



BZAP-23-8

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

Status: Active

Submitted On: 3/13/2023

Primary Location

2691 E MAIN ST
Bexley, OH 43209

Owner

CSD Bexley LLC
Hickory Rock Dr. 4620 Powell,
OH 43065

Applicant

Sarah Montague
 614-321-5128
smontague@laiarchitect.com

401 W. Town Street
Studio 233
Columbus, Ohio 43215

A.1: Project Information

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

To create an addition structure that compliments the existing mid-century modern office building with a contemporary expression of limestone that embodies the coexistence of the past and present.

It improves the connection to the street by moving the front to the sidewalk. It activates it by a partially covered patio and a balcony that extends toward to downtown Bexley. It welcomes visitors to enter with a covered entrance ramp and steps

Architecture Review

Conditional Use

Demolition - *You must provide criteria in accordance with Bexley Code Section 1223.05



Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review ?

Addition to major commercial structure with patio & balcony at main entrance and raising the roof on the existing structure.

What requires Minor Architectural Review ?

Window replacement on the existing structure and repainting existing strucco siding.

Major Architectural Review

Minor Architectural Review

Appeal of ARB or Staff Decision to BZAP

State the specific nature of the Appeal.

A.1: Attorney / Agent Information

Agent Name

Sarah Montague

Agent Address

401 W. Town St. / Suite 233 / Columbus,
OH 43215

Agent Email

smontague@laiarchitect.com

Agent Phone

614-563-6975

Property Owner Name

Matt Davis

Property Owner Email

matt@cohatch.com

Property Owner Address

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project

—

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type

Fences or Special Permits

Zoning

Zoning Review Type

—

Sign Review and Architectural Review for
Commercial Projects

Review Type

—

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

Appeal of Zoning Officer determination to BZAP

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Commercial

Zoning District

Mixed-Use Commerical

Use Classification [?](#)

Other

Other Classification

Mixed-Use Commerical

B: Project Worksheet: Lot Info

Width (ft)

84.37

Depth (ft)

149.9

Total Area (SF)

12640

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
4069.48	1344
Removing (SF)	Type of Structure
0	II-B; Non-Combustible - General Office Building
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
0	1344

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

Existing Footprint (SF)	Proposed Addition (SF)
0	0
New Structure Type	Ridge Height
1 Patio w/ Balcony Above	24'-10"
Proposed New Structure (SF)	Is there a 2nd Floor
381	Yes
2nd Floor SF and total volume	Total of all garage and accessory structures (SF)
247	1

Total building lot coverage (SF)

5792

Total building lot coverage (% of lot)

45

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

5636

Existing Patio (SF)

–

Existing Private Sidewalk (SF)

234

Proposed Additional Hardscape (SF)

160

Total Hardscape (SF)

6030

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

11844

Total overall lot coverage (% of lot)

93

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type

EPDM Rubber

New Roof Type

TPO Rubber

New Single Manufacturer

New Roof Style and Color

Flat Roof w/ drain to gutter & downspouts

C.1 Architectural Review Worksheet: Windows

Windows

Structure

House or Principal Structure

Existing Window Type

Fixed

Existing Window Materials

Aluminum

New Window Manufacturer

Storefront - Kawneer Trifab 601T Framing or Similar

New Window Style/Mat./Color

Aluminum Storefront Dark Bronze

C.1 Architectural Review Worksheet: Doors

Doors

Structure

House or Principal Structure

Existing Entrance Door Type

Insulated Metal

Existing Garage Door Type

—

Door Finish

Stained

Proposed Door Type

(2) Full Light Wood Doors; (2) Full Light Alum. Storefront

Proposed Door Style

Full Light

Proposed Door Color

Wood - Clear Coat White Oak; Alum. - Dark Bronze

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

—

Proposed New Door Trim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

Natural Stone

Existing Finishes Manufacturer, Style, Color

Limestone Rubble Finish w/ Stucco
Detailing

Proposed Finishes

Natural Stone

Proposed Finishes Manufacturer, Style, Color
12x24" Running Bond Limestone Veneer;
Sealed Hot Rolled Steel Accents; 12"
Vertical Metal Panel Dark Bronze

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

Architect/Designer Phone

Tim Lai Architect / 614 321 5128 (Ext 104)

Architect/Designer E-mail

tim@laiarchitect.com

Project Description

To create an addition structure that compliments the existing mid-century modern office building with a contemporary expression of limestone that embodies the coexistence of the past and present.

It improves the connection to the street by moving the front to the sidewalk. It activates it by a partially covered patio and a balcony that extends toward to downtown Bexley. It welcomes visitors to enter with a covered entrance ramp and steps.

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.

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.

2. Is the variance substantial? Please describe.

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.

E.2 Variance Worksheet

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

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

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

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

F.1 Fence Variance Worksheet

Lot Type

Interior (non-corner) lot

Narrative description of how you plan to meet the pertinent outlined variance criteria

No fencing is proposed for this project. We believe we require a variance on the rear lot screening required for commercial properties to residential properties. Providing screening here would require removal of existing parking spaces or would disrupt the drive aisle. We are proposing to leave the existing parking in place with the existing condition of no screening provided.

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?

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.

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.

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.

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.

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.

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.

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

—

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. Recommended 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. Recommended 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.

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.

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

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

Attachments

Architectural Plan

Exterior Concpt 230602b.pdf
Uploaded by Sarah Montague on Jun 6, 2023 at 12:15 PM
dows.net/vpc3
b_Tue_Jun_6_2023_12-15-21.pdf?
-13T16%3A03%3A55Z&se=2023-09-
Eyv8yclw1ZX7CvhlRm4W1bC1YmM3vWrY%3D)

Exterior Elevations

230601_COhatch Bexley_Drawings.pdf
Uploaded by Sarah Montague on Jun 6, 2023 at 12:16 PM
s.net/vpc3
awings_Tue_Jun_6_2023_12-16-46.pdf?
16%3A03%3A55Z&se=2023-09-
xkyNQpfWQCcoWC0%2Bt%2BbLxuqlpbA6Vgk%3D)

Photographs

230310_COhatch Bexley_Existing Photos.pdf
Uploaded by Sarah Montague on Mar 13, 2023 at 1:28 PM
s.net/vpc3
isting_Photos_Mon_Mar_13_2023_13-28-13.pdf?
.6%3A03%3A55Z&se=2023-09-
icz3T2%2B%2B82flihypJox9stjq%2BjyjPZomg%3D)

Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

230601_COhatch Bexley_Drawings.pdf
Uploaded by Sarah Montague on Jun 6, 2023 at 12:21 PM
dows.net/vpc3
_Drawings_Tue_Jun_6_2023_12-21-58.pdf?
13T16%3A03%3A55Z&se=2023-09-
vQYJChwyTTeGt7QbkXGFHy19rpz6l6e1t6A%3D)

2691 E. Main Exterior_Concept_230310_Mon_Mar_13_2023_13-28-50.pdf

2691 E. Main Exterior_Concept_230310_Mon_Mar_13_2023_13-28-50.pdf
Uploaded by Kathy Rose on May 16, 2023 at 10:27 AM
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ncept_2691E_MainExterior_13_2023_13-28-50.pdf
r&sv=20171109&sr=bs&st=2023-09-
4NF08R0vSVzjBX4u9a2qxtbVwkCLshOkY%3D)

2023 04 27 - 2691 E. Main BZAP ROA co_20230509100833.pdf

2023 04 27 - 2691 E. Main BZAP ROA co_20230509100833.pdf
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100833_Tue_May_16_2023_10-36-51.pdf?

2691 E Main Exterior Concept 230602b ARB Remand review.pdf
 2691 E Main Exterior Concept 230602b ARB Remand review.pdf
 2691 E Main Exterior Concept 230602b ARB Remand review.pdf
 2691 E Main ARB ROA 2023-06-08.pdf
 2691 E Main ARB ROA 2023-06-08.pdf
 2691 E Main ARB ROA 2023-06-08.pdf
 2691 E Main ARB ROA 2023-06-08.pdf

History

Date	Activity
3/13/2023, 12:37:18 PM	Sarah Montague started a draft of Record BZAP-23-8
3/13/2023, 12:40:44 PM	Sarah Montague altered Record BZAP-23-8, changed ownerCity from "HIGHLAND PARK" to "Powell"
3/13/2023, 12:40:44 PM	Sarah Montague altered Record BZAP-23-8, changed ownerName from "MITHOFF INVESTMENTS LLC" to "CSD Bexley LLC"
3/13/2023, 12:40:44 PM	Sarah Montague altered Record BZAP-23-8, changed ownerPostalCode from "60035" to "43065"
3/13/2023, 12:40:44 PM	Sarah Montague altered Record BZAP-23-8, changed ownerState from "IL" to "OH"
3/13/2023, 12:40:44 PM	Sarah Montague altered Record BZAP-23-8, changed ownerStreetName from "ROGER WILLIAMS AV." to "Hickory Rock Dr."
3/13/2023, 12:40:44 PM	Sarah Montague altered Record BZAP-23-8, changed ownerStreetNo from "176" to "4620"
3/13/2023, 1:40:28 PM	Sarah Montague submitted Record BZAP-23-8
3/13/2023, 1:40:30 PM	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-23-8
3/13/2023, 1:51:11 PM	completed payment step Payment on Record BZAP-23-8
5/16/2023, 10:18:06 AM	Kathy Rose added attachment 2691 E. Main Exterior_Concept_230310_Mon_Mar_13_2023_13-28-50.pdf to Record BZAP-23-8
5/16/2023, 10:18:24 AM	Kathy Rose assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-23-8
5/16/2023, 10:35:51 AM	Kathy Rose added attachment 2023 04 27 - 2691 E. Main BZAP ROA co_20230509100833.pdf to Record BZAP-23-8

Date	Activity
5/16/2023, 10:53:16 AM	Kathy Rose approved approval step Zoning Officer on Record BZAP-23-8
6/6/2023, 12:54:41 PM	Kathy Rose added attachment 2691 E. Main Exterior Concpt 230602b ARB Remand review.pdf to Record BZAP-23-8
7/7/2023, 3:21:42 PM	Karen Bokor approved approval step Design Planning Consultant on Record BZAP-23-8
7/7/2023, 3:22:36 PM	Karen Bokor added attachment 2691 E Main ARB ROA 2023-06-08.pdf to Record BZAP-23-8

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Design Planning Consultant	5/16/2023, 10:53:17 AM	7/7/2023, 3:21:42 PM	Karen Bokor	-
✓ Zoning Officer	3/13/2023, 1:40:29 PM	5/16/2023, 10:53:16 AM	Kathy Rose	-
💰 Payment	3/13/2023, 1:40:29 PM	3/13/2023, 1:51:11 PM	Sarah Montague	-
✓ Architectural Review Board	5/16/2023, 10:53:17 AM	-	-	-
✓ Board of Zoning and Planning	5/16/2023, 10:53:17 AM	-	-	-