

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, April 9, 2015, 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.: 15- 010
- Applicant: Steve Walker
- Owner: Nicole Herd-Walker & Steven Walker
- Location: 976 S. Cassingham Rd.
- Request: The applicant is seeking a Conditional Use approval, to allow a home occupation. The home occupation is a custom-built furniture and home furnishings business/office.

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 03-26-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015010

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 97E S. Cassingham Rd. Zoning District _____

6. OWNER Nicole Herd-Walker & Steven Walker Phone # _____ or Cell # (614) 772-6562
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Steve Walker E-mail s_p_walker@hotmail.com Phone # _____ or Cell # (614) 446-8665
Address 97E S. Cassingham / City, State, Zip Bexley OH 43209

8. Brief Description of Request and/or Variance. See attached

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 Nicole R. Herd-Walker /DATE 3-5-15

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>90</u>

**Be advised, If the Board or Staff 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. (Ord. 54-11)

Application for Home Occupation: 976 S. Cassingham Road, Bexley

Potential business to be established: Custom-built wood furniture and home furnishings (coffee tables, side tables, wood-framed mirrors, etc)

- A) The sole employees of the company reside at the premises. Steven Walker –builder/creator – and Nicole Herd-Walker - administrator/marketer.
- B) The use of the dwelling would be used for administrative purposes with the majority of the creation/building to occur off-site (see attached membership confirmation for Steven Walker to the Columbus Idea Foundry, which houses a wood workshop). Some minor aspects of the build, such as gluing/finishing may happen at our residential dwelling, but major aspects of each build would happen at the off-site workshop.
- C) There is no reason for the outside appearance of our dwelling to change for the home occupation. No changes will occur for these purposes.
- D) All sales will take place online and through custom orders. Smaller items, such as mirrors, might be stored in one room in our basement and shipped from our dwelling. Larger items, such as tables, would either be built to fulfill a custom order and delivered immediately following completion, or we will rent a storage pod for these items. We don't have the room within our dwelling for storing such items.
- E) With all sales taking place online and business meetings occurring in meeting rooms at the Columbus Idea Foundry or other off-site locations, very few people would come to our house for business purposes. None of our current plans for the business would generate a greater volume of traffic to our residential address than would normally be expected. Occasional shipment/delivery may be arranged from our address, however, with only one person creating/building, the volume of items overall will not be high. If the business has the possibility for expansion beyond what is reasonable from our dwelling, we will seek an alternative location for the business.

Using the wood workshop at the Columbus Idea Foundry makes the business achievable as a start-up, as we won't have to establish our own workshop initially. Being able to run the business from our home, at least initially, until we see if we will generate enough business to move to an established commercial location, would be the second thing to help us towards making the business achievable as a start-up.

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Receipt from Columbus Idea Foundry

From: **Square** (noreply@messaging.squareup.com)

Sent: Tue 3/03/15 9:59 PM

To: s_p_walker@hotmail.com

Things just got easier.

Now when you shop at sellers who use Square, your receipts will be delivered automatically.

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Columbus Idea Foundry



How was your experience?



\$105.00

Steven Walker new member	\$105.00
Total	\$105.00



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Columbus Idea Foundry

421 West State St.

Columbus, OH 43215

<http://www.columbusideafoundry.com>

614-531-8218

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Visa 2808

3/3/2015, 9:57 PM



#V79p

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