



City of Bexley, OH

02/04/2021

## BZAP-21-1

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

**Status:** Active

**Date Created:** Jan 27, 2021

### Applicant

Robert Miller  
rmiller@new-avenue.net  
4740 Reed Rd  
Suite 201  
Upper Arlington, OH 43220  
614-884-8888

### Location

46 PARKVIEW AV  
Bexley, OH

### Owner:

Georgia Ruch  
46 Parkview, , Bexley, OH 43209

### A.1: Project Information

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

New "breezeway" connector between rear of house on left side near driveway extending to pool pavilion, which is connected to a detached free standing two-car garage. That garage is original and is located very near the rear property line. Our new connector is in front of garage extending to rear of house, not encroaching on any property setbacks. The Connector will need to be reviewed by the ARB.

#### Architecture Review

#### Conditional Use

#### Demolition

#### Planned Unit Dev

#### Rezoning

#### Variance or Special Permit

#### What requires Major Architectural Review

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#### What requires Minor Architectural Review

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#### Major Architectural Review

#### Minor Architectural Review



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## A.1: Attorney / Agent Information

**Agent Name**

Brent Racer

**Agent Address**

4740 Reed Road

**Agent Email**

bracer@new-avenue.net

**Agent Phone**

614-884-8888

**Property Owner Name**

Georgia Ruch

**Property Owner Email**

georgiagocken@gmail.com

**Property Owner Address**

46 N Parkview Ave, Bexley, OH

**Property Owner Phone number**

614-832-9130

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## A.2: Fee Worksheet

**Estimated Valuation of Project**

130000

**Minor Architectural Review****Major Architectural Review****Variance Review****Variance Review Type**

Single Family

**Zoning****Zoning Review Type**

exceeding height limit

**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**

The connector is only one story and a shorter structural element than the two-story house and story-and-a-half garage, plus the flatter roof of the connector will not compete with the existing garage or existing pool pavilion. The limitation is connecting it to the garage in order to give it Architectural flow and balance (a purpose) of being located where it is. Homeowners wish to use the pool pavilion readily, and this connector provides them shelter and cover to gain access to the

area for BBQs and evening opportunities poolside, during slightly inclement weather. It will also provide a restroom near the pool.

**Detailed explanation of appeal**

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**B: Project Worksheet: Property Information**

**Occupancy Type**

Residential

**Zoning District**

R-3 Medium Density

**Use Classification**

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

**B: Project Worksheet: Lot Info**

**Width (ft)**

158

**Depth (ft)**

250

**Total Area (SF)**

33129

**B: Project Worksheet: Primary Structure Info**

**Existing Footprint (SF)**

4742

**Proposed Addition (SF)**

276

**Removing (SF)**

0

**Type of Structure**

Single Story, framed Connector

**Proposed New Primary Structure or Residence (SF)**

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**Total (footprint) square foot of all structures combined**

5018

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

**Existing Footprint (SF)**

61

**Proposed Addition (SF)**

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**New Structure Type**

**Ridge Height**

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12

**Proposed New Structure (SF)**

**Is there a 2nd Floor**

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No

**Total of all garage and accessory structures (SF)**

1376

**Total building lot coverage (SF)**

5018

**Total building lot coverage (% of lot)**

15.2

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

No

**B: Project Worksheet: Hardscape**

**Existing Driveway (SF)**

6430

**Existing Patio (SF)**

1188

**Existing Private Sidewalk (SF)**

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**Proposed Additional Hardscape (SF)**

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**Total Hardscape (SF)**

7618

**B: Project Worksheet: Total Coverage**

**Total overall lot coverage (SF)**

13057

**Total overall lot coverage (% of lot)**

39.4

**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**

**Existing Window Type**

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**New Window Manufacturer**

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**Structure**

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**Existing Window Materials**

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**New Window Style/Mat./Color**

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

**Doors**

**Existing Entrance Door Type**

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**Door Finish**

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**Proposed Door Style**

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**Structure**

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**Existing Garage Door Type**

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**Proposed Door Type**

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**Proposed Door Color**

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

**Exterior Trim**

**Proposed New Door Trim**

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**Proposed New Window Trim**

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**Existing Door Trim**

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**Existing 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 Manufacturer, Style, Color**

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**Existing Finishes**

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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.**



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**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**



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**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**



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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 connector is only one story and a shorter structural element than the two-story house and story-and-a-half garage, plus the flatter roof of the connector will not compete with the existing garage or existing pool pavilion. The limitation is connecting it to the garage in order to give it Architectural flow and balance (a purpose) of being located where it is. Homeowners wish to use the pool pavilion readily, and this connector provides them shelter and cover to gain access to the area for BBQs and evening opportunities poolside, during slightly inclement weather. It will also provide a restroom near the pool.

**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.**

The proposed structure will yield a higher property value due to its architectural flair in dressing up the area beside the driveway.

**2. Is the variance substantial? Please describe.**

Minor variance

**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 character of the neighborhood will be unaffected, as the connecting element will present an upgrade to the existing stucco privacy wall with gate. The connector will replace this wall with a resemblance of a pool house dressing up the rear landscape a bit more.

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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.**

Not at all.

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

This property has been owned by the same family since before 1900 and have always provided a reasonable and purposeful approach to any site improvements, such as an in ground pool and pavilion.

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

No, not really. This is what the owner desires to make their home more comfortable and useful, utilizing their rear yard's space and ambiance better.

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

Yes, the spirit of the zoning has been observed, indicated above. We'll provide further information upon request.

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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. Recomendded 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. Recomendded 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

- pdf 20-0176 A-Sheets-A2.1.pdf  
Uploaded by Robert Miller on Jan 28, 2021 6:04 PM
- pdf G Sheets - General-SP1.1f.pdf  
Uploaded by Robert Miller on Jan 28, 2021 6:04 PM
- pdf 20-0176 A-Sheets-A2.2.pdf  
Uploaded by Robert Miller on Jan 28, 2021 6:01 PM
- pdf 20-0176 A-Sheets-A1.1.pdf  
Uploaded by Robert Miller on Jan 28, 2021 6:01 PM
- pdf 20-0176 A-Sheets-A2.1.pdf  
Uploaded by Robert Miller on Jan 28, 2021 6:00 PM
- pdf House Elevs.pdf  
Uploaded by Robert Miller on Jan 28, 2021 5:54 PM
- pdf 20-0176 Site Plan-Signed.pdf  
Uploaded by Robert Miller on Jan 28, 2021 5:53 PM

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### History

Date	Activity
Jan 27 2021 1:19 pm	Robert Miller started a draft of Record BZAP-21-1
Jan 27 2021 2:21 pm	Robert Miller submitted Record BZAP-21-1
Jan 27 2021 2:21 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-21-1
Jan 27 2021 2:21 pm	completed payment step Payment on Record BZAP-21-1
Feb 03 2021 7:34 pm	Kathy Rose approved approval step Zoning Officer on Record BZAP-21-1