

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

Applicant
 Ryan Pearson
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 rpearson@edgela.com

Primary Location
2200 E Main St
Bexley, OH 43209

BZAP-23-23

Submitted On: Jul 13, 2023

A.1: Project Information

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

Redevelopment of the vacant Trinity apartment structures into a vibrant mixed-use development providing additional housing alternatives along with restaurants, retail, and office space to further activate the E. Main Street corridor. The site lies within the Main Street District and we are requesting a Preliminary BZAP review.

Architecture Review

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

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Conditional Use

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Planned Unit Dev

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Rezoning

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Variance or Special Permit

true

What requires Major Architectural Review

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What requires Minor Architectural Review

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Major Architectural Review

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Minor Architectural Review

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Appeal of ARB or Staff Decision to BZAP

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State the specific nature of the Appeal.

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A.1: Attorney / Agent Information

Agent Name

Ryan Pearson, PLA - Edge Group

Agent Address

330 W. Spring Street, Ste. 350, 43215

Agent Email

rpearson@edgela.com

Agent Phone

614-486-3343

Property Owner Name

Continental Real Estate Cos.

Property Owner Email

jhockstok@continental-realestate.com

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
50000000	--
Major Architectural Review	Variance Review
--	--
Zoning	Zoning Review Type
--	--
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
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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
Commercial	MUC
Use Classification	Other Classification
Other	MS District

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
300	415
Total Area (SF)	
129254	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
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Removing (SF)	Type of Structure
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Proposed New Primary Structure or Residence (SF)

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Total (footprint) square foot of all structures combined

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

Existing Footprint (SF)

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Proposed Addition (SF)

--

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

--

Total of all garage and accessory structures (SF)

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Total building lot coverage (SF)

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Total building lot coverage (% of lot)

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

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B: Project Worksheet: Hardscape

Existing Driveway (SF)

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Existing Patio (SF)

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Existing Private Sidewalk (SF)

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Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

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B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

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Total overall lot coverage (% of lot)

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C.1 Architectural Review Worksheet: Roofing

Roofing

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Structure

--

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

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Existing Window Type

--

New Window Manufacturer

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Structure

--

Existing Window Materials

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New Window Style/Mat./Color

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C.1 Architectural Review Worksheet: Doors

Doors

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Existing Entrance Door Type

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Door Finish

--

Proposed Door Style

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Structure

--

Existing Garage Door Type

--

Proposed Door Type

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Proposed Door Color

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C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

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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

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Existing Finishes Manufacturer, Style, Color

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Proposed Finishes Manufacturer, Style, Color

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Existing Finishes

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Proposed Finishes

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By checking the following box I agree (as the applicantof 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.

true

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

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Architect/Designer Phone

Architect/Designer E-mail

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Project Description

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I have read and understand the above criteria

false

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Requesting two variances:

1. a reduction to the rear yard setback from 15' to 5' - due to the structure of the basement garage, the wall of the garage would be within the 15' however, further from the property line than the existing edge of pavement on the existing surface parking lot.
2. under the MS height maximum, we are requesting the special permit to allow for 5 stories on both buildings and a variance to allow the southern building fronting onto E. Main Street to go to 6 stories. Directly across E. Main St. the maximum height is 5 stories with the potential to go to 7 stories with a special permit. Likewise, the existing topography lies approximately 1 story above the sidewalk/street grade (level with the Gateway parking lot) and the proposed basement parking on the northern building. Therefore, the six story structure along E. Main Street would maintain a relatively consistent roofline with the northern structure. Also, there are relatively few infill site opportunities along the corridor and this site being at the west end provides a unique opportunity for a more urban scale/massing in Bexley.

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.

Given the unique proposal and obstacles of infill/redevelopment such as moving utilities (15" san.), site constraints that will complicate the construction process, and the proposed basement parking structure (conceals parking in the MS District) that requires excavation and hauling of soil, we are requesting additional height & a reduced rear yard to acheive the development concept.

2. Is the variance substantial? Please describe.

The rear yard setback is not substantial in that it will essentially replace the existing surface parking lot with a similar aesthetic of surface parking on the deck or roof of the basement parking. This deck will be located further from the property line than the current edge of pavement and at the same grade on the east end and approximately 5' above ex. grade on the west end.

The height variance is not substantial as stated above and depicted in the typical site cross-sections. The 6th story would essentially be like building a 5-story on the top of the hill (current grade of the Trinity Apartments) and the MS District allows for 5 story with a special permit to increase the height up to 7 stories on the south side of E. Main Street directly across from this site.

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.

Given the commercial nature of the E. Main Street corridor, the additional height request would not substantially alter the essential character nor would the reduced setback as stated above.

E.2 Variance Worksheet

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

No. This site has ample services and access to thoroughfares.

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

The current concept is being provided on a speculative basis with the option to purchase the property if these variances are supported to allow the concept to be constructed as shown.

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

The current concept meets the intent of the MS District with a difficult site that has approximately 12' of fall while also connecting the 'gap' in the Main Street retail/restaurants, providing concealed parking, and providing an alternative housing choice to both new and current residents of Bexley. This concept will need to be substantially altered if these two variances are not approved.

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

See justification above.

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
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Require Commercial Fences Adjacent to Residential Districts	
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F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.	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.	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.	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.

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.

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.