

BZAP-24-50

(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development

Status: Active

Submitted On: 12/12/2024





Primary Location

420 N CASSADY RD
Bexley, OH 43209

Owner

420 N. CASSADY AVE. LLC
N. CASSADY AVE. 420 BEXLEY, OH
43209

Applicant

 Bill Downing
 419-996-9801
 bill.downing@tcbinc.org
 736 Oak Street
Columbus, OH 43205

Staff details

 ARB Mtg Date

02/13/2025

 BZAP Mtg Date

01/23/2025

 Tabled?

 Attend Both ARB & BZAP?

 Staff Notes

A.1: Project Information

Brief Project Description*

The development at 420 N Cassady is designed as a vibrant mixed-use community, aligning with the objectives of the mixed-use commercial (MUC) district. This thoughtfully planned three-story building will feature 16 units of affordable housing, offering a mix of one and two-bedroom apartments to cater to diverse resident needs. The project will adhere to universal design standards, ensuring accessibility and usability for people of all ages and abilities.

A key component of the project is nearly 3,500 square feet of commercial space dedicated to serving the community as a senior center, fostering engagement and well-being among older residents.

The development prioritizes functionality and aesthetics, providing ample parking for residents and visitors while integrating exterior amenities such as a pergola and professionally designed landscaping to enhance the outdoor environment. This project reflects a commitment to creating a dynamic, inclusive space that meets the housing and communal needs of the neighborhood.

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

This project includes the demolition of all existing structures and the construction of a new mixed-use building.

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)*

01/09/2025

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

01/23/2025

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*

David Hodge, Underhill & Hodge LLC

Agent Address

8000 Walton Pkwy., Ste 120

Agent Email*

david@uhlfirm.com

Agent Phone*

(614)306-4649

Property Owner Name*

The Community Builders

Property Owner Email

bill.downing@tcbinc.org

Property Owner Address

736 Oak Street, Columbus, OH 43205

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project*

5811250

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type*

Commercial Property

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

Section 1254.03 (MUC). The Applicant requests a conditional use to permit first floor residential use within the Mixed-Use Commercial District.

Appeal of Zoning Officer determination to BZAP

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Commercial

Zoning District

MUC

Use Classification 

Other

Other Classification

Mixed-Use Commercial (MUC)

B: Project Worksheet: Lot Info

Width (ft)

139.77

Depth (ft)

120

Total Area (SF)

16802

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1926	–
Removing (SF)	Type of Structure
1926	
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
6704	6704

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

Existing Footprint (SF)	Proposed Addition (SF)
–	–
New Structure Type	Ridge Height
Pergola	10 Ft 8 In
Proposed New Structure (SF)	Is there a 2nd Floor
226	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
226	–
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
–	–

B: Project Worksheet: Hardscape

Existing Driveway (SF)

13805

Existing Patio (SF)

–

Existing Private Sidewalk (SF)

–

Proposed Additional Hardscape (SF)

10150

Total Hardscape (SF)

10150

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

6930

Total overall lot coverage (% of lot)

41

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

TPO Rubber

New Single Manufacturer

Carlisle or Similar

New Roof Style and Color

Adhered/ White

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

Silverline, Pella, or similar

New Window Style/Mat./Color

Single-Hung/Vinyl/"Sandstone"

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Aluminum Entrance, Kawneer or Similar

Proposed Door Style

Wide Stile, Full Glass

Proposed Door Color

Permafluor "Sandstone"

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

—

Proposed New Door Trim

Fluoropolymer

Existing Window Trim

–

Proposed New Window Trim

Ptd. Fibercement or PVC

Trim Color(s)

SW 7655 Stamped Concrete

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

Other

Other Proposed Finishes

Brick, Arch Precast Concrete, Fibercement
Siding, Alum Panel

Proposed Finishes Manufacturer, Style, Color

Brick: Glen-Gery "Autumn Harvest Blend";
Precast: Rockcast "Buffstone"; Lap siding:
James Hardie, smooth, "Aged Pewter";
Aluminum-faced Panel: Laminator's
OmegaLite "Slate Grey"

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

Commercial Landscape

POD Design

Architect/Designer Phone

Architect/Designer E-mail

(614)360-3055

tfoley@poddesign.net

Project Description

The site design meets requirements as set forth by the City of Bexley code, featuring thoughtfully landscaped walkways and prioritizing tree canopy coverage across the site. A small outdoor amenity courtyard is proposed for residents and visitors to enjoy. By creating a welcoming, functional space, the design enhances the neighborhood's community connections.

Additional information available upon request.

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.*

Section 1254.17C – Accessory uses and structures in commercial and institutional district. The Applicant requests a variance to allow a pergola in the side yard.

It should be noted that these Duncan factors below are a balancing test and no single factor alone warrants approval or rejection of a variance request.

Section 1264.05 – Required commercial fences adjacent to residential districts. The Applicant requests a variance to waive the requirement to provide a fence along an alley which is adjacent to a residential district. The purpose of this variance is to improve the site's access and circuitry.

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. *

Section 1254.17C – The requested variance is not necessary to realize a reasonable return on the property. However, the proposed pergola in the side yard is intended to elevate the character of the property with an enhanced design element which will activate the streetscape and improve the attractiveness of the property. Therefore, the requested variance will allow the property to realize its greatest return while improving character of the property.

Section 1264.05 – The requested variance to waive the requirement to provide a fence along the alley is necessary for the property to realize a reasonable return. The site has limited space for parking and circuitry and the Applicant worked really hard on the site design in order to provide two rows of parking. The result, however, is that the drive aisle and vehicle maneuverability is fairly tight. Additionally, the building is programmed for a senior activity center. Elimination of this fence will allow visitors to utilize the rear alley for access and maneuverability. The Applicant believes that this variance is necessary to ensure a reasonable return on the property by providing sufficient parking and safe ingress/egress.

2. Is the variance substantial? Please describe. *

Section 1254.17C – The requested variance is not a substantial deviation from the underlying development standards. The proposed pergola is a relatively small structure which will fit well within the available side yard space. A factor in this consideration is that the pergola is simply a structure designed to increase enjoyment of outdoor space. Comparatively, it is not a structure with a lot of activity or designed to store obnoxious materials like a shed. For these reasons, the variance request is not substantial.

Section 1264.05 – The requested variance to waive the requirement for a fence along the alley is not a substantial deviation from the underlying development standards. The site is currently used for commercial purposes and the lack of a fence along the rear alley is an existing condition. Visitors to the site today can maneuver directly from the site to the alley and utilize it for ingress/egress, so this variance is not substantial and will legitimize the existing condition.

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. *

Section 1254.17C – The requested variance will not alter the essential character of the neighborhood or cause adjacent property owners any detriment. As described above, this is a relatively passive structure designed to improve enjoyment of the yard and will not have any negative impacts on neighbors. The Applicant believes that this is a site design improvement and will complement the character of the neighborhood.

Section 1264.05 – The requested variance to waive the requirement for a fence along the alley will not substantially alter the essential character of the neighborhood or cause adjacent property owners any detriment. It is common across Bexley in these situations (commercial property adjacent to a residential property with an alley in between) that the residential property has a fence on the private side that serves to screen the headlights from the commercial property. That is the case here. The adjacent residential property owner has a board-on-board fence along the alley which will serve to screen the proposed development. Therefore, this variance aligns with the character of the community and will not cause any detriment.

E.2 Variance Worksheet

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

Section 1254.17C – The requested variance to reduce a limited segment of fence height will not interfere with the delivery of governmental services.

Section 1264.05 – The requested variance to reduce a limited segment of fence height will not interfere with the delivery of governmental services.

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

Section 1254.17C – The Applicant has knowledge of the underlying fence development standards. However, the Applicant believes that the other factors in this consideration outweigh knowledge of the underlying development standards.

Section 1264.05 – The Applicant has knowledge of the underlying fence development standards. However, the Applicant believes that the other factors in this consideration outweigh knowledge of the underlying development standards.

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

Section 1254.17C – The requested variance to reduce allow an accessory structure in the side yard is the only means by which the Applicant may install the proposed pergola.

Section 1264.05 – The requested variance to waive the requirement for a fence is the only means by which the Applicant may utilize the alley for maneuvering and ingress/egress.

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

Section 1254.17C – The Applicant submits that the requested variance to allow an accessory structure within the side yard is within the spirit and intent of the zoning code because it is a site design improvement which will elevate the character of the site without causing any detriment.

Section 1264.05 – The Applicant believes that this variance is within the spirit and intent of the zoning code because waiver of the fence requirement will not cause any detriment and is necessary to improve the site's accessibility and maneuverability.

F.1 Fence Variance Worksheet

☞ Lot Type*

Corner lot

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

Section 1264.05 – Required commercial fences adjacent to residential districts. The Applicant requests a variance to waive the requirement to provide a fence along an alley which is adjacent to a residential district. The purpose of this variance is to improve the site's access and circuitry.

1. Reasonable Return

The requested variance to waive the requirement to provide a fence along the alley is necessary for the property to realize a reasonable return. The site has limited space for parking and circuitry and the Applicant worked really hard on the site design in order to provide two rows of parking. The result, however, is that the drive aisle and vehicle maneuverability is fairly tight. Additionally, the building is programmed for a senior activity center. Elimination of this fence will allow visitors to utilize the rear alley for access and maneuverability. The Applicant believes that this variance is necessary to ensure a reasonable return on the property by providing sufficient parking and safe ingress/egress.

2. Substantial

The requested variance to waive the requirement for a fence along the alley is not a substantial deviation from the underlying development standards. The site is currently used for commercial purposes and the lack of a fence along the rear alley is an existing condition. Visitors to the site today can maneuver directly from the site to the alley and utilize it for ingress/egress, so this variance is not substantial and will legitimize the existing condition.

3. Essential Character and Detriment

The requested variance to waive the requirement for a fence along the alley will not substantially alter the essential character of the neighborhood or cause adjacent property owners any detriment. It is common across Bexley in these situations (commercial property adjacent to a residential property with an alley in between) that the residential property has a fence on the private side that serves to screen the headlights from the commercial property. That is the case here. The adjacent residential property owner has a board-on-board fence along the alley which will serve to screen the proposed development. Therefore, this variance aligns with the character of the community and will not cause any detriment.

4. Delivery of Government Services

The requested variance to reduce a limited segment of fence height will not interfere with the delivery of governmental services.

5. Knowledge

The Applicant has knowledge of the underlying fence development standards. However, the Applicant believes that the other factors in this consideration outweigh knowledge of the underlying development standards.

6. Obviated Other Means

The requested variance to waive the requirement for a fence is the only means by which the Applicant may utilize the alley for maneuvering and ingress/egress.

7. Spirit and Intent

The Applicant believes that this variance is within the spirit and intent of the zoning

code because waiver of the fence requirement will not cause any detriment and is necessary to improve the site's accessibility and maneuverability.

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

- Ø 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?*

The Applicant's requested variance to waive the requirement for a fence along the ally is compatible with the neighborhood because it is a common occurrence that the fence is provided on the residential side of the alley rather than the commercial side of the alley.

- Ø 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.*

N/A

- Ø 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.*

N/A

- Ø 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.*

N/A

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.*

N/A

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.*

N/A

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.*

N/A

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.*

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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 is subject to environmental remediation prior to new construction. The project team anticipates the project construction on the new structure will begin no later than Spring of 2026 commencing with a Placed-In-Service date by the end of 2027.

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

The 420 N Cassady Mixed-Use Development represents a transformative project that will revitalize the subject property and contribute significantly to the surrounding neighborhood. By replacing an underutilized site with a thoughtfully designed mixed-use structure, this development will bring new life to the area, addressing critical needs for affordable housing and community-oriented services.

The inclusion of 16 affordable housing units, designed with universal standards, ensures that residents from various backgrounds, including seniors and individuals with mobility challenges, can access high-quality, comfortable homes. These units address the growing demand for affordable housing options in the area, fostering a sense of stability and community among residents.

The nearly 3,500 square feet of commercial space designated as a senior center will serve as a dynamic hub for older adults, promoting social interaction, active lifestyles, and essential support services. This space will enhance the neighborhood's appeal as an inclusive community, providing resources that benefit not only the senior population but also the broader community through intergenerational programming and events.

Aesthetic and functional improvements, such as a pergola, landscaped areas, and ample parking, will create an inviting environment for residents and visitors alike. These enhancements will elevate the visual appeal of the site, contributing to neighborhood pride.

Overall, the 420 N Cassady project will act as a catalyst for positive change, improving the quality of life for residents, fostering community connections, and aligning with the broader goals of the mixed-use commercial (MUC) district to create a vibrant, livable neighborhood. This development exemplifies a commitment to responsible urban planning and community enrichment.

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.

Section 1254.03 (MUC). The Applicant requests a conditional use to permit first floor residential use within the Mixed-Use Commercial District.

(a) 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 Design Guidelines.

Goals of the Mixed-Use Commercial District (MUC) include encouraging redevelopment with infill, new forms of mixed-use residential, commercial, office and pedestrian-oriented retail development, increasing development of residential spaces to provide additional support for retail oriented activities and supporting the creation of complementary commercial, offices, retail and residential uses individually or in combination in the District. Development standards within the District should be flexible to promote appropriate redevelopment while preserving and enhancing the unique character of the MUC through the adoption and application of design guidelines.

The subject site is a single parcel located south-east of the intersection on North Cassady Avenue and Columbus Avenue and is zoned MUC. The adjacent properties to the north and south are also zoned MUC and the adjacent properties to the west and east are zone R-6 High Density Residential.

The Applicant requests a conditional use to permit residential uses on the first floor so that it may develop a mixed-income, mixed-use residential development. The plan is to provide multi-family dwelling units on each floor along with tenant space on the first floor. The tenant space is programmed to be operated as a senior citizen community center for a public purpose. Most of the development's first floor frontage along North Cassady Avenue and Columbus Avenue will be occupied by that tenant space which will ensure the mixed-use character of the building.

The Applicant endeavors to redevelop this site in a manner which incorporates the design standards and achieves the goals of the MUC. The Applicant believes that the proposed mixed-use development will serve as a transition from MUC zoned properties on the north to the lesser dense residential uses on the south.

The proposed development aligns with City of Bexley Diversity Equity and Inclusion Strategy (2020) to "identify affordable housing opportunities for people with low incomes as part of new development (including but not limited to rezoning and rehabbing current and future building projects) as well as its own." This is a mixed-use development which will encourage diversity and inclusion by providing apartment units for individuals with various incomes and also providing a space for senior citizens to become active in the community.

(b) 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.

The requested conditional use for ground floor residential use will not have a negative impact on neighboring land uses or the larger community. The proposed mixed-use development aligns with the goals of the MUC district by providing new forms of mixed-use residential, commercial, office and pedestrian-oriented retail development and increasing development of residential spaces to provide additional support for those businesses. Therefore, the requested conditional use will have a positive impact on the neighborhood.

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

The Applicant requests a conditional use to allow ground floor residential uses and this is not something that could be considered hazardous. Also, ground floor

residential uses will have a positive impact on the existing or surrounding uses because these residents will support and encourage future commercial development.

(d) The property and any proposed modifications meet or satisfy 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, except that BZAP may grant minor area variances necessary for the proposed conditional use.

The requested conditional use for ground floor residential uses does not generate any modifications from the underlying MUC development standards. The proposed development meets all standards except for the minor companion variances to waive the requirement for fence screening and to allow an accessory structure in the side yard. However, these variances are not a result of the requested conditional use.

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

The requested conditional use for ground floor residential uses will not create an undue burden on existing public facilities and services. The development will utilize existing water and sewer connections where feasible.

(f) 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.

The requested conditional use for ground floor residential uses aligns with the economic goals of Bexley because this site, and neighboring properties along the North Cassady Avenue corridor, are zoned MUC and entitled for mixed-use development. The Applicant proposes a mixed-use development which is consistent with the site's underlying zoning entitlements and the requested conditional use for ground floor residential uses only reinforces the mixed-use nature of the building.

(g) The use is in character, keeping and compatible with the adjacent structures and uses or uses permitted or conditionally permitted in the zoning classification.

As stated above, this property and its neighbors along the corridor are zoned MUC and entitled for mixed-use development. The requested conditional use to allow ground floor residential uses supports the mixed-use character of the North Cassady Avenue corridor and is compatible with adjacent properties.

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

The Applicant is committed to prevent any destruction, loss, or damage of natural or historic features as a result of the construction.

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.

—

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.

—

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.

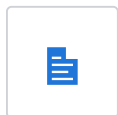
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Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces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

—

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

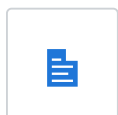
Attachments



Exterior Elevations

20163_420 N Cassady_Elevs-color_2024-12-12.pdf

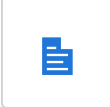
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Floor Plan

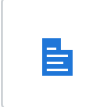
20163_420 N Cassady_Floor plans_2024-12-11.pdf

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Site Plan and Vicinity Map of immediate surrounding lots REQUIRED

2024-12-12_Cassady Draft ARB Site Plans.pdf

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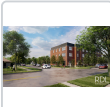
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20163_420 N Cassady_Elevs-annotated_2024-12-12.pdf

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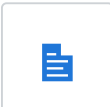
2024-12-12_Cassady Looking North.jpg

2024-12-12_Cassady Looking North.jpg

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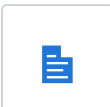
2024-12-12_Cassady Looking South.jpg

2024-12-12_Cassady Looking South.jpg

Uploaded by Bill Downing on Dec 12, 2024 at 3:54 PM
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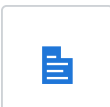
20163_420 N Cassady_Materials_2024-12-12.pdf

20163_420 N Cassady_Materials_2024-12-12.pdf

Uploaded by Bill Downing on Dec 12, 2024 at 3:56 PM
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420 N Cassady - Vicinity Map.pdf

420 N Cassady - Vicinity Map.pdf

Uploaded by Bill Downing on Dec 12, 2024 at 4:55 PM
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420 Cassady ARB ROA 2025-01-09.pdf

420 Cassady ARB ROA 2025-01-09.pdf

Uploaded by Karen Bokor on Jan 20, 2025 at 5:51 PM

Record Activity

- bill.downing@tcbinc.org started a draft Record
11/26/2024 at 9:10 am
- Bill Downing added file 20163_420 N Cassady_Elevs-annotated_2024-12-12.pdf
12/12/2024 at 3:50 pm
- Bill Downing removed file 20163_420 N Cassady_Elevs-annotated_2024-12-12.pdf
12/12/2024 at 3:50 pm
- Bill Downing added file 20163_420 N Cassady_Elevs-color_2024-12-12.pdf
12/12/2024 at 3:50 pm
- Bill Downing added file 20163_420 N Cassady_Elevs-annotated_2024-12-12.pdf
12/12/2024 at 3:51 pm

Bill Downing added file 2024-12-12_Cassady Looking North.jpg	12/12/2024 at 3:51 pm
Bill Downing added file 2024-12-12_Cassady Looking South.jpg	12/12/2024 at 3:54 pm
Bill Downing added file 20163_420 N Cassady_Floor plans_2024-12-11.pdf	12/12/2024 at 3:55 pm
Bill Downing added file 2024-12-12_Cassady Draft ARB Site Plans.pdf	12/12/2024 at 3:56 pm
Bill Downing added file 20163_420 N Cassady_Materials_2024-12-12.pdf	12/12/2024 at 3:56 pm
Bill Downing added file 420 N Cassady - Vicinity Map.pdf	12/12/2024 at 4:55 pm
Bill Downing submitted Record BZAP-24-50	12/12/2024 at 4:56 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-24-50	12/12/2024 at 4:56 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-24-50	12/12/2024 at 4:56 pm
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-24-50	12/12/2024 at 4:56 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-24-50	12/12/2024 at 4:56 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-24-50	12/12/2024 at 4:56 pm
OpenGov system completed payment step Payment on Record BZAP-24-50	12/12/2024 at 4:57 pm
Matt Klingler added Record BZAP-24-50 to project January BZAP	12/13/2024 at 9:17 am
Matt Klingler added ARB Mtg Date to Record BZAP-24-50	12/13/2024 at 2:19 pm
Matt Klingler added BZAP Mtg Date to Record BZAP-24-50	12/13/2024 at 2:19 pm
Matt Klingler removed Record BZAP-24-50 from project January BZAP	12/24/2024 at 9:47 am
Matt Klingler added approval step City Planner Review to Record BZAP-24-50	01/16/2025 at 2:07 pm
Karen Bokor assigned approval step Architectural Review Board to Karen Bokor on Record BZAP-24-50	01/20/2025 at 5:17 pm
Karen Bokor altered approval step Architectural Review Board, changed status from Inactive to Active on Record BZAP-24-50	01/20/2025 at 5:17 pm

Karen Bokor added file 420 Cassidy ARB ROA 2025-01-09.pdf to Record BZAP-24-50	01/20/2025 at 5:21 pm
Karen Bokor removed file 420 Cassidy ARB ROA 2025-01-09.pdf from Record BZAP-24-50 from Record BZAP-24-50	01/20/2025 at 5:49 pm
Karen Bokor removed attachment 420 Cassidy ARB ROA 2025-01-09.pdf from Record BZAP-24-50	01/20/2025 at 5:49 pm
Karen Bokor added file 420 Cassidy ARB ROA 2025-01-09.pdf to Record BZAP-24-50	01/20/2025 at 5:51 pm
Matt Klingler changed form field entry ARB Mtg Date from "01/09/2025" to "02/13/2025" on Record BZAP-24-50	01/22/2025 at 9:45 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	12/12/2024, 4:56:52 PM	12/12/2024, 4:57:46 PM	Bill Downing	-	Completed
✓ Zoning Officer	12/12/2024, 4:56:52 PM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	12/12/2024, 4:56:52 PM	-	Karen Bokor	-	Active
✓ City Planner Review	1/16/2025, 2:07:31 PM	-	Jason Sudy	-	Active
✓ Architectural Review Board	1/20/2025, 5:17:15 PM	-	Karen Bokor	-	Active
✓ Board of Zoning and Planning	-	-	-	-	Inactive