







BZAP-25-4
(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development
Status: Active
Submitted On: 1/17/2025


Primary Location
811 S ROOSEVELT AV
Bexley, OH 43209
Owner
Katie Sells


Applicant
 Eric Kramer
 614-316-7755
 eric@classicexteriorsohio.com
 5900 Roche Drive
Suite 310 A
Columbus, Ohio 43229

Staff details

 ARB Mtg Date
02/13/2025

 BZAP Mtg Date
02/27/2025

 Tabled?

 Attend Both ARB & BZAP?

 Staff Notes

Covered walkway attaching house to garage

A.1: Project Information

Brief Project Description*

Tear out existing deck. Rebuild with same color deck boards. Pull out paver patio and replace with a poured concrete sidewalk that goes all the way back to the garage. Build a gabled covered roof over the sidewalk that attaches home to the garage. Shingles will be the same color as existing home and garage. Posts and fascia will be treated lumber capped with white coil stock.

Architecture Review

Conditional Use

Planned Unit Dev

Rezoning

Variance or Special Permit

Side or rear yard Fence Variance

Front yard fence variance

What requires Major Architectural Review ?

What requires Minor Architectural Review ?

Rear yard setback variance required. I applied for an ARB and they told me to fill out this application.

Major Architectural Review

Minor Architectural Review

Appeal of ARB or Staff Decision to BZAP

State the specific nature of the Appeal.

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

02/13/2025

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*

Classic Exteriors

Agent Address

5900 Roche Drive Suite 310-A Columbus Ohio

Agent Email*

eric@classicexteriorsohio.com

Agent Phone*

614.316.7755

Property Owner Name*

Katie Sells

Property Owner Email

katiedoodlebug@mac.com

Property Owner Address

811 S Roosevelt Ave

Property Owner Phone number

(614) 668-6741

A.2: Fee Worksheet

Estimated Valuation of Project*

75000

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type*

Single Family

Zoning

Zoning Review Type*

Other (Please specify)

If you selected "other" what zoning review type is the request?*

Rear yard setback

Sign Review and Architectural Review for Commercial Projects

Review Type

-

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

Residential

Zoning District

Use Classification ?

–

B: Project Worksheet: Lot Info

Width (ft)

48

Depth (ft)

135

Total Area (SF)

5400

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

Ridge Height

Proposed New Structure (SF)

—

Is there a 2nd Floor

—

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

—

Total building lot coverage (% of lot)

—

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

—

B: Project Worksheet: Hardscape

Existing Driveway (SF)

—

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

—

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

—

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

1713

Total overall lot coverage (% of lot)

26.4

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House & Garage

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Std. 3-tab Asphalt Shingle

New Single Manufacturer

Owens Corning

New Roof Style and Color

Slatestone Grey

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.*

We will be pouring a sidewalk from home to garage and covering it. Garage will become attached to home and needs a rear setback variance.

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 garage is already there. This seems like a technicality.

2. Is the variance substantial? Please describe.*

Nothing will change other than a covered sidewalk will now connect the home and the garage.

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. This should increase the appeal of her rear yard. I cant imagine that anyone would have any problems with the proposed changes. They arent drastic, just an update.

E.2 Variance Worksheet

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

no

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

no

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

Yes, sort of. Don't cover the sidewalk with a roof and don't connect the home and garage. This would let the garage remain an accessory structure and not part of the primary structure.

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

yes

F.1 Fence Variance Worksheet

Lot Type*

Interior (non-corner) lot

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?*

na

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.*

na

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.*

na

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.*

na

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.*

na

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.*

na

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.*

na

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

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

No

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.

No

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.

No

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.

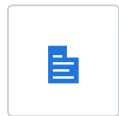
I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

Provide a narrative time schedule for the replacement project

This project will be completed in the spring of 2025

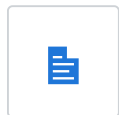
Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

Attachments



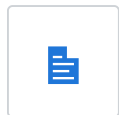
Architectural Details

811 S Roosevelt - Architechtural Plans.pdf
Uploaded by Eric Kramer on Jan 17, 2025 at 8:29 AM



Photographs

811 S Roosevelt - Pictures of Existing home and yard.pdf
Uploaded by Eric Kramer on Jan 17, 2025 at 8:29 AM



Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

811 South Roosevelt Site Plan Marked.pdf
Uploaded by Eric Kramer on Jan 17, 2025 at 8:28 AM

Record Activity

Eric Kramer started a draft Record

01/17/2025 at 8:08 am

Eric Kramer added file 811 South Roosevelt Site Plan Marked.pdf	01/17/2025 at 8:28 am
Eric Kramer added file 811 S Roosevelt - Pictures of Existing home and yard.pdf	01/17/2025 at 8:29 am
Eric Kramer added file 811 S Roosevelt - Architechtrual Plans.pdf	01/17/2025 at 8:29 am
Eric Kramer submitted Record BZAP-25-4	01/17/2025 at 8:29 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-4	01/17/2025 at 8:29 am
OpenGov system completed payment step Payment on Record BZAP-25-4	01/17/2025 at 8:33 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-4	01/17/2025 at 8:33 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-4	01/17/2025 at 8:33 am
Colleen Tassone approved approval step Application Processing on Record BZAP-25-4	01/17/2025 at 9:38 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-4	01/17/2025 at 9:38 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-4	01/17/2025 at 9:38 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-4	01/17/2025 at 9:38 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-4	01/17/2025 at 9:38 am
Matt Klingler changed form field entry BZAP Mtg Date from "" to "02/27/2025" on Record BZAP-25-4	01/21/2025 at 2:15 pm
Matt Klingler changed form field entry ARB Mtg Date from "" to "02/13/2025" on Record BZAP-25-4	01/21/2025 at 2:15 pm
Matt Klingler changed form field entry Attend Both ARB & BZAP? from "" to "true" on Record BZAP-25-4	01/21/2025 at 2:15 pm
Matt Klingler changed form field entry Staff Notes from "" to "Covered walkway attaching house to garage" on Record BZAP-25-4	01/21/2025 at 2:15 pm
Karen Bokor added Record BZAP-25-4 to project February BZAP	01/21/2025 at 5:10 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	1/17/2025, 8:29:54 AM	1/17/2025, 8:33:15 AM	Eric Kramer	-	Completed
✓ Application Processing	1/17/2025, 8:33:15 AM	1/17/2025, 9:38:32 AM	Colleen Tassone	-	Completed
✓ Zoning Officer	1/17/2025, 9:38:33 AM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	1/17/2025, 9:38:33 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive