

BZAP-24-37
(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development
Status: Active
Submitted On: 10/4/2024

Primary Location
2775 POWELL AV
Bexley, OH 43209

Owner
BRIAN & KATIE SHEPARD
POWELL AV 2775 BEXLEY,, OH 43209

Applicant

 Brian Shepard
 +1 614-209-6411
 bshepard@raymondjames.com
 2775 Powell Ave
BEXLEY, US 43209

A.1: Project Information

Brief Project Description

Buird new garageat back of our property at 2775 Powell Ave.

Architecture Review

Conditional Use

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review 

New garage going over the 18 foot floor to ridge. Submitting at 23' 6 1/8 inch. 2nd floor being above 50% of the first floor square foage

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)

10/10/2024

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*

Brian Shepard

Agent Address

Agent Email*

bshepard@raymondjames.com

Agent Phone*

6142096411

Property Owner Name*

Brian Shepard

Property Owner Email

bshepard@raymondjames.com

Property Owner Address

2775 Powell Ave , Columbus, OH, US

Property Owner Phone number

6142096411

A.2: Fee Worksheet

Estimated Valuation of Project

50000

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type

Single Family

Zoning

Zoning Review Type

exceeding height limit

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

Appeal of Zoning Officer determination to BZAP

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Zoning District

Residential

Use Classification [?](#)

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

Depth (ft)

50

166

Total Area (SF)

8300

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

—

Proposed Addition (SF)

—

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total (footprint) square foot of all structures combined

—

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

Existing Footprint (SF)

—

Proposed Addition (SF)

—

New Structure Type

Garage

Ridge Height

23 feet 6 1/8 inches

Proposed New Structure (SF)

528

Is there a 2nd Floor

Yes

2nd Floor SF and total volume

303

Total of all garage and accessory structures (SF)

1290

Total building lot coverage (SF)

1534

Total building lot coverage (% of lot)

18

Is this replacing an existing garage and/or accessory structure?

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

–

Existing Patio (SF)

590

Existing Private Sidewalk (SF)

172

Proposed Additional Hardscape (SF)

176

Total Hardscape (SF)

938

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3000

Total overall lot coverage (% of lot)

36

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

Garage Only

Existing Roof Type

–

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF Timberline

New Roof Style and Color

Shakewood

C.1 Architectural Review Worksheet: Windows

Windows

Structure

–

Existing Window Type

–

Existing Window Materials

–

New Window Manufacturer

Andersen 400

New Window Style/Mat./Color

400 Series woodwright/6 grid/Bronze
outside white inside

C.1 Architectural Review Worksheet: Doors

Doors

Structure

Garage Only

Existing Entrance Door Type

–

Existing Garage Door Type

–

Door Finish

Painted

Proposed Door Type

Fiberglass

Proposed Door Style

Cloplay Coachman Series

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

–

Proposed New Door Trim

Wood Composite

Existing Window Trim

–

Proposed New Window Trim

Wood

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

–

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Stucco

Proposed Finishes Manufacturer, Style, Color

Color to match existing house

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.

Floor to ridge height would be higher than 18 feet. Second floor more than 50% of the first floor by 39 square feet

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.

It would increase the value of the overall home, and there is no other use for the higher ridge line.

2. Is the variance substantial? Please describe.

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.

No. We have an alley on one side of the garage, and there are power lines/telephone poles running between our house and the neighbor directly behind us.

E.2 Variance Worksheet

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

No as we are 3 feet off of the fence line per code.

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

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

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

F.1 Fence Variance Worksheet

Lot Type

—

Narrative description of how you plan to meet the pertinent outlined variance criteria

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. **Compatibility:** Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

2. **Height:** Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

3. **Transparency:** Fences exceeding forty-eight inches in height should include transparency in the upper 12” to 18” of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

4. **Screening:** A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

5. **Visibility and Safety:** The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

6. **Material Compatibility:** No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

7. **Finished Side:** Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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.

—

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.

—

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.

—

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

—

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

—

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.

—

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.

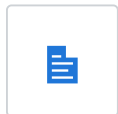
If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

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.

