



CITY OF BEXLEY

BOARD OF ZONING AND PLANNING

AGENDA

DATE: April 23, 2020

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 February 27th, 2020, ARB meeting.
4. Public Comment:

5. **NEW BUSINESS:**

A. Application No.: BZAP-20-2

Applicant: Genevieve Brune

Owner: Genevieve Brune

Location: 716 S. Roosevelt

BZAP Request: The applicant is seeking review and approval for a Conditional Use in accordance with Bexley Code Section 1266.10(a)-(h), to allow a Home Occupation, which is a floral design business at the above noted location.

B. Application No.: BZAP-20-3

Applicant: Brenda Parker

Owner: 2700 Sherwood Rd. LLC

Location: 2700 Sherwood Rd.

BZAP Request: The applicant is seeking architectural review and approval to allow a 676square foot detached garage that is 22'9" in height, to be constructed in the rear yard. The applicant is also seeking a Special Permit f in accordance with Bexley Code Section 1252.15(e) which states an accessory structure shall not exceed one story in height, ridgeline not to exceed 20' in height without approval from the Board of Zoning and Planning, to allow the proposed detached garage, with 2nd floor space, to be 22'9" in height.

C. Application No.: BZAP-20-04 Applicant: Pete Foster

Owner: 75Shuffle LLC

Location: 633 Euclaire Ave.

BZAP Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which includes an attached garage. The applicant is seeking architectural review and approval to allow a new addition and attached garage. The applicant is also seeking a 22' variance from Bexley code Section 1252.09 (R-6) Zoning District, which requires a setback of 25' from the rear yard property line, to allow the addition to the rear of the principal structure to be constructed 3' from the rear property line.

D. Application No.: BZAP-20-5

Applicant: Brian Jones

Owner: Jeffrey & Jennifer McCloskey

Location: 209 S. Columbia Ave.

BZAP Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which would attach and enclose the existing detached garage and add a detached garage. The applicant is seeking architectural review and approval to allow an addition to the rear of the principal structure, which would attach and enclose the existing detached garage and add a new detached garage. The applicant is also seeking a 5'4" variance and 2' variance from Bexley Code Section 1252.09 (R-3) Zoning District, which requires a setback of 12' from the side yard property line, to allow the addition to the rear of the principal structure that will attach to the existing detached garage that is 6'8" from the side property, and an addition that is 10'8" from the side yard property line. The existing garage will be converted to living space.

E. Application No.: BZAP-20-6

Applicant: Brian Marzich

Owner: Laura Maddox & Kevin Keenan

Location: 796 S. Remington

BZAP Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 2-story addition to the rear of the 2-story principal structure. The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the 2-story principal structure. The applicant is also seeking a 10" variance from Bexley Code Section 1252.09 (R-6) Zoning District, which requires a setback of 6'6" from the side yard property line for this 40' wide lot, to allow the addition to the rear of the principal structure to be 5'8" from the north side property line, and in-line with the existing principal structure.

F. Application No.: BZAP-20-7

Applicant: Marc Aubry – Greenscapes

Owner: Foster

Location: 30 N. Drexel Ave.

BZAP: The applicant is seeking a special permit in accordance with Bexley Code Section 1262.06(a) which states there shall be no more than two (2) points of ingress/egress, to allow a circular drive on the Drexel Avenue side of this property, for a total of 3 points of ingress/egress. The applicant is also seeking And 1262.06 (d) which limits the driveway surface to no more than 25% of the required front yard, to allow the new circular drive to extend through to the existing driveway in the front yard (off of Drexel Circle).

G. Application No.: BZAP-20-9

Applicant: Amy Lauerhass

Owner: Blue Box, LLC

Location: 2336 Bryden Rd.

BZAP: The applicant is seeking architectural review and approval for a detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15(a), which limits accessory structures to no greater than thirty-five percent (35%) of the principal building footprint, to allow the proposed detached garage to 720sq'.

TABLED

696 S. Roosevelt – Driveway in front and side yard 1262.0(e)

209 S. Cassingham - Garage variance for height



PUBLIC NOTICE
CITY OF BEXLEY

BOARD OF ZONING AND PLANNING

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.,** in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: BZAP-20-2
Applicant: Genevieve Brune
Owner: Genevieve Brune
Location: 716 S. Roosevelt Ave.

BZAP: The applicant is seeking review and approval for a Conditional Use in accordance with Bexley Code Section 1266.10 (a)-(h), to allow a Home Occupation, which is a floral design business, at the above noted location.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-25-2020

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

BZAP-20-2

Status: Active

Submitted: Feb 06, 2020

Applicant



Genevieve Brune



3174081184



genevieve.desutter@gmail.com

Location

716 S ROOSEVELT AV
Bexley, OH 43209

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

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

--

What requires Minor Architectural Review

--

Major Architectural Review

--

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

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Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

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Minor Architectural Review

--

Major Architectural Review

--

Variance Review

--

Zoning

--

Zoning Review Type

--

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)

--

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 Square Footage

--

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

--

Proposed Addition (SF)

--

New Structure Type

--

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)

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Existing Patio (SF)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

--

Total overall lot coverage (% of lot)

--

C.1 Architectural Review Worksheet: Roofing

Roofing

--

Structure

--

Existing Roof Type

--

New Roof Type

--

New Single Manufacturer

--

New Roof Style and Color

--

C.1 Architectural Review Worksheet: Windows

Windows

--

Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

--

C.1 Architectural Review Worksheet: Doors

Doors

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

Proposed Door Type

--

--

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. 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.

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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: Blunco

Business Description: Blunco is a studio Borel design business that focuses on providing Borel for special events, such as weddings and dinners. Meetings with clients will happen in public spaces out, in the client home. Borel will be arranged in the home of 135 S Riverside 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 nuisance 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 (1-4).

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

Genevieve Brune
716 S Roosevelt Ave
Bexley, OH 43209
Cell Phone: (317) 408-1184
Email : genevieve.desutter@gmail.com

Friday January 31st, 2020

Bexley City Building and Zoning Department
2242 E. Main St
Bexley, OH 43209

Dear Members of the Building and Zoning Board,

I am presenting this letter as supporting material for my home occupation permit application. I am seeking the home occupation permit for the purpose of being able to arrange flowers out of my home as a part of a floral design business. This business will not have an effect on traffic, the appearance of my home, or cause any inconvenience to the neighboring homes. My credentials include a floral design certification from the Floral Design Institute, based in Portland, OR, in addition to my bachelor's degree in design from Purdue University.

I intend to do business under the name Blumen, no earlier than the end of March 2020. I will ensure that all appropriate tax paperwork is filed and insurance is acquired prior to starting this business.

This letter confirms that only I will be engaged in this occupation at this address and that usage of this space is incidental to its residential purpose. Additionally, less than 25% of the space within the home will be used for this business, no changes will be made to the appearance of the house, no sales will be generated in connection with this home occupation, and no additional traffic will be generated.

My intention is to arrange flowers out of my home in the short term in order to build a client base. During this phase, I will meet with clients outside of my home, in public places, so traffic patterns will not be affected. In the long term, I plan to rent out a studio space and move all flower arranging activities to that space, but the ability to work out of my home in the beginning is an integral part of my business plan during the start-up phase.

For these reasons I am asking you to consider my application for a home occupation permit at your upcoming meeting. If you need any more information or have any questions regarding my application, please feel free to reach out to me at either my cell phone number or e-mail address as listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Genevieve Brune", written in a cursive style.

Genevieve Brune

Home Occupation Worksheet

Background & Checklist

A home occupation may be allowed as a conditional use as specified in Chapter 1252 provided that the following additional conditions are met. Please indicate your acknowledgement that your home occupation use meets the following criteria:

Business Name: Blumen

Business Description: Blumen is a studio floral design business that focuses on providing flowers for special events, such as weddings and showers. Meetings with clients will happen in public spaces and, in the short term, flowers will be arranged in the home of 716 S Roosevelt Ave. No 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 nuisance 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).

HOME OCCUPATIONS

A home occupation may be allowed as a Conditional Use provided that the following additional conditions are met:

- (a) No person other than members of the family residing on the premises shall be engaged in such occupation.
- (b) 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 gross floor area of the dwelling unit shall be used in the conduct of the home occupation.
- (c) There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.
- (d) There shall be no on-site retail sales in connection with a home occupation.
- (e) No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.
- (f) 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.
- (g) Only one (1) vehicle used in connection with the home occupation shall be parked or stored on the premises; provided, however, the vehicle will not be a truck, such as but not limited to a dump truck, a fuel oil delivery truck or wrecker, and no advertising or reference to the home occupation may be displayed on the vehicle in any manner.
- (h) No specialty service, such as but not limited to dance instruction, crafts, or music lessons shall be provided for a group larger than five (5) persons.



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-3

Applicant: Brenda Parker

Owner: 2700 Sherwood Rd. LLC

Location: 2700 Sherwood Rd.

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BZAP: The applicant is seeking architectural review and approval to allow a new detached garage. The applicant is also seeking a Special Permit f in accordance with Bexley Code Section 1252.15(e) which states an accessory structure shall not exceed one story in height, ridgeline not to exceed 20' in height without approval from the Board of Zoning and Planning, to allow the proposed detached garage, with 2nd floor space, to be 22'9" in height.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-27-2020




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

BZAP-20-3

Status: Active

Submitted: Feb 10, 2020

Applicant

 Brenda Parker
 614-586-5514
 brenda.parker@cbusarch.com

Location

2700 SHERWOOD RD
Bexley, OH 43209

A.1: Project Information

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

New 2-car detached garage with second floor storage space.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

What requires Minor Architectural Review

New construction detached garage.

Major Architectural Review

false

Minor Architectural Review

true

A.1: Attorney / Agent Information

Agent Name

Brenda Parker

Agent Address

930 Northwest Blvd

Agent Email

brenda.parker@cbusarch.com

Agent Phone

614-586-5514

A.2: Fee Worksheet

Estimated Valuation of Project

50000

Minor Architectural Review

true

Major Architectural Review

--

Variance Review

true

Variance Review Type

Zoning

Single Family

--

Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

exceeding height limit

--

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

--

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)**

97.5

Depth (ft)

144.9

Total Area (SF)

14093

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

1977

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

N/A

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

--

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

--

Proposed Addition (SF)

--

New Structure Type

Detached Garage

Ridge Height

22'-9"

Proposed New Structure (SF)

676

Is there a 2nd Floor

Yes

2nd Floor SF

406

Total of all garage and accessory structures (SF)

676

Total building lot coverage (SF)

2653

Total building lot coverage (% of lot)

19

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

No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1903

Existing Patio (SF)

246

Existing Private Sidewalk (SF)

155

Proposed Additional Hardscape (SF)

226

Total Hardscape (SF)

2530

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

5183

Total overall lot coverage (% of lot)

37

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

Garage Only

Existing Roof Type

--

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF

New Roof Style and Color

Slateline English Gray

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

Garage Only

Existing Window Type

--

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

Jeldwen

New Window Style/Mat./Color

Double Hung/Vinyl/Almond

C.1 Architectural Review Worksheet: Doors

Doors

true

Structure

Garage Only

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

Painted

Proposed Door Type

Steel insulated

Proposed Door Style

Carriage Style

Proposed Door Color

Sandtone

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

--

Proposed New Door Trim

Smart Trim 3-1/2"

Existing Window Trim

--

Proposed New Window Trim

Smart Trim 3-1/2"

Trim Color(s)

Almond

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

Other

Other Proposed Finishes

Stone veneer, stucco, cement board siding

Proposed Finishes Manufacturer, Style, Color

Dutch Quality Limestone, natural stucco, HardiLap & HardiShingle siding

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

--

Landscape Architect/Designer

--

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 from Section 1252.15 (e) to increase the height of a new detached garage from 20'-0" to 22'-9". The height is driven by the overall width of the garage. The vehicles to be parked in the garage require 10' wide garage doors. The code requires 2'-0" between garage doors for structural bracing. These dimensions result in the 26' garage width. The style of the garage works best with a steep pitch and is shown at 11/12. The 11/12 pitch at 26'-0" width forces the height above the 20'-0" limitation. Many pitches of roof were studied that worked within the 20'-0" height limit, but the 11/12 was the most aesthetically pleasing.

