


BZAP-24-35
(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development
Status: Active
Submitted On: 9/25/2024

Primary Location
470 S PARKVIEW AV
Bexley, OH 43209

Owner
Jana Clarke
S. Parkview Ave. 470 Bexley, OH 43209

Applicant

 Jana Clarke
 513-315-7636
 jana.clarke@bexley.us
 470 S. Parkview
Bexley, Ohio 43209

A.1: Project Information

Brief Project Description

Addition of garage and in-law suite; change the curb cut for a driveway on the other side of the house (eliminate current curb cut)

Architecture Review



Conditional Use



Planned Unit Dev



Rezoning



Variance or Special Permit



Fence Variance



What requires Major Architectural Review

The addition of an attached garage, an in-law suite above it and a curb cut switch to move our driveway to the other side of the lot.

What requires Minor Architectural Review ?

Major Architectural Review

Minor Architectural Review

Appeal of ARB or Staff Decision to BZAP

State the specific nature of the Appeal.

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)

11/14/2024

Upcoming BZAP hearing --- (Hearings held the 4th Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)*

10/24/2024

All BZAP (Board of Zoning & Planning) applications that also require ARB (Architectural Review Board) design review must go to the ARB hearing PRIOR to being heard by BZAP

Applicant (or representative of the project) must be present at the appropriate hearings

A.1: Attorney / Agent Information

Agent Name*

Santiago Alvarez

Agent Address

Agent Email*

sant.alvarez26@gmail.com

Agent Phone*

412-606-3739

Property Owner Name*

Jana Clarke

Property Owner Email

jana.clarke@bexley.us

Property Owner Address

470 S. Parkview Ave.

Property Owner Phone number

513-315-7636

A.2: Fee Worksheet

Estimated Valuation of Project

500000

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type

Single Family

Zoning

Zoning Review Type

Conditional Use request

Sign Review and Architectural Review for Commercial Projects

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

Appeal of BZAP decision to City Council

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

Single use housing with in-law suite conditional use requested

Appeal of Zoning Officer determination to BZAP

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

Medium density residential

Use Classification [?](#)

R-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Width (ft)

65

Depth (ft)

175

Total Area (SF)

11375

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1290

Proposed Addition (SF)

1549

Removing (SF)

–

Type of Structure

Garage; In law suite (above garage)

Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
–	2839

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
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–	–
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New Structure Type	Ridge Height
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Proposed New Structure (SF)	Is there a 2nd Floor
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–	–
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Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
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–	–
---	---

Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
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–	–
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B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
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–	200
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Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
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–	2080
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Total Hardscape (SF)

2280

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

4919

Total overall lot coverage (% of lot)

43

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows

Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

C.1 Architectural Review Worksheet: Doors

Doors

Structure

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Proposed Door Style

Proposed Door Color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

—

Proposed New Door Trim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

—

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

—

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

—

Proposed Finishes Manufacturer, Style, Color

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant, and Bldg. Dept Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior to the next scheduled meeting and to be placed on the Agenda. This includes the ARB meeting when Design Recommendation is needed prior to Board of Zoning and Planning Review. I understand that incomplete applications may be withheld from the agenda or only offered informal review.*

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

—

Landscape Architect/Designer


Architect/Designer Phone


Architect/Designer E-mail


Project Description

I have read and understand the above criteria

D: (Staff Only) Tree & Public Gardens Commission Worksheet

 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

 Applicant has been advised that Landscape Designer/Architect must be present at meeting

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.*

Proposed addition of an attached 1549 sq ft in-law suite above a 4-car garage.
Requesting a variance to build in-law suite exceeding 800 sq ft maximum allotment.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe. *

The property requires the variance in order to have an in law suite attached to the primary dwelling.

2. Is the variance substantial? Please describe. *

No it doesn't impact any other property.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe. *

The character of the neighborhood would not be altered and the adjoining properties would not suffer. The addition is in the back of the house and will not be able to be seen by the road. In addition, the addition would be back to back with our neighbor to the North (where there is current blockage by trees) and their view would not be altered.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.*

No. The addition (garage and in-law suite on the 2nd level) are in the back of the property. Water, sewer and garbage are all located in the front of the property.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe. *

Yes - the necessity for an in-law suite came after the purchase of the property.

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.*

No - we would like to attach a garage with an in-law suite on the second level.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe. *

Yes! We meet the requirements for the in-law suite:

(a) The in-law suite must be located within the principal structure (which includes attached garages or areas over attached garages). - confirmed

(b) No more than one in-law suite is permitted per principal structure - confirmed

(c) Maximum size of the in-law suite shall not exceed 800 square feet. - we are requesting this variance in order for the in-law suite to be larger than the 800 sq ft maximum.

(d) The structure must maintain a single-family residential appearance, which blends with the principal structure and the neighborhood. An architectural rendering and floor plan must be provided and approved by BZAP. Said plans shall include a landscape plan, which will be followed as approved. - confirmed

(e) The in-law suite may be located on the first or second floor. - it will be located on the 2nd floor of a newly attached garage.

(f) Property owner must live on site, and the in-law suite must be subservient to the principal use of the property as a dwelling. - confirmed.

(g) The in-law suite shall be occupied by family of the owner of the principal residence. - confirmed.

F.1 Fence Variance Worksheet

Lot Type*

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F.3 Fence Variance Worksheet

Front Yard Restrictions

Fences Adjacent to Commercial Districts

Require Commercial Fences Adjacent to Residential Districts

F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

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Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels.
CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

—

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

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The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

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No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

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The fence and/or wall shall have a minimum of 50% transparency.

—

That the lot exhibits unique characteristics that support the increase in fence height.

—

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

—

Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.

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If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

Provide a narrative time schedule for the replacement project

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

I: Conditional Use Worksheet

The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.

Yes

The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.

Yes

The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

Yes

The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.

Yes

The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.

Yes

The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

Yes

The use is in character and keeping and compatible with the adjacent structures and uses.

Yes

Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Yes

Yes

Please provide a narrative for how you meet the above criteria.

The addition of the garage and the 2nd floor in-law suite meets setback requirements, height is less than the existing primary structure, and it is located within the back of the property.

J: Home Occupation Worksheet

Business Name

Business Description

No person other than members of the family residing on the premises shall be engaged in such occupation.

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The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

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There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.

—

There shall be no sales in connection with a home occupation.

—

No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.

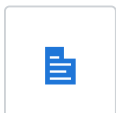
—

Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.

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Please provide a narrative for how you meet the above criteria.

Attachments



Architectural Details

240926 Clarke Residence.pdf

Uploaded by Jana Clarke on Sep 26, 2024 at 6:40 PM



Site Plan and Vicinity Map of immediate surrounding lots

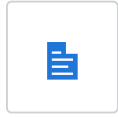
REQUIRED

Clarke Residence_Addition_240924.pdf
Uploaded by Jana Clarke on Sep 25, 2024 at 5:48 AM



240926 Clarke Residence.pdf

240926 Clarke Residence.pdf
Uploaded by Jana Clarke on Sep 26, 2024 at 6:41 PM



Clarke Residence_Addition_ARB Review 111424.pdf

Clarke Residence_Addition_ARB Review 111424.pdf
Uploaded by Jana Clarke on Nov 7, 2024 at 10:14 AM



Clarke Residence_Addition_ARB Review 111424.pdf

Clarke Residence_Addition_ARB Review 111424.pdf
Uploaded by Jana Clarke on Nov 7, 2024 at 10:14 AM



470 S Parkview ARB ROA 2024-11-14.pdf

470 S Parkview ARB ROA 2024-11-14.pdf
Uploaded by Karen Bokor on Nov 18, 2024 at 2:01 PM



241129_Clarke Addition_BZAP 1205.pdf

241129_Clarke Addition_BZAP 1205.pdf
Uploaded by Jana Clarke on Dec 5, 2024 at 2:38 PM



470 S Parkview BZAP Record of Action - 2024 12 05.pdf

470 S Parkview BZAP Record of Action - 2024 12 05.pdf
Uploaded by Matt Klingler on Dec 11, 2024 at 7:49 AM

Record Activity

auth0 66f2cac6b6696731a232f923 started a draft Record	09/24/2024 at 10:22 am
Jana Clarke added file Clarke Residence_Addition_240924.pdf	09/25/2024 at 5:48 am
Jana Clarke submitted Record BZAP-24-35	09/25/2024 at 5:49 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-24-35	09/25/2024 at 5:49 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-24-35	09/25/2024 at 5:49 am

OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-24-35	09/25/2024 at 5:49 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-24-35	09/25/2024 at 5:49 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-24-35	09/25/2024 at 5:49 am
OpenGov system completed payment step Payment on Record BZAP-24-35	09/25/2024 at 5:51 am
Karen Bokor added Record BZAP-24-35 to project November ARB	09/25/2024 at 1:41 pm
Jana Clarke added file 240926 Clarke Residence.pdf to Record BZAP-24-35	09/26/2024 at 6:40 pm
Jana Clarke added file 240926 Clarke Residence.pdf to Record BZAP-24-35	09/26/2024 at 6:41 pm
Jana Clarke added file Clarke Residence_Addition_ARB Review 111424.pdf to Record BZAP-24-35	11/07/2024 at 10:14 am
Jana Clarke added file Clarke Residence_Addition_ARB Review 111424.pdf to Record BZAP-24-35	11/07/2024 at 10:14 am
Karen Bokor altered approval step Architectural Review Board, changed status from Inactive to Active on Record BZAP-24-35	11/18/2024 at 2:00 pm
Karen Bokor altered approval step Design Planning Consultant, changed status from Active to On Hold on Record BZAP-24-35	11/18/2024 at 2:00 pm
Karen Bokor added file 470 S Parkview ARB ROA 2024-11-14.pdf to Record BZAP-24-35	11/18/2024 at 2:01 pm
Jana Clarke added file 241129_Clarke Addition_BZAP 1205.pdf to Record BZAP-24-35	12/05/2024 at 2:38 pm
Matt Klingler approved approval step Zoning Officer on Record BZAP-24-35	12/11/2024 at 7:48 am
Matt Klingler altered approval step Board of Zoning and Planning, changed status from Inactive to Active on Record BZAP-24-35	12/11/2024 at 7:48 am
Matt Klingler assigned approval step Board of Zoning and Planning to Matt Klingler on Record BZAP-24-35	12/11/2024 at 7:48 am
Matt Klingler added file 470 S Parkview BZAP Record of Action - 2024 12 05.pdf to Record BZAP-24-35	12/11/2024 at 7:49 am
Matt Klingler approved approval step Board of Zoning and Planning on Record BZAP-24-35	12/11/2024 at 7:49 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	9/25/2024, 5:49:38 AM	9/25/2024, 5:51:05 AM	Jana Clarke	-	Completed
✓ Zoning Officer	9/25/2024, 5:49:38 AM	12/11/2024, 7:48:07 AM	Matt Klingler	-	Completed
✓ Design Planning Consultant	9/25/2024, 5:49:38 AM	-	Karen Bokor	-	On Hold
✓ Architectural Review Board	11/18/2024, 2:00:16 PM	-	-	-	Active
✓ Board of Zoning and Planning	12/11/2024, 7:48:14 AM	12/11/2024, 7:49:28 AM	Matt Klingler	-	Completed