



City of Bexley

Building Department - Code Enforcement

PUBLIC NOTICE

This is to inform you that a public meeting will be held by the Zoning Committee for the Council of the City of Bexley, Ohio at 6:00 P.M., Tuesday, January 27, 2015, at Bexley City Hall, 2242 East Main Street, to discuss Ordinance No.01-15.

Ordinance No.01-15, if approved, will give approval of revisions to the existing (PUR) Planned Unit Development plan known as Sessions Village, which is a platted subdivision to the City of Bexley, consisting of 31 lots (4 lots on E. Broad) and commonly known as Sessions Village, in accordance with the Development Plan standards and Site Plan submitted December 15, 2014.

The Board of Zoning Appeals will meet on January 8, 2015, at 7:00 PM and The Planning Commission will meet on January 26, 2015 to review the development standards and provide written recommendations to Bexley City Council.

Following the public meeting, it is expected that Bexley City Council will hold final consideration of the Ordinance during the regularly scheduled City Council meeting on January 27, 2015.

A copy of the zoning application, preliminary development plan, and written recommendations from the Planning Commission and Board of Zoning Appeals will be available for review in the Building Department Office during the hours of 8 a.m. until 4 p.m. If you have any questions, please call the Bexley Building Department at (614) 559-4240.

A copy of Ordinance No. 01-15 is on file for review in the office of the Mayor, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

Please contact the City of Bexley at (614) 559-4200 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to attend the meeting.

All interested persons are invited to attend.

Mailed 12-24-14

ORDINANCE NO. 01-15

By: Steve Keyes

An ordinance authorizing the amendment of the Sessions Village Planned Unit Residential District by incorporation of the Development Plan dated December 15, 2014, and attached hereto as "Exhibit A".

WHEREAS, Sessions Village is a platted subdivision within the City of Bexley, consisting of 31 lots; and

WHEREAS, Sessions Village was originally zoned in 1926 by Ordinance 751; and

WHEREAS, Ordinance 751 was specific to Sessions Village, providing for development standards for Sessions Village only, and was in essence an early example of planned unit zoning; and

WHEREAS, In 1972 the subdivision was rezoned to Planned Unit Residential via Ordinance 08-72; and

WHEREAS, The City has historically utilized the Sessions Village 1926 zoning to serve as the Development Plan required by the PUR district, lacking any more specific Development Plan; and

WHEREAS, It is the opinion of the City that a restated Development Plan would better serve the interests of the City and property owners in Sessions Village, and in order to provide greater clarity to the rights granted to Sessions Village under the PUR, the City has requested that Sessions Village submit a Development Plan as an amendment and clarification of the existing Development Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY:

Section 1. That this ordinance hereby amends the Sessions Village Planned Unit Residential District by incorporation of the Development Plan dated December 15, 2014, and attached hereto as "Exhibit A."

Section 2. That this ordinance shall go into effect and be in force from and after the earliest period allowed by law. [Does this need to be declared an emergency?]

Passed: _____, 2015

President of Council

Attest: _____
Clerk of Council

Approved: _____, 2015

Ben Kessler, Mayor

First Reading: January 13, 2015

Second Reading:

Third Reading:

CITY OF BEXLEY

Review Application for:

- PLANNING COMMISSION**
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2014



APPLICATION TO APPEAR BEFORE:

CITY COUNCIL PLANNING COMMISSION Date: _____

_____ TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. **This application is submitted for: (please check)**

A. Rezoning Lot Split Plat Approval Special Permit
 Variance Conditional Use Other Amendment of Development Plan

B. Exterior Design Review to include: Building Plans Site Development
 Signage Fence Other _____

2. **APPLICATION SUBMITTED FOR PROPERTY LOCATED:** NS of Broad Street at Sessions Drive
NAME OF BUSINESS: _____

3. **NAME OF APPLICANT:** Sessions Village, c/o Donald Plank
Address 145 E. Rich Street, FL 3, Columbus, OH 43215-5240
Telephone Number (614) 947-8600 E-mail: dplank@planklaw.com

4. **NAME OF OWNER:** multiple owners (see exhibit)
Address _____
Telephone Number _____ E-mail: _____

5. **Narrative description of project / request. (Attach additional sheets, if necessary).**
Sessions Village is an existing residential community with 29 lots. Original homes were built in the 1920s and 30s with most constructed in the 1950s and 60s.

6. **If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).**
N/A

FEES: Payment of applicable fees:

<input checked="" type="checkbox"/>	Requests for amendment to previously approved PUR or PUC plans	\$300.00
<input type="checkbox"/>	Split of lot or existing parcel.	\$250.00
<input type="checkbox"/>	Replatting or new plat.	\$250.00
<input checked="" type="checkbox"/>	Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$670.00
<input type="checkbox"/>	Sign Review and Environmental Review are based on the value of project:	
	<u>Valuation of Project</u>	<u>Fee</u>
<input type="checkbox"/>	\$0 - \$5,000	\$100.00
<input type="checkbox"/>	\$5,001 - \$25,000	\$200.00
<input type="checkbox"/>	\$25,001 - \$75,000	\$250.00
<input type="checkbox"/>	\$75,001 - \$200,000	\$350.00
<input type="checkbox"/>	\$200,001 - \$750,000	\$600.00
<input type="checkbox"/>	Over \$750,001	\$1,000.00
<input type="checkbox"/>	Variance,	
<input type="checkbox"/>	Fences and walls:	\$65.00
<input type="checkbox"/>	Special Permit, Conditional Uses and All others:	\$90.00

(Re-submittal fee \$50)

Fee: Due: \$ 670.00

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

Appeals Procedures

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

***NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

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Click on the Parcel ID to view the details for that property

Parcel	Address	Owner	Legal
29 entries were found		Displaying entries 1 through 15	
020-004389	SESSIONS DR	LUCKS WHITNEY E	0000 SESSION DR SESSIONS S E COR
020-004406	SESSIONS DR	PRESTON SCG LLC	0000 SESSIONS DR SESSIONS 28
020-004409	SESSIONS DR	SESSIONS VILLAGE	0000 SESSIONS DR SESSIONS
020-004425	SESSIONS DR	WESTWATER HUGH N TR	0000 SESSIONS DR SESSIONS
020-000165	1 SESSIONS DR	JOHNSON JULIA F	1 SESSIONS DRIVE SESSIONS
020-004388	10 SESSIONS DR	CASO ANN H	10 SESSIONS DR SESSIONS 10
020-004392	11 SESSIONS DR	ZIKAS J MICHAEL II	11 SESSIONS DR SESSIONS EX 12.83X30
020-004390	12 SESSIONS DR	BENSON NANCY C TR	12 SESSIONS DR ALL 12 & 26.5 FT SS
020-004391	13 SESSIONS DR	HOFFMAN SALLY HANNA TR	13 SESSIONS DR SESSIONS
020-004393	15 SESSIONS DR	SCHEIMAN JEFFREY L SCHEIMAN JODY G	15 SESSIONS DR SESSIONS 15
020-004396	16 SESSIONS DR	PORTER ANNE H PORTER WILLIAM G	16 SESSIONS DR SESSIONS
020-004395	17 SESSIONS DR	WILLIARD STEPHEN G WILLIARD CATHRYN E	17 SESSIONS DR SESSIONS 17
020-001737	18 SESSIONS DR	SCHOTTENSTEIN WILLIAM J	18 SESSIONS DR LOT4 SESSIONS VILLAGE 18
020-004397	19 SESSIONS DR	RIAT SHEILA A	18 SESSIONS DR SESSIONS
020-004380	2 SESSIONS DR	FISHER JUDITH D	2 SESSIONS PL SESSIONS 2
1		2	

