr. Alexander was sworn in. He stated the project is really two major issues. There are serious problems with the roof and the side walls of the main portion of the house. There is evidence of leaking in the side walls due to the original design. He was asked to come up with a roof design that would eliminate the areas that leak. The other issue is to provide some covered space and that is the reason for the porch. They are changing portions of the roof and it will match the existing details. The vinyl that was used on the earlier addition on the rear is being removed and they are using hardiplank.

There was discussion regarding the shaded areas of the drawing and Mr. Alexander showed Mr. Bardwell on the drawing their intentions.

**Findings of Fact and Conclusions of Law for Application No: 12-0007 as stated by Mrs. Rose:** The board finds that a Certificate of Appropriateness should be issued for 2250 E. Broad St., noting that the covered front porch and the roof lines are architecturally consistent with the existing structure and should be approved as requested.

Chairman Brosius asked if any board members have any additions or corrections. Hearing none, he asked if the applicant understands and consents to the Findings of Fact and Conclusions of Law.

Mr. Alexander stated yes he understood.

Mr. Bardwell moved to approve the Findings of Fact and Conclusions of Law. Ms. Williams seconded the motion. Roll call: Yes – 6: Mrs. Straub, Mr. Bardwell, Ms. Williams, Mr. Jones, Mr. Rosenthal and Chairman Brosius. No – 0: Approved.

**Application No: 12-0008 – Applicant: Amy Lauerhass, BUMC Board of Trustees – Owner: Bexley United Methodist Church – Location: 2657 E. Broad St. – Request: The applicant is seeking architectural review and approval of replacement light fixtures. If approved, the fixtures will be located on the existing four light poles in the parking lot located on the east side of the property and adjacent to S. Remington Road.**

Mr. Bardwell stated he will be recusing himself from discussion and voting on this application but he may be able to testify regarding the property owner.

Ms. Lauerhass was sworn in. She stated she is here in a different capacity. She is representing Bexley United Methodist Church, where she is a member of the Board of Trustees. They are in the process of replacing the lights in the parking lot. The packet shows the actual picture that they are putting in which will keep with the aesthetics of the church. The poles go down the center and they are putting brackets on top of the existing poles. They have included their study and the light bulbs will be a cool white light which is consistent with the overall street lighting in the city.

There was discussion regarding the lighting and that the problem is that the edge of the parking lot is on the property line. Looking at the pictures there are trees that line the east side of the property line and they will probably decrease it. They discussed further the property line and AEP fixtures in the alley which spill all over the place.

Mrs. Rose stated there is a street light located along the north end.

There was discussion about the style of the lighting and whether this is an architectural thing or is it something that is required.

Ms. Lauerhass stated they wanted to keep something that was within the style of the church.

**Findings of Fact and Conclusions of Law for Application No. 12-0008 as stated by Mrs. Rose:** The board finds that a Certificate of Appropriateness should be issued for 2657 E. Broad Street noting the proposed light fixtures are appropriate for the property.

Chairman Brosius asked the board members if they have any additions or corrections. Hearing none he asked the applicant if she understands and consents to the Findings of Fact and Conclusions of Law.

Ms. Lauerhass stated yes she understood.

Mr. Jones moved to approve the Findings of Fact and Conclusions of Law. Mrs. Straub seconded the motion. Roll call: Yes – 5: Mrs. Straub, Ms. Williams, Mr. Jones, Mr. Rosenthal and Chairman Brosius. No – 0: Approved.

**Application No: 11-0032 – Applicant: Phillip Canfield – Owner: Ryan and Meredith Laginess – Location: 292 N. Drexel Ave. – Request: The applicant is seeking architectural review and approval to allow an attached garage to be modified into a pool house at this location.**

Phillip Canfield was sworn in. He stated originally the plan was presented on September 8, 2011 for the exterior improvements on the property, mainly a proposed pool. There are currently two garage bays and on the south side is the space they intend to modify into a pool house. This will accommodate anybody that is using the pool space in the summer months. This will include a bathroom that will have a sink and a toilet but no shower. The

## **Board of Zoning Appeals March 8, 2012**

App. #12-008 - Bexley United Methodist Church  
2657 E. Broad Street

Amy Lauerhass, member of the Board of Trustees (Amy):

The fixtures are "Dark sky friendly light fixtures".  
It has a "Vision reflector system".

They proposed a system that is aesthetic age and style of the church.

Kathy Rose:

Typically use cut-off style fixtures in a parking lot. It could be contingent that if there is an issue it should be readdressed.

There have been cases in the city where commercial cut-off fixtures have been approved, and the bulbs installed protruded out past the bottom of the fixture. Staff worked with the applicant, who had the bulbs painted on the portion that protruded, and the matter was solved.

Amy:

Photometric study submitted.

Metal Halide – which is a cool white light, similar to street lighting.

They will have photocell installed – to only go on, on an "as needed" basis – noting that the old lights were on a timer system that didn't always work right. Sometimes the lights would be on during the day.

Kathy: What do you mean "as needed".

Amy: They will only go on when needed.

Chair Brosius: Will the lighting be increased or decreased from what is there now.

Amy: We didn't test it.

Chair Brosius: There will be no light beyond the property line?

Amy: It does show .1 and .2 level lighting creeps into the street. There are deciduous trees along the east property line which will partially decrease the light.

Chair Brosius: There is a Zero light required at property line.

## Proximity Report Results

8855589/444946

The selection distance was **150 feet**.

The selected parcel was **020-000875**.

To view a table showing the **23 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

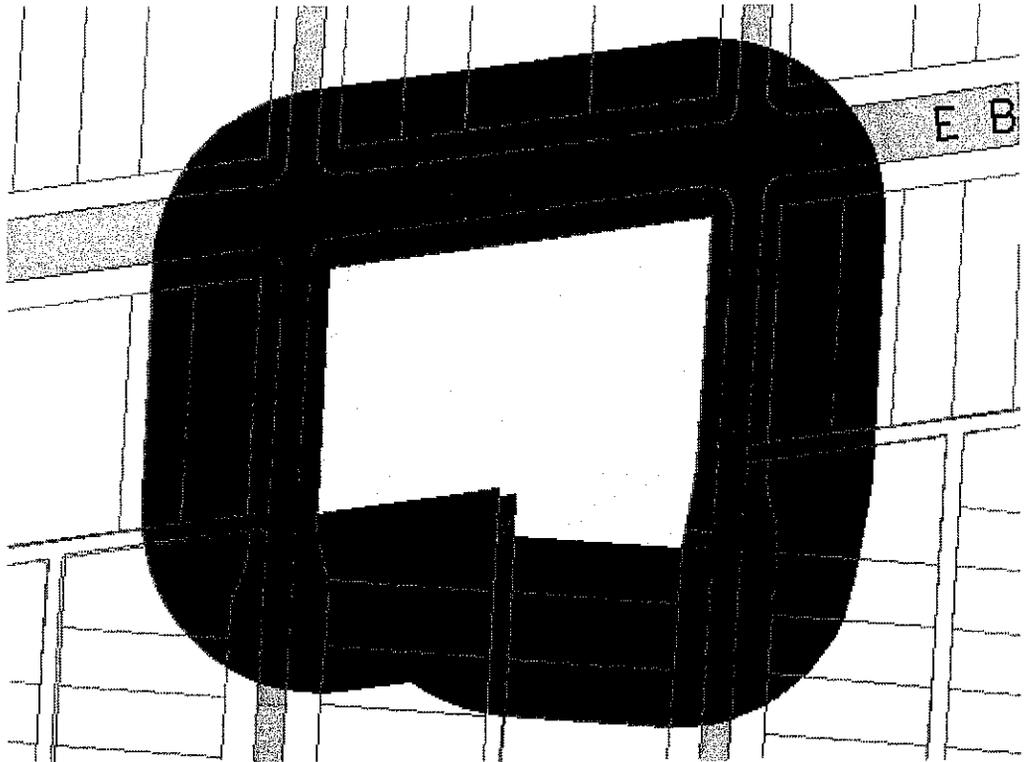


Image Date: Wed May 1 10:03:17 2013

## Proximity Parcels

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
020-002801	2688 PARTNERS LLC	2688 E BROAD ST
020-002005	ABRAMS BARBARA L ABRAMS STEVEN D	49 S REMINGTON RD
020-002804	BARDWELL PETER L & JANE N	2703 E BROAD ST
020-001926	BARNETT TERRI A	43 S CASSINGHAM RD
020-000905	BEXLEY UNITED METHODIST CHURCH	34 S CASSINGHAM RD
020-000875	BEXLEY UNITED METHODIST CHURCH	2657 E BROAD ST
020-003577	BEXLEY UNITED METHODIST CHURCH	43 S REMINGTON RD
020-001230	BITTON JUDAH BITTON ALEGRIA	2658 E BROAD ST
020-002089	CHOMSKY JACK GELLMAN SUSAN	2674 E BROAD ST
020-000209	COHEN P ARYEH COHEN JUDITH S	2640 E BROAD ST
020-001231	FIGETAKIS FRANCES	2662 E BROAD ST
020-002744	FINE CHARLOTTE	36 S REMINGTON RD
020-002818	HARA JOSHUA M HARA HALLE B	46 S REMINGTON RD
020-002369	JEREB DANIEL J JEREB DARCY D	50 S REMINGTON RD
020-002814	KELLER NATHAN L KELLER TARA L	42 S CASSINGHAM RD
020-000227	KONDRACKE DAVID C & BRANDI T	2629 E BROAD ST
020-004237	NATHANS LEE S & NANCY H	55 S REMINGTON RD
020-002006	PETROV MIKHAIL PETROV ALLA	58 S REMINGTON RD
020-002876	ROGERS SETH Y ROGERS KRISTIN	2714 E BROAD ST
020-001927	SUTTER NANCY E	48 S CASSINGHAM RD
020-000904	TIMMONS AMY R TIMMONS EDWARD P	35 S CASSINGHAM RD
020-002803	WATERMAN FRANCES A	2709 E BROAD ST



Kathy Rose <krose@bexley.org>

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## FW: BUMC Exterior Lights

3 messages

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Peter Bardwell <pbardwell@columbus.rr.com>

Mon, Apr 15, 2013 at 10:19 AM

To: Kathy Rose <krose@bexley.org>, Don Brosius <dbrosius@lblaw.net>

Kathy/Don:

Kathy, as you recall from multiple e-mail exchanges on which you were copied in May and June of 2012, I strongly contend that the high-intensity exterior parking lot lights installed by Bexley United Methodist Church do not meet the spirit or letter of what was approved by the BZA in March 2012. And as you know, I've made repeated relatively gentle attempts toward resolving this without raising a specific complaint asking for City action. Unfortunately, my patience hasn't been rewarded, and the issue is as bad as it was when the lights were first installed in May 2012.

I now must ask the City to require the following of Bexley United Methodist Church in order to bring the lights into compliance with City requirements:

1. Shield the lights such that there is no spill onto neighboring properties. As noted below, this has been "in progress" since last July --- and to date, only one shield has been installed.
2. Assure that the lights are turned off following the conclusion of nightly activities at the church (typically by 9:30 p.m.). This was done following my repeated initial requests last spring --- and at least mitigated the problem --- but has now evidently been reversed by a new board of trustees.

If, after a year of non-compliance with my understanding of what the City required as a condition of approval, the church is unwilling to complete these simple requests, what can the City do to require such compliance?

The bottom line is that, unfortunately, the church leadership simply hasn't worked in good faith toward meeting the requirements of the City or addressing the sensitivities of the neighbors. I now need to request the City's assistance toward finding a permanent solution.

Attached, for your reference, is a copy of some of our correspondence of nearly a year ago, when the issue arose.

Peter

Peter L. Bardwell

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**From:** E Cary Simonton [mailto:simonton@att.net]  
**Sent:** Monday, April 15, 2013 9:46 AM  
**To:** Peter Bardwell  
**Cc:** Carl Bauer; Jeffrey Scott Gyurcsik; Woody Buckley  
**Subject:** Re: BUMC Exterior Lights

Thanks for your email, Peter. The Board of Trustees made the decision, based upon requests from church members I believe, that the lights be left on. I can't give you any more detail than that as I have missed the last couple of their meetings.

However, I have copied both Jeff Gyursik and Woody Buckley on this email. They are the new co-chairs of the Trustees this year. Perhaps they can shed more light (oops, sorry), on the latest with the parking lot lights.

Carl is working on getting those shields installed.

Keep in touch,

Cary

On Apr 12, 2013, at 4:10 PM, "Peter Bardwell" <pbardwell@columbus.rr.com> wrote:

Cary/Carl:

I'm not certain who the right person may be to address this issue, but since you've each been involved in the past, it's likely appropriate to start with you.

We greatly appreciate the fact that the parking lot lights have been timed to turn off by mid-evening since last summer. Unfortunately, starting about a week ago, they've resumed staying on all night. Can someone re-set them to turn off about 9:30 p.m. following the conclusion of evening church activities?

In addition, I'm reminded that Carl had tested a simple shield that prevented some of the high-intensity light from spilling onto neighboring properties. Now that the weather is slowly improving, anything that can be done to install similar shields on the remaining six lights will be greatly appreciated.

Thanks!

Peter

**Peter L. Bardwell**

2703 East Broad Street

Bexley, OH 43209-1844

614-239-1669 (home)

614-562-3061 (mobile)

pbardwell@columbus.rr.com

---

 **noname.eml**  
119K

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**Kathy Rose** <krose@bexley.org>  
To: Peter Bardwell <pbardwell@columbus.rr.com>  
Cc: Don Brosius <dbrosius@lblaw.net>

Tue, Apr 16, 2013 at 8:55 AM

Peter:

I appreciate the update and will follow up with Bexley United Methodist Church on your concerns. I will first request that the lights be shielded from the residential area east of their parking lot. I would then like to hear from you to find out if the shields provide enough relief, if they feel the need to keep the lights on all night; otherwise they will need to use and/or repair the timer they had previously used.

Thanks,

[Quoted text hidden]

--

Kathy Rose  
**Building Department Manager & Zoning Officer**

**The City of Bexley**  
2242 East Main Street  
Bexley, Ohio 43209

p (614) 559-4240

[www.bexley.org](http://www.bexley.org)



**FOUNDED 1908.**  
**UPDATED DAILY.**

"Courage is not the absence of fear, but rather the judgement that something else is more important than fear." - Ambrose Redmoon

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**Peter Bardwell** <pbardwell@columbus.rr.com>  
To: Kathy Rose <krose@bexley.org>

Tue, Apr 16, 2013 at 9:13 AM



Kathy Rose <krose@bexley.org>

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## Lighting at the east parking lot of BUMC

1 message

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**Kathy Rose** <krose@bexley.org>

Tue, Apr 16, 2013 at 9:50 AM

To: simonton@att.net

Cc: "Brosius, Don" <dbrosius@lblaw.net>, Ben Kessler <bkessler@bexley.org>, "Bardwell, Peter" <pbardwell@bardwellassociates.com>, "Shetler, Robin" <Rshetler@bexley.org>

Cary:

I understand that the Bexley United Methodist Church "Board of Trustees" made a decision, based upon requests from church members, to leave the lights on at night in the church parking lot. It is my responsibility to address concerns when there are new light installations near residential areas. I had worked with you on previous concerns from the neighbors when the parking lot lights were first approved by the Board of Zoning Appeals for installation.

I have recently received complaint from a neighbor regarding recent changes in the hours that the light are in use. I must ask that all of the light be shielded from the residential area east of the parking lot to see if that resolves the problem. If the shields do not provide adequate relief, I will need to require that the light are placed back on a timer, to shut off after evening church activities.

