



01/09/2021

BZAP-20-47

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

Status: Active

Date Created: Dec 17, 2020

Applicant

Todd Parker
tparker@f5design.com
po box 86
New Albany, OH 43054

Location

50 N DREXEL AV
Bexley, OH

Owner: Shylee and Andrew Grossman
50 N. Drexel, , Bexley, OH 43209

A.1: Project Information

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

Proposed pool house structure that will encroach into the "Front yard" setback on Drexel, the actual front door of the home is on Clifton.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

Pool House Structure

What requires Minor Architectural Review

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Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information

Agent Name

Todd Parker

Agent Address

PO Box 86, New Albany, OH 43054

Agent Email

tparker@f5design.com

Agent Phone

6149374894

Property Owner Name

Shylee Grossman

Property Owner Email

shyleeg@mac.com

Property Owner Address

50 N. Drexel

Property Owner Phone number

6145890909

A.2: Fee Worksheet

Estimated Valuation of Project

60000

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type

Single Family

Zoning

Zoning Review Type

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

Review Type

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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

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B: Project Worksheet: Property Information

Occupancy Type

Zoning District

Residential

R3

Use Classification

R-3 (25% Building and 50% Overall)

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

100

Depth (ft)

240

Total Area (SF)

29185

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

5621

Proposed Addition (SF)

448

Removing (SF)

0

Type of Structure

accessory structure - pool house

Proposed New Primary Structure or Residence (SF)

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Total (footprint) square foot of all structures combined

6903

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

5621

Proposed Addition (SF)

448

New Structure Type

Accessory Pool house

Ridge Height

11 feet

Proposed New Structure (SF)

448

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

448

Total building lot coverage (SF)

6903

Total building lot coverage (% of lot)

23.7

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

3390

Existing Patio (SF)

2066

Existing Private Sidewalk (SF)

120

Proposed Additional Hardscape (SF)

280

Total Hardscape (SF)

5856

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

11890

Total overall lot coverage (% of lot)

40.7

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

Garage Only

Existing Roof Type

Metal

New Roof Type

Metal

New Single Manufacturer

galvalume

New Roof Style and Color

flat seam - charcoal gray

C.1 Architectural Review Worksheet: Windows

Windows



Structure

Garage Only

Existing Window Type

Casement

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

La Cantina

New Window Style/Mat./Color

bifold door/casement window - black alum. clad

C.1 Architectural Review Worksheet: Doors

Doors



Existing Entrance Door Type

Insulated Metal

Door Finish

Painted

Proposed Door Style

bi Fold Glass Door

Structure

Garage Only

Existing Garage Door Type

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Proposed Door Type

Glass Alum. clad folding door

Proposed Door Color

black

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Proposed New Door Trim

Hardie smooth

Other Existing Window Trim

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Trim Color(s)

SW - Iron Ore

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Wood Composite

Existing Window Trim

Other

Proposed New Window Trim

Hardie Smooth

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes Manufacturer, Style, Color

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Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

Composite Nickel Gap Siding

Existing Finishes

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Other Proposed Finishes

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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

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Landscape Architect/Designer

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Architect/Designer Phone

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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.

Variance to construct a pool house within the 30 foot "Front" setback from Drexel ave. The actual front door of the home faces Clifton Ave, thus the encroachment is in a "side yard" that is full screened from view from Drexel and largely screened from Clifton ave. The propose encroachment is merely 3'-3".

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. The location of the pool house reduces the risk of damaging existing trees on the property, while preserving most of the existing landscaping and patio space.

2. Is the variance substantial? Please describe.

We do not feel that the variance is substantial, due to the unique condition of this corner Lot.

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.

The essential character of the neighborhood would not be substantially altered as the proposed structure will be really well screened from all streets and neighboring properties.

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.

Not without harming many existing mature trees.

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

The variance does not appear to grossly affect the zoning requirement due to the unique lot condition.

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

 50.N.DREXEL.14DEC2020.pdf
Uploaded by Todd Parker on Dec 17, 2020 2:47 PM

History

Date	Activity
Dec 17 2020 7:22 pm	Todd Parker started a draft of Record BZAP-20-47
Dec 17 2020 7:47 pm	Todd Parker added attachment 50.N.DREXEL.14DEC2020.pdf to Record BZAP-20-47
Dec 17 2020 7:48 pm	Todd Parker submitted Record BZAP-20-47
Dec 17 2020 7:48 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-47
Dec 17 2020 7:50 pm	completed payment step Payment on Record BZAP-20-47