

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, September 12th, 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.: 13-0050
Applicant: Douglas Yeager
Owner: Douglas Yeager
Location: 115 S. Drexel Avenue

REQUEST: The applicant is seeking a Conditional Use approval in accordance with Bexley Code Section 1260.16, to allow a Home Occupation. The Home Occupation is an office associated with a painting 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 09-05-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number # 20130050 V

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 115 S. Drexel Zoning District _____

6. OWNER Douglas Yeager Phone # _____ or Cell # 917-653-9055

** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Douglas Yeager E-mail dyeager83@optonline.net Phone # _____ or Cell# 917-653-9055

Address 115 S. Drexel /City, State, Zip Bexley, OH 43230

8. Brief Description of Request and/or Variance Establish and operate a residential painting company within the City of Bexley, OH. I, Douglas Yeager, will act as the company owner and I will be responsible for all operations of the company.

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 Douglas Yeager /DATE 8/20/2013

Fee: based on valuation	\$	<u>90.00</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	_____

P.A.I.D.
4147

4. Proposed NEW Window Trim: _____

5. Trim: Color(s): _____

**** Do the proposed changes affect the overhangs? _____**

• **DECKS**

EXISTING:

1. Existing Decking Materials
____ Cedar ____ Pressure-treated wood ____ Wood/Plastic Composite
____ Other _____

2. Existing Railing Materials
____ Cedar ____ Pressure-treated wood ____ Wood/Plastic Composite
____ Other _____

PROPOSED:

3. Proposed Decking Materials
____ Cedar ____ Pressure-treated wood ____ Wood/Plastic Composite
____ Other _____

4. Proposed Railing Materials
5. Existing Railing Materials
____ Cedar ____ Pressure-treated wood ____ Wood/Plastic Composite
____ Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Home Occupation

The following information complies with Code Section 1260.16:

- A. Only I, Douglas Yeager, will be engaged in the daily activities at our home address. I will act as the owner of the company and its day-to-day activities.
- B. The home address will be used by Douglas Yeager and family strictly for residential purposes. Less than 25% of the home will be used for business activities.
- C. The outside of the home will not display any signage or other evidence of the business. A business vehicle may include a magnetic sign, which will be taken off when parked at the home. There is also a garage to park the business vehicle.
- D. All sales transaction, quotations, marketing, invoices, checks will be administered via e-mail or US Mail. There will not be any sales made at the home address.
- E. There will not be any sales traffic entering the home address. Any parking from a client or a supplier for correspondence shall be met off the street.

Regards,

Douglas Yeager

To: Bexley Review Board
From: Douglas Yeager, 115 S. Drexel Ave., Bexley, OH 43230

Introduction and Background:

My name is Douglas Yeager, and I am a new resident to Bexley, OH. I am here seeking approval from you for starting a residential painting company, titled "Wonderwall Paint."

I have a background in the mechanical trades, primarily as a carpenter and painter. With hands-on experience from working for General Contractors and self-employment, I plan on bringing this experience to the community. I hold a Bachelor's degree in Technical Communications, and I have spent almost 11 years in the corporate environment--starting as a Technical Writer and working up to a Sr. Buyer for Raytheon and Goodrich Aerospace. In 2008 I left the corporate environment to form Moonlight Painting (sole prop.), which I started in White Plains, NY. From the first job of painting an exterior for a neighbor, I was able to gain exposure to new customers. Over the next couple of years, I grew the business and was working in and around White Plains. Growing the business was achieved by learning business strategies, attending seminars, as well as learning how other painting companies are successful.

Mission:

Based on what I have learned from building Moonlight Painting, I intend to keep the same principles in place. Some of them include: being the face of the business (CEO), always keep customers interests in mind, concentrate in the residential marketplace, and involvement with the community.

Marketing:

The company logo will be displayed on a yard sign at each jobsite. My intention is to have a wooden sign professionally made that will draw other customers. Also, the logo will appear on shirts, jackets, business cards, website and correspondence. Business cards and shirts will be printed, and a website will be developed soon after. Other areas of exposing the new business include a Facebook page, postcards, yard signs and word-of-mouth referrals. I also plan on becoming a member of the Bexley Chamber of Commerce.

Growth Plan:

The growth plan for Wonderwall Paint will be developing it over 24 months to a point where a small crew can complete each project. With this plan, I will be able to spend more time with customers and planning for future projects. My aim is to exceed the needs of each customer, and therefore have a repeat customer for their next project. In year #3 I will have developed a client base within Bexley that I can contact for new projects.

Licensing, Etc.:

The company name will be filed with the state of Ohio. I'll also file the name under "Wonderwall Paint, LLC" to help protect my business and my family's personal assets. My lead paint certification from the United States EPA is valid until April 2016, and this allows me to safely work on a residential property that contains lead paint. I will also have a business insurance policy under the company name.

Community, Etc.:

I believe that this new business will help further my exposure to the community. My wife and I have a son who attends pre-school at Christ Lutheran Church. Our family has also been attending St. Catherine's Church in Bexley since we moved here in May. Both of those areas have family events planned throughout the year, and there might be areas where we can participate and help out.

The more I look around this city, the more ideas come to mind for getting involved. I do enjoy volunteering, and recently helped out for a Champions Cause program at the Gahanna YMCA. Last year at another YMCA, I was a mentor for someone who needed help writing a business plan. I'm also a 3rd degree Knight of Columbus, avid blogger, and I'm currently training for the Columbus half-marathon in October. I can't help but think about sponsoring a *Wonderwall Paint 5K* fun run throughout the streets of Bexley someday!

Thank you for your time and consideration.

Douglas Yeager

115 S. Drexel
Home Occupation

Interactive Map Parcel ID Map Routing No. Location Generated on: 08/23/13 10:30:11 AM

020-003561 L038 02600 115 S DREXEL AV



Parcel Information		
Owner Name: YEAGER DOUGLAS YEAGER JEANNE A	Appraised Total: \$644800	Last Transferred: 05/07/2013
Calc Acreage: 0.574	Sale Price: \$500000.00	Annual Taxes: \$15433.66

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.