

BZAP-25-1

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

Development Status: Active

Submitted On: 1/15/2025

Primary Location

188 N CASSINGHAM RD Bexley, OH 43209

Owner

DMITRIY & NADIA KASVIN N CASSINGHAM RD 188 BEXLEY, OH 43209

Applicant

Steve Miller

3 614-864-9999 ext. 204

a smiller@keiserdesigngroup.com

**800 Cross Pointe

Suite M

Gahanna, OH 43230

A.1: Attorney / Agent Information

Agent Name* Agent Address

Stephen Miller 800 Cross Pointe Rd, Gahanna, OH

43230

Agent Email* Agent Phone*

smiller@keiserdesigngroup.com 614-864-9999 Ext. 204

Property Owner Name* Property Owner Email*

Dmitriy & Nadia Kasvin

Property Owner Address* Property Owner Phone number

188 N. Cassingham Rd

Applicant/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings

Brief Project Description*

Room addition to the principal structure, replacing the existing detached garage with an attached garage, and restoring the original railing on the front of the house to it's original design intent.

Zoning Information		
1) What is the nature of your request ? *		
1a) Please state the specifics of the request* ②		
Do you have another request or need to vary from a different section of the code?* —	© Conditional Use	
2) What is the nature of your 2nd request? —	™ Variance or Special Permit	
Do you have another request or need to vary from a different section of the code?	Does this application require a design recommendation from the Architectural Review Board?*	Q

Please describe what part of your project requires Architectural Review @

Addition to the principal structure.

Ⅲ What requires Minor Architectural Review ②		
Garage and facade restoration.		
™ Major Architectural Review ✓	™ Minor Architectural Review	
Tate the specific nature of the Appeal.		
We request a variance for side yard setback f plan. Additionally, we request approval for the garage.	•	
Fee Worksheet		
Please check all that apply to your request	<u>t</u>	
Zoning variance for single family home		
Zoning variance for commercial property	Tim Variance Review Type* Single Family	
Zoning variance for Garage and/or accessory structure		

Special Permit or variance for Fence	Architectural Review ②
Certificate of Appropriateness for building modification in a commercial district	Estimated Valuation of Project*
	200000
Exterior signage review	Ⅲ Review Type
	Special Permit, Conditional Uses and All
	Others
Demolition of principal structure	Rezoning of property
6	
Conditional Use	Appeal from ARB or TPGC
Home Occupation Application	Appeal of Zoning Officer determination
∅ Detailed explanation of appeal*	
Detailed explanation of appear	
We are seeking a variance to the side yard se	etback and for the design of the attached
garage and addition to the principal structure	-
Lot Coverage Information	
Lot Goverage information	
Occupancy Type*	⊞ Zoning District
Residential	R-6

R-6 (35% Building and 60% Overall)	
If you need help find the zoning district, pl Here	ease refer to the Bexley zoning map Click
Max allowable building coverage is ②	What is your proposed building coverage?* ②
#= XE	_
Max allowable lot coverage is ②	What is your proposed lot coverage?* •
#= X=	_
% of proposed building coverage	% of proposed lot coverage
#= x=	±= ×=
Are you proposing to modify the existing principal structure or build a new principal structure?*	
B: Project Worksheet: Lot Info	
Lot Width*	Lot Depth*
50	140
Total sq. ft. area of lot	
7000	

Zoning District* ②

Detached Garage or Accessory Structure

Are you modifying or building a new detached garage as a part of this project?	Are you proposing another or different accessory structure?
_	-
B: Project Worksheet: Hardscape	е
m Existing Driveway (SF)	m Proposed Additional Hardscape (SF)
1498	210
ய் Total Hardscape (SF)	
2122	
B: Project Worksheet: Total Cove	erage
Ⅲ Total overall lot coverage (SF)	் Total overall lot coverage (% of lot)
3620	51.7

Variance Worksheet

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

We request a variance to the side yard setback

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. *
Yes, a variance is required due to the existsing lot width and the existing home location on the lot.
2. Is the variance substantial? Please describe. *
The side yard variance is will put the wall of the new attached garage approximately 1'-4" +/- from the neighboring property line, however, there is currently a privacy fence on the property line. In addition, the niehgbors do not oppose the variance request.
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, to both questions. Regarding the neighbors, both neighbors on each side support the project and will be in attendance at the hearing to speak in it's support.
E.2 Variance Worksheet
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 obviated through some method other than a variance? Please describe.*

No. The location of the existsing house prevents us from being able to proceed without obtaining a variance.

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

Yes. Visibilty from the street view, as well as the alley are consistent with the rest of the neighborhood and streetscape and the intent fo the R-6 district is maintained.

Hearing(s) information

Please click this link to find out more information about Meeting Dates & Submission deadlines

What is the upcoming BZAP hearing at which you plan on attending? *

02/27/2025

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

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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