

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

Applicant



Genevieve Brune

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@ genevieve.desutter@gmail.com

Location

716 S ROOSEVELT AV

Bexley, OH 43209

BZAP-20-2

Status: Active

Submitted: Feb 06, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

Home owner seeking a home occupation permit for a floral design business.

Architecture Review

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Conditional Use

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Demolition

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Planned Unit Dev

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Rezoning

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Variance or Special Permit

true

What requires Major Architectural Review

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What requires Minor Architectural Review

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Major Architectural Review

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Minor Architectural Review

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A.1: Attorney / Agent Information

Agent Name

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Agent Address

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Agent Email

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Agent Phone

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A.2: Fee Worksheet

Estimated Valuation of Project

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Minor Architectural Review

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Major Architectural Review

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Variance Review

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Zoning

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Zoning Review Type

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Sign Review and Architectural Review for Commercial Projects

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Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

Floral arranging for a floral studio business.

B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

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Use Classification

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

B: Project Worksheet: Lot Info**Width (ft)**

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Depth (ft)

--

Total Area (SF)

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B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

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Proposed Addition (SF)

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Removing (SF)

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Type of Structure

--

Proposed New Primary Structure or Residence (SF)

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Total Square Footage

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

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Proposed Addition (SF)

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New Structure Type

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Ridge Height

--

Proposed New Structure (SF)

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Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

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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)

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Existing Patio (SF)

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Existing Private Sidewalk (SF)

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Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

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B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

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Total overall lot coverage (% of lot)

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C.1 Architectural Review Worksheet: Roofing

Roofing

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Structure

--

Existing Roof Type

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New Roof Type

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New Single Manufacturer

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New Roof Style and Color

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C.1 Architectural Review Worksheet: Windows

Windows

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Structure

--

Existing Window Type

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Existing Window Materials

--

New Window Manufacturer

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New Window Style/Mat./Color

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C.1 Architectural Review Worksheet: Doors

Doors

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Structure

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Existing Entrance Door Type

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Existing Garage Door Type

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Door Finish

Proposed Door Type

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Proposed Door Style

Proposed Door Color

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C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

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Proposed New Door Trim

Existing Window Trim

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Proposed New Window Trim

Trim Color(s)

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Do the proposed changes affect the overhangs?

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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

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Existing Finishes Manufacturer, Style, Color

Proposed Finishes

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Proposed Finishes Manufacturer, Style, Color

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D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

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Architect/Designer Phone

Architect/Designer E-mail

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Project Description

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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)

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.

Home owner seeking a home occupation permit for a floral design business. All clients will be met in separate public spaces, so the home will only be used for arranging flowers for events. The variance is being sought to allow the business to start out of the home in the short term, start up phase, in order to build a client base and meet a long term goal of transitioning into a rented studio space.

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 not require a variance to be of beneficial use, since it's primary use is as a personal residence.

2. Is the variance substantial? Please describe.

The variance is not substantial, because only a small portion of the home will be used for the home occupation and no aspects of the structure or surrounding neighborhood will be affected.

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 neighborhood would not be affected, in either look or traffic flow. Since no client meetings will be done in the home, only flower arranging, there will be no changes made to the property and there will be no additional traffic / parking created by this home occupation.

E.2 Variance Worksheet

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

The amount of water used and waste created by the business will be negligible. Small quantities of water will be used when arranging flowers to fill vases and only a small amount of waste will be created by flower packaging, with the intent that the vast majority of packaging the flowers are received in is re-purposed when delivering the flowers after they are arranged.

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

When the property was purchased, there was no intent by the owner to start a business, so they were not familiarized with the zoning restriction.

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

Until a client base is established and consistent revenue is accumulated, there are not adequate resources to rent out an alternative space for this specific business function (arranging flowers) to occur.

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

As mentioned previously, the neighborhood will not be adversely affected by this home occupation and the original spirit / intent behind the zoning requirement will be maintained, since the majority of the home's physical space and the intent of the home will remain as a personal residence.

F.1 Fence Variance Worksheet

Lot Type

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

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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?

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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.

