



02/24/2021

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



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

A.2: Fee Worksheet

Estimated Valuation of Project

130,000

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)

33,129

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

4,742

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

5,018

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)

1,376

Total building lot coverage (SF)

5,018

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)

6,430

Existing Patio (SF)

1,188

Existing Private Sidewalk (SF)

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Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

7,618

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

13,057

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.



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.

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.

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.

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

- 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

History

Date	Activity
Jan 27 2021 8:19 am	Robert Miller started a draft of Record BZAP-21-1
Jan 27 2021 9:21 am	Robert Miller submitted Record BZAP-21-1
Jan 27 2021 9:21 am	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-21-1
Jan 27 2021 9:21 am	completed payment step Payment on Record BZAP-21-1
Feb 03 2021 2:34 pm	Kathy Rose approved approval step Zoning Officer on Record BZAP-21-1