



03/04/2021

BZAP-21-8

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

Status: Active

Date Created: Feb 17, 2021

Applicant

Josh Predovich
jpredovich@gmail.com
994 FRANKLIN AVE
COLUMBUS, Ohio 43205
6142304234

Location

489 NORTHVIEW DR
Bexley, OH 43209

Owner:

Amy Wanzo & Chris Bell
489 Northview Dr. Bexley, OH 43209

A.1: Project Information

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

1 Story 252sf Addition to Existing Single Family Home. Wood Framed Construction, Concrete Foundation Wall, Crawl Space. New Electrical & Plumbing, Extension of Existing HVAC System.

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

Josh Predovich

Agent Address

994 Franklin Ave., Columbus OH 42305

Agent Email

jpredovich@gmail.com

Agent Phone

614-230-4234

Property Owner Name

Amy Wanzo & Chris Bell

Property Owner Email

awanzo@ecdi.org

Property Owner Address

489 Northview Dr., Bexley OH

Property Owner Phone number

614-296-0128

A.2: Fee Worksheet

Estimated Valuation of Project

51,000

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

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

149

Total Area (SF)

7,450

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

890

Proposed Addition (SF)

257

Removing (SF)

0

Type of Structure

Wood framed

Proposed New Primary Structure or Residence (SF)

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Total (footprint) square foot of all structures combined

1,147

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

Existing Footprint (SF)

280

Proposed Addition (SF)

0

New Structure Type

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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)

280

Total building lot coverage (SF)

1,422

Total building lot coverage (% of lot)

19

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

180

Existing Patio (SF)

100

Existing Private Sidewalk (SF)

158

Proposed Additional Hardscape (SF)

100

Total Hardscape (SF)

538

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

1,960

Total overall lot coverage (% of lot)

27

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF Timberline

New Roof Style and Color

HD2 "Shakewood"

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Wood

New Window Manufacturer

Andersen

New Window Style/Mat./Color

400 Series Wood Window - Colonial "White"

C.1 Architectural Review Worksheet: Doors

Doors



Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

400 Series Colonial

Structure

House or Principal Structure

Existing Garage Door Type

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Proposed Door Type

Andersen

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Proposed New Door Trim

HardieTrim 4" Fiber cement trim - Smooth

Proposed New Window Trim

HardieTrim 4" Fiber cement trim - Smooth

Existing Door Trim

Std. Lumber Profile

Existing Window Trim

Wood

Trim Color(s)

Green at windows, doors, overhang - white adjacent to siding.

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Wood Siding

Existing Finishes Manufacturer, Style, Color

Wood siding, smooth texture, 6" exposed face, white paint finish.

Proposed Finishes

Other

Other Proposed Finishes

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Proposed Finishes Manufacturer, Style, Color

6" Exposure, Smooth texture, painted white to match existing wood siding

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.

Request variance from requirement for 50' wide corner lot to have a 20' side yard set back to allow for a 13' side yard setback to match the exterior wall of the existing house.

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 variance will allow for the enlargement of the existing kitchen and addition of a dining room. The kitchen is located in the southeast corner of the house inline with the existing exterior wall.

2. Is the variance substantial? Please describe.

No. The addition is one story, 257sf and only impacts the neighbor to the south.

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. Goal of the addition is appear as part of the original construction by matching detailing, trim, siding and line of the existing footprint of the house.

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.

The owners were not aware of the zoning restrict at the time of purchase or that the relationship of the existing house to the lot line did not meet the current side yard zoning code.

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

The addition could be pushed 7' to the north in order to meet the current side yard setback. This change would draw attention as an addition to the house, increase cost of addition requiring long utility runs and make the kitchen and interior spaces less useful impacting the value of the house.

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

We believe that the character of the existing house will be better served by granting the variance and that the impact to the surrounding neighbors is slight and as such is within the spirit of the zoning requirements.

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

-  489 Northview-drg set 11x17.pdf
Uploaded by Josh Predovich on Feb 17, 2021 3:57 PM
-  489 Northview-drg set 11x17.pdf
Uploaded by Josh Predovich on Feb 17, 2021 3:58 PM
-  489 Northview-drg set 11x17.pdf
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History

Date	Activity
Feb 17 2021 3:23 pm	Josh Predovich started a draft of Record BZAP-21-8
Feb 17 2021 3:59 pm	Josh Predovich submitted Record BZAP-21-8
Feb 17 2021 3:59 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-21-8
Feb 17 2021 4:00 pm	completed payment step Payment on Record BZAP-21-8