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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.

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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.

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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.

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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.

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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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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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The fence and/or wall shall have a minimum of 50% transparency.

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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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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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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.

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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.

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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

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Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

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Attachments (4)

Background & Checklist
 A home occupation may be allowed as a conditional use as specified in Chapter 1262 provided that the following additional conditions are met. Please indicate your acknowledgment that your home occupation use meets the following criteria.

Business Name: Business

Business Description: Business is a studio based design business that focuses on providing services for special events, such as weddings and dinners. Meetings with clients will happen in public spaces and, in the client home, services will be engaged in the home of 1315 Roseville Ave. The events or meetings will be held at the private residence.

1. No person other than members of the family residing on the premises shall be engaged in such occupation.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3. There shall be no change in the outside appearance of the building or premises, or other visible or noticeable evidence of the conduct of such home occupation.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4. There shall be no sales in connection with a home occupation.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
5. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
6. Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Please provide supporting information to the Home Occupation questions above by attachment to this worksheet - provide a narrative of how you meet the above criteria (1-6).

Genevieve_Brune_Home_Occupation .png
 Feb 06, 2020

pdf Architectural Details

Feb 04, 2020

pdf Architectural Plan

Feb 04, 2020

pdf Genevieve_Brune_Conditional_Use.pdf

Mar 08, 2020

Timeline

Payment

Status: Paid February 11th 2020, 12:52 pm

Genevieve Brune February 7th 2020, 2:34:05 pm

Since I have submitted this form, how do I submit a payment? I just want to make sure I meet the end of day submission deadline on next Thursday (2/13).

Robin Shetler February 11th 2020, 12:50:43 pm

The fee is 90.00 and you can pay with a credit card or drop off a check to our office. Thanks.

Zoning Officer

Status: Completed March 2nd 2020, 10:11 am

Assignee: Kathy Rose

Kathy Rose February 6th 2020, 4:04:50 pm

1266.10 Home Occupation - May be allowed as a Conditional Use provided that the conditions under 1266.10 (a) - (h) are met.

Which is subject to review and approval by the Board of Zoning and Planning.

Kathy Rose February 25th 2020, 11:08:07 am

Genevieve - you have not filled out the section of the application that is I: Conditional Use and J: Home Occupation. The simple yes and no answers in our previous form does not provide enough information. Please provide this information. Thanks.

Genevieve Brune February 29th 2020, 1:20:29 pm

Kathy - After reviewing my current application, it appears that these components of the form you are referring to were not available to fill out at the time when it was first created. I wondered why this might have happened, so I went to start a new BZAP form to examine this. It seems that the pages you are referring to only show up on the application if you check the "Conditional Use" box on one of the earlier pages. They are not available to fill out unless this box is checked. It was unclear to me when I started this process that the request for Home Occupation also qualified as a Conditional Use request, which is why this box was not checked. In any event, now that I am aware of how to make these pages appear in the application process, is it best for me to submit an entirely new BZAP application, or is there a way to edit and submit the existing application? Also, whichever way I have to proceed to submit the

form in the correct way, will it still be possible to have this application reviewed at the next meeting, or will the necessary changes mean that the review of my home occupation request will be pushed to the next meeting date?

Kathy Rose March 2nd 2020, 10:11:03 am

Genevieve as long as the items are address (your narrative may cover that) I think that will work. We will go over the requirements at the meeting. Thanks.

Genevieve Brune March 8th 2020, 10:06:57 pm

Kathy - After reviewing the forms that were attached to my application and considering your request for more information with respect to Section I: Conditional Use, and Section J: Home Occupation, I went ahead and attached a filled-out copy of the Conditional Use worksheet from the Unified Planning Application. I saw that a filled-out copy of the Home Occupation worksheet was already attached here, so hopefully adding this as an attachment will satisfy the request for additional information.

Kathy Rose March 9th 2020, 3:51:31 pm

As long as it touches base on the criteria established to say how you are meeting the code. Be prepared to answer any questions the Board members may ask at the meeting. Thanks. Kathy

Design Planning Consultant

Status: In Progress

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress