



CITY OF BEXLEY

BOARD of Zoning & Planning

AGENDA

DATE: December 5, 2019

TIME: 6:00 P.M.

PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the September 26, 2019, BZAP meeting.
4. Public Comment:

5. NEW BUSINESS:

A. Application No.: ARB-19-14 (BZAP)

Applicant: Amy Lauerhass

Owner: Robert & Rebekah Alt

Location: 2404 Bryden Rd.

BZAP Request: The applicant is seeking architectural review and approval, to allow a one-story room addition that will connect the house to a proposed 2-story, 3-car garage. The applicant is also seeking two variances from Bexley Code Section 1252.09(R-6) Zoning District. The first variance is from the 35% building lot coverage limit, to allow the building lot coverage to be 39.5%. The second variance is from the required 25 foot setback from the rear property line. The applicant is also requesting approval for a Conditional Use in accordance with Bexley Code Section 1252.17(a)-(g), to allow an In-Law Suite on the 2nd floor of the proposed 3-car garage addition.

B. Application No.: ARB-19-13 (BZAP)

Applicant: Amy Lauerhass

Owner: David Hodge & Lindsay Helman-Hodge

Location: 211 S. Ardmore

BZAP Request: The applicant is seeking architectural review and approval, to allow a screened porch addition on the rear of the principal structure, and dormer

additions to the existing detached garage. The applicant is also seeking two variances. The first a variance from Bexley Code Section 1252.10(a)(1), which requires a 20' setback from the street side property for lots 50' – 100' in width, to allow a screened porch addition at the rear of the principal structure to be constructed 14'8" from the street side property. The additional variance request is from Bexley code sections 1252.15(e) , which limits a detached garage to 1-story and 1252.15 (g) which requires a 3' setback from the side and rear property lines, to allow a 2nd floor in the existing garage and includes adding dormers to the 2nd floor of the existing non-conforming garage that is located 2'8" from the north side property line and 2' 7" from the rear (west) property line.

C. Application No.: BZAP-19-15 **TABLED BY APPLICANT**

Applicant: John Spiropoulos

Owner: Same

Location: 902 S. Cassingham

BZAP Request: The applicant is seeking architectural review and approval, to allow a new detached garage. The applicant is seeking architectural review and approval to allow a new 26'x 28' detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15(a) which limits an accessory structure to no greater than thirty-five (35%) of the building footprint of the principal structure or 624 square feet, to allow the proposed garage to be 728sq'. The applicant is also seeking a variance from Bexley code section 1252.09 (R-6 Zoning) which limits building lot coverage to 35%, to allow a 26' x 28' garage, which would bring the total building lot coverage to be 39%. The applicant is also seeking a variance from Bexley Code Section 1252.15, which indicates no story in an accessory structure shall exceed 10', to allow the over height of the garage to be 23'.

D. Application No.: BZAP-19-16

Applicant: Brenda Ruf – Dave Fox Remodeling

Owner: Audrey & Tyler Stanley

Location: 177 N. Ardmore Rd.

BZAP Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new screened porch addition at the front of the principal structure. The applicant is seeking architectural review and approval to allow a new screened porch addition at the front of the principal structure. The applicant is also seeking an 8.3' variance from Bexley Code Section 1252.15(a) which requires a 30' or average (in this case 39.8') front yard setback; whichever is greater, to allow the screened porch to be constructed 31.5' from the front property line.