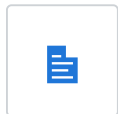
Attachments



Architectural Details

2775 Garage Architectural Plans.pdf

Uploaded by Brian Shepard on Oct 4, 2024 at 1:24 PM



Site Plan and Vicinity Map of immediate surrounding lots

2775 Garage Site Plan.pdf

Uploaded by Brian Shepard on Oct 4, 2024 at 1:23 PM

REQUIRED



2775 site plan.pdf

2775 site plan.pdf

Uploaded by Brian Shepard on Oct 10, 2024 at 4:05 PM



2775 Powell ARB ROA 2024-10-10.pdf

2775 Powell ARB ROA 2024-10-10.pdf

Uploaded by Karen Bokor on Oct 14, 2024 at 6:46 PM



2775 Powell ARB ROA 2024-10-10.pdf

2775 Powell ARB ROA 2024-10-10.pdf

Uploaded by Karen Bokor on Nov 18, 2024 at 1:48 PM

Record Activity

Brian Shepard started a draft Record	10/04/2024 at 12:22 pm
Brian Shepard added file 2775 Garage Site Plan.pdf	10/04/2024 at 1:23 pm
Brian Shepard added file 2775 Garage Architectural Plans.pdf	10/04/2024 at 1:24 pm
Brian Shepard submitted Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system completed payment step Payment on Record BZAP-24-37	10/04/2024 at 1:48 pm
Matt Klingler added Record BZAP-24-37 to project October BZAP	10/07/2024 at 8:28 am
Brian Shepard added file 2775 site plan.pdf to Record BZAP-24-37	10/10/2024 at 4:05 pm
Matt Klingler added Record BZAP-24-37 to project November BZAP	10/11/2024 at 10:03 am

Karen Bokor added file 2775 Powell ARB ROA 2024-10-10.pdf to Record BZAP-24-37	10/14/2024 at 6:46 pm
Karen Bokor added file 2501-2511 E Main ARB ROA 2024-10-10.pdf to Record BZAP-24-37	10/14/2024 at 6:49 pm
Karen Bokor added file 2501-2511 E Main ARB ROA 2024-10-10.pdf to Record BZAP-24-37	10/14/2024 at 6:49 pm
Karen Bokor removed file 2501-2511 E Main ARB ROA 2024-10-10.pdf from Record BZAP-24-37 from Record BZAP-24-37	10/14/2024 at 6:50 pm
Karen Bokor removed attachment 2501-2511 E Main ARB ROA 2024-10-10.pdf from Record BZAP-24-37	10/14/2024 at 6:50 pm
Karen Bokor removed file 2501-2511 E Main ARB ROA 2024-10-10.pdf from Record BZAP-24-37 from Record BZAP-24-37	10/14/2024 at 6:50 pm
Karen Bokor removed attachment 2501-2511 E Main ARB ROA 2024-10-10.pdf from Record BZAP-24-37	10/14/2024 at 6:50 pm
Karen Bokor added file 2775 Powell ARB ROA 2024-10-10.pdf to Record BZAP-24-37	11/18/2024 at 1:48 pm
Karen Bokor assigned approval step Architectural Review Board to Karen Bokor on Record BZAP-24-37	11/18/2024 at 1:48 pm
Karen Bokor altered approval step Design Planning Consultant, changed status from Active to On Hold on Record BZAP-24-37	11/18/2024 at 1:48 pm
Karen Bokor altered approval step Architectural Review Board, changed status from Inactive to Active on Record BZAP-24-37	11/18/2024 at 1:48 pm
Karen Bokor added Record BZAP-24-37 to project January BZAP	11/18/2024 at 2:20 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	10/4/2024, 1:25:16 PM	10/4/2024, 1:48:45 PM	Brian Shepard	-	Completed
✓ Zoning Officer	10/4/2024, 1:25:16 PM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	10/4/2024, 1:25:16 PM	-	Karen Bokor	-	On Hold
✓ Architectural Review Board	11/18/2024, 1:48:42 PM	-	Karen Bokor	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
✓ Board of Zoning and Planning	-	-	-	-	Inactive