



BOARD OF ZONING APPEALS AGENDA

Thursday, November 13th, 2014

7:00 P.M.

City Council Chambers, Bexley Municipal Building

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:** Minutes from the October 9th, 2014 Board of Zoning Appeals meeting.
4. **OLD BUSINESS:**
 - a. Application No.: 14- 033
Applicant: The Tuckerman Home Group
Owner: The Tuckerman Home Group
Location: 230 N. Stanbery (lot 74 & pt of lot 75; Stanbery Place)
Request: The applicant is seeking architectural review and approval to allow a new single-family dwelling to be constructed on this vacant lot. The applicant is also seeking two variances to Bexley Code Section 1252.03(c). The first variance is to the require 55.1' front yard setback for this block, to allow the single-family home to be constructed 50.5' from the front (west)property line. The second variance is to the required 30% of the lot depth rear yard setback, to allow the principal structure to be constructed 26' 10" from the rear (east) property line. Please Note: This application was tabled at the October 9th bza meeting.
 - b. Application No.: 14- 018
Applicant: Michael Brickey
Owner: Mickael 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, to allow the carport to be located 5' from the south side property line. Please Note: This application was tabled at the June 12th bza meeting.
5. **NEW BUSINESS:**

- a.** Application No.: 14- 052
Applicant: Peter Krajnak, Rogers Krajnak Architects, Inc.
Owner: Linda Mackessy
Location: 2775 Bexley Park Road
Request: The applicant is seeking architectural review and approval to allow a covered porch addition on the front (north side) of the principal structure and other modifications which include a new door with sidelites, at the rear of the principal structure, and painting.
- b.** Application No.:14-053
Applicant: George Cleary
Owner: Michael Wagner
Location: 2241 Astor Ave.
Request: The applicant is seeking architectural review and approval to allow a new family room addition at the rear (south side) of the principal structure, in the location of the existing covered patio. The applicant is also seeking a variance from Bexley Code Section 1260.07(e), which requires detached garages shall not be located less than ten feet from a principal structure, to allow the family room addition to be 7' from the existing detached garage.
- c.** Application No. 14-054
Applicant: James Schlueter
Owner: James & Geraldine Schlueter
Location: 2606 Bexley Park Rd.
Request: The applicant is seeking a Special Permit in accordance with Bexley Code Section 1262.03(b), which limits fences in the side yard to 42" in height, to allow a 5' high fence to be located 12.5' from the east side property line along Remington Road.
- d.** Application No.: 14- 055
Applicant: Gary Alexander
Owner: Mr. & Mrs. George Elliott
Location: 2755 Bexley Park Road
Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the east side of the principal structure. The applicant is also seeking a variance to Bexley Code Section 1252.03(d), which requires an 8' side yard setback, to allow a 2-story addition to encroach 2.9' into the side yard setback.
- e.** Application No.: 14-056
Applicant: Behal Sampson Dietz – John Behal
Owner: 172 South Columbia LLC
Location: 172 S. Columbia Ave.

Request: The applicant is seeking architectural review and a variance to code sections 1260.11 a) Accessory Uses and Structures to allow a pool house to be constructed without a principal structure on the parcel (principal structure is on adjoining parcel), 1260.12 Private Swimming Pools to allow a private swimming pool to be built as an accessory structure on a parcel without a principal structure (principal structure is on adjoining parcel), 1260.27 Excessive Deviation from Established Front Yard Setbacks in Residential Districts to issue a special permit to allow a pool house and in-ground pool to be built at the rear of the parcel (meeting setback requirements) with no principal structure constructed on the site.

6. Additional Business: Adoptions of BZA Rules & Regs.

7. Adjourn: