



## BOARD OF ZONING APPEALS AGENDA

Thursday, August 13th, 2015

7:00 P.M.

City Council Chambers, Bexley Municipal Building

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:** Minutes from the July 9th, 2015 Board of Zoning Appeals meeting.
4. **NEW BUSINESS:**
  - a. Application No.: 15- 021  
Applicant: Juliet Bullock Arch  
Owner: Diane Chang Trust & Patrick Wiesel  
Location: 288 S. Columbia Ave.  
Request: The applicant is seeking Preliminary Architectural Review to allow a new home to be constructed on the existing vacant lot, just south of 256 S. Columbia Avenue.
  - b. Application No.: 15-027  
Applicant: George Ruch  
Owner: George Ruch  
Location: 46 N. Parkview Ave.  
Request: The applicant is seeking architectural review and approval to allow a new 256sq' covered porch addition to the existing 1080sq' detached garage. The applicant is also seeking a variance from Bexley Code Section 1260.11, which limits a garage to 576sq', to allow the garage to be 1336sq' with the proposed covered porch addition.
  - c. Application No.: 15- 028  
Applicant: Chris & Christine Rinehart  
Owner: Chris & Christine Rinehart  
Location: 132 N. Cassingham Rd.  
Request: The applicant is seeking a variance from Bexley Code Section 1256.04, which indicates "No spaces or aisles shall be located in the required front yard in an R-6 Zoning District", to allow

the existing non-conforming driveway and parking space to be replaced.

- d.** Application No.: 15- 029  
Applicant: Katie Tipton  
Owner: Katie Tipton  
Location: 988 S. Cassingham Rd.  
Request: The applicant is seeking architectural review and approval, to allow a second floor addition in place of the existing shed dormer located over the open front porch.
- e.** Application No.: 15- 030  
Applicant: Monica Hayes  
Owner: Monica Hayes  
Location: 2715 Sherwood Rd.  
Request: The applicant is seeking a variance from Bexley Code Section 1262.03(b)(2), which indicates the height of a fence or wall shall not exceed seventy-two inches, to allow the existing 6' fence along the south side property line to be replaced with an 8' high fence.
- f.** Application No.: 15- 031  
Applicant: Stephen Dempsey – Dave Fox Remodeling  
Owner: Tracey & Stephen Parsons  
Location: 2558 Bryden Rd.  
Request: The applicant is seeking architectural review and approval , to allow 2<sup>nd</sup> floor addition over the existing sunroom located on the east side of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires an 8' side yard setback, to allow a 2<sup>nd</sup> floor addition over an existing non-conforming 1<sup>st</sup> floor sunroom that is located 4.9' from the east side property line.
- g.** Application No.: 15- 032  
Applicant: Mr. & Mrs. James Carmon  
Owner: Mrs. Ami Carmon  
Location: 370 N. Columbia Ave.  
Request: The applicant is seeking a special permit in accordance with Bexley Code Section 1260.11(c), which limits accessory structures to one story in height, to allow a detached garage with a 2<sup>nd</sup> floor and used as storage or ancillary sleeping space for guests.
- h.** Application No.: 15- 033  
Applicant: Jeffrey Conner

Owner: Jeffrey Conner  
Location: 888 Chelsea Avenue  
Request: The applicant is seeking architectural review and approval, to allow a 2-story addition to the rear of the principal structure.

- i. Application No.: 15- 034  
Applicant: Pete Foster  
Owner: Mr. N. Jones  
Location: 25 Bullitt Park Place  
Request: The applicant is seeking architectural review and approval, to allow modifications to the exterior of the existing screened porch on the south side of the existing house, a new front porch on the east (front) and a one story addition to the west (rear) of the house.

**5. Additional Business:**

**6. Adjourn:**