

**BZAP-24-41**

(BZAP)Board of Zoning & Planning  
Application - Review of Variance  
requests for Residential and  
Commercial Development  
Status: Active  
Submitted On: 10/17/2024

**Primary Location**

2111 PARK HILL DR  
Bexley, OH 43209

**Owner**

Patrick T. King  
Park Hill Drive 2111 Bexley, OH 43209

## A.1: Project Information

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

Localized site improvements to existing auto court access. Removal of existing cmu masonry piers and actuated vehicular gate. New attached single-bay Garage Addition (364 SF) and new side-door metal awning replacement. Modified landscaping and hardscaping.

**Architecture Review****Conditional Use****Planned Unit Dev****Rezoning****Variance or Special Permit****What requires Major Architectural Review ?**

Proposed one-story addition for single-bay attached garage

**What requires Minor Architectural Review ?**

Replacement of existing side-entry door lattice pergola to be replaced with new metal entry awning

**Major Architectural Review****Minor Architectural Review****Appeal of ARB or Staff Decision to BZAP**

State the specific nature of the Appeal.

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)

11/14/2024

Upcoming BZAP hearing --- (Hearings held the 4th Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)\*

11/28/2024

All BZAP (Board of Zoning & Planning) applications that also require ARB (Architectural Review Board) design review must go to the ARB hearing PRIOR to being heard by BZAP

Applicant (or representative of the project) must be present at the appropriate hearings

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## A.1: Attorney / Agent Information

**Agent Name\***

Steven Schwope, AIA

**Agent Address**886 Critchfield Road, Columbus OH  
43213**Agent Email\***

steve@schwopearchstudio.com

**Agent Phone\***

614-545-8605

**Property Owner Name\***

Patrick King

**Property Owner Email**

patricktking@gmail.com

**Property Owner Address**

2111 Parkhill Drive, Columbus OH 43209

**Property Owner Phone number**

614-352-5464

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## A.2: Fee Worksheet

**Estimated Valuation of Project**

150000

**Minor Architectural Review**☐**Major Architectural Review**☒**Variance Review**☒**Variance Review Type**

Single Family

**Zoning**☐**Zoning Review Type**

—

**Sign Review and Architectural Review for  
Commercial Projects**☐

Review Type

—

Appeal of ARB decision to BZAP

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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

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Detailed explanation of appeal

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## B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

MEDIUM DENSITY SINGLE-FAMILY  
RESIDENTIAL DISTRICT

Use Classification 

R-3 (25% Building and 50% Overall)

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## B: Project Worksheet: Lot Info

**Width (ft)**

113

**Depth (ft)**

132

**Total Area (SF)**

16010

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## B: Project Worksheet: Primary Structure Info

**Existing Footprint (SF)**

2761

**Proposed Addition (SF)**

364

**Removing (SF)**

0

**Type of Structure**

Proposed Garage Addition

**Proposed New Primary Structure or Residence (SF)**

—

**Total (footprint) square foot of all structures combined**

3125

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

**Existing Footprint (SF)**

—

**Proposed Addition (SF)**

—

**New Structure Type**

N/A

**Ridge Height**

Proposed New Structure (SF)

—

Is there a 2nd Floor

—

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

—

Total building lot coverage (% of lot)

—

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

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)

1990

Existing Patio (SF)

2436

Existing Private Sidewalk (SF)

111

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

4537

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

7731

Total overall lot coverage (% of lot)

48

## C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

House & Garage

Existing Roof Type

Slate

New Roof Type

Slate

New Single Manufacturer

New Roof Style and Color

match existing

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## C.1 Architectural Review Worksheet: Windows

Windows

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Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

—

New Window Manufacturer

Pre-approved manufacturer (TBD)

New Window Style/Mat./Color

corresponds w/ existing window  
style/mat./color

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## C.1 Architectural Review Worksheet: Doors

Doors

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Structure

House or Principal Structure

**Existing Entrance Door Type**

—

**Existing Garage Door Type**

Fiberglass

**Door Finish**

—

**Proposed Door Type**

Paneled overhead garage door, faux carriage style

**Proposed Door Style**

N/A

**Proposed Door Color**

white, match existing color

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## C.1 Architectural Review Worksheet: Exterior Trim

**Exterior Trim****Existing Door Trim**

Wood Composite

**Proposed New Door Trim**

Fiber Cement (alt. painted wood)

**Existing Window Trim**

Other

**Other Existing Window Trim**

Wood Composite

**Proposed New Window Trim**

Fiber Cement (alt. painted wood)

**Trim Color(s)**

White (match existing)

**Do the proposed changes affect the overhangs?**

No

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## C.2 Architectural Review Worksheet: Exterior Wall Finishes

**Exterior Wall Finishes****Existing Finishes**

Natural Stone



Existing Finishes Manufacturer, Style, Color

Cut Natural Stone (Original Primary Structure), Stucco (First Addition)

Proposed Finishes

Natural Stone

Proposed Finishes Manufacturer, Style, Color

Natural Stone with overgrout to match existing original primary structure (color, style to match) Manf TBD

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.\*



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## D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Landscape Architect/Designer

Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

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## D: (Staff Only) Tree & Public Gardens Commission Worksheet

🔒 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

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🔒 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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🔒 Applicant has been advised that Landscape Designer/Architect must be present at meeting

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## E.1 Variance Worksheet

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

Variance request to reduce the 25'-0" building setback to 6'-6" along Westland Avenue property boundary to permit one-story, attached garage addition.

**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 property in question requires a variance to yield a reasonable return due to the contextual hardships associated with the existing house placement on the corner lot. Off-street vehicular maneuverability is compromised with the proximity of the existing curb cut to the intersection and the dramatic grading found within the property leaves no suitable 'build-area' other than where it is being proposed. The variance would be deemed necessary to promote safer and more effective off-street vehicle circulation and parking amenity typically associated with this style home.

**2. Is the variance substantial? Please describe.**

The building setback variance is not considered substantial. Westland Avenue (closest street) is associated with dramatic grades differences and variations of pavement edges, specifically along this property bound, that bode well for the proposed structure's placement and height.

**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 variance approval would result in allowance of a structure to be built closer to the street (Westland Avenue), however, the proposed structure shall not negatively impact the essential character of the neighborhood or any adjacent properties. On the contrary, the proposed structure shall further enhance the architectural character of the original primary house in its materiality, form and overall function without compromising existing public street usage or utility.

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## E.2 Variance Worksheet

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

No adversity anticipated with existing governmental services

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

No, no prior knowledge

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

The predicament cannot be feasibly obviated with a more standardized or conventional method.

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

The spirit and intent of the zoning requirement is observed. The magnitude of the variance request extends only as it is required to substantially fulfill the property owner's needs.

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## F.1 Fence Variance Worksheet

**Lot Type**

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

N/a

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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?**

**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.

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## F.3 Fence Variance Worksheet

Front Yard Restrictions

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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.

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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

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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. Recomend 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. Recomend 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.

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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.