




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

Applicant

 Steve Miller
 614-864-9999 ext. 204
 smiller@keiserdesigngroup.com

Primary Location

188 N CASSINGHAM RD
Bexley, OH 43209

BZAP-25-1

Submitted On: Jan 15, 2025

A.1: Project Information

Brief Project Description

Room addition to the principal structure, replacing the existing detached garage with an attached garage, and restoring the original railing on the front of the house to it's original design intent.

Architecture Review

false

Conditional Use

true

Planned Unit Dev

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Rezoning

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Variance or Special Permit

true

Side or rear yard Fence Variance

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Front yard fence variance

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What requires Major Architectural Review

Addition to the principal structure.

What requires Minor Architectural Review

Garage and facade restoration.

Major Architectural Review

true

Minor Architectural Review

true

Appeal of ARB or Staff Decision to BZAP

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State the specific nature of the Appeal.

We request a variance for side yard setback from 8'-0" minimum per the attached site plan. Additionally, we request approval for the design and location of the new attached garage.

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

02/27/2025

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

Stephen Miller

Agent Address

800 Cross Pointe Rd, Gahanna, OH 43230

Agent Email

smiller@keiserdesigngroup.com

Agent Phone

614-864-9999 Ext. 204

Property Owner Name

Dmitriy & Nadia Kasvin

Property Owner Email

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Property Owner Address

188 N. Cassingham Rd

Property Owner Phone number

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A.2: Fee Worksheet**Estimated Valuation of Project**

200000

Minor Architectural Review

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Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

true

Zoning Review Type

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

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Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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

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Detailed explanation of appeal

We are seeking a variance to the side yard setback and for the design of the attached garage and addition to the principal structure.

B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

R-6

Use Classification

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

B: Project Worksheet: Lot Info**Width (ft)**

50

Depth (ft)

140

Total Area (SF)

7000

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

1150

Proposed Addition (SF)

763

Removing (SF)

0

Type of Structure

Single Family Dwelling - wood framed.

Proposed New Primary Structure or Residence (SF)

0

Total (footprint) square foot of all structures combined

1913

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

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Proposed Addition (SF)

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New Structure Type

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Ridge Height

--

Proposed New Structure (SF)

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Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

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

Yes

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1498

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

210

Total Hardscape (SF)

2122

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

3620

Total overall lot coverage (% of lot)

51.7

C.1 Architectural Review Worksheet: Roofing**Roofing**

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Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Owens Corning (to match existing)

New Roof Style and Color

To match existing

C.1 Architectural Review Worksheet: Windows**Windows**

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Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Andersen 400 Series

New Window Style/Mat./Color

White, Double Hung, to match existing

C.1 Architectural Review Worksheet: Doors**Doors**

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Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

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Door Finish

Painted

Proposed Door Type

Hinged

Proposed Door Style

Hinged and slider (patio door to exterior rear)

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

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Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

6" wood

Existing Window Trim

Wood

Proposed New Window Trim

To match existing

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes**

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Existing Finishes

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Existing Finishes Manufacturer, Style, Color

Proposed Finishes

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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.

true

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

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Architect/Designer Phone

Architect/Designer E-mail

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Project Description

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I have read and understand the above criteria

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E.1 Variance Worksheet

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

We request a variance to the side yard setback

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.

Yes, a variance is required due to the existsing lot width and the existing home location on the lot.

2. Is the variance substantial? Please describe.

The side yard variance is will put the wall of the new attached garage appozimately 1'-4" +/- from the neighboring property line, however,there is currently a privacy fence on the property line. In addition, the niehgors do not oppose the variance request.

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, to both questions. Regarding the neighbors, both neighbors on each side support the project and will be in attendance at the hearing to speak in it's support.

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 obviated through some method other than a variance? Please describe.

No. The location of the existsing house prevents us from being able to proceed without obtaining a variance.

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

Yes. Visibilty from the street view, as well as the alley are consistent with the rest of the neighborhood and streetscape and the intent fo the R-6 district is maintained.

F.1 Fence Variance Worksheet

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

F.3 Fence Variance Worksheet

Front Yard Restrictions

Fences Adjacent to Commercial Districts

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Require Commercial Fences Adjacent to Residential Districts

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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. Recomendated sources include ownership records, a letter from the Bexley Historical Society, etc.

No

Is your property architecturally significant? Please attached supporting documentation. Recomendated 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.

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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.

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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.

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Provide a narrative time schedule for the replacement project

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

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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.

No

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

No

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.

No

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.

No

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

No

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

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J: Home Occupation Worksheet

Business Name

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Business Description

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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.

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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.

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

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

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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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