



BEHAL || SAMPSON || DIETZ
ARCHITECTURE & CONSTRUCTION

March 13, 2024

Ms. Kathy Rose
Director of Zoning and Building
City of Bexley
2242 East Main Street
Bexley, Ohio 43209

Re: Application for Demolition of Existing House at 236 North Columbia Avenue

Dear Ms. Rose,

We request approval for demolition of the existing house at 236 North Columbia Avenue and replacement with a larger home that more appropriately addresses the Columbia Avenue frontage and is compatible in scale with other surrounding homes. Behal Sampson Dietz has established a long history of high-quality renovation and new home designs in Bexley, and our proposal for this project will be an enhancement to the block and the community.

The relevant issues to support demolition and new construction per the Bexley Zoning Ordinance are outlined as follows:

Is the existing structure historically or architecturally significant?

We do not feel this home is historically or architecturally significant for the following reasons, based on the criteria in Bexley Code 1223.05 d:

- Although this home is designed by Tibbals Crumley Musson in 1953 with the addition designed in 1986 by Noverre Musson, this is not one of the best examples of their work. Other better examples of their work exist in Bexley. In addition, the building has had few updates and is in poor condition.
- The home was constructed without some important details the architect intended. Designed with heavy clay tiles, the flat asphalt shingles greatly diminish the character of the house. The entrance trellis was not built and, therefore, the stair landing projection appears visually unsupported and awkward. In addition, the main entrance lacks the importance that the trellis covering would have given it.

- The interior of the main entrance, as well as the stairwell, feel awkward and very modest for this type of home.
- Low ceilings throughout the first floor, as well as lack of vertical clearance at the stairwell and some door openings are problematic.
- The 1986 addition diminished the front enclosed patio and garden area to a point which makes the remaining space undesirable.
- Unfortunately, a brick-pierced wall is the main visible street façade. This looks more like a trash enclosure than the main façade of the home on North Columbia.
- As is evidenced by the street view of the block, the home is grossly out of scale with the very large adjoining properties.
- The kitchen was renovated in 1976 in a 70's style that is not in keeping with the original architecture.
- Although the house was built for Charles Lazarus, a prominent Coumbus businessman, many, many Bexley homes were built for prominent business people. This, therefore, does not lend any particular historical significance.
- The home lacks many interesting features/details that distinguish high quality mid-century homes.
- The more than one-acre site near Commonwealth Park can support a more valuable home which would generate more property tax revenue for the City than the current home.

Based on these factors, we feel the Board should determine a lack of historical or architectural significance and allow the demolition.

If the Board does not agree with this conclusion, we further submit that there is economic hardship and there are unusual and compelling circumstances, per Bexley Code Sections 1223.05 e and f, that allow for its demolition, as noted in the following lists:

Is there Economic Hardship if demolition is not approved?

- If renovation is attempted, the cost of bringing the home up to current standards, in addition to the purchase price, would far exceed the value of the completed project. In contrast, a larger home, more in scale with other homes on this block of North Columbia, would be economically feasible.

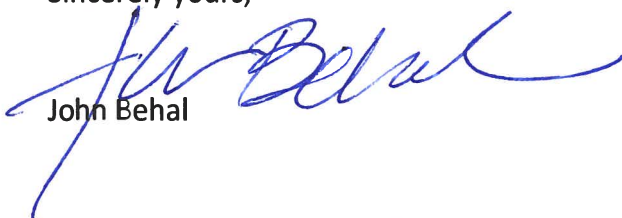
- The cost of renovation of the existing structure, due to its inherent limitations, could easily equal the cost of the new home with much less resultant value.

Are there Unusual and Compelling Circumstances to support demolition and replacement?

- The larger proposed new home is more in scale with other adjacent homes.
- The proposed new home presents a far more appropriate street view which complements and enhances the value of adjoining properties.
- The condition of the existing home is poor. No updates are apparent since the 1986 addition.
- The kitchen does not meet current standards, especially since the laundry is combined with the kitchen.
- All bathrooms are dated and in need of renovation.
- Closet space does not meet current standards.
- Windows and sliding doors are original, in poor condition and do not meet energy standards. These would require complete replacement.
- The basement is exceedingly low, small and awkward.
- A renovation project that corrects the inherent problems in the existing house would almost certainly require demolition of the few architectural elements that give the existing house its character.
- The home is sited very low to the grade and an added perimeter drainage system in the basement indicates water infiltration issues. This is an issue that is practically impossible to correct without demolition.

We submit that the conditions of economic hardship and unusual and compelling circumstances allow for the demolition of the existing house and construction of a more appropriate and valuable home on this property.

Sincerely yours,


John Behal