

E.1 Variance Worksheet

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

The Applicant is requesting three variances:

1. Building height: a variance to allow for 6 stories for a portion of the building near the East Main Street Frontage. The Main Street District allows up to 3 stories with the potential for a 'Special Exception' up to 5 stories.
2. Public Private Setback: a variance to increase the public private setback from the maximum 20' depth (from R.O.W.) to 55' in depth.
3. Building Frontage: a variance to reduce the minimum building frontage of 80% to 75% (currently showing 231' wide and lot width is 301' = 76.7%)

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 variances are required to allow a reasonable return and beneficial use of the property in a manner desirable to the City. The Applicant's initial proposal introduced in the August informal presentation at BZAP was requesting a 5-story Special Exception, however, it did not require any variance requests. Through the Architectural Review Board (ARB) process, the CREC team made several modifications guided by the ARB and the interested/adjacent neighbors to 'break-up' the massing of the building to help soften its scale and improve its perceived mass to the surrounding area.

Given the unique site and obstacles of infill/redevelopment such as moving utilities (15" sanitary sewer trunk, fiber optic lines), complicated construction process (existing neighboring development in close proximity + maintenance of traffic), and the proposed basement parking structure (conceals parking per the MS District goals) that requires excavation and hauling of soil, it is our opinion this site will require similar variances and/or be a much different development approach that would be less beneficial to the City and the goals of the Main Street District.

2. Is the variance substantial? Please describe.

The variances are not substantial. As mentioned above, these variances were initiated as part of the ARB process. The CREC Team diligently studied and modified the architecture to respond to the comments and requests shared as part of the four ARB meetings. The requested variances improve the development for the benefit of the community.

The MS District allows for a 5-story Special Exception. Therefore, the variance to permit 6 stories is minimal. The 6th story was designed to create height variation and reduce any 'box' appearance of the initial proposal. The height of the primary building (5 story) is relatively level with the top of the existing Alexander to the west.

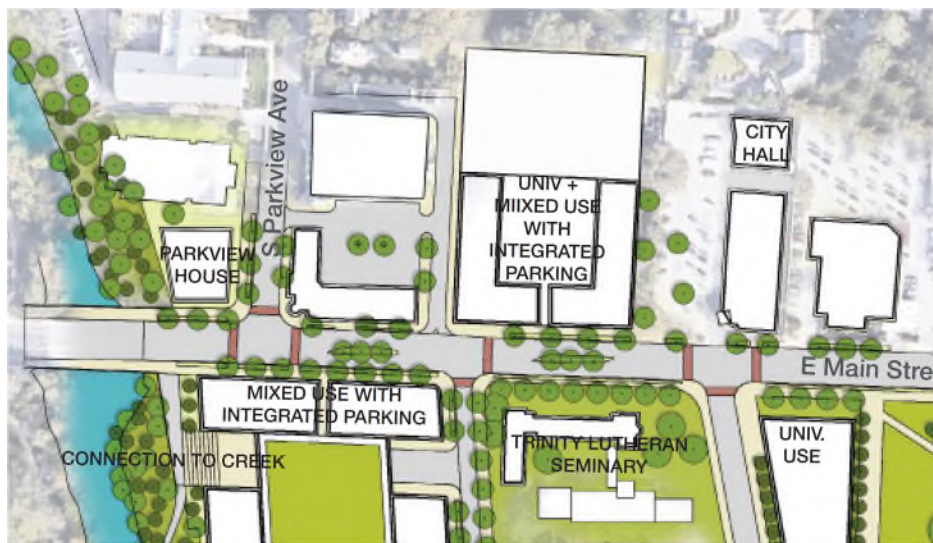
The Public Private Setback is intended to provide small pocket parks along the E. Main Street corridor. Relative to the large site and proposed building, the request to increase the depth from 20' to 55' is not a substantial variance.

The Building Frontage variance is not substantial in that it is less than 5% of the required width. This proposed development is also closing a Right-Out only curb-cut near the traffic signal at Bexley Square and relocating it to the west side of this site/building.

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 development is entirely consistent with the neighborhood and adjoining properties will benefit from the approval of the variances. As shown in the 2017 SW Bexley Strategic Plan, the City of Bexley contemplates similar development of this property with comparable building mass. Likewise, the Main Street Guidelines have called for a mixed-use infill development for this site since 2002.

The requested variances are focused on the south (E. Main Street) portion of the site to reduce the impacts to the surrounding residential uses and enhance the commercial core. The mixed-use development as proposed will replace older apartments with modern urban living that will support the retail and fill the gap in the commercial streetscape providing a substantial benefit to the area.



From 2017 SW Bexley Strategic Plan

The height variance adds variation and buffering and reduces massing. The setback variance allows for “pocket parks” and pedestrian friendly space. The building frontage variance reduces the size of the building and allows for relocation of the curb cut.

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 sufficient utilities and access to thoroughfares to serve the proposed uses. With respect to garbage, the Bexley Square dumpsters that currently sit on this site are being relocated to the Bexley Square property. The proposed development will contract with a private refuse company for collection/hauling.

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

The prospective property owner is seeking to purchase the property and comply with the Zoning Code *and* the City's goals for development, as set forth in the Bexley Strategic Plan, the Land Use Strategy, and the Main Street Design Standards. The three minimal variances are required to satisfy the City's goals for development of this property.

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

No. The variances are a direct response to the comments from the ARB. The ARB's requested changes cannot be implemented without the variances. First, the sixth story is required to add the height variation, reduce any "box" appearance, and provide added buffering area on the site. Second, the distinct entryway and "pocket parks" along Main Street cannot be accomplished without the increased setback. Third, the reduced building frontage reduces the size of the building, allows for safe entry onto the property, and allows for additional buffering. The current design is infeasible without the variances.

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

The proposed development meets the intent and goals of the zoning requirement and substantial justice will be done by granting the variances. As set forth in Zoning Code Section 1254.06, the purpose of the Main Street District "is to facilitate the implementation of plans and vision for the revitalization of the City's main commercial corridor and business area on Main Street. The MS District . . . is intended to permit a diverse mix of land uses. Main Street District development applications are reviewed according to section 1254.13 and Council approved Main Street Design Guidelines, to promote redevelopment while protecting the unique character of Main Street." This development revitalizes this area, provides a diverse mix of land uses, and promotes redevelopment while protecting the unique character of Main Street.