



01/09/2021

BZAP-20-52

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

Status: Active

Date Created: Dec 22, 2020

Applicant

Kathy Rose
krose@bexley.org

Location

420 N CASSADY RD
Bexley, OH

Owner: 420 N. CASADY AVE. LLC
420 N. CASSADY AVE., , BEXLEY, OH 43209

A.1: Project Information

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

Mix Use Commercial at 420 N. Cassady for a three-story building with commercial uses on the first floor , multi-family on the 2nd and 3rd Floors.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

New Building

What requires Minor Architectural Review

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Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information

Agent Name

Ben Kessler

Agent Address

2242 E. Main St. Bexley, Ohio 43209

Agent Email

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Agent Phone

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Property Owner Name

city of Bexley

Property Owner Email

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Property Owner Address

2242 E. Main St.

Property Owner Phone number

614-559-4200

A.2: Fee Worksheet

Estimated Valuation of Project

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Minor Architectural Review

Major Architectural Review

Variance Review

Zoning

Zoning Review Type

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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

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Detailed explanation of appeal

parking for the units & commercial use

B: Project Worksheet: Property Information

Occupancy Type

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Zoning District

MUC

Use Classification

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B: Project Worksheet: Lot Info

Width (ft)

139.77

Depth (ft)

120

Total Area (SF)

16772

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

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Proposed Addition (SF)

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Removing (SF)

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Type of Structure

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Proposed New Primary Structure or Residence (SF)

13420

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)

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Proposed Addition (SF)

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New Structure Type

m

Ridge Height

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Proposed New Structure (SF)

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Is there a 2nd Floor

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Total of all garage and accessory structures (SF)

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Total building lot coverage (SF)

13420

Total building lot coverage (% of lot)

80

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

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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)

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Total overall lot coverage (% of lot)

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C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

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Existing Roof Type

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New Roof Type

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New Single Manufacturer

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New Roof Style and Color

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C.1 Architectural Review Worksheet: Windows

Windows

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

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Existing Entrance Door Type

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Existing Garage Door Type

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Door Finish

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Proposed Door Type

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Proposed Door Style

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Proposed Door Color

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C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

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Proposed New Door Trim

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Existing Window Trim

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Proposed New Window Trim

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Trim Color(s)

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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

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Proposed Finishes

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Proposed Finishes Manufacturer, Style, Color

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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

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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

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.

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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.

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E.2 Variance Worksheet

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

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

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

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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

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.

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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.

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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.

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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.

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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.

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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.


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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Attachments

 420 N CASSADY_BZAP Narratives[8914].docx
Uploaded by Kathy Rose on Dec 28, 2020 7:39 AM

 420 N. Cassady elevations.pdf
Uploaded by Kathy Rose on Dec 28, 2020 7:38 AM

 420 N. Cassady floor plans.pdf
Uploaded by Kathy Rose on Dec 28, 2020 7:38 AM



420 N. Cassady parking and landscape.pdf

Uploaded by Kathy Rose on Dec 28, 2020 7:38 AM

pdf 420 N. Cassady site plan.pdf

Uploaded by Kathy Rose on Dec 28, 2020 7:39 AM

History

Date	Activity
Dec 21 2020 9:21 pm	Kathy Rose started a draft of Record BZAP-20-52
Dec 22 2020 2:18 pm	Robin Shetler submitted Record BZAP-20-52
Dec 22 2020 2:18 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-52
Dec 29 2020 3:56 pm	Robin Shetler waived payment step Payment on Record BZAP-20-52
Jan 09 2021 7:32 pm	Kathy Rose changed Detailed explanation of appeal from "parking for the units & use" to "parking for the units & commercial use" on Record BZAP-20-52
Jan 09 2021 7:32 pm	Kathy Rose changed Zoning District from "" to "MUC" on Record BZAP-20-52
Jan 09 2021 7:33 pm	Kathy Rose changed Depth (ft) from "" to "120" on Record BZAP-20-52
Jan 09 2021 7:33 pm	Kathy Rose changed Width (ft) from "" to "139.77" on Record BZAP-20-52
Jan 09 2021 7:34 pm	Kathy Rose changed Total Area (SF) from "" to "16772" on Record BZAP-20-52
Jan 09 2021 7:35 pm	Kathy Rose changed Proposed New Primary Structure or Residence (SF) from "" to "13420" on Record BZAP-20-52
Jan 09 2021 7:36 pm	Kathy Rose changed New Structure Type from "" to "m" on Record BZAP-20-52
Jan 09 2021 7:36 pm	Kathy Rose changed Total building lot coverage (% of lot) from "" to "80" on Record BZAP-20-52
Jan 09 2021 7:37 pm	Kathy Rose changed Total building lot coverage (SF) from "" to "13420" on Record BZAP-20-52