



Board of Zoning and Planning Staff Report May 23, 2024

Kathy Rose, Zoning Officer

OLD BUSINESS:

1) Application Number: BZAP-23-23

Address: 2200 E. Main

Applicant: Ryan Pearson/ Jason Hockstok

Owner: Continental Real Estate Cos.

Request: The applicant is seeking design review and approval of condition for the Certificate of Appropriateness for the redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188 & 2186 E. Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350) which was originally approved on December 18, 2023 at the Board of Zoning and Planning Special Meeting. A condition of approval was the return of the applicant to the Board of Zoning for review and approval of recommendations on the conditions from the Architectural Review Board.

BACKGROUND: – MUC/MS Zoning District

The Board of Zoning and Planning approved the Certificate of Appropriateness with the following conditions:

1. The applicant returns to the ARB with material boards and samples.
2. Headlight screening be added to the parking lots where needed.
3. The west drive on the site be redesigned to enhance the green space and allow substantial tree planting.
4. The north and west elevations of the proposed building be reworked to lessen the massing, create better connection to the ground, screen the garage, and use more consistent materials.
5. The height on the west and north elevations toward the rear of the site be reduced.
6. The west elevation have more variation in the plane of the facade and the height.
7. The ARB supports the addition of the sixth story architecturally to allow flexibility in lessening the overall massing of the building.
8. Outdoor dining adjustments be reviewed by the ARB when a tenant is secured.

The applicant was before the ARB at the May 9, 2024 meeting. The following is what was provided to address Conditions 1-7 of the 8 original conditions related to the building and surrounding drive isles:

1. **samples of the following: brick (2 colors), windows, railing, trim, canopy, coping, paint colors and metal siding were provided.**
2. **Screening was added to parking lot provided.**
3. **West side drive was moved and more green space for planting provided.**
4. **The elevations of the proposed building were modified to lessen the massing by adding insets as well as modifications to the northeast and northwest corners of the building and adding a partial 6th floor was also provided.**
5. **The previous changes noted relate to the height reduction for the north elevation is provided.**
6. **The west elevation has modifications – provided.**
7. **The sixth story has been added to a portion of the building in the central to southern end of the overall building – Provided.**

- 8. The fact that the 8th condition applies to further progress of the project and tenant(s) still need to be secured, will be brought back later to the ARB for review and a recommendation to BZAP as well.**

After the applicant updates the Board on the elevation modifications and material samples, it would be appropriate to next have Karen share her follow-up comments from the ARB review meeting.

STATUS OF OVERALL PROJECT:

The applicant is still working on landscape plans for T&PGC.

Changes to the parking are still being developed for the Bexley Square/City Hall parking lot, that the CIC and City will need to review and approve any changes before they can be shared with the BZAP.

They are also working with Staff on the easement updates and a parking agreement, which will be provided to the BZAP.

I would also like to note the amount of work that will be necessary before the redevelopment of this site includes:

Demo of the Buildings

Removal of trees

Sanitary Sewer Utility line relocation and sleeving of a section of the City's Sanitary main line that will be maintained and extended through the site.

Also, changes to the grade in accordance with the approved site plan.

STAFF COMMENTS:

If the Board of Zoning and Planning finds that conditions (1 -7) as recommended by the ARB are approved, Staff would agree that the overall building design, massing, material and site plan for 2200 E. Main are approved with the conditions remaining related to the parking agreement, easement, final hardscape and landscape, which will return to the Board when those items are ready for final review. This would make it acceptable for the building construction plans to be submitted. Once Staff confirms that the plans match the approved design and meets the building code statutes, a demolition permit can be issued.

Once the existing structures are demolished, construction on new structure will not begin until all necessary utility and site modifications are completed

NEW BUSINESS:

1) Application Number: BZAP-24-12

Address: 319 S. Columbia Ave.

Applicant: Amy Lauerhass – Lauerhass Architecture

Owner: Debbie & Mike Nickoli

Request: The applicant is seeking Architectural review and approval of a Certificate of Appropriateness for a detached 3-car garage and a one-story addition to the principal structure. The applicant is also seeking two variances. The first is a variance from Bexley Code Section 1252.15 (a) which limits the maximum finished accessory structure attic floor area to base floorplate ratio to 50%, to allow the 2nd floor of the proposed detached garage to be 55.8%. The second variance is from Bexley Code Section 1252.15 (d)(1) which requires a garage dormer to be recessed a minimum of two feet behind the first-floor exterior walls, to allow a 2nd floor dormer to be in-line with the first-floor exterior walls.

BACKGROUND:

R-3 Zoning District – Minimum lot width 90' x 160'

The proposed addition to the house meets the R-3 zoning code and was approved by the Architectural Review Board on their Consent agenda.

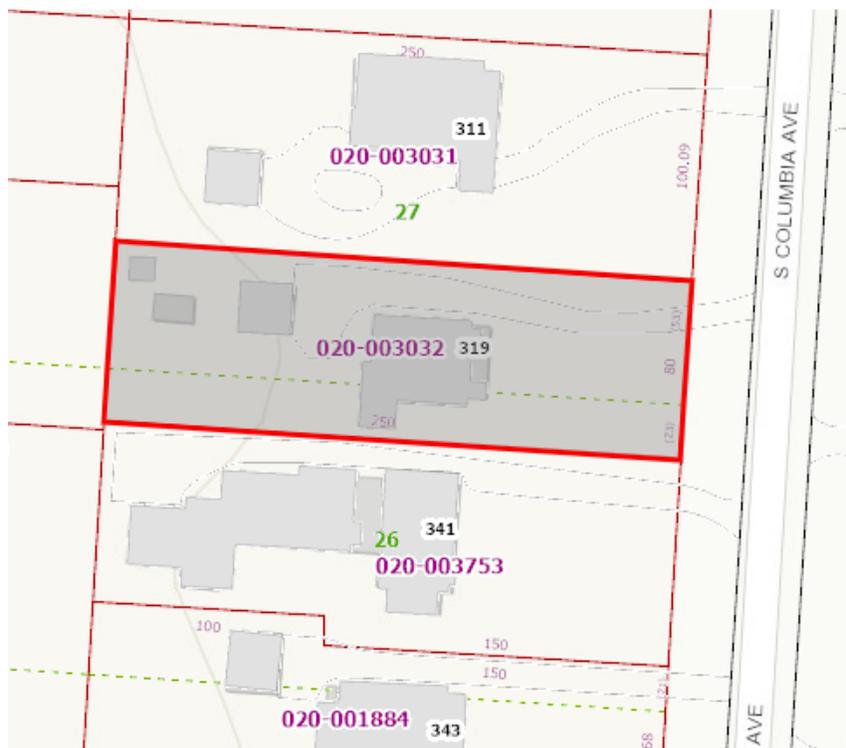
This lot is 80' wide and 250' deep for a total of 20,000 sq'.

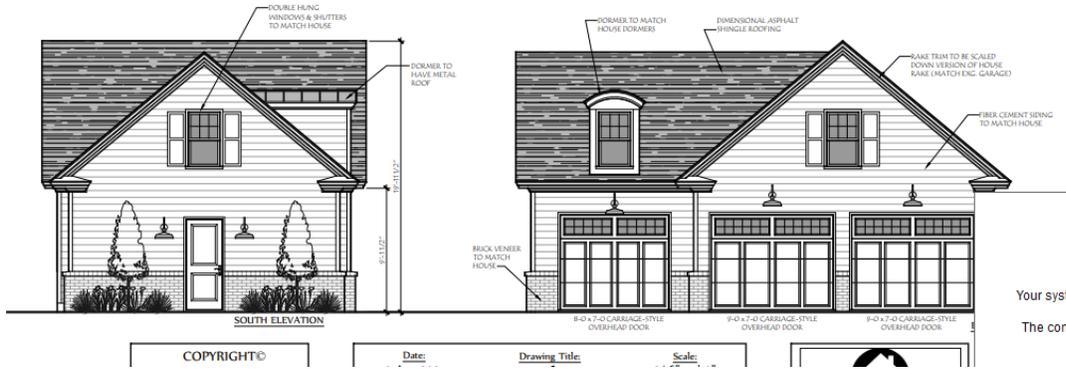
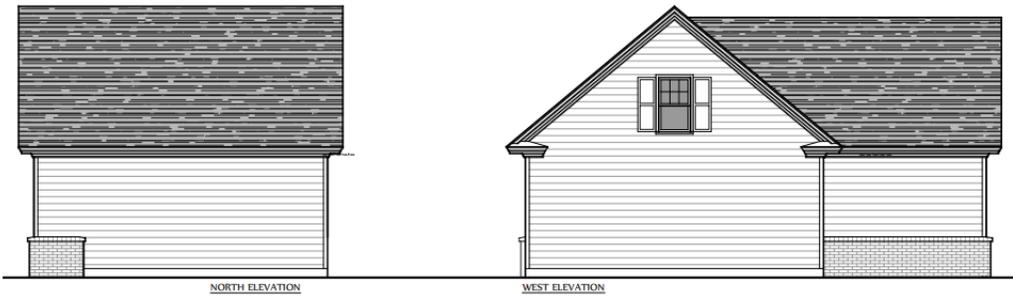
The Code allows for lots that are 14,400 square feet or greater, to have an accessory structure with a maximum building foot print of 720sq' and maximum height of 20'

The proposed detached garage is 716sq' and 19'11.5" in height; meeting the size and height limits. The garage is designed with a 2nd floor, and a small dormer. The fact that the dormer is in line with the wall below, was not a design concern for the ARB review and was also recommended for approved for a certificate of Appropriateness to the BZAP on the consent Agenda. The limit on the 2nd floor space exceeds the 50% square foot limit by 5.8%.

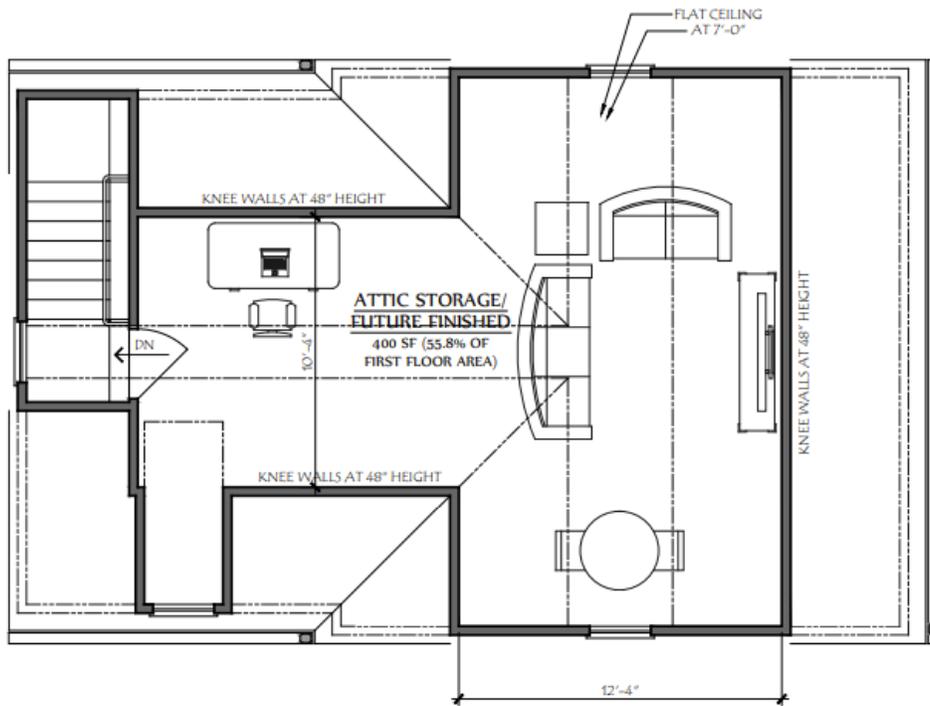
The size of the garage is not out of character for the R-3 zoning district. There are 2nd floor windows located in the gable end of the roof and one dormer. All of the windows in the 2nd floor face either the house and the rear property line. It appears that the existing detached garage also has 2nd floor windows.

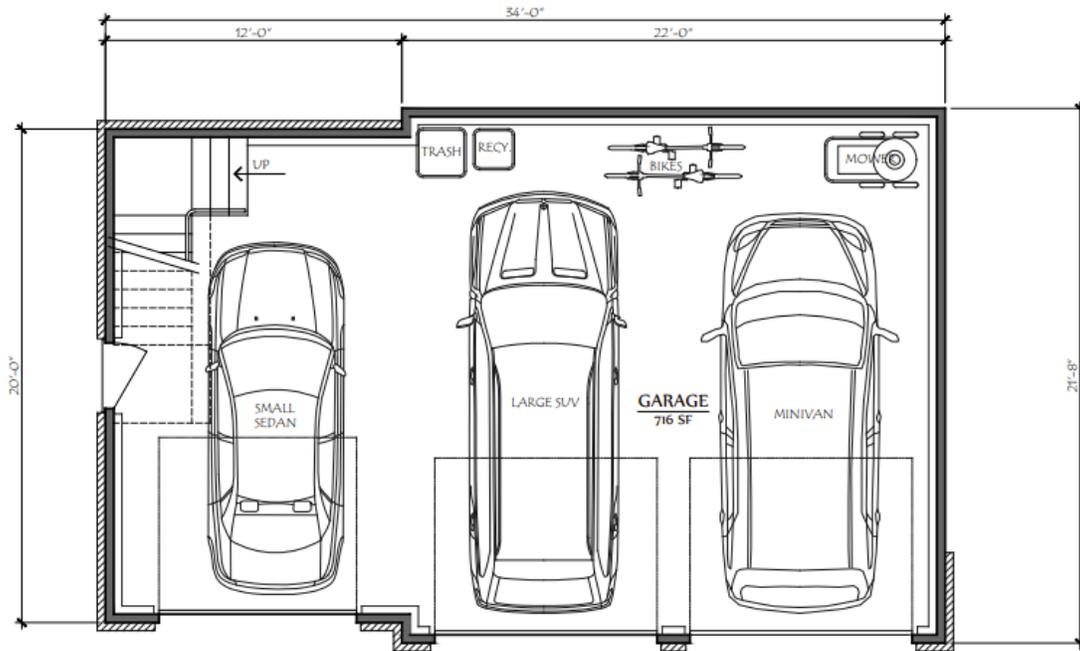
The location of the garage is 3' off the north side property line and 46'8" from the rear property line. It meets the setback requirements for accessory structures and further meets the rear yard setback required for a principal structure (40').





Your syste
The com





COPYRIGHT
 LAUERHASS ARCHITECTURE, LLC
 ALL RIGHTS RESERVED.
 THE ARCHITECT'S DRAWINGS AND OTHER WORK
 ARE FOR THE SOLELY FOR THIS PROJECT.
 THE ARCHITECT IS THE AUTHOR, AND RESERVES
 ALL RIGHTS. NO REPRODUCTION OR ALTERATION
 SHALL BE MADE WITHOUT THE EXPRESS
 WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date: 10 Apr 2024	Drawing Title: Garage First Floor	Scale: 1/4" = 1'-0"
Project Number: 21-126	Project Name: The Nickoli Residence 319 S. Columbia Ave.	Sheet Number: A-5



INFORMATION FROM THE APPLICATION:

E.1 Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the criteria specified by Bexley City Code.

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

Detached Garage second floor is 55.8% of first floor, in lieu of 50% allowed.

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 roof volume is already there.

2. Is the variance substantial? Please describe.

No. 5.8% over

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. New garage matches the character of the original house.

E.2 Variance Worksheet

Edit

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.

No.

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

Again, roof volume is already there, and permitted by code.

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

Yes.

STAFF COMMENTS:

If the Board finds it appropriate to grant a variance, they may require any necessary conditions to address concerns.

Kathy Rose

Zoning Officer