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Search Results

Click on the Parcel ID to view the details for that property

29 entries were found		Displaying entries 16 through 29	
Parcel	Address	Owner	Legal
020-004398	20 SESSIONS DR	WESTWATER HUGH N TR	20 SESSIONS DR SESSIONS
020-004399	21 SESSIONS DR	TAYLOR ELIZABETH J	21 SESSIONS DR SESSIONS 21
020-004401	23 SESSIONS DR	GILLER GARY D GILLER BARBARA E	23 SESSIONS DR SESSIONS
020-004402	24 SESSIONS DR	WOLFE KATHERINE I	24 SESSIONS DR 24 & E. 1/2 LOT 22
020-004403	25 SESSIONS DR	ROBINS HARLAN W SHEAR SHAWN G	25 SESSIONS DR SESSIONS
020-004404	26 SESSIONS DR	VUJEVICH STEVE C II	26 SESSIONS DR SESSIONS 26
020-004405	27 SESSIONS DR	TAFT REBECCA R	27 SESSIONS DR SESSIONS
020-000637	3 SESSIONS DR	HUMMEL DEBORAH A	3 SESSIONS PLACE SESSIONS
020-004382	4 SESSIONS DR	REED JOSEPH W & JEANNE V	4 SESSIONS CT SESSIONS 4
020-004383	5 SESSIONS DR	GROSS GAIL H TR	5 SESSIONS CT & 8.15FT NS LOT 3
020-004384	6 SESSIONS DR	MOYER MARY F	6 PRIVATE DR SESSIONS 6
020-004385	7 SESSIONS DR	LUCKS TYLER M LUCKS CASSANDRA S	7 SESSIONS DR SESSIONS 7
020-004386	8 SESSIONS DR	ROHYANS CARRIE SHOWE ROHYANS KEVIN J	8 SESSIONS DR SESSIONS 8
020-004387	9 SESSIONS DR	LUCKS WHITNEY E	9 SESSIONS DRIVE SESSIONS
1		2	

DEVELOPMENT PLAN

ZONING DISTRICT: Planned Unit Residential (PUR)
PROPERTY ADDRESS: Intersection of E. Broad Street and Sessions Drive,
Bexley, OH
OWNER/APPLICANT: Multiple owners of individual lots
AGENT: Donald Plank, Attorney
DATE OF TEXT: December 15, 2014
CITY OF BEXLEY REFERENCE NO. : _____

- I. INTRODUCTION:** The property, the subject of this Development Plan, is a platted subdivision to the City of Bexley, consisting of 31 lots (4 lots on E. Broad) and commonly known as Sessions Village (the "Property"). The majority of the Property was zoned by the then Village of Bexley, Ohio in 1926 by Ordinance No. 751 and platted in 1927 (see Ordinance No. 876). A land area consisting of approximately 0.35 acre was added to the Sessions subdivision in 1959. The 0.35 acre parcel was designated Lot 18 of Sessions Village. The entire Property was rezoned to the PUR zoning classification in 1972 by Ordinance No. 8-72.

The Property is developed with single family and 0' lot line residential. Access to and from the Property, from and to East Broad Street, is established over private drives. All roads on the Property are private. The written consent of "Sessions Village" association (the "Association") is required before any owner of property within the larger Property can change or alter the visible exterior of their property in any material manner, including landscaping.

When rezoned in 1927, the Village Council acknowledged that the Property was physically incapable of development in accordance with the existing Village zoning and, therefore, rezoned the Property to comply with plans for the development of the Property presented to the Village by the then owners of the Property. A present day search of City records, however, did not locate the plans that were submitted to the City in 1927. The City and the individual owners of the Property concede that the Property has been developed in accordance with the general plan established in 1927 and that development standards contained in this text are based on the existing developed conditions of the Property; however, since the PUR zoning classification for any property in the City of Bexley is defined by a development plan, likewise, a development plan needs to be of record with the City for the purpose of enforcing the Property's PUR zoning.

In that regard, this Development Plan text, along with the Site Plan submitted December 15, 2014, shall constitute the Development Plan for the Property.

- II. PERMITTED USES:** All uses permitted per Bexley Zoning Code Section 1252.03 (g).
- III. DEVELOPMENT STANDARDS:**

A. Setbacks

1. **Broad Street:** The building and parking setback from Broad Street shall be a minimum of 30 feet, excluding walls and landscaping.
2. **Side and Rear:** Except for a fence or wall 6' to 10' in height along the west, north and east perimeter of the Property, the building and parking setback for the Property shall be as depicted on the Site Plan.

B. Height: The height of any building constructed on the Property shall not exceed 2.5 stories in height.

C. Density: No more than 32 residential units shall be permitted on the Property.

D. Building Design and Exterior Elevation: After consideration of many styles, it was decided to employ a diversified adaption of the minor domestic architecture of France. A careful selection and placing of complimentary colors and textures unify all exterior building surfaces – brick, plaster, stone and slate, harmonizing completely in the finished effect. The four Broad Street homes are French Tudor and Stone and Limestone, French Norman in design.

E. Lot Coverage: There shall be no maximum lot coverage restriction.

IV. ZONING CERTIFICATE: No zoning certificate, as required by Zoning Code Section 1264.07, shall be issued by the Zoning Officer until a written approval of the proposed improvement from the Association is provided to the Zoning Officer.

Proximity Report Results

7279052/6449584

The selection distance was **900 feet**.
The selected parcel was **020-004398**.

To view a table showing the **114 parcels** within the displayed proximity, scroll down.

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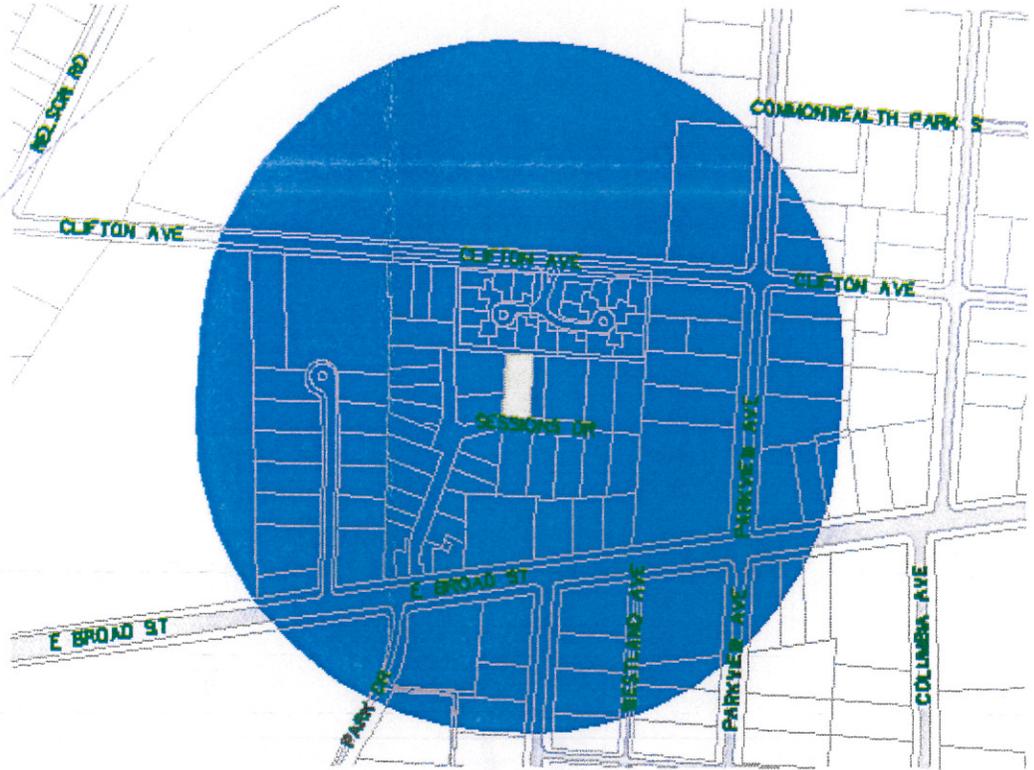


Image Date: Mon Dec 22 08:55:53 2014

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
020-003690	ABNER LANA	02196 E BROAD
020-004652	ARSHI SHALA ARSHI TAYMOOR	18 LYONSGATE
020-000067	AXELSON DAVID ALAN NEIMAN MERYL JEA	2115 CLIFTON
020-003989	BALLOUZ KHALED BALLOUZ SHAHINAZ	00072 MEADOW PARK
020-004390	BENSON NANCY C TR	12 SESSIONS
010-025420	BENUA CYNTHIA B	38 PRESTON
020-003981	BIBART RICHARD L & LOIS A	102 PARKVIEW
020-004164	BLAZER DANIEL G BLAZER STEPHANIE L	2249 E BROAD
020-004388	CASTO ANN H	00010 SESSIONS
020-000110	CITY OF BEXLEY	165 N PARKVIEW
020-001918	CITY OF BEXLEY	N PARKVIEW
010-066823	CITY OF COLUMBUS OHIO	105 PARK
020-004848	CLIFTON TRACE ASSOCIATES INC	CLIFTON
020-001740	CLIMER STEVEN A	2125 CLIFTON
020-004115	CRAVER BARTON P CRAVER MEGHAN O S	2260 E BROAD
020-003994	DANTER LINDA S	00031 N MEADOW PARK
020-004408	DARGUSCH WILLIAM D DARGUSCH CHRISTI	2120 E BROAD
020-004638	DEMUTH RHONDA J DEMUTH DANIEL L	00005 LYONSGATE
020-003184	DICK MICHAEL	22 S PARKVIEW
020-004648	ELM AND DREXEL LLC	LYONSGATE
020-004407	ESTREICHER DONNA G	02108 E BROAD

020-004265	MOSS KAREN S	2170 E BROAD
020-004384	MOYER MARY F	6 SESSIONS
020-000341	MUKHDOMI GULAM J MUKHDOMI ABIDA	21 S PARKVIEW
020-003634	PARK NATIONAL BANK SU TR SMITH LEE	46 PARKVIEW
020-004676	PARK NATIONAL BANK SU TR SMITH LEE	2270 E BROAD
020-001515	PARKER DENSON JR & ANNA C	00017 N MEADOW PARK
020-004641	POLLACK ELLEN SIEGEL TR	00008 LYONSGATE
020-004396	PORTER ANNE H PORTER WILLIAM G	16 SESSIONS
020-004406	PRESTON SCG LLC	SESSIONS
020-004382	REED JOSEPH W & JEANNE V	4 SESSIONS
020-004397	RIAT SHEILA A	19 SESSIONS
010-032186	RINI JOSEPH T JR & NANCY R	15 E PRESTON
020-004403	ROBINS HARLAN W SHEAR SHAWN G	25 SESSIONS
020-004386	ROHYANS CARRIE SHOWE ROHYANS KEVIN	8 SESSIONS
020-004651	ROSEN MARK ROSEN ROSANNE	LYONSGATE
020-003993	ROSENBERG JEFFREY ROSENBERG MURIELL	51 N MEADOW PARK
020-004393	SCHEIMAN JEFFREY L SCHEIMAN JODY G	15 SESSIONS
020-001737	SCHOTTENSTEIN WILLIAM J	18 SESSIONS
020-004857	SCHOTTENSTEIN WILLIAM J SPEARS LAUR	CLIFTON
020-004409	SESSIONS VILLAGE	SESSIONS
020-002091	SMITH ANDREW O BRACHMAN LAVEA	39 PARKVIEW
020-004649	SOLOMON SANFORD J SOLOMON NANETTE	LYONSGATE
020-004405	TAFT REBECCA R	27 SESSIONS
020-004399	TAYLOR ELIZABETH J	21 SESSIONS
020-003985	THOMPSON DAVID J HASSELER LYNDA R	00028 MEADOW PARK
020-001798	TROY ENTERPRISES OF COLUMBUS INC TR	47 N PARKVIEW
020-004636	TUCKERMAN CONNIE TR	LYONSGATE
020-002900	TWEEDLE MICHAEL POON CHRISTINE	PARKVIEW
020-004650	ULMAN DOUGLAS EDWARD ULMAN AMY GRAC	LYONSGATE
020-000587	UNGAR JEFFREY H & SANDRA B	73 N PARKVIEW
020-000578	VINEIS MARK VINEIS CAREY	49 S PARKVIEW
020-002765	VOYLES DAVID A	83 PARKVIEW
020-001915	VOYLES DAVID A	PARKVIEW
020-004404	VUJEVICH STEVE C II	26 SESSIONS
020-004639	WALLICK JOAN P TR	00006 LYONSGATE
010-029329	WEIL EDGAR E III WEIL MYRA PARISEY	2175 E BROAD
020-003986	WEIMER LINDA B	00044 MEADOW PARK
020-004398	WESTWATER HUGH N TR	20 SESSIONS
020-004425	WESTWATER HUGH N TR	SESSIONS
020-003992	WHITE SUSAN	00055 MEADOW PARK
020-004395	WILLIARD STEPHEN G WILLIARD CATHRYN	17 SESSIONS
020-004562	WILSON GARY L WILSON DIANE R	89 BISHOP
020-004402	WOLFE KATHERINE I	24 SESSIONS
020-004644	WORLY BRETT L GUR TAMAR L	LYONSGATE
020-004642	WORLY BRETT L GUR TAMAR L	9 LYONSGATE
020-004392	ZIKAS J MICHAEL II	11 SESSIONS

