



BZAP-24-30

(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development
Status: Active
Submitted On: 8/15/2024

Primary Location

249 S CASSINGHAM RD
Bexley, OH 43209

Owner

STEPHEN & LINDSAY LIEB
S CASSINGHAM RD 205 BEXLEY,, OH 43209

Staff details

ARB Mtg Date

—

BZAP Mtg Date

01/23/2025

Tabled?



Attend Both ARB & BZAP?



Staff Notes

A.1: Project Information

Brief Project Description*

New 2-car detached garage w/ second floor space to replace existing detached garage.

Architecture Review



Conditional Use



Planned Unit Dev

Rezoning

Variance or Special Permit

Side or rear yard Fence Variance

Front yard fence variance

What requires Major Architectural Review ?

New 2-car detached garage.

What requires Minor Architectural Review ?

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)*

09/12/2024

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

09/26/2024

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

A.1: Attorney / Agent Information

Agent Name*

Brenda Parker

Agent Address

Agent Email*

brenda.parker@cbusarch.com

Agent Phone*

614-586-5514

Property Owner Name*

Steve Lieb

Property Owner Email

Property Owner Address

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project*

125000

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

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

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification 

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

55

Depth (ft)

150

Total Area (SF)

8272

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

—

Proposed Addition (SF)

—

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total (footprint) square foot of all structures combined

—

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

Existing Footprint (SF)	Proposed Addition (SF)
407	–
New Structure Type	Ridge Height
Detached Garage	22'-3"
Proposed New Structure (SF)	Is there a 2nd Floor
572	Yes
2nd Floor SF and total volume	Total of all garage and accessory structures (SF)
400	572
Total building lot coverage (SF)	Total building lot coverage (% of lot)
2051	25
Is this replacing an existing garage and/or accessory structure?	
Yes	

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
1434	488
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
150	161

Total Hardscape (SF)

2233

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

4284

Total overall lot coverage (% of lot)

52

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

Garage Only

Existing Roof Type

—

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Match existing house

New Roof Style and Color

Match existing house

C.1 Architectural Review Worksheet: Windows

Windows



Structure

Garage Only

Existing Window Type

—

Existing Window Materials

Other

Other existing window materials

Fiberglass

New Window Manufacturer

Marvin

New Window Style/Mat./Color

Essential - Fiberglass

C.1 Architectural Review Worksheet: Doors

Doors



Structure

Garage Only

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

Carriage style

Proposed Door Style

Carriage style

Proposed Door Color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

—

Proposed New Door Trim

SmartTrim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

SmartTrim

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes



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Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Other

Other Proposed Finishes

Proposed Finishes Manufacturer, Style, Color

HardiLap & Hardie Panel siding

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.*



D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

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Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

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

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

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

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

E.1 Variance Worksheet

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

Request variance to increase the garage height from 15'-0" to 22'-3".
Request variance to increase second floor area from 286 sf to 400 sf.

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 does require a variance to obtain a reasonable return. The garage is a small 2-car garage so it maximizes the yard space. The 400 sf allows for a functional second floor. Since the allowable second floor square footage is tied to the footprint of the garage size, it creates a hardship. Again due to the small garage size, the height increase is critical to obtain a useable space.

2. Is the variance substantial? Please describe. *

The variances are not substantial; the roof has a steep pitch so it does not appear as large as if it had a shallower slope. The extra second floor square footage does not visually create a large garage appearance.

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 neighboring properties will not suffer as the garage is not large, has a steep roof pitch, and ties in well with the existing house.

E.2 Variance Worksheet

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

The garage will not adversely affect governmental services.

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

The property owner was not aware of the restrictions regarding detached garages when they purchased the property.

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

Without giving up more yard space, there is not another solution that will provide the desired functionality.

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 requirements are met; the dormer is lower than the ridge and is set in from the exterior walls. The eave height is compliant. The size is compliant. The small footprint of the first floor makes it difficult to obtain a functional space at the second floor.

F.3 Fence Variance Worksheet

Front Yard Restrictions

Fences Adjacent to Commercial Districts

Require Commercial Fences Adjacent to Residential Districts

F.3 Fence Variance Worksheet: Front Yard Restrictions

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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G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recommended 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. Recommended 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.

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.