Please let me know when you can arrange to have the shields installed. If you are no longer the person to oversee these changes, I would appreciate it if you could provide me with the proper contact information.

I would be happy to discuss this matter if you have any questions.

As always, I appreciate your assistance.

Regards,

--

Kathy Rose

**Building Department Manager & Zoning Officer**

**The City of Bexley**  
2242 East Main Street  
Bexley, Ohio 43209

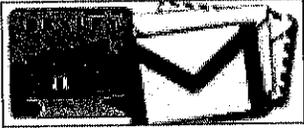
p (614) 559-4240

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Kathy Rose <krose@bexley.org>

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## Parking lot lights

3 messages

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**Gyursik, Jeff** <Jeffrey.Gyursik@alere.com>  
To: "krose@bexley.org" <krose@bexley.org>  
Cc: Cary Simonton <simonton@att.net>, Woody Buckley <h.buckley@hotmail.com>

Mon, May 6, 2013 at 10:07 PM

Hi Kathy,

Per our discussion on Friday, we have set the lights to go off at 11pm pending resolution of this matter.

Jeff

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**Kathy Rose** <krose@bexley.org>  
To: "Gyursik, Jeff" <Jeffrey.Gyursik@alere.com>  
Cc: Cary Simonton <simonton@att.net>, Woody Buckley <h.buckley@hotmail.com>, "Bardwell, Peter" <pbardwell@bardwellassociates.com>, Lee Nathans <leenathans@gmail.com>, Ben Kessler <bkessler@bexley.org>

Tue, May 7, 2013 at 8:30 AM

Jeff:

Thanks very much.

I don't know if Carol, the secretary in the church office, had mentioned that I stopped by expressing concerns from the neighbors that the light were on over the weekend. She thought the lights had already been programmed to turn off. Hopefully that has been checked out.

Thanks again for your assistance.

Best Regards,

[Quoted text hidden]

--

Kathy Rose  
**Building Department Manager & Zoning Officer**

**The City of Bexley**  
2242 East Main Street  
Bexley, Ohio 43209

p (614) 559-4240

www.bexley.org



**FOUNDED 1908.  
UPDATED DAILY.**

"Courage is not the absence of fear, but rather the judgement that something else is more important than fear." - Ambrose Redmoon

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**Ben Kessler** <bkessler@bexley.org>  
To: Kathy Rose <krose@bexley.org>

Tue, May 7, 2013 at 8:35 AM

I have your light readings

Ben Kessler  
**Mayor**

**The City of Bexley**  
2242 East Main Street  
Bexley, Ohio 43209

p (614) 559-4210

[www.bexley.org](http://www.bexley.org)



**FOUNDED 1908.  
UPDATED DAILY.**

[Quoted text hidden]



**City of Bexley**  
**Building Department - Code Enforcement**

April 23, 2013

Mr. Cary E. Simonton  
C/O Bexley United Methodist Church  
2657 E. Broad Street  
Bexley, Ohio 43209

Dear Mr. Simoton:

I am writing you with regards to a complaint filed about the high-intensity exterior parking lot lights installed by Bexley United Methodist Church which do not meet the spirit or letter of what was approved by the Board of Zoning Appeals in March 2012.

As we have not found the current lighting condition to meet the intent of what was approved, I must ask that you, and the resident who filed the complaint, to return to the next Board of Zoning Appeals meeting. Our next regularly scheduled meeting will be on May 9th, at 7:00 PM. at Bexley City Hall, at which time we will discuss the complaint and possible solutions.

The Board may take whatever action it deems necessary to resolve this matter.

Regards,

Kathy Rose  
Building Department Manager & Zoning Officer  
The City of Bexley

Cc: Property File  
Peter Bardwell  
Amy Lauerhass

→ rescheduled June 13<sup>th</sup>  
2013



Kathy Rose <krose@bexley.org>

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## Fwd: Crime Stats

10 messages

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Lee Nathans <leenathans@gmail.com>  
To: "kmrose@bexley.org" <kmrose@bexley.org>

Thu, May 2, 2013 at 9:24 PM

Hi Kathy-

Thanks for your time and interest this afternoon. Attached please find the police statistics I requested from Chief Rinehart. You can see that there is no issue which necessitates keeping the lights on all night. I would testify to that fact in person if I was not going to be in Miami for Shelby's graduation.

I trust you will continue to monitor the expansion plans. Their demonstrated indifference to neighborhood concerns is troubling. Expansion of the facility and its corresponding need to extend off street parking up to Broad Street would truly change the character of our neighborhood and most certainly will be firmly resisted by everyone that has heard about it so far.

Also, I spoke with Mrs Abrams this evening. She told me that the insect problem is in the box elder trees in the space between the church house and her fence. Since the church would not take corrective measures she engaged an exterminator at considerable expense to prevent the insects from moving to her property. She was told by the exterminator that the particular insect also poses a threat to the maple trees in our neighborhood. I am pleased that Dave Hayes will be looking into this and the weed growth in that back yard.

I really appreciate your assistance with these issues. Please feel free to call me @ 314-3013 at anytime if you have any questions. Thanks again.

Lee Nathans  
55 S Remington Rd

Sent from my iPhone

Begin forwarded message:

**From:** Larry Rinehart <lrinehart@bexley.org>  
**To:** Lee Nathans <leenathans@gmail.com>  
**Subject:** Fwd: Crime Stats

Remains flat.

Sent from my iPhone

Begin forwarded message:

\*From:\* Dawn Overly <doverly@bexley.org>  
\*Date:\* April 26, 2013, 9:51:36 AM EDT  
\*To:\* "Rinehart, Larry" <LRinehart@bexley.org>  
\*Subject:\* \*Crime Stats\*

Chief

Please find your crime stats attached.

# Calls by Address



Address: 2657 E BROAD ST  
City / State / Zip : BEXLEY, OH 43209

CFS Number Call Date/Time	Caller Name Call Description	Disposition Owner Name
13-004808 4/7/2013 11:43:37AM	SQUAD RUN, CFD ENR FOR ILL FEMALE AT MAIN OFFICE	4 BEXLEY UNITED METHODIST
13-000744 1/16/2013 12:37:49PM	REPORT STOLEN BIKES	2,6 BEXLEY UNITED METHODIST

\* Call is available in RMS system

Authority CAD - Civica CMI - CopyRight 2009

4/24/2013  
14:25:41

Page 1 of 1

# Calls by Address



Address: 2657 E BROAD ST  
City / State / Zip : BEXLEY, OH 43209

CFS Number Call Date/Time	Caller Name Call Description	Disposition Owner Name
12-005753 4/7/2012 9:37:00AM	EASTER EGG HUNT	8 BEXLEY UNITED METHODIST
12-005185 3/28/2012 7:44:00PM	LOCKOUT ASSIST WHITE MERCURY MOUNTAINEER FHW4388	8 BEXLEY UNITED METHODIST
12-004047 3/9/2012 3:17:00PM	SILVER TAURUS ON A LOCKOUT	8 BEXLEY UNITED METHODIST



# NIBRS Category Summary By Date

Starting Date: 01/01/2013 Ending Date: 04/24/2013

CATEGORY	NIBRS OFFENSES	ADULT CRIMINAL ARRESTS	JUVENILE CRIMINAL ARRESTS	CRIMINAL ARRESTS
Aggravated Assault	2	3	0	3
Arson	0	0	0	0
Assault	15	8	1	9
Burglary	48	3	6	9
Domestic Violence	11	4	3	7
Homicide	0	0	0	0
Rape	1	0	0	0
Robbery	1	1	0	1
Theft	74	4	2	6
Theft - Motor Vehicle	4	0	0	0
Unauthorized Use of a Motor Vehicle	2	0	0	0
<b>Grand Total</b>	<b>158</b>	<b>23</b>	<b>12</b>	<b>35</b>



# NIBRS Category Summary By Date

Starting Date: 01/01/2012 Ending Date: 04/24/2012

CATEGORY	NIBRS OFFENSES	ADULT CRIMINAL ARRESTS	JUVENILE CRIMINAL ARRESTS	CRIMINAL ARRESTS
Aggravated Assault	1	0	0	0
Arson	0	0	0	0
Assault	10	4	0	4
Burglary	31	1	0	1
Domestic Violence	11	3	0	3
Homicide	0	0	0	0
Rape	1	0	0	0
Robbery	1	2	0	2
Theft	89	15	2	18
Theft - Motor Vehicle	3	0	1	1
Unauthorized Use of a Motor Vehicle	1	0	0	0
<b>Grand Total</b>	<b>148</b>	<b>25</b>	<b>3</b>	<b>29</b>

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# CITY OF BEXLEY

## Board of Zoning Appeals

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### Decision

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The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on March 8th, 2012.

Application No.: 12-0008  
Applicant: Amy Lauerhass, BUMC Board of Trustees  
& Lorn Mullinex, Bldg Superintendant  
Owner: Bexley United Methodist Church  
Location: 2657 E. Broad Street

**REQUEST:** The applicant is seeking architectural review and approval of replacement light fixtures. If approved, the fixtures will be located on the existing four light poles in the parking lot located on the east side of the property and adjacent to South Remington Road.

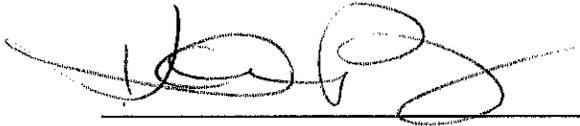
**Motion: To adopt the Findings of Fact and Conclusions of Law presented by Kathy Rose: The Board finds that the light fixtures meet current code and should be approved as requested.**

The applicant, Amy Lauerhass, agreed to the Findings of Fact and Conclusions of Law as stated.

**Action:** approved.

Staff Certification:

Recorded in the Official Journal this  
10<sup>th</sup> day of March 8th, 2012



Karen Bokor  
Residential Design Consultant



Kathy Rose  
Zoning Officer

**BZA/ARCHITECTURAL REVIEW**

Mtg. Date: 3/8/12

**THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for**

Application No. 12-0008

The Board finds that a Certificate of Appropriateness should be issued for (address): 2657 E. Broad St. noting that the proposed light fixtures is architecturally consistent with the existing structure. (With the following condition(s):

*and meet current code*

- ① Jones
- ② Straub

All major changes required by the conditions for this approval are subject to further review and approval by

- The Residential Design Consultant
- The Architectural Review Board

All minor changes to the design that are typical in the transition from schematic design to construction documentation or resulting from unforeseen site circumstances, are subject to approval by the architectural consultant.

**VARIANCE**

Based on the testimony presented, the Board finds it appropriate to grant the \_\_\_ variance To Bexley Code Section \_\_\_\_\_

- as requested
- with the following modification(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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, **March 8th, 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.: 12-0008  
Applicant: Amy Lauerhass, BUMC Board of Trustees  
& Lorn Mullinex, Bldg Superintendent  
Owner: Bexley United Methodist Church  
Location: 2657 E. Broad Street

**REQUEST:** The applicant is seeking architectural review and approval of replacement light fixtures. If approved, the fixtures will be located on the existing four light poles in the parking lot located on the east side of the property and adjacent to S. Remington Road.

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 03-01-2012

**ORIGINAL**



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20120008

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 2657 E. Broad St.      Zoning District R-1e

6. OWNER Bexley United Methodist Church Phone # 231-2781 or Cell # \_\_\_\_\_

\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request. Lorn Mullinex, BUMC Building Superintendant    237-

Amy Lauerhass, BUMC Board of Trustees    9806 or Cell# \_\_\_\_\_

7. Applicant \_\_\_\_\_ E-mail \_\_\_\_\_ Phone # \_\_\_\_\_ or Cell# \_\_\_\_\_  
Address 2657 E. Broad /City, State, Zip Bexley Ohio 43209

8. Brief Description of Request and/or Variance Replacement of light fixtures on existing four poles in parking lot.

9. Valuation of Project \$ 7,500.00

• 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 Amy Lauerhass /DATE 2/13/12

Fee: based on valuation    \$ 90.00  
Fee: based on variance    \$ \_\_\_\_\_  
Other    \$ \_\_\_\_\_  
TOTAL FEE DUE    \$ 90.00

\*\*Be advised, if the Board decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees.

• **LOT INFORMATION**

Address 2-657 E. Broad St. Zoning District R-1e

Lot Width 326 ft Depth 216 ft Total Area 75,755 sq ft

Existing Residence (foot print) 11,525 sq ft Garage — sq ft

Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) \_\_\_\_\_ sq ft \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage \_\_\_\_\_ % = \_\_\_\_\_ sq ft

Lot to be covered \_\_\_\_\_ % = \_\_\_\_\_ sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage .

• **ARCHITECTURAL INFORMATION**

<sup>Lighting</sup>  
~~Architect and/or Residential Designer~~ Northern Lighting

Contractor/Builder \_\_\_\_\_ " " \_\_\_\_\_

Preliminary Review \_\_\_\_\_ Final Review X

• DESCRIPTION OF CHANGES PROPOSED Replacement of Light fixtures on existing poles in parking lot

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

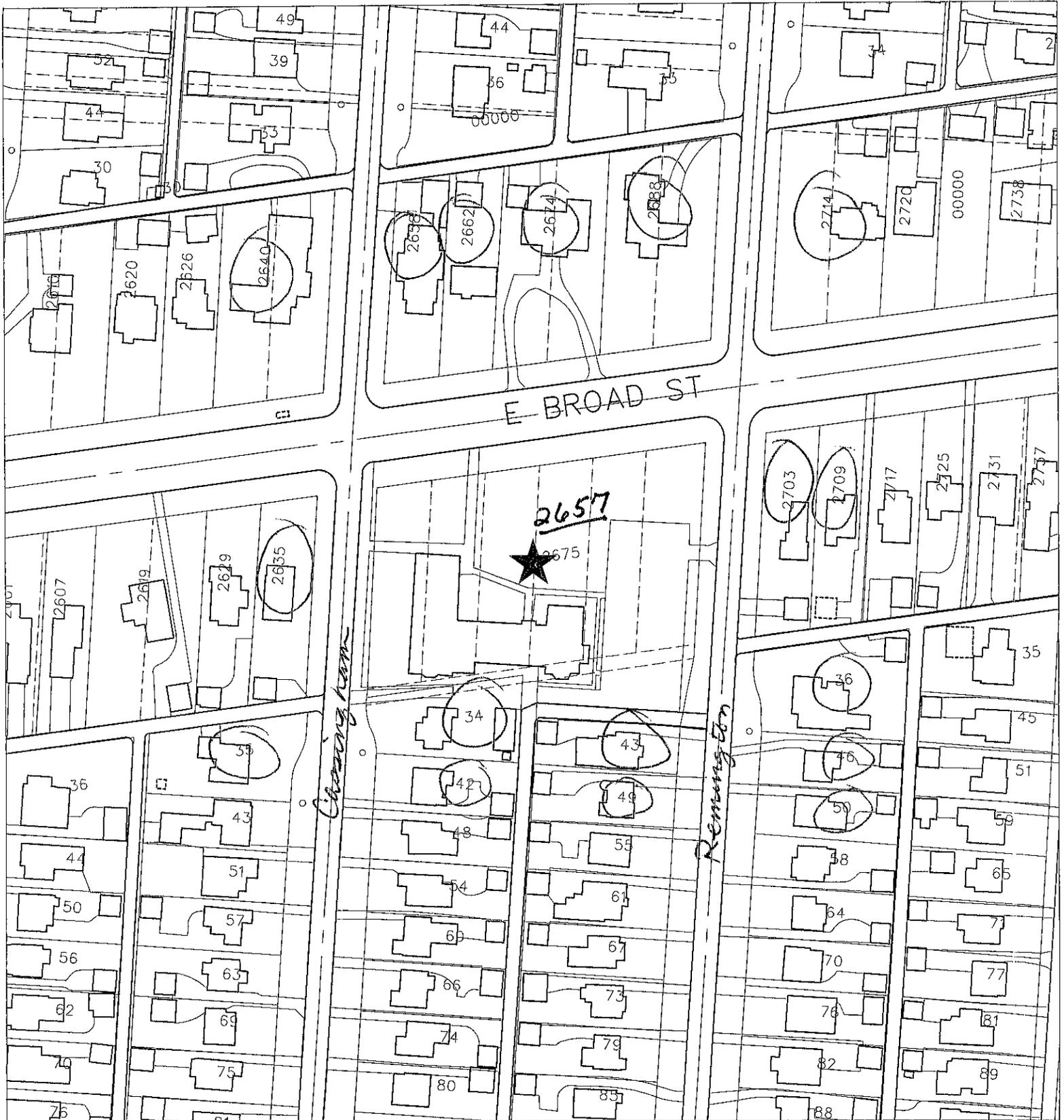
• **ROOFING**  House Only /  Garage Only /  House & Garage

- Existing Roof Type:
  - Slate  Clay Tile  Wood Shake  Standard 3-Tab Asphalt Shingle
  - Architectural Dimensional Shingles  EPDM (rubber) Roofing  Metal

2. New Shingle Manufacturer: \_\_\_\_\_

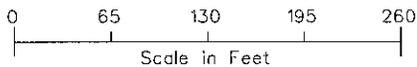
3. New Roofing Type, Style & Color: \_\_\_\_\_

2657 E. Broad St.



Maps and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP, Inc. is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

MapVUE



9:19  
FEB 29, 2012

**CITY OF BEXLEY**  
2242 EAST MAIN STREET  
BEXLEY, OH 43209

VARIANCE APPLICATION  
BOARD OF ZONING APPEALS

Permit Date: 02/28/2012

APPLICATION NUMBER : 20120008 V

Address: 2657 BROAD ST E

Scope of Work: ARCHITECTURAL REVIEW  
Project: LIGHT FIXTURE REPLACEMENT

Owner: UNITED METHODIST BEXLEY  
2657 EAST BROAD STREET

BEXLEY, OH 43209-

Telephone: - -

Applicant:

Telephone:

An application to request review upon payment of a fee of \$ \$90.00 is hereby granted.

Receipt number: 20120457

KMR/B.S.                      2/28/12  
Zoning Officer                      Date

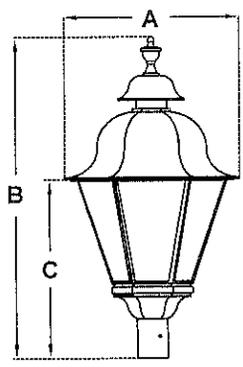
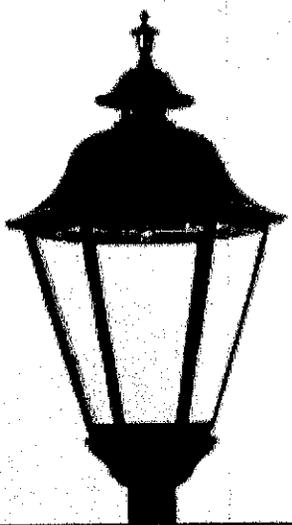
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Date of Review Meeting: \_\_\_\_\_ Action: \_\_\_\_Approved \_\_\_\_Denied

# Santa Maria HID

Project Name	Type
Catalog Number	

## Dimensional Drawings



Fixture	A	B	C	Max. Watts	Lbs
SML-1	13½"	28"	16"	150 W	30
SML-2	21"	37"	20"	200 W	39

The **Santa Maria** lantern presents a classic ornamental look with turn-of-the-century styling. An attractive enhancement for parks and recreation areas, pathways, street beautification projects, courtyards, main street revitalization programs, universities, resorts, boardwalks, shopping malls and general site lighting.

Coated lamp and textured glass lens for diffused lighting are standard. Optional clear glass for use with internal prismatic glass refractor. This fixture is made with decorative cast aluminum housing in two sizes designed for post-top mounting.

The Dark-Sky Friendly **Santa Maria** benefits from the patented Vision™ Reflector System, which allows the use of fewer fixtures and poles with wider spacing, providing substantial equipment, installation and energy savings.

Options for optics include lamp only, or Vision™ optical reflectors or glass refractors in Type III or Type V distribution patterns. A wide selection of light sources from 70 -175 watts are offered, including Pulse Start lamps for superior efficiency, lumen maintenance and color rendition.

Model	Optics	Wattage	Source	Voltage	Mounting	Finish	T5- Options
SML-1	Lamp Only (NR)	70 (70)	PS (P) HPS (S)	120 (1)	Post Top *Fits over 3" O.D. tenon (PT)	Bronze (BZ)	Button Type Photocell (PC120) (PC208) (PC240) (PC277)
	Glass Refractor	100 (100)		208 (2)	Wall Mount (WM)	Black (BK)	Fusing *Specify voltage Single in-line fuse (SF120) (SF277) Double in-line fuse (DF208) (DF240) (DF480)
	Type III (GR3)	150 (150)		240 (3)		White (WH)	
	Type V (GR5)			277 (4)		Forest Green (FG)	
SML-2		100 (100)	PS	480 (5)		Grey (GY)	Clear Lens (CL)
	Segmented Refractor	150 (150)	PS HPS	347 (8)		Silver Metallic (SL)	Lightly Diffused Lens (LDL)
	Type III (T3)	200 (200)	PS (P) HPS (S)			Verdigris (VG)	Internal Light Shield (ILS)
	Type V (T5)					Weathered Brown (WB)	
			PS - Pulse Start Metal Halide HPS - High Pressure Sodium LED available, consult factory			Custom Color (CC)	

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please see the mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



6945 Rancho Way • Rancho Dominguez, CA • 90220  
Tel: (310) 612-6480 • Fax: (310) 612-6486  
www.visionairelighting.com

### Housing

- The **Santa Maria** features a high quality cast aluminum housing and decorative holder.
- All external hardware is stainless steel.

### Lens Assembly

- Lens is tempered glass, available clear, textured, or lightly diffused.
- Fixture is sealed with premium silicone gasketing for complete weather and insect protection and is secured with galvanized lens retainers.

### Optical System

- The **Santa Maria** features the patented Vision™ Reflector System, a high-performance vertical lamp, multifaceted, segmented, 95% reflectance anodized aluminum reflector, CNC cut and bent for precision and consistency. Available in Type II, III and V cutoff IES distribution patterns.
- The **Santa Maria** offers a choice of prismatic borosilicate glass refractors for non-cutoff Type III or Type V distribution.
- For optimal lighting results in 150 watts, use SML-2.
- Comes standard with coated lamps.
- Lamp only optics available.

### Quali-Guard® Finish

- Aluminum fixture components are chemically pretreated through a multiple-stage washer and finished with an electrostatically-applied, thermoset polyester powder coat textured paint with a minimum of 3 to 5 mils thickness. Finish is oven-baked at a temperature of 400 °F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for two (2) years.

### Mounting

- The **Santa Maria**, a post-top lantern, mounts over a 3 inch O.D. tenon with a wide selection of decorative and custom mounting arms for both pole and wall mount applications (see Decorative Arms section of catalog).

### Electrical Assembly

- All ballasts are premium-grade HPF autotransformers, available in High Pressure Sodium and Pulse Start Metal Halide. Ballast is capable of providing consistent lamp starting down to -20 °F.
- Socket is a glazed porcelain medium or mogul base with nickel plated contacts, rated at 4 kV.
- A wide selection of light sources from 70 through 200 watts are offered, including Pulse Start lamps for superior efficiency, lumen maintenance and color.

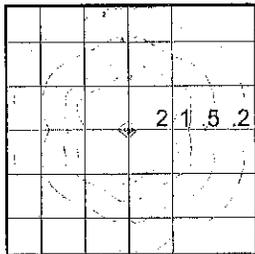
### Options

- Button type photocell
- Fusing
- Clear lens
- Lightly diffused lens
- Internal light shield

### Listings

- **Santa Maria** is  listed, suitable for wet locations.
- Dark Sky Friendly® by the International Dark Sky Association (clear lens models with segmented reflector only).
-  compliant.
- Powder Coated Tough™ 
- Vision™ Reflector System (U.S. Patent No. 7,213,948).

### Isolux Curve



**SANTA MARIA-2**  
TYPE V SEGMENTED REFLECTOR  
PULSE START OPTICS  
100 WATTS

Scale: 1 Square = 14 ft  
Light Loss Factor = 1.00  
Mounting Height = 14 ft  
Arrangement: Single

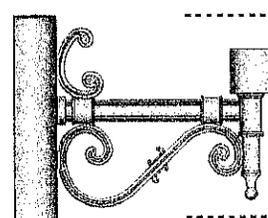
### EPA Data

Fixture	Fixture Only	Fixture with VA115-S1	2 Fixtures with VA115-D2
SML-1	1.4	2.6	5.0
SML-2	2.8	4.0	7.8

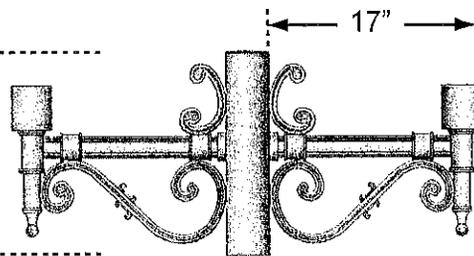
### Typical Decorative Arms



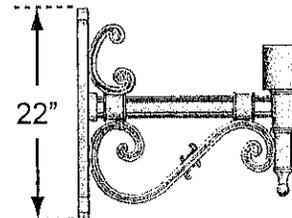
\*Optional decorative Cast Capital (VAC-01)



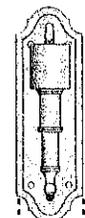
EPA: 1.2  
VA115-S1



EPA: 2.2  
VA115-D2



EPA: 0.9  
VA115-WM



\*This arm is also available with fluted center slip-fitter