020-004380	FISHER JUDITH D	2 SESSIONS
020-001266	FOLEY KRISTIN M TR	112 PARKVIEW
010-013218	FOSS PETER FOSS KATERYN	10 PARK
020-003991	FREEMAN MABEL G FREEMAN MABEL A	65 MEADOW PARK
020-004646	GAREL JUDY R TR	12 LYONSGATE
020-004640	GARRETT PAUL A TR GARRETT SANDRA T	00007 LYONSGATE
020-004401	GILLER GARY D GILLER BARBARA E	23 SESSIONS
020-002901	GLIMCHER ALLISON S	59 PARKVIEW
020-004632	GOODMAN HOWARD K GOODMAN NICOLE M	00066 MEADOW PARK
020-004383	GROSS GAIL H TR	5 SESSIONS
020-002386	HACKMAN JEROME J & LINDA C KATZ	2257 E BROAD
020-000864	HATLER PATRICIA R COFFIN HOWARD A I	17 PARKVIEW
020-000146	HERRMANN EDWARD J BISHOP	E BROAD
020-000075	HERRMANN EDWARD J BISHOP	2010 E BROAD
020-003995	HERRMANN EDWARD J BISHOP	MEADOW PARK
020-000075	HERRMANN EDWARD J BISHOP	2010 E BROAD
020-000146	HERRMANN EDWARD J BISHOP	E BROAD
020-000820	HERSHFIELD ROBERT & MARCIA	78 PARKVIEW
010-022464	HICKS WILLIAM J	33 PRESTON
010-042442	HOAGLIN ANN S HOAGLIN THOMAS E	43 S PRESTON
020-004391	HOFFMAN SALLY HANNA TR	13 SESSIONS
020-000637	HUMMEL DEBORAH A	3 SESSIONS
020-001977	JAMES ARTHUR @(2)	2250 E BROAD
020-000165	JOHNSON JULIA F	1 SESSIONS
020-003987	JOHNSON PHILIP A & CHRISTINE A	00058 MEADOW PARK
010-013219	JOHRENDT MICHAEL J JOHRENDT LOIS E	42 PARK
020-003990	KAPLAN NICOLE J FORAND NICHOLAS R	00075 MEADOW PARK
020-001014	KARN COLBY J KARN LINDSEY N	80 PARKVIEW
020-003686	KINNEY JOHN E & INNA L	2130 E BROAD
020-002085	KLOPFER WILLIAM H JR KLOPFER KIMBER	2118 E BROAD
020-003984	KOPPES JEFFERY A KOPPES DALIA	2086 E BROAD
020-003689	LARRIMER JOHN H	2186 E BROAD
020-004637	LEWIN ELAINE S TR TUCKERMAN CONSTAN	00004 LYONSGATE
020-003745	LOVERSIDGE ROBERT D LOVERSIDGE JACQ	2110 E BROAD
020-004385	LUCKS TYLER M LUCKS CASSANDRA S	7 SESSIONS
020-004387	LUCKS WHITNEY E	9 SESSIONS
020-004389	LUCKS WHITNEY E	SESSIONS
020-004634	LYONSGATE HOLDING CO LLC	LYONSGATE
020-004849	LYONSGATE OWNERS ASSN	LYONSGATE
020-004850	LYONSGATE OWNERS ASSN	LYONSGATE
020-004635	MADISON CARRIE L MADISON ANDREW D	2 LYONSGATE
020-002187	MANGANO GIUSEPPE A MANGANO VENZA M	56 PARKVIEW
020-004174	MCCLOSKEY JEFFREY M MCCLOSKEY JENNI	2270 E BROAD
020-004647	MENDEL SANDRA A TR	13 LYONSGATE
010-029330	MENTEL MICHAEL C MENTEL MARISA A	22 PRESTON
020-004645	MIZRACHI MOSHE & JUDITH M	00011 LYONSGATE
010-038309	MOKAS JOHNNY P CASTO KATHERINE A	52 PRESTON



Notes

1. Any existing buildings or structures are not bound by these setback limitations.
2. Homes, garages or structures shown on this plan are approximate locations and may not reflect the actual.

* Occupied space is any part of a home traditionally referred to as "The House"

** Ancillary buildings refer to non occupied buildings such as garages, storage buildings, workshops, greenhouses, etc.

Sessions Village

Setback Exhibit

1" = 40'