

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, November 13, 2014, 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.

- a. Application No.: 14- 018
- Applicant: Michael Brickey
- Owner: Michael Brickey & Deborah Stuman
- Location: 865 College Ave.
- Request: The applicant is seeking architectural review and approval to allow an open carport addition at the rear of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d) which requires a 6.6' side yard setback for a 40' wide lot, to allow the carport to be located 5.' from the south side property line. Please Note: This application was tabled at the June 2014 BZA meeting.

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 10-30-2014

Proximity Report Results

8695372/1726989
The selection distance was **200 feet**.
The selected parcel was **020-003525**.

To view a table showing the **29 parcels** within the displayed proximity, scroll down.

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

865 College

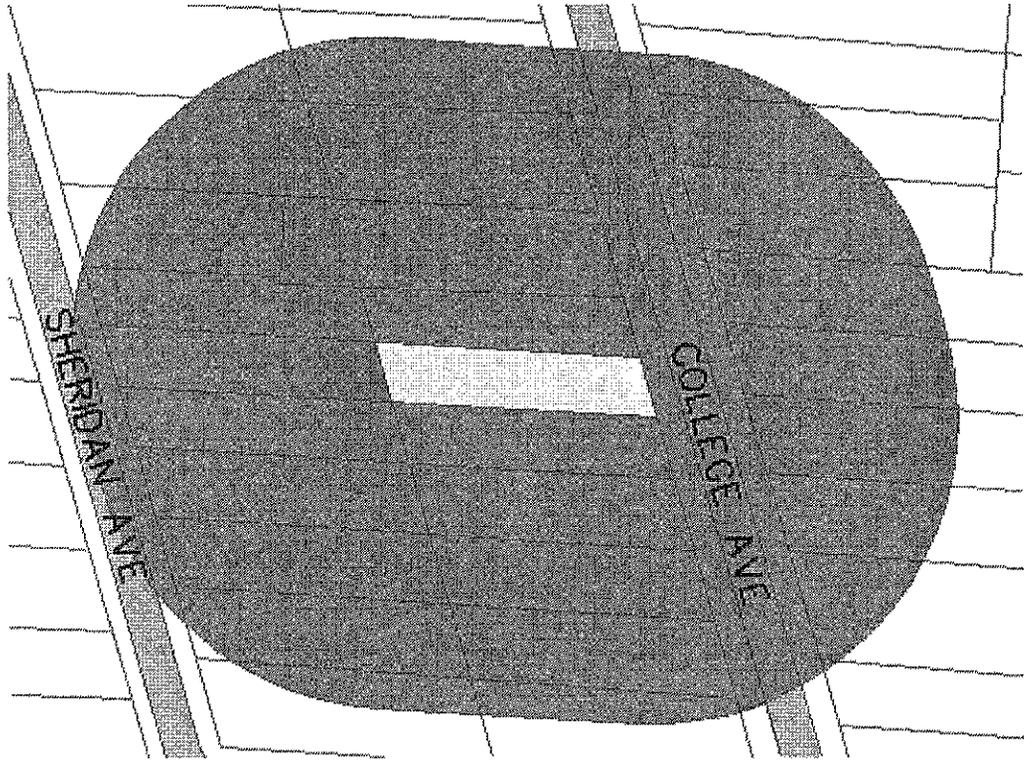


Image Date: Tue Oct 28 08:43:51 2014

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
020-003533	BENNET JUDITH A EASTMAN KATHERINE	833 -35 COLLEGE
020-004253	BREEN PAUL J TR	872 COLLEGE
020-003525	BRICKEY MICHAEL TR ET AL	865 COLLEGE
020-000754	DULING RYAN R	866 COLLEGE
020-003534	GELDIS SOTERIOS P TR	824 -826 SHERIDAN
020-001689	GIRARD MATTHEW S	832 -34 COLLEGE
020-003524	GOLDSMITH LAWRENCE J & AUDREY A	869 COLLEGE
020-003515	GRAHAM BETH A	887 COLLEGE
020-003764	HASSELL MICHAEL A HASSELL YAFFA	854 -56 COLLEGE
020-001905	HENLEY MARILYN C TOD	884 -886 COLLEGE
020-003516	KNIS JAMES F KNIS MICHELE I	885 COLLEGE
020-004292	LIU RUI WANG XI	888 COLLEGE
020-003523	LONGSTRETH CRAIG	862 SHERIDAN
020-003983	MEYER GATES RENTALS LTD	860 -62 COLLEGE
020-003527	MJM INVESTMENTS COLUMBUS LTD	856 SHERIDAN
020-001272	MOORE JOHN W	840 COLLEGE
020-003520	MSA EQUITY LLC	876 -878 SHERIDAN
020-003531	PROSPEROUS HOLDINGS LLC	853 COLLEGE
020-003517	RABIDOUX PAULA	879 COLLEGE
020-003530	RAMP LLC	834 SHERIDAN
020-003518	RILEY JOHN M	875 COLLEGE

020-003528	SCHWARZ CANDIS C & HENRY Z	850 SHERIDAN
020-003526	SEYMOUR TODD W & JILL	859 COLLEGE
020-003532	SHARP RICHARD E & DEBRA L	845 COLLEGE
020-003521	STEPRO MARILYN A TR	870 -72 SHERIDAN
020-003522	T T ESTATES LLC	866 -68 SHERIDAN
020-003529	TAROT KAI BUDZINSKI PHILIP N	840 SHERIDAN
020-004250	WISE JESSICA L THOMPSON JASON M	850 COLLEGE
020-003519	ZIRILLO JARED W	882 -84 SHERIDAN



CITY OF BEXLEY
Board of Zoning Appeals

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on June 12, 2014.

Application No.: 14-018
Applicant: Michael Brickey
Owner: Michael Brickey & Deborah Stuman
Location: 865 College Ave.

REQUEST: The applicant is seeking architectural review and approval to allow an open carport addition at the rear of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d) which requires a 6.6' side yard setback for a 40' wide lot, to allow the carport to be located 5.5' from the south side property line.

MOTION 1: Michael Brickey requested that the application be Tabled.
(To allow time to obtain technical detailed information from the manufacturer and better reference how it relates to the existing structure.)

ACTION: Motion to Table - approved

Staff Certification:

Recorded in the Official Journal this
9th day of June 12, 2014

Karen Bokor
Residential Design Consultant

Kathy Rose
Zoning Officer

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- a. Application No.: 14- 018
- Applicant: Michael Brickey
- Owner: Michael Brickey & Deborah Stuman
- Location: 865 College Ave.
- Request: The applicant is seeking architectural review and approval to allow an open carport addition at the rear of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d) which requires a 6.6' side yard setback for a 40' wide lot, to allow the carport to be located 5.5' from the south side property line.

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Mailed by 06-05-2014

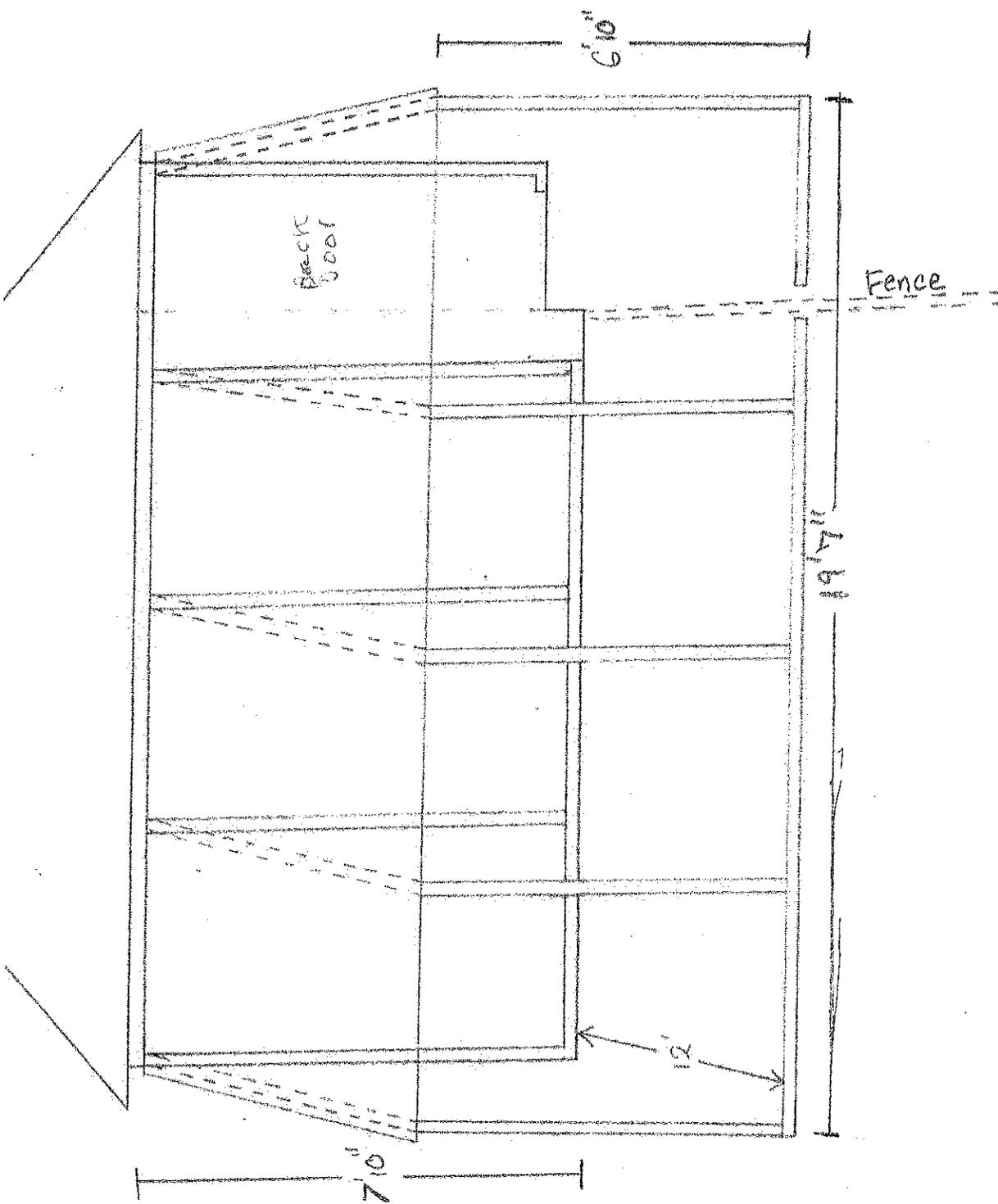
REVISION TO APPLICATION FOR
AN OPEN AIR CARPORT TO THE BACK OF 865 COLLEGE AVE.
October 21, 2014

After consulting with Karen Boker and the All Steel Carports staff, I modified and simplified the design. The carport is now a single roof that abuts against the first floor gutter and extends toward the back yard. It is supported by five square poles on the house side and five square poles on the lawn side. These poles are also supported by square poles on the top and bottom of the house side and on the top and bottom of the lawn side to give it more strength and solidarity. The materials are 14 gauge steel with 2.5" steel supports. All parts are rustproof. The structure is capable of withstanding 100 mph winds. All Steel Carports provides the materials in a prefab kit form.

I choose this company because their materials and design are much stronger and more stable than other vendors' products. Note that the structure abuts the house but isn't attached to it. Thus if it were ever severely damaged or no longer wanted, it could be removed with no damage to the house.

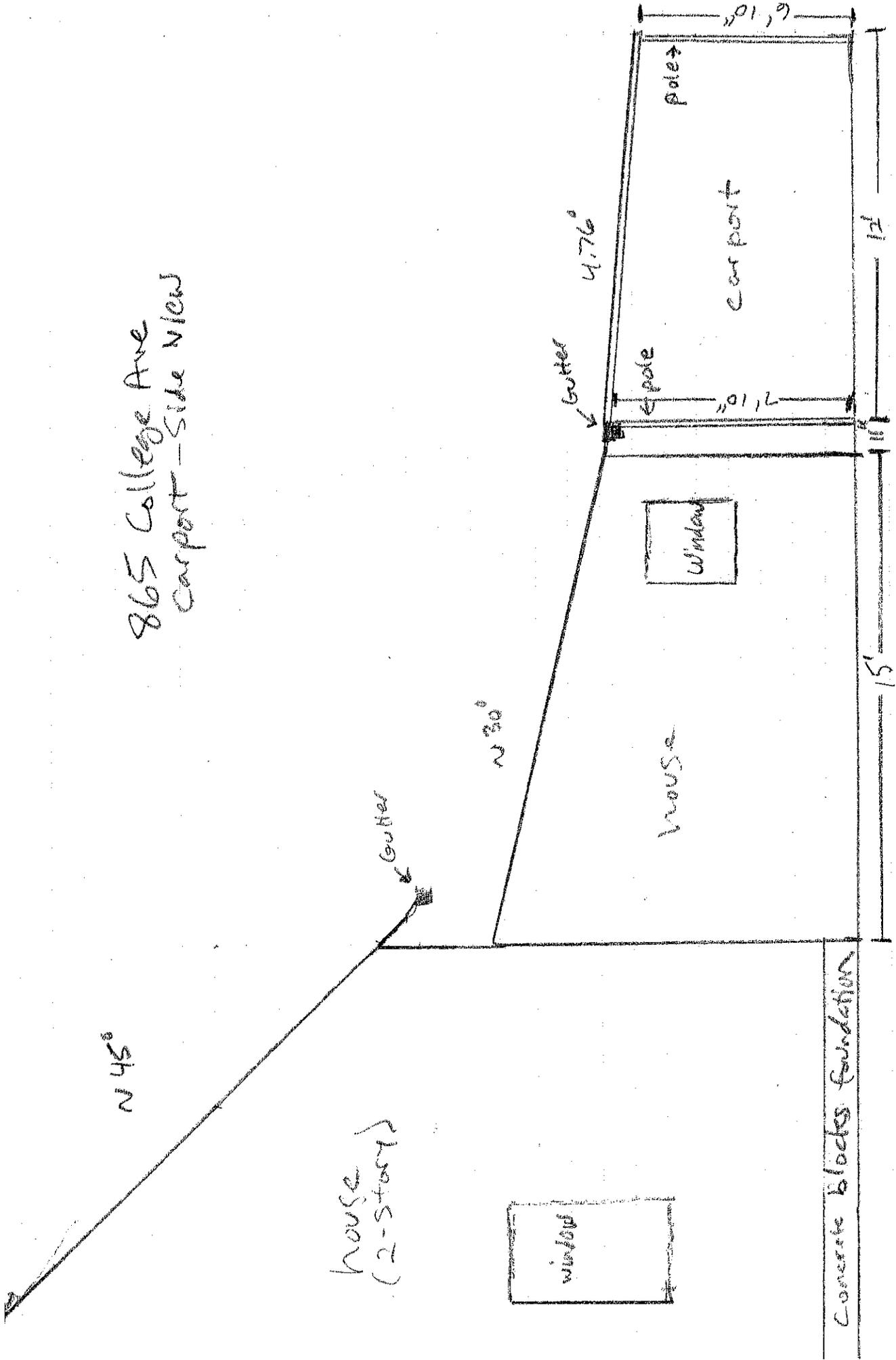
The original design had a 20' X 12' roof. The revised design is only 19'7", paralleling the current roof as opposed to paralleling the gutter which extends five inches to the South of the first floor roof. Thus the variance now is only 8" instead of 13". (Note that the second floor roof extends further than the first floor roof.)

At the previous hearing I was asked if there are other carports in Bexley. I am advised that there are quite a few in South Bexley and I have observed that there are two on the sides of houses on College Ave. (whether there are any behind houses, I have no way of knowing as like the proposed one they would be out of sight from the street or sidewalk). Aesthetically, the carport is like an extension of the first floor roof on the back of the house. The color is white which matches the white of the trim of the siding and the white trim of the oversized gutters on the back roof.



865 College Ave. Carport

865 College Ave
Carport - Side View



→ Note: Structures from here on are setback 6' South of the rest of the house.