



BOARD OF ZONING APPEALS AGENDA

Thursday, March 10th, 2016

7:00 P.M.

City Council Chambers, Bexley Municipal Building

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:** Minutes from the February 11th, 2016 Board of Zoning Appeals meeting.
4. **Public Comment**
5. **NEW BUSINESS:**
 - a. Application No. 16-010
Applicant: Sullivan Builders, Inc.
Owner: Seth and Jennifer Cammeyer
Location: 317 N. Columbia Ave.
Request: The applicant is seeking architectural review and approval for a one story addition on the north side of the principal structure. The applicant is also seeking a 20' variance from Bexley Code Section 1252.03(b), which requires a side yard setback of 25', to allow the proposed one story addition to be constructed 5' from the north side property line. (Please Note: This variance was originally approved on July 10th, 2014, but was never constructed.)
 - b. Application No.: 16-B1
Applicant: Ron Kauffman
Owner: Ron Kauffman
Location: 200 N. Columbia
Request: The applicant is seeking a variance from Bexley Code Section 1464.04, which requires a swimming pool to be completely surrounded by a fence not less than four feet or more than six feet high; to allow an automatic pool cover instead of a fence.

- c.** Application No.: 16- 006
Applicant: R4R General Contracting
Owner: Blue Chip Development
Location: 753 Grandon Ave.
Request: The applicant is seeking architectural review and approval, to allow the enclosed front porch to be modified into an open porch, allow a 5' x 22' deck addition at the rear (west side) of the principal structure to remain, and a bay window on the rear façade to be replaced with a sliding glass door.
- d.** Application No.: 14- 001
Applicant: Lesli Mautz
Owner: Lesli & Mike Mautz
Location: 519 S. Drexel Ave.
Request: The applicant is seeking sign review and approval, to allow a sign on the front of the structure for the “Bexley Bed and Breakfast” in accordance with Ordinance No. 31-13.
- e.** Application No.: 16- 008
Applicant: Amy Lauerhass
Owner: Jeff & Barb Delacruz
Location: 2478 Bryden Road
Request: The applicant is seeking architectural review and approval, to allow an attached garage addition that has a 2nd floor bonus room. The applicant is also seeking a variance from Bexley Code Section 1256.04, to allow the existing driveway to remain in the front yard for parking.
- f.** Application No. 16-009
Applicant: Amy Lauerhass
Owner: Molly & Keith Kim
Location: 109 S. Stanwood Rd.
Request: The applicant is seeking architectural review and approval, to allow a one-story addition to the rear of the principal structure.
- g.** Application No.: 16-0011
Applicant: Michael B. Schulte
Owner: Ilya and Jane Bodner
Location: 2384 Sherwood Road
Request: The applicant is seeking architectural review and approval, to allow a 2nd floor addition to the rear (north side) of the existing 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 the proposed 2nd floor to be constructed over the existing first floor, which is 6' 1 1/8" from the (east) side property line.

- h.** Application No.:15-012
Applicant: CJ Andrews
Owner: Mr. & Mrs. Bretton J. Leukart
Location: 311 Westland Ave.
Request: The applicant is seeking architectural review and approval, to allow a new 2-story detached garage in the front yard (along Park Drive). The applicant is seeking a special permit in accordance with Bexley Code Section 1260.27, regarding an accessory use or structure in R-1, R-2, R-3 and R-6 Residential Districts where the principal structure deviates by more than twenty percent from the established front yard set-back line, to allow the garage to be constructed in the front yard.
The applicant is also seeking 3 variances. The first is a variance from Bexley Code Section 1256.04(b), which states “No spaces or aisles shall be located in the required front yard; and the second variance is from Bexley Code Section 1260.07(e), which requires accessory structure and uses shall be permitted in the rear yard, to allow the detached garage to be located in the front yard and 10’ 2” from the front (south) property line along Park Hill Drive. The third variance is from Bexley Code Section 1260.11(a)(c), which limits accessory structures to 1-story in height and limits the garage to 35% of the footprint of the principal structure or 576sq’, to allow the 2-story garage to be (27’ in height), and 711sq’. Please Note: Additional variances may be required as determined by the Board of Zoning Appeals, including, but not limited, to a Conditional Use, to allow a Home Occupation (for an office use) in the proposed detached garage.
- i.** Application No.: 16-0013
Applicant: Pete Foster
Owner: Mr. & Mrs. R. Slagle
Location: 214 N. Stanwood Road
Request: The applicant is seeking architectural review and approval, to allow a new front entry porch, and a 2-story addition with a 1-story covered back porch to be added at the rear (east side) of the principal structure. 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 covered back porch to be located 7’ from the existing detached garage.
- j.** Application No.:15-015
Applicant: Nate Sampson
Owner: Andrew & Kathryn Jenks
Location: 230 S. Parkview Ave.
Request: The applicant is seeking architectural review and approval, to allow a one story addition to the south side of the existing principal

structure, new windows for the north sunroom, and 4 new dormers on the west façade.

- k.** Application No.:15-014
 - Applicant: Bruce Faris
 - Owner: Linna Morgan
 - Location: 424 S. Columbia Ave.
 - Request: The applicant is seeking architectural review and approval, to allow the existing single family dwelling to be demolished, and a new single-family dwelling to be constructed at this location.

6. Additional Business:

7. Adjourn: