




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

Applicant

 Renard Allan
 614.440.1998
 columbusdeckcompany@yahoo.com

Location

368 N NORTHVIEW DR
 Bexley, OH 43209

BZAP-20-28

Submitted On: Aug 20, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES OF PLANS TO THE BUILDING DEPARTMENT.

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Architecture Review

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Conditional Use

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Demolition

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Planned Unit Dev

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Rezoning

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Variance or Special Permit

true

What requires Major Architectural Review

screen porch and deck with flat roof

What requires Minor Architectural Review

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Major Architectural Review

true

Minor Architectural Review

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A.1: Attorney / Agent Information

Agent Name

RENARD ALLAN

Agent Address

6856 E. BROAD ST

Agent Email

columbusdeckcompany.com

Agent Phone

614-440-1998

Property Owner Name

MIC FOSTER

Property Owner Email

mic@fgroup.com

Property Owner Address

368 North View Dr.

Property Owner Phone number

513-315-8002

A.2: Fee Worksheet

Estimated Valuation of Project

32000

Minor Architectural Review

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Major Architectural Review

--

Variance Review

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

Conditional Use request

Sign Review and Architectural Review for Commercial Projects

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Review Type

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Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

true

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

new structure within 10' of garage

Detailed explanation of appeal

new structure within 10' of rear garage

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

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Use Classification

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B: Project Worksheet: Lot Info

Width (ft)

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Depth (ft)

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Total Area (SF)

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B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

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Proposed Addition (SF)

--

Removing (SF)

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Type of Structure

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Proposed New Primary Structure or Residence (SF)

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Total (footprint) square foot of all structures combined

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

Existing Footprint (SF)

2547

Proposed Addition (SF)

526

New Structure Type

screen porch and deck with flat roof

Ridge Height

12'

Proposed New Structure (SF)

526

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

897

Total building lot coverage (SF)

11749.65

Total building lot coverage (% of lot)

26

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

No

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

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Existing Patio (SF)

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Existing Private Sidewalk (SF)

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Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

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

11749.65

Total overall lot coverage (% of lot)

26

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

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Structure

House or Principal Structure

Existing Roof Type

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New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

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New Roof Style and Color

match existing house color and style

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

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Structure

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Existing Window Type

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Existing Window Materials

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New Window Manufacturer

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New Window Style/Mat./Color

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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
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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?	
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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes	Existing Finishes
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Existing Finishes Manufacturer, Style, Color	Proposed Finishes
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Proposed Finishes Manufacturer, Style, Color	<p>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.</p>
--	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.

the new deck comes within 10' detached garage

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.

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2. Is the variance substantial? Please describe.

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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, the porch and deck will enhance the look of the house extended outdoor living

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 deck comes within 10' of the garage.

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

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F.1 Fence Variance Worksheet

Lot Type

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

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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?

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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.

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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.

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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.

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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.

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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.

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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.

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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

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

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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.

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.

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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.

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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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