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 height variance will allow for a detached garage that is aesthetically compatible with the existing house.

2. Is the variance substantial? Please describe.

The variance is not substantial; the request is to increase the height 2'-9" at the ridge above the 20'-0" limit.

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 essential character of the neighborhood would not be substantially altered with the variance. The composition of the garage creates interest and the garage looks best with the 11/12 roof pitch. Adjoining properties will not suffer substantial detriment as a result of the variance. The roof slope in the east/west direction allows for light to filter into the west neighbor's property. The additional height at the ridge will not greatly affect the shading to the neighbor to the north.

E.2 Variance Worksheet

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

The variance will have no impact on the delivery of governmental services.

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

The property owner did not have an in-depth knowledge of the Bexley zoning code and the detached garage height limitation when purchasing the property.

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

The pitch of the garage roof could be adjusted to work within the 20' height limit but the garage aesthetic would be sacrificed.

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 behind the zoning requirement is observed and substantial justice is done. The height increase is minimal with aesthetics driving the variance request.

F.1 Fence Variance Worksheet

Lot Type

--

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

--

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.

--

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

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

--

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.

--

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

--

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.

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

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

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

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.

--

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.

--

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.

--

Attachments (9)



Photographs
Feb 10, 2020



020-003119 02/16/2017
2700 Sherwood-2.jpg
Feb 10, 2020

pdf Architectural Details

Feb 10, 2020

pdf Architectural Plan

Feb 10, 2020

pdf Exterior Elevations

Feb 10, 2020

pdf Floor Plan

Feb 10, 2020

pdf Site Plan

Feb 10, 2020

pdf A2.5.pdf

Feb 10, 2020

pdf 2020.0305 2700 Sherwood Exterior Elevation House-Garage.pdf

Mar 06, 2020

Timeline

☐ Payment

Status: Paid February 11th 2020, 8:40 am

☐ Zoning Officer

Status: Completed February 12th 2020, 7:45 am

Assignee: Kathy Rose

Kathy Rose February 12th 2020, 7:44:55 am

variance to height and size of accessory structure - March ARB & BZAP meetings

Brenda Parker March 4th 2020, 3:49:54 pm

Request variance from Section 1252.15 (e) to increase the height of a new detached garage from 20'-0" to 22'-9".

Kathy Rose March 4th 2020, 4:08:13 pm

I understand and have included that in the Notice sent to neighbors. I also think it would be most helpful to show the proposed garage and existing principal structure together in a scaled plan to allow Board Members to compare the size of the proposed garage with the existing principal structure.

Brenda Parker March 4th 2020, 4:20:16 pm

Floor plan or exterior elevation?

Kathy Rose March 4th 2020, 4:27:17 pm

3/12/2020

elevation - Thanks!

Brenda Parker March 6th 2020, 1:32:20 pm

I just uploaded the exterior elevation of the house with the garage in the background. The file is "2020.0305 2700 Sherwood Exterior Elevation House-Garage".

☐ **Design Planning Consultant**

Status: In Progress

Assignee: Karen Bokor

☐ **Architectural Review Board**

Status: In Progress

☐ **Board of Zoning and Planning**

Status: In Progress

☐ **City Council**

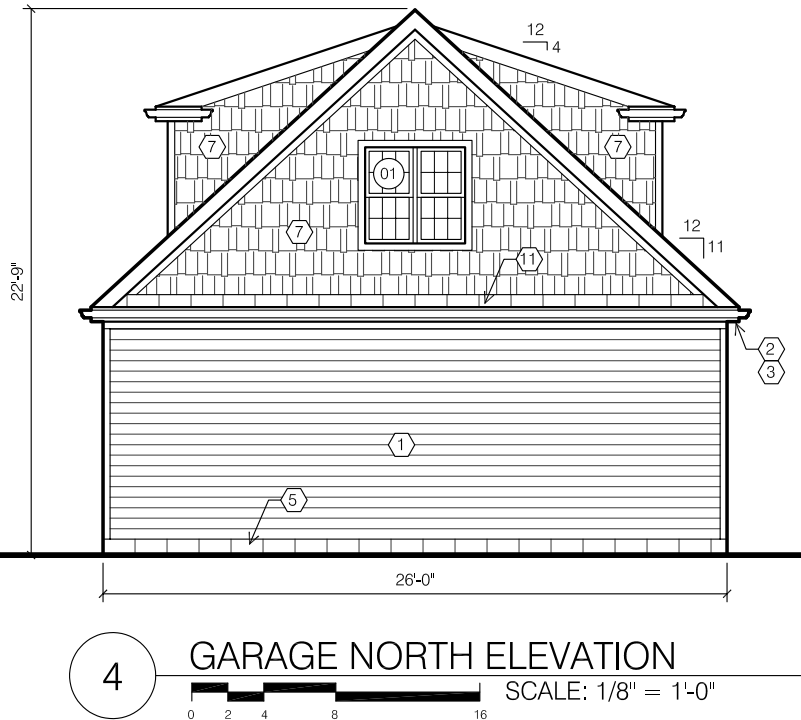
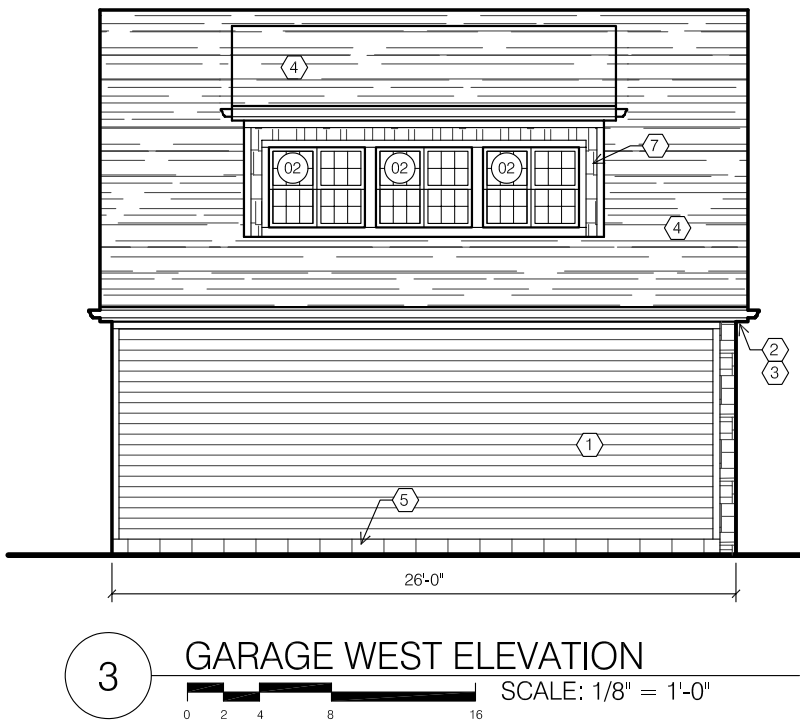
Status: In Progress

☐ **Tree Commission**

Status: In Progress

☐ **Arborist**

Status: In Progress



WINDOW & DOOR SCHEDULE

2700 Sherwood Road

New Construction Windows to be Jeldwen V-4500 vinyl windows (with grilles).
New Construction Door to be steel; paint in field.
Glass: LoE-272 with Argon.
Exterior Color: Almond (verify).
Interior Color: White.

#	NOMENCLATURE	OPERATION	NOTES
01	Double (Frame Size 2'-0" x 4'-0")	Double hung	North/South
02	Double (Frame Size 2'-0" x 3'-4")	Double hung	East/West
11	Swing Door (2'-8" x 6'-8")	Swing Door	6-panel steel Tempered, labeled glass

CODED NOTES

- 1 HardiLap siding, smooth, 5" exposure. Paint in field with (1)coat primer + (2)coats high-quality acrylic.
Trim to consist of:
Corner Trim: Smart Trim 3-1/2".
Casings: Smart Trim 3-1/2".
Frieze Board Trim: 3-1/2".
- 2 5" aluminum ogee gutter & 3" downspouts on 1x6 aluminum-wrapped wood fascia.
- 3 Soffit to consist of Smart Trim soffit (vented at eaves; solid at gables).
- 4 Roofing: Asphalt shingle, GAF Slateline, color "English Gray".
- 5 Concrete masonry unit foundation wall (buff-colored split face above grade) or cast-in-place concrete foundation wall.
- 6 New overhead sectional garage door 10' wide x 8' height. Clopay Coachman Series 1, Design 11, Windows REC14, Frosted Glass, Color Sandtone (verify), No Hardware. Provide optional price for Clopay Canyon Ridge (same design as above) in Cypress Walnut Finish.
- 7 HardiShingle siding, smooth, staggered edge. Paint in field with (1)coat primer + (2)coats high-quality acrylic.
Trim to consist of:
Corner Trim: Smart Trim 3-1/2".
Casings: Smart Trim 3-1/2".
Frieze Board Trim: 3-1/2".
- 8 Custom overhang with standing seam metal roofing; paint all. Smart Trim soffit at ceiling.
- 9 3-Coat stucco system on water-resistant barrier on air barrier (Tyvek) with lathing per stucco manufacturer's installation recommendations.
- 10 Cultured stone (Dutch Quality, Limestone, Ohio Tan); install per manufacturer's installation instructions.
- 11 Standing seam metal roofing (dark bronze).

Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted
PROJECT NO.:

DATE:
Feb 10, 2020
SHEET NO.

A2.4

GARAGE ELEVATIONS

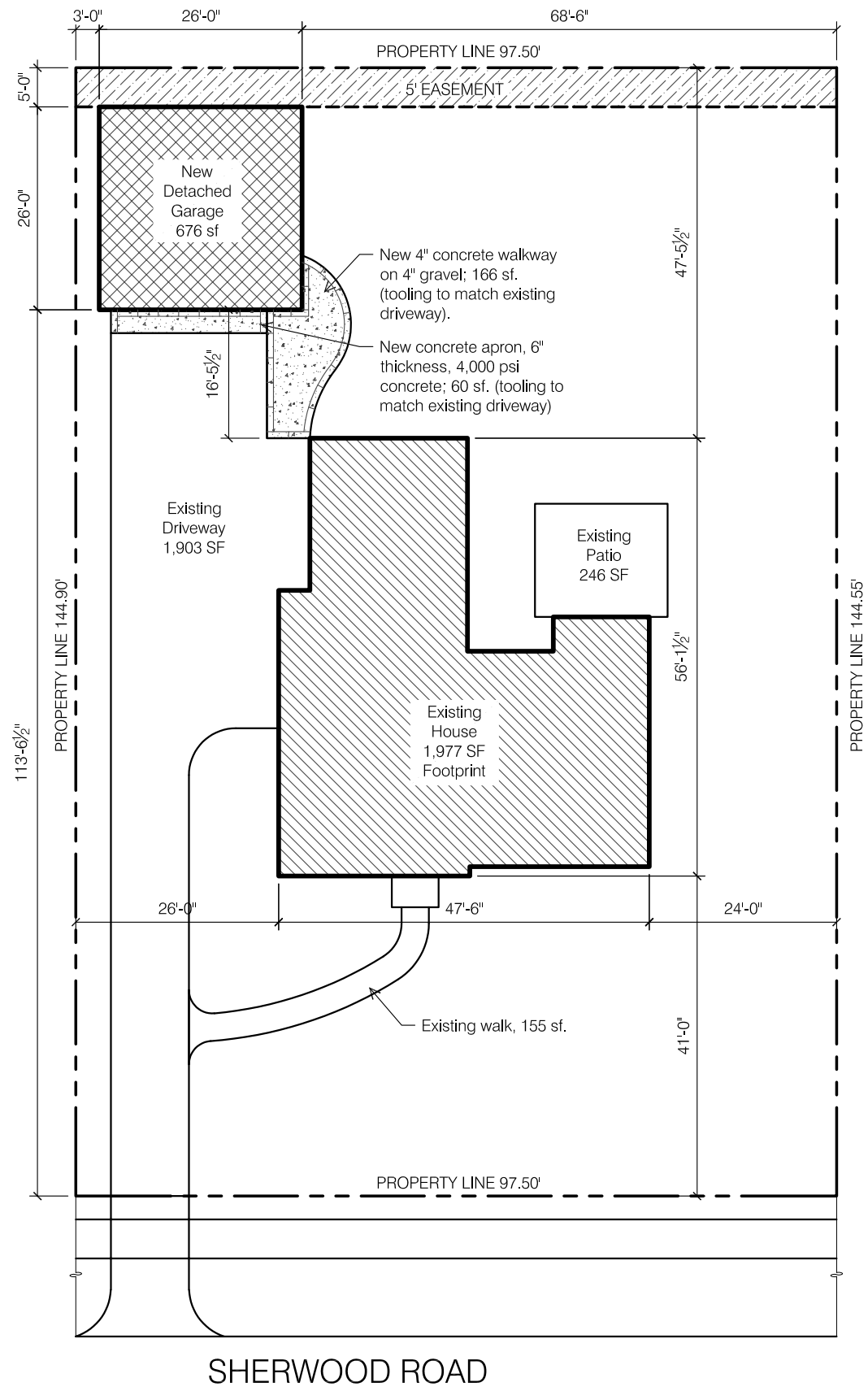


EXTERIOR ELEVATION - House + Garage

Scale: 1/8" = 1'-0"

2700 Sherwood Road

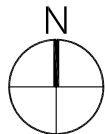
March 6, 2020



1

OVERALL SITE PLAN

SCALE: 1" = 20'-0"



GENERAL INFORMATION

Address: 2700 Sherwood Road
Bexley, Ohio 43209
Parcel: 020-003119-00

Scope of Project: The project consists of the construction of a new 2-car detached garage with second floor storage space.

Footprint New Detached Garage: 676 sf
Second Floor Storage Area: 406 sf

Zoning: Bexley R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	14,093 sf	6,000 sf
Lot Width:	97.50'	50'
Lot Depth	145.55'	120'

Building Lot Coverage		
Existing House	1,977 sf	4,932 sf (35%)
New Detached Garage	676 sf	
Total Building Coverage	2,653 sf (19%)	Meets Zoning

Total Lot Coverage		
Total Building Coverage	2,653 sf	8,455 sf (60%)
Driveway	1,903 sf	
Front walk	155 sf	
Existing patio	246 sf	
New apron	60 sf	
New walkway	166 sf	
Total Lot Coverage	5,183 sf (37%)	Meets Zoning

Detached Garage	Actual	Zoning Req't
Garage SF:	676 sf	691 sf (35% of 1,977sf)
Garage Height:	22'-8"	20'-0" (Request Variance)
Garage Rear Setback:	5'-0"	3'-0"
Garage Side Setback:	3'-0"	3'-0"

SHEET INDEX

A1.0	Site Plan & General Info	A2.4	Garage Elevations
A2.1	Garage Plans	A2.5	Garage Overall Sections
A2.2	Foundation & Roof Plan		
A2.3	Garage Electric Plans		

DESIGN CRITERIA

Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

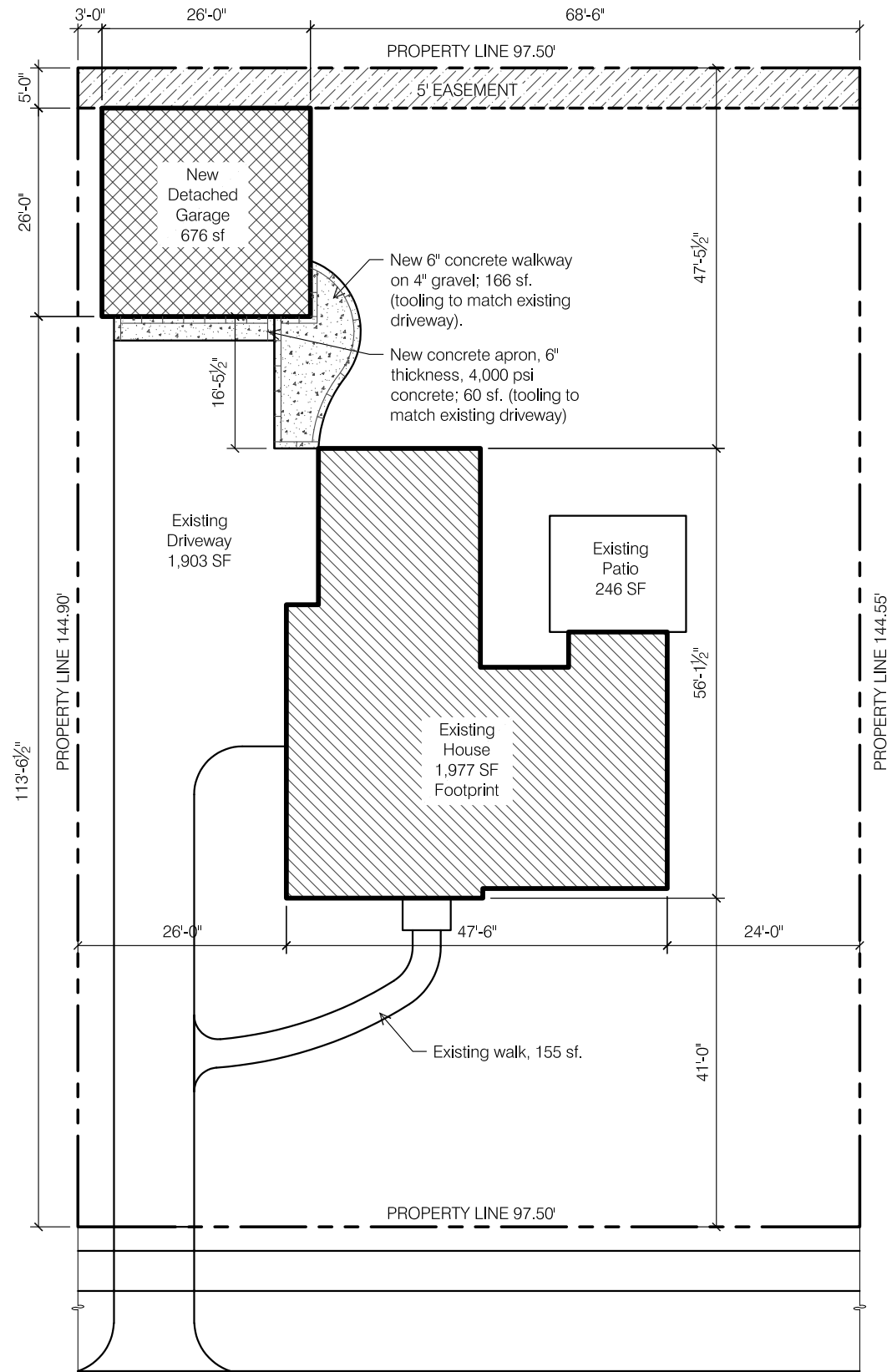
PROJECT NO.:

DATE:
Feb 10, 2020

SHEET NO.

A1.0

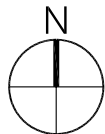
SITE PLAN & GENERAL INFO



1

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Snow Load Roof = 20 psf
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Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

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Brenda Parker
614-586-5514



NEW DETACHED GARAGE

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:

March 15, 2020

SHEET NO.

A1.0

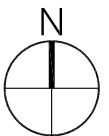
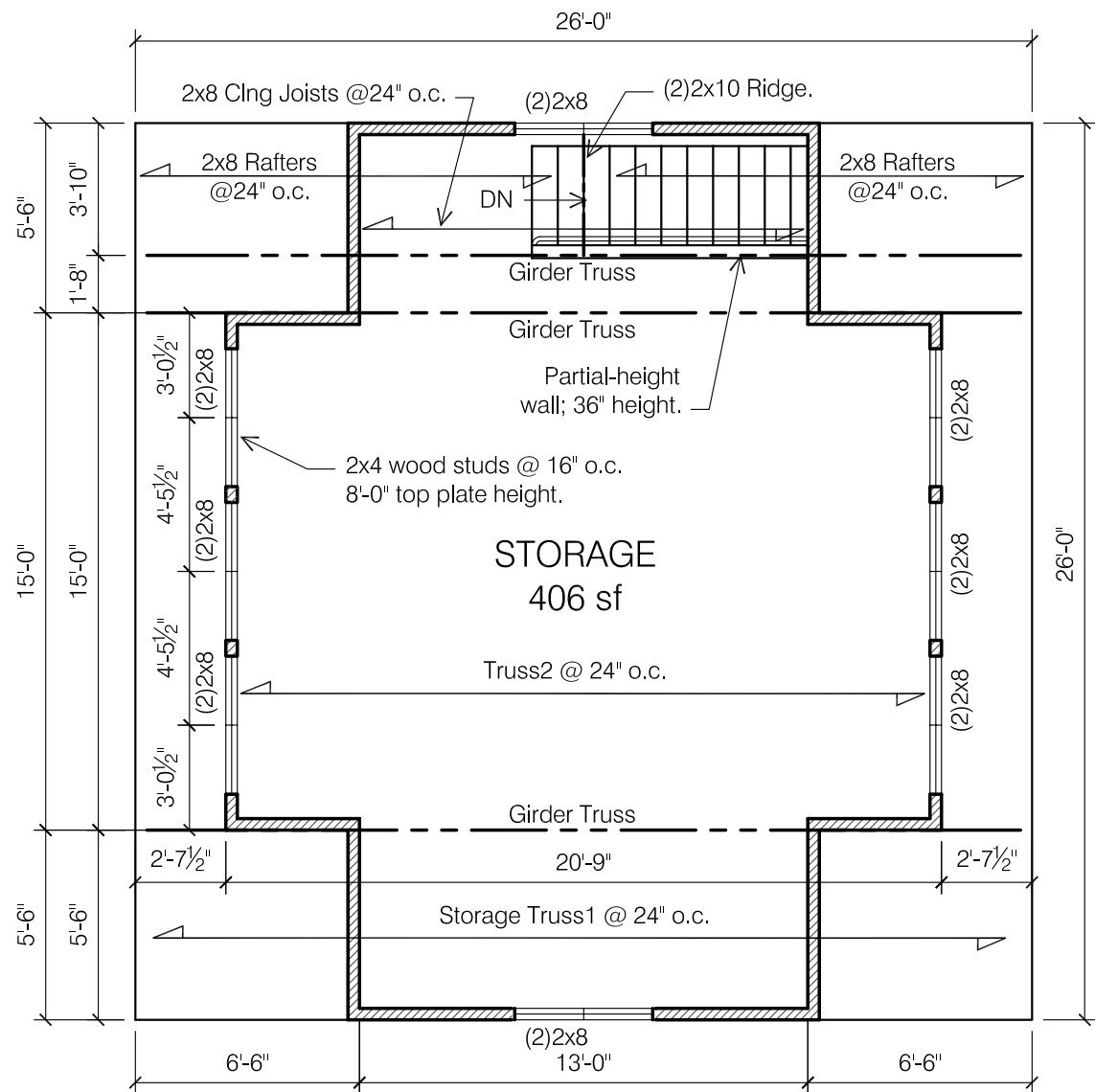
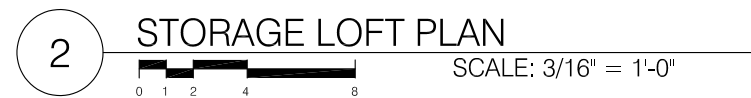
SITE PLAN & GENERAL INFO

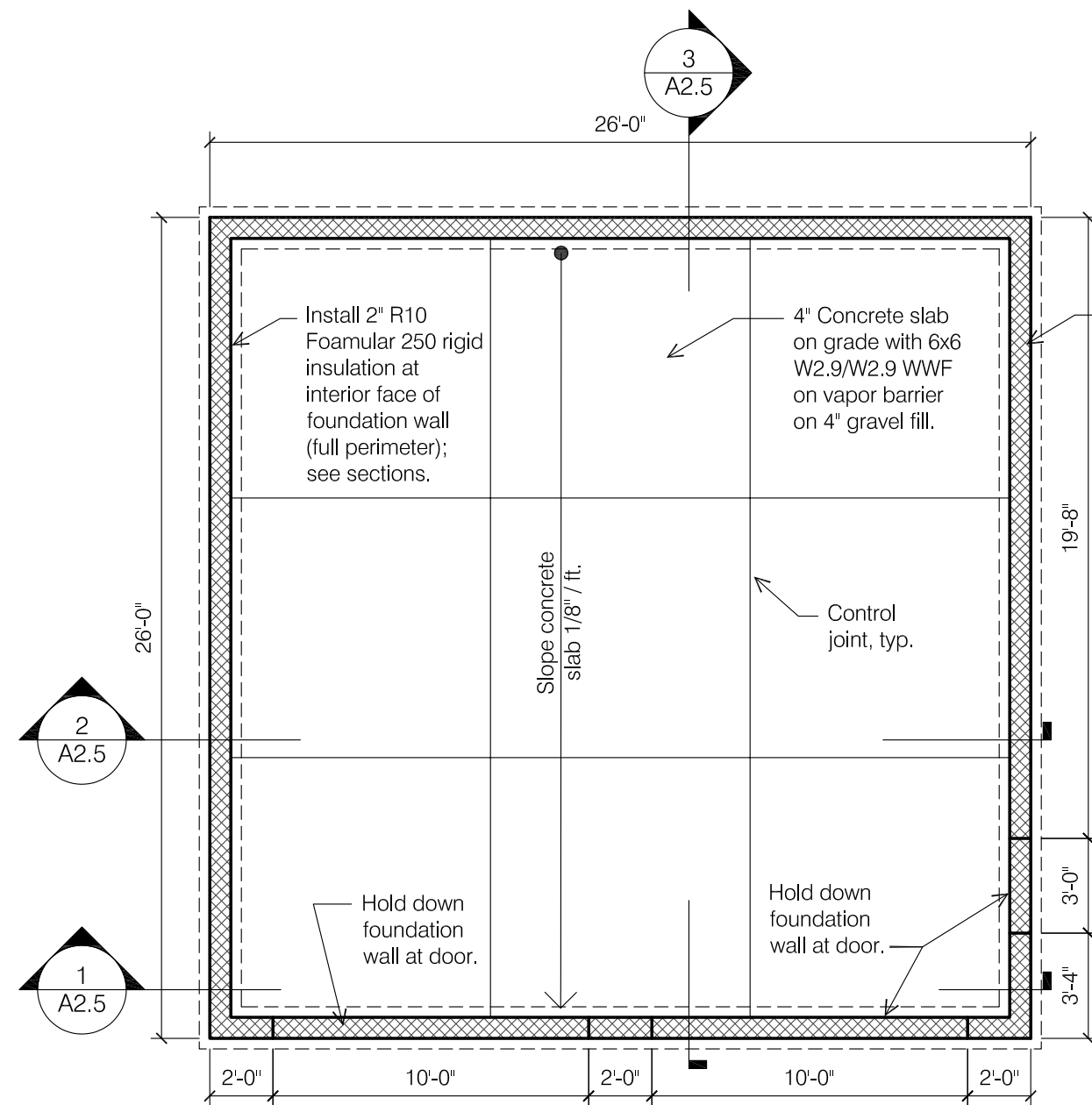
A circular professional seal for Brenda S. Parker, a Registered Architect in the State of Ohio. The seal features a rope-like border. Inside the border, the words "STATE OF OHIO" are at the top and "REGISTERED ARCHITECT" are at the bottom, separated by two stars. The center of the seal contains the name "BRENDA S. PARKER" and the registration number "0213127".

BEXLEY, OHIO 43209

A2.1

GARAGE PLANS





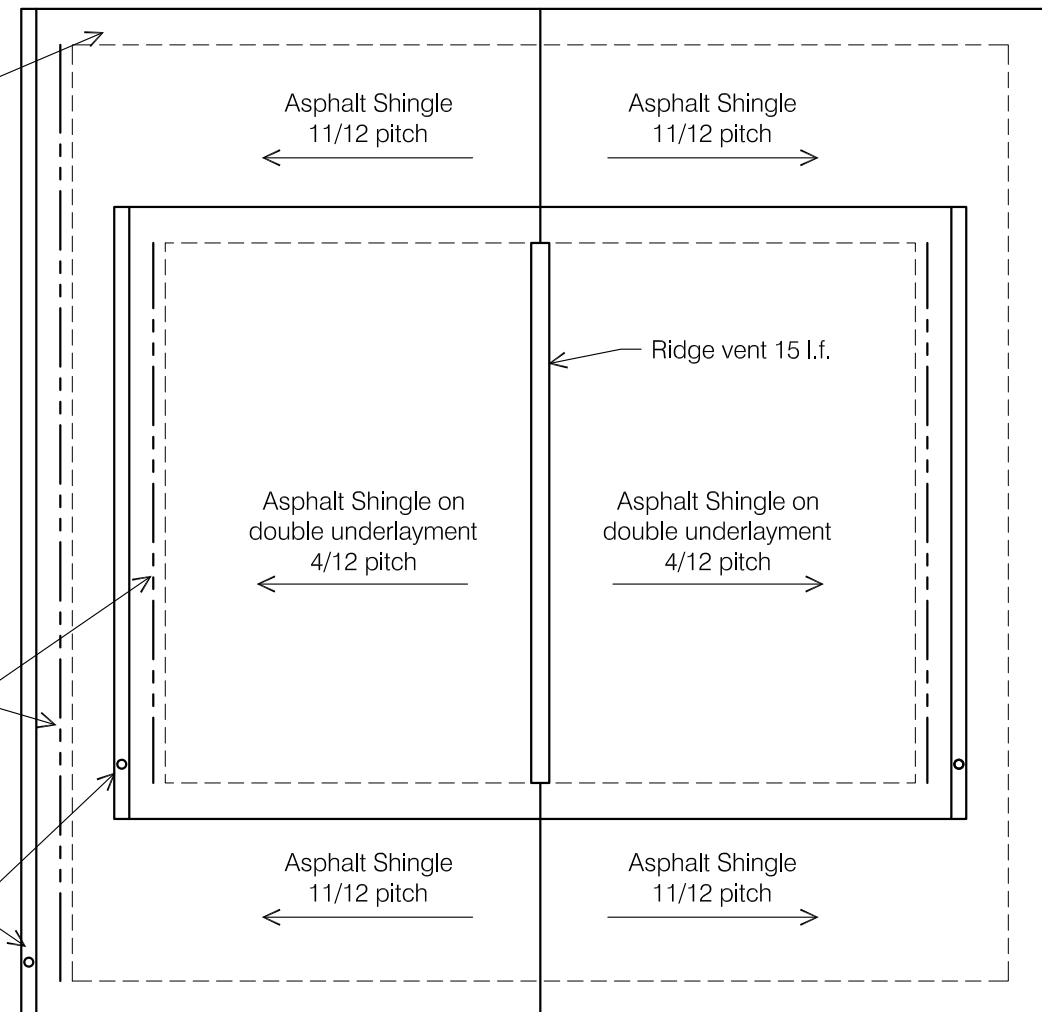
1 GARAGE FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

Install standing seam metal roofing at eave return; north & south.

8" concrete block wall (solid top course) or 8" cast-in-place concrete foundation wall on 1'-4" wide x 8" deep concrete footing with (2) #5 continuous. Bottom of footing 3'-0" below grade.

Hardi or SmartTrim soffit panel with venting at east & west.

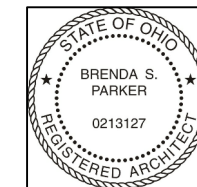
5" aluminum ogee gutter & 3" downspouts; east & west.



2 GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"



Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:

March 15, 2020

SHEET NO.

A2.2

GARAGE FOUNDATION & ROOF PLAN

\$

Electric switch.

\$_{DIM}

Electric switch with dimmer.

Duplex electric outlet; height as indicated.

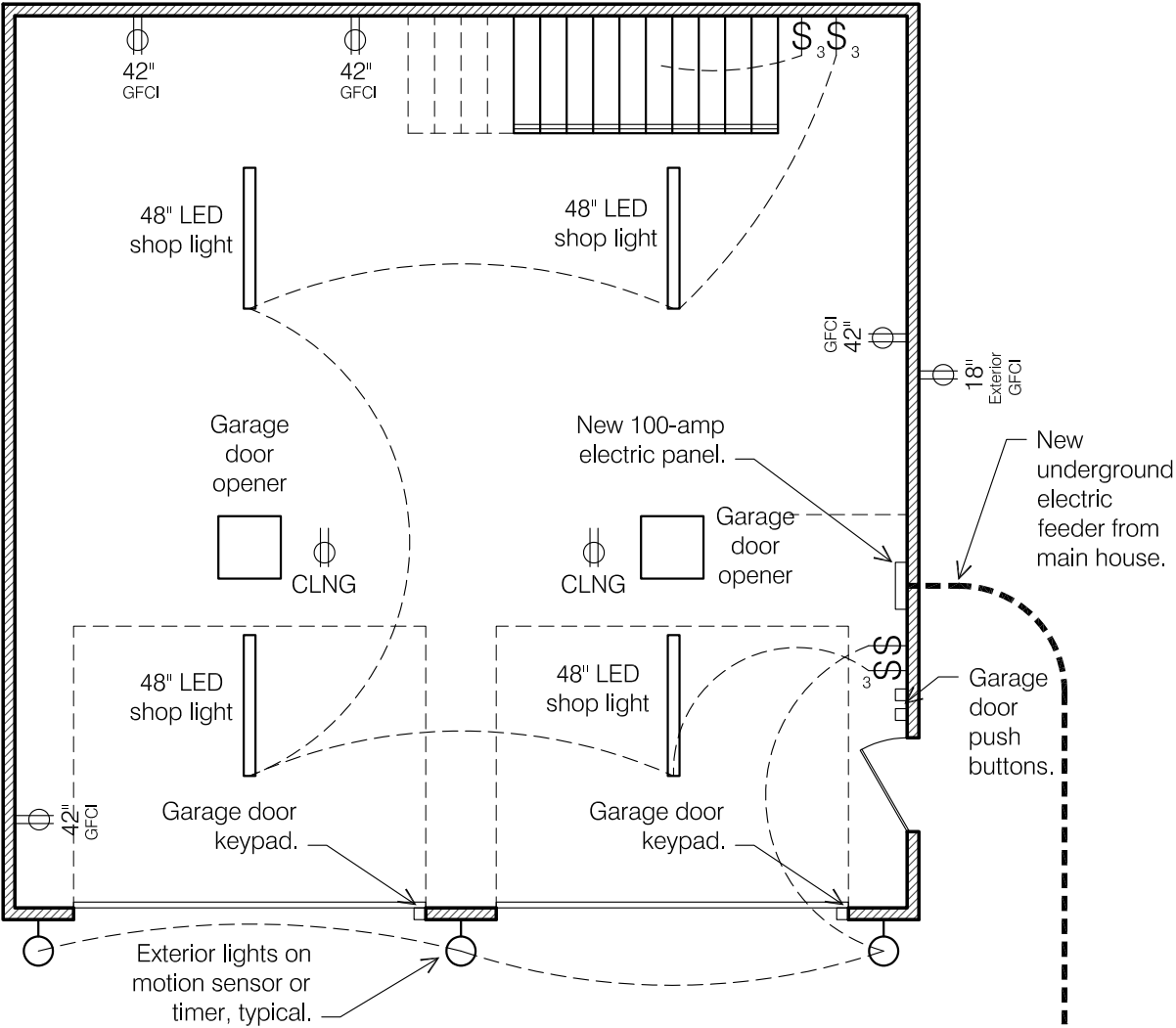
GFCI

Electric outlet with ground fault circuit interrupter; height as indicated.

Wall sconce.

LED shop light.

Note: Electric installation to comply with current version of NEC. Not all required electric outlets may be shown.

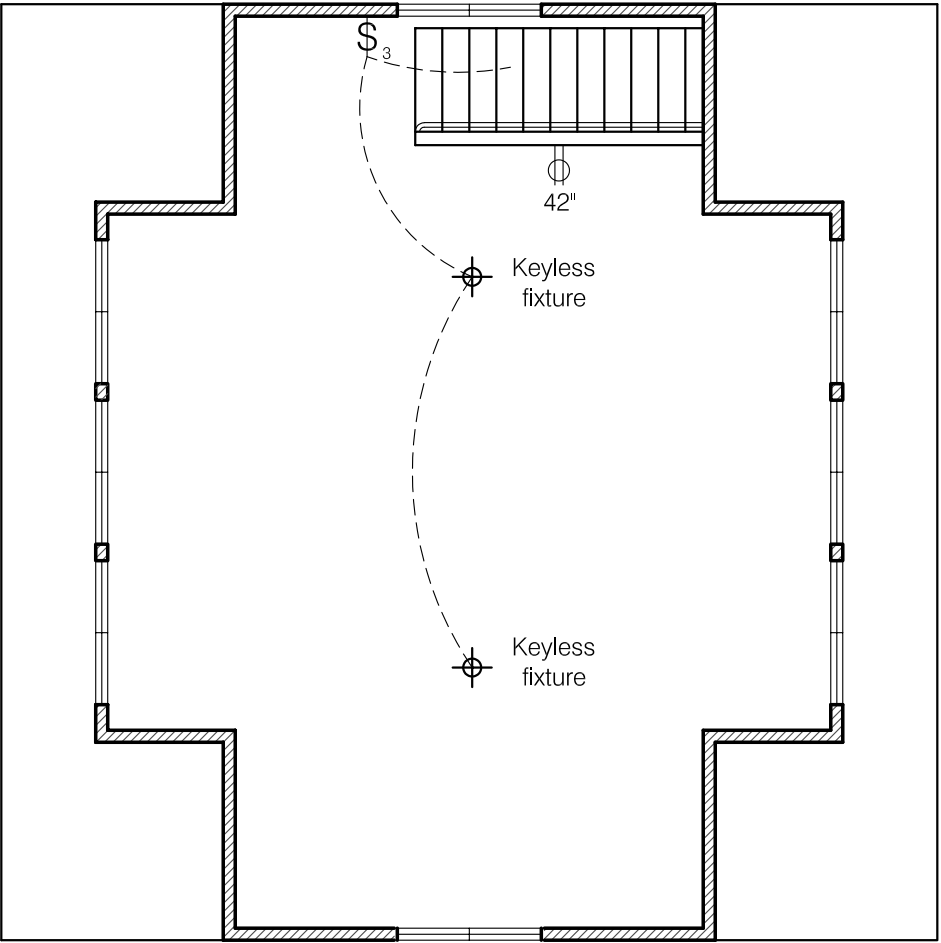


1

GARAGE ELECTRIC PLAN

0 1 2 4 8

SCALE: 3/16" = 1'-0"

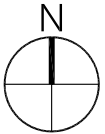


2

STORAGE LOFT ELECTRIC PLAN

0 1 2 4 8

SCALE: 3/16" = 1'-0"



Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
March 15, 2020

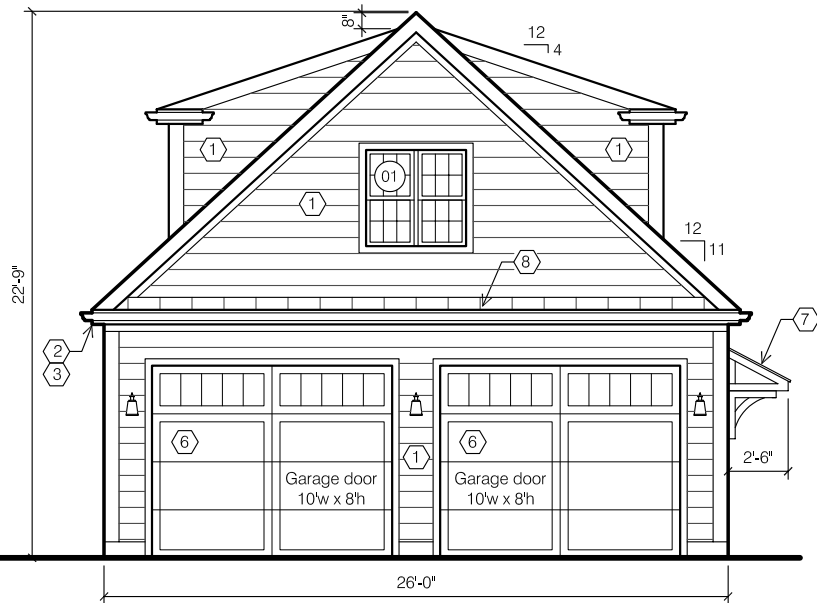
SHEET NO.

A2.3

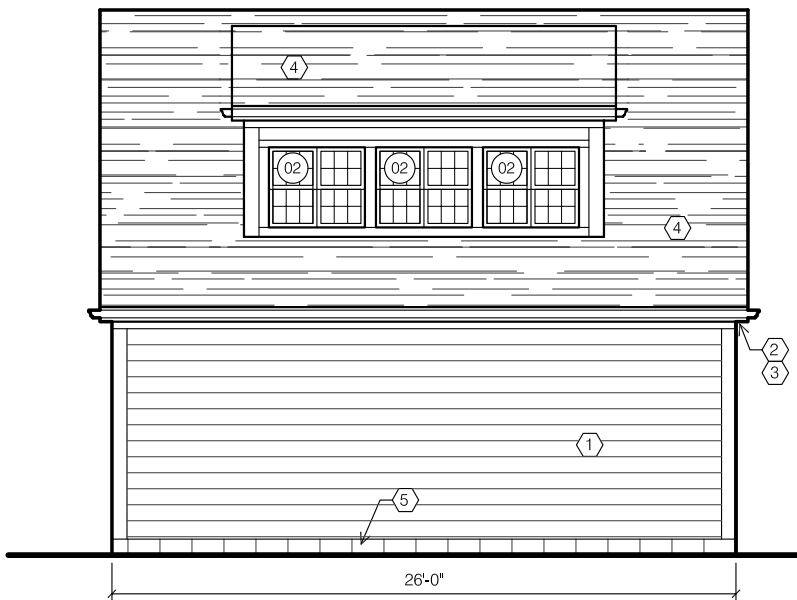
GARAGE ELECTRIC PLANS



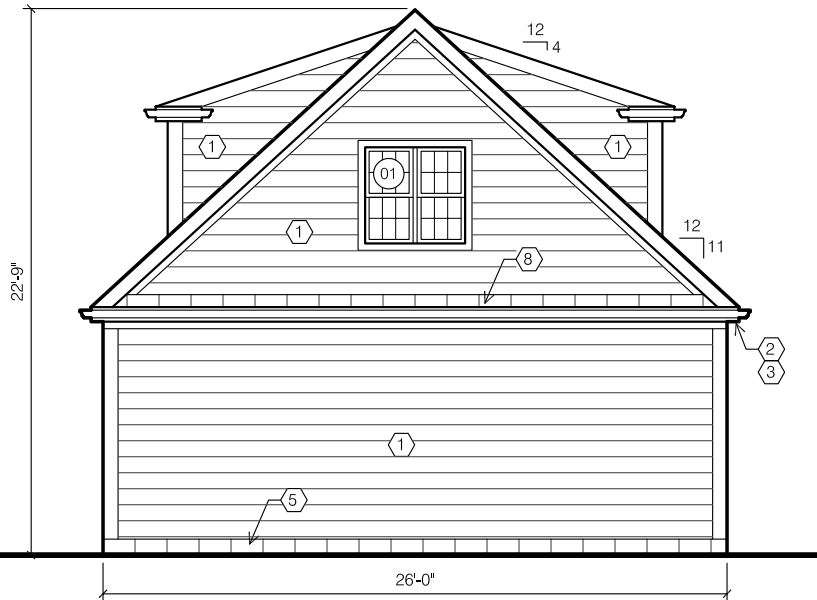
1 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW & DOOR SCHEDULE			
2700 Sherwood Road			
New Construction Windows to be Jeldwen V-4500 vinyl windows (with grilles). New Construction Door to be steel; paint in field. Glass: LoE-272 with Argon. Exterior Color: Desert Sand (verify). Interior Color: White.			
#	NOMENCLATURE	OPERATION	NOTES
01	Double (Frame Size 2'-0" x 4'-0")	Double hung	North/South
02	Double (Frame Size 2'-0" x 3'-4")	Double hung	East/West
11	Swing Door (2'-8" x 6'-8")	Swing Door	6-panel steel
CODED NOTES			
1	HardiLap (or LP) siding, smooth, 8" exposure. Paint in field with (1)coat primer + (2)coats high-quality acrylic. Trim to consist of: Corner Trim: Smart Trim 7-1/4". Casings: Smart Trim 3-1/2". Frieze Board Trim: 3-1/2".		
ALT	Provide alternate price to install Boral siding, 8" exposure with mitered corners. Paint in field with (1)coat primer + (2)coats high-quality acrylic. All trim sizes noted above to be provided in Boral trim.		
2	5" aluminum ogee gutter & 3" downspouts on 1x6 aluminum-wrapped cedar wood fascia.		
3	Soffit to consist of Smart Trim soffit (vented at eaves; solid at gables).		
4	Roofing: Asphalt shingle, GAF Slateline, color "English Gray".		
5	Concrete masonry unit foundation wall (buff-colored split face above grade) or cast-in-place concrete foundation wall.		
6	New overhead sectional garage door 10' wide x 8' height. Clopay Coachman Series 1, Design 11, Windows REC14, Frosted Glass, Color Sandtone (verify), No Hardware. Provide optional price for Clopay Canyon Ridge (same design as above) in Cypress Walnut Finish.		
7	Custom overhang with standing seam metal roofing; paint all. Smart Trim soffit at ceiling.		
8	Standing seam metal roofing (dark bronze).		

Architect:
Brenda Parker
614-586-5514

NEW DETACHED GARAGE

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
March 15, 2020

SHEET NO.

A2.4

GARAGE ELEVATIONS

Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

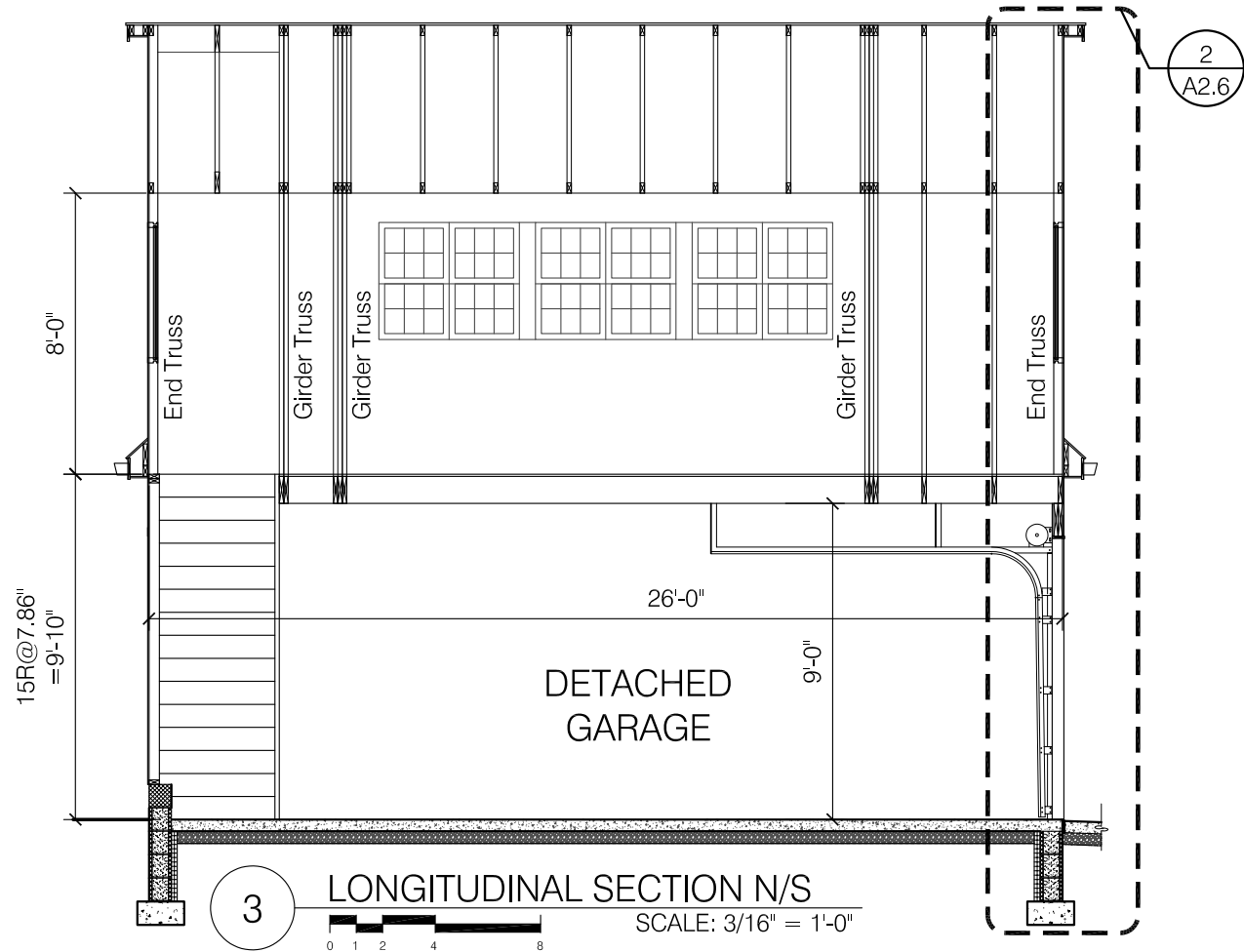
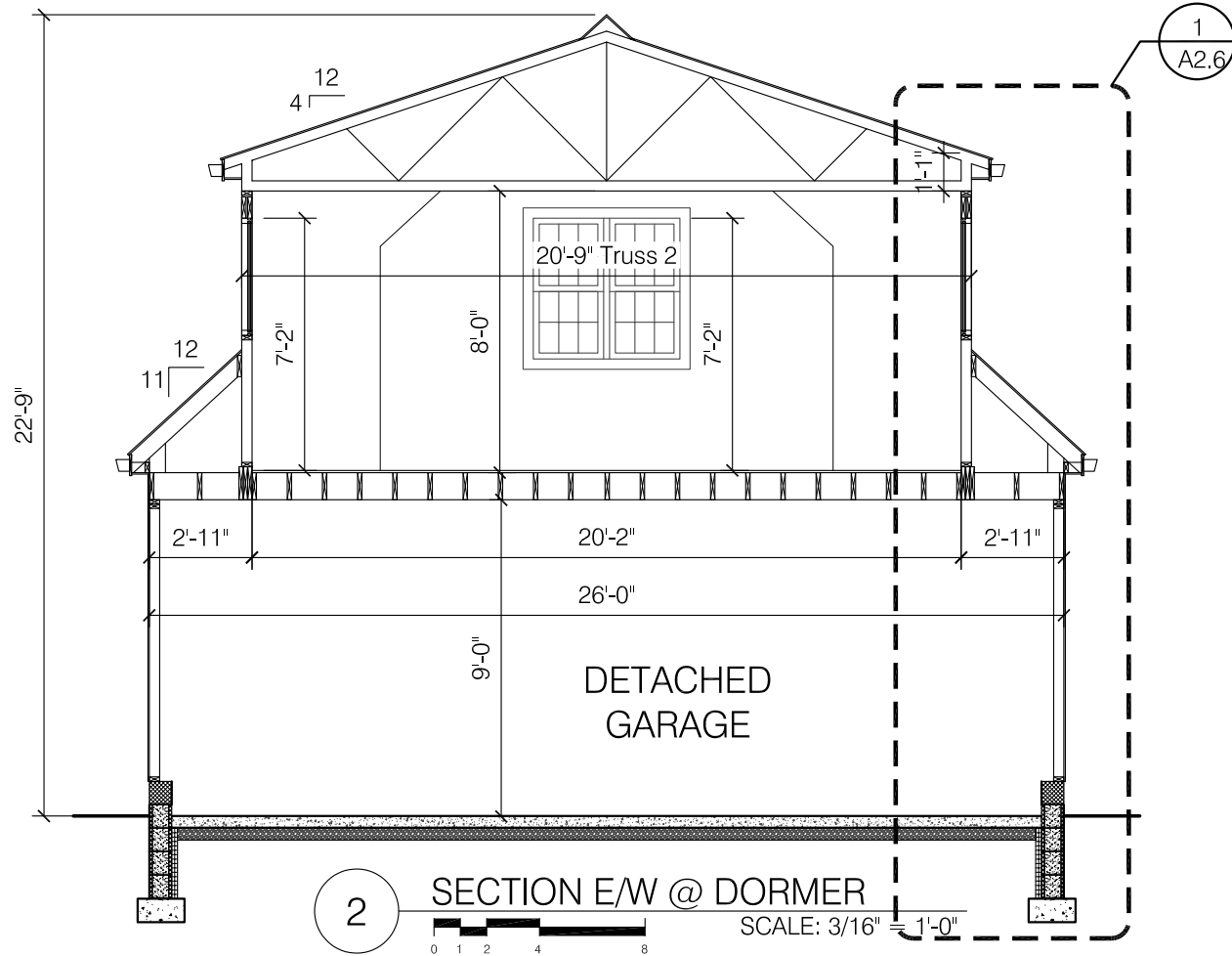
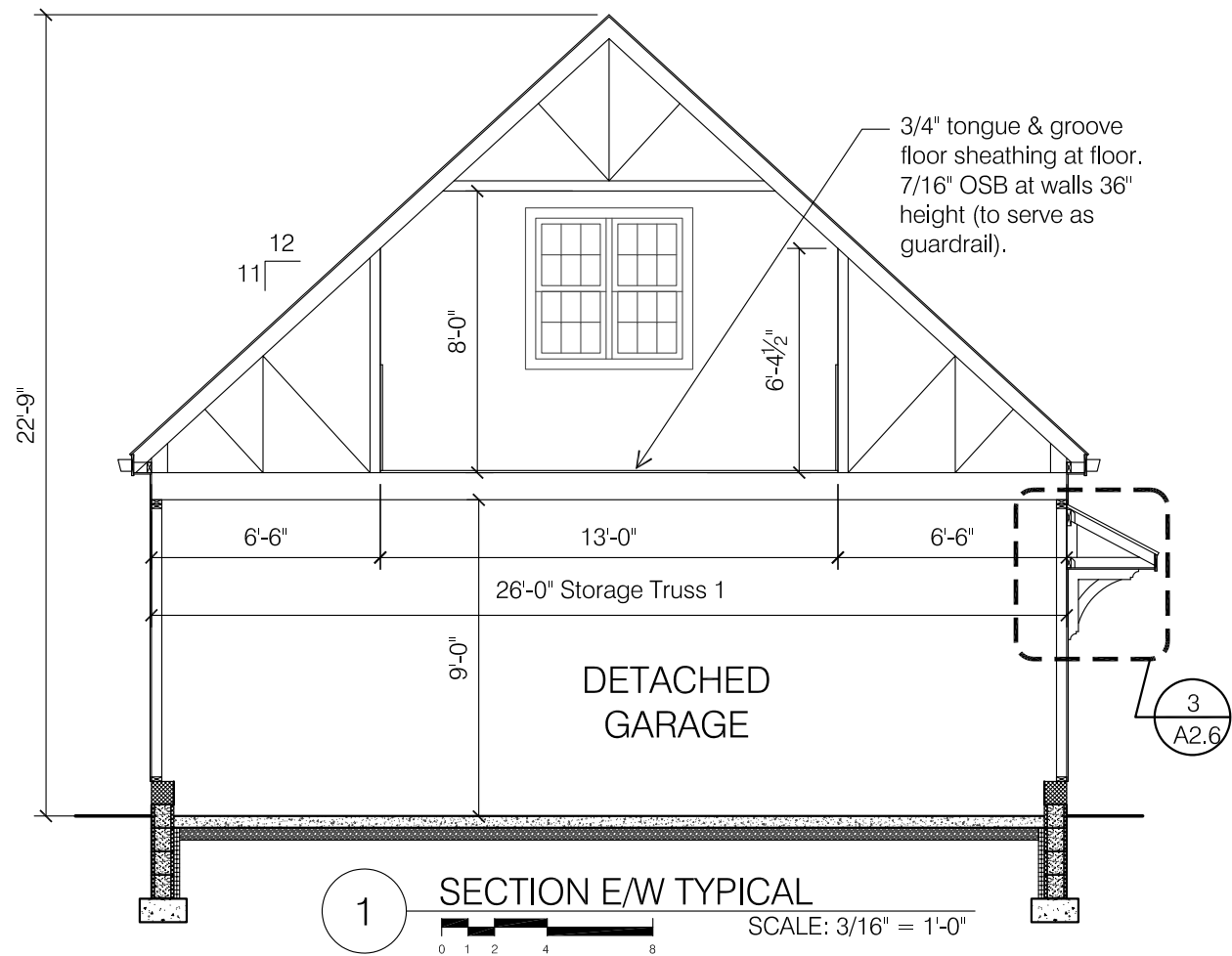
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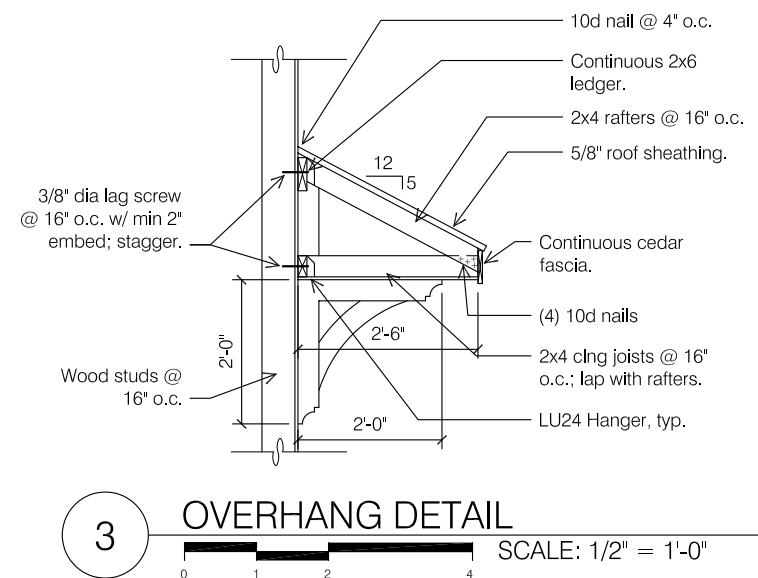
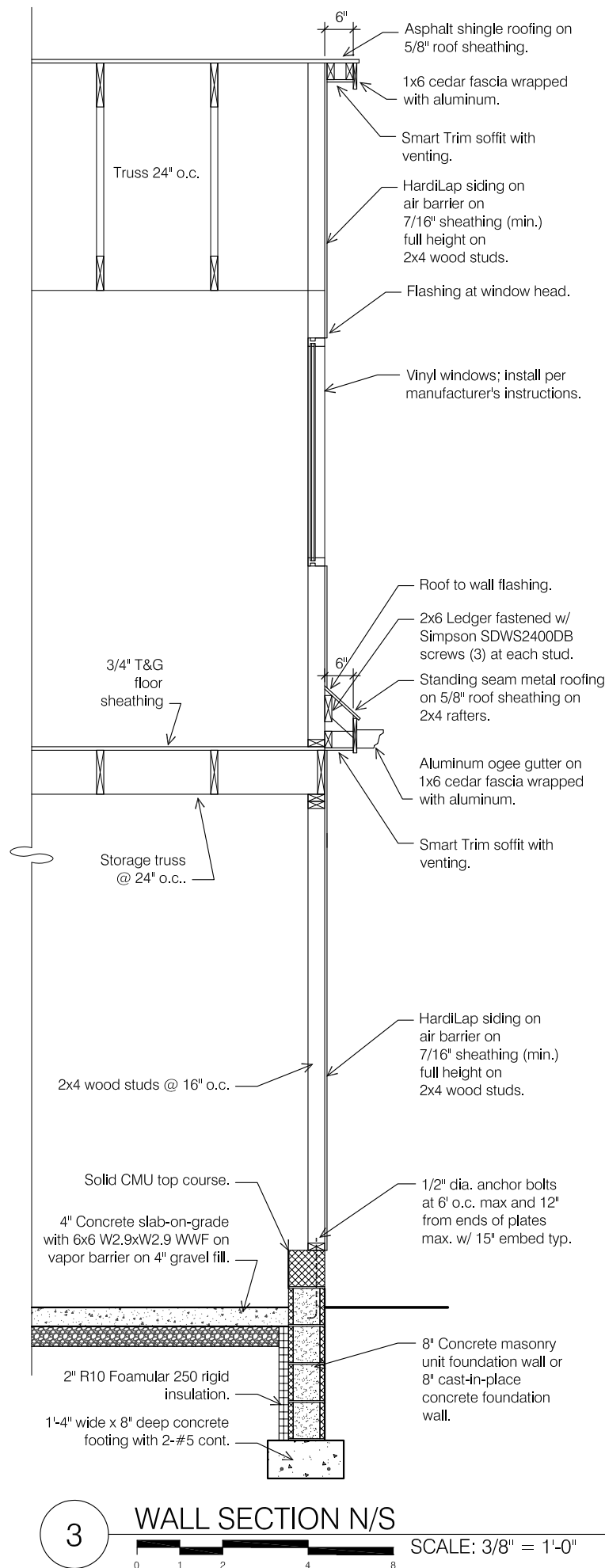
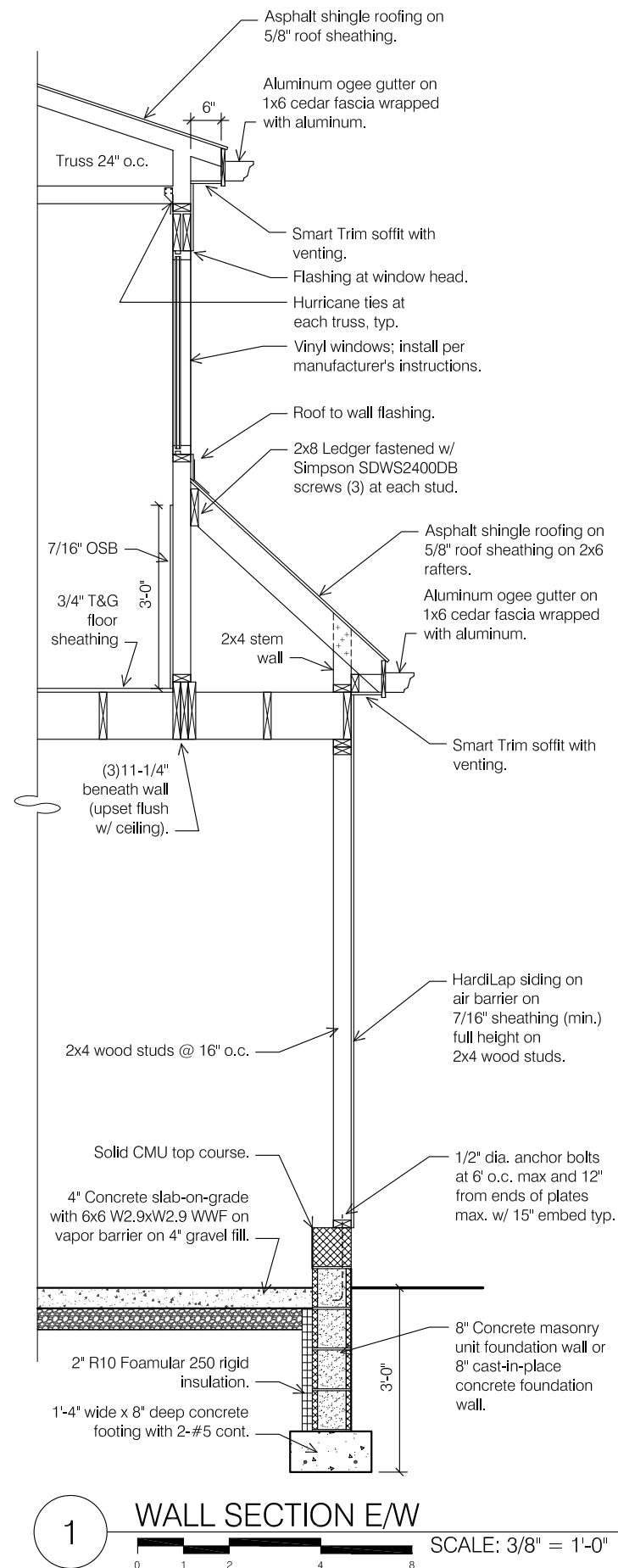
March 15, 2020

SHEET NO.

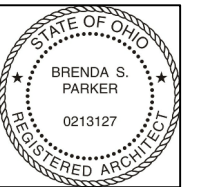
A2.5

GARAGE OVERALL SECTIONS





Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE
0700 OLIVERWOOD ROAD

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:

As Noted

PROJECT NO.:

DATE: _____

March 15, 2020

SHEET NO.

A2.6

GARAGE WALL SECTIONS





020-003119 02/16/2017



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-4

Applicant: Pete Foster

Owner: 75Shuffle LLC

Location: 633 Euclaire Ave.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which includes an attached garage.

BZAP: The applicant is seeking architectural review and approval to allow a new addition and attached garage. The applicant is also seeking a 22' variance from Bexley code Section 1252.09 (R-6) Zoning District, which requires a setback of 25' from the rear yard property line, to allow the addition to the rear of the principal structure to be constructed 3' from the rear property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-27-2020




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

BZAP-20-4

Status: Active

Submitted: Feb 13, 2020

Applicant

 Pete Foster
 614-778-4701
 petefastball@aol.com

Location

633 EUCLAIRE AV
Bexley, OH 43209

A.1: Project Information

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

A one story addition to the west of the existing residence to include a new gathering room/ mud room and attached two car garage. The project shall also include a new second floor shed dormer to the west side of the existing residence to allow for a new second floor bedroom and bathroom.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

The new addition to the west of the existing residence

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Pete Foster

Agent Address

685 Montrose Avenue

Agent Email

petefastball@aol.com

Agent Phone

614 778 4701

A.2: Fee Worksheet

Estimated Valuation of Project

350000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Zoning

Single Family

--

Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

encroaching into required setback

--

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

--

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)**

50

Depth (ft)

135

Total Area (SF)

6750

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

1400.97

Proposed Addition (SF)

963.5

Removing (SF)

223.86

Type of Structure

residence

Proposed New Primary Structure or Residence (SF)

963.5

Total Square Footage

2140.61

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

--

Proposed Addition (SF)

--

New Structure Type

--

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?

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)

162

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

48

Proposed Additional Hardscape (SF)

1622

Total Hardscape (SF)

1784

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3924.61

Total overall lot coverage (% of lot)

58

C.1 Architectural Review Worksheet: Roofing

Roofing

--

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

New Roof Style and Color

Match existing

C.1 Architectural Review Worksheet: Windows

Windows

--

Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

Match existing

C.1 Architectural Review Worksheet: Doors

Doors

--

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

see drawings

Existing Garage Door Type

Wood

Proposed Door Type

Fiberglass

Proposed Door Color

undecided

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

--

Existing Door Trim

Cedar

Proposed New Door Trim

James Hardie

Existing Window Trim

Redwood

Proposed New Window Trim

James Hardie

Trim Color(s)

white

Do the proposed changes affect the overhangs?

No

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

--

Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

wood shingle

Proposed Finishes

Other

Other Proposed Finishes

--

Proposed Finishes Manufacturer, Style, Color

James Hardie

D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project**

--

Landscape Architect/Designer

--

Architect/Designer Phone

--

Architect/Designer E-mail

--

Project Description

--

I have read and understand the above criteria

true

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.

The new single story addition involves a new two car garage that is attached to the principle structure sits within the required rear yard side back. The new garage is being placed at the rear of the property to create a buffer from both the neighboring athletic field and busy alley resulting in a new private urban garden 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.

Yes. The resulting exterior courtyard space adds a unique amenity to the property while providing separation from the neighboring activity to the west. Sensitivity has been given to the adjacent neighbors in keeping the addition to a one story piece in an attempt to respect both the scale and architecture of the existing residence and the fabric of this particular block that abuts the university athletic field. The properties on this block have included rental properties as well as private owners over the years. The client in this particular case is willing to make a substantial investment in this property in order to be close to Bexley's evolving Main Street amenities/ activity. The requested variance would provide the privacy that the homes on this street have always lacked.

2. Is the variance substantial? Please describe.

No. The proposed placement of the new attached garage does not sit closer to the rear yard property line than it would if it were to be a detached garage and it does not invade the required principle side yard setback for this zoning district.

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 adjoining properties will not be negatively impacted. The new design will provide a buffer from the athletic fields and the busy cut thru alley to the west and provide the privacy to the rear yard that the homes on this block have always lacked.

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.

yes. The owners are long time resident of Bexley as well as prominent real estate agents and are aware of most of the zoning codes as it pertains to residential properties. I also have engaged in conversations with the owners to help them navigate the zoning code to result in a sensitive design solution that will not negatively impact the neighboring properties.

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

Not in order to attain an attached garage. In my professional opinion, if the new garage were to be unattached and the required ten feet from the new primary structure the impact on the neighboring properties no different in this case than if the garage is attached.

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

Yes. Zoning codes, in my opinion, exist in order to protect the "in between" spaces, the views and the density with in different districts. In this case, the design respects the separation between the adjacent properties by not violating the required side yard setbacks on either side of the property. The new addition is only a one story addition which minimizes the impact on the views from the neighboring properties. The new attached garage is respectful of the scale of the other garages on the block and provides

a much needed buffer from the institutional activities to the west of the property. This new design does not exceed the allowable footprint coverage or the development coverage for this lot.

F.1 Fence Variance Worksheet

Lot Type

Interior (non-corner) lot

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

N/A

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?

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

--

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

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

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

--

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.

--

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.

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

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.

No

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.

No

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.

--

Attachments (11)



Photographs
Feb 13, 2020



IMG_0726.jpg
Feb 13, 2020



IMG_0724.jpg
Feb 13, 2020



IMG_0733.jpg
Feb 13, 2020



IMG_2096.jpg
Feb 13, 2020



IMG_2094.jpg
Feb 13, 2020



IMG_2097.jpg
Feb 13, 2020



IMG_2098.jpg
Feb 13, 2020

pdf **Architectural Details**
Feb 13, 2020

pdf **Architectural Plan**
Feb 13, 2020

Timeline



Payment

Status: Paid February 13th 2020, 10:36 am



Zoning Officer

Status: Completed March 4th 2020, 3:28 pm

Assignee: Kathy Rose

Kathy Rose February 13th 2020, 11:55:06 am

March ARB & BZAP

Pete Foster March 4th 2020, 4:46:19 pm

Variance to allow the principle structure to sit within the required rear yard setback



Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor



Architectural Review Board

Status: In Progress



Board of Zoning and Planning

Status: In Progress



City Council

Status: In Progress



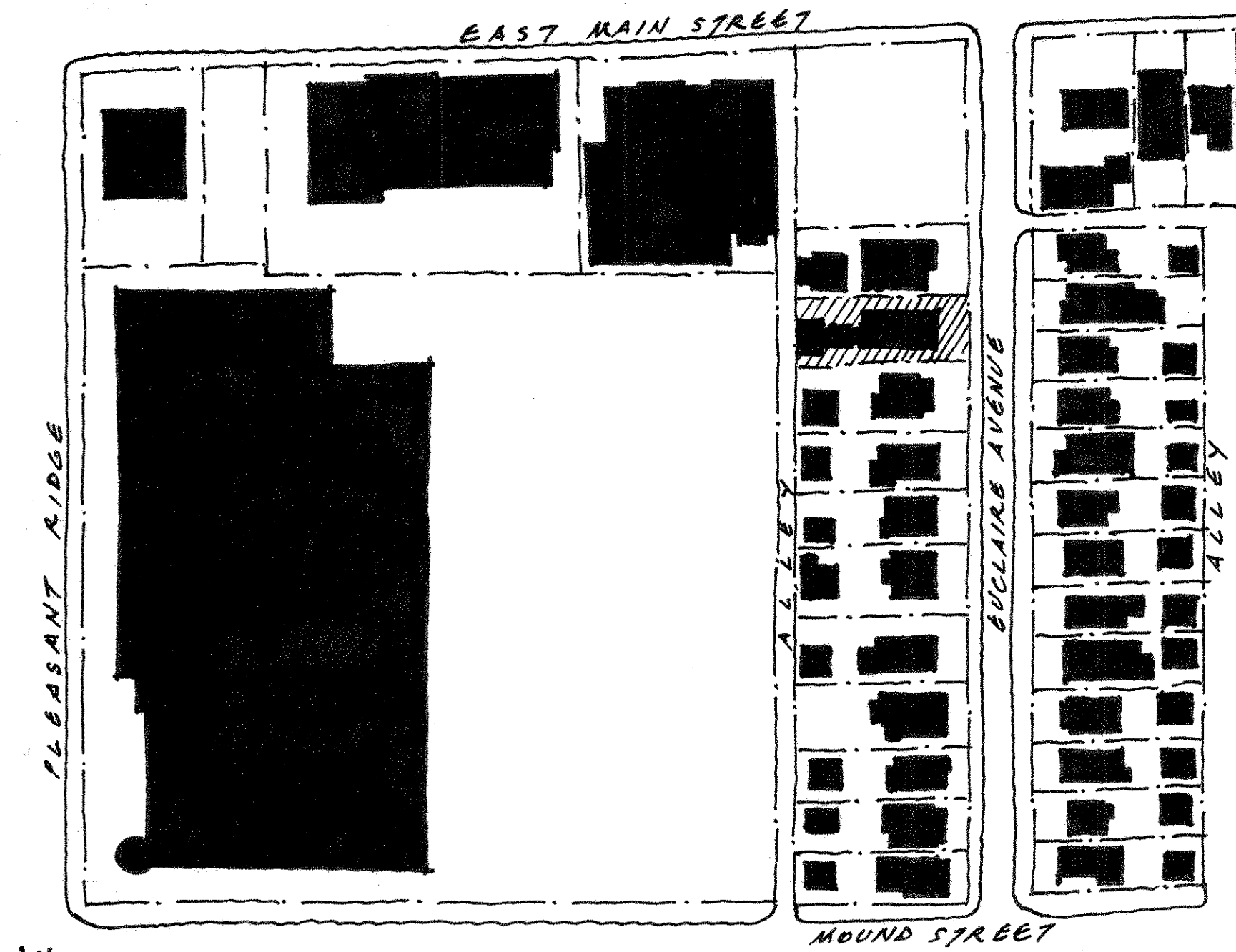
Tree Commission

Status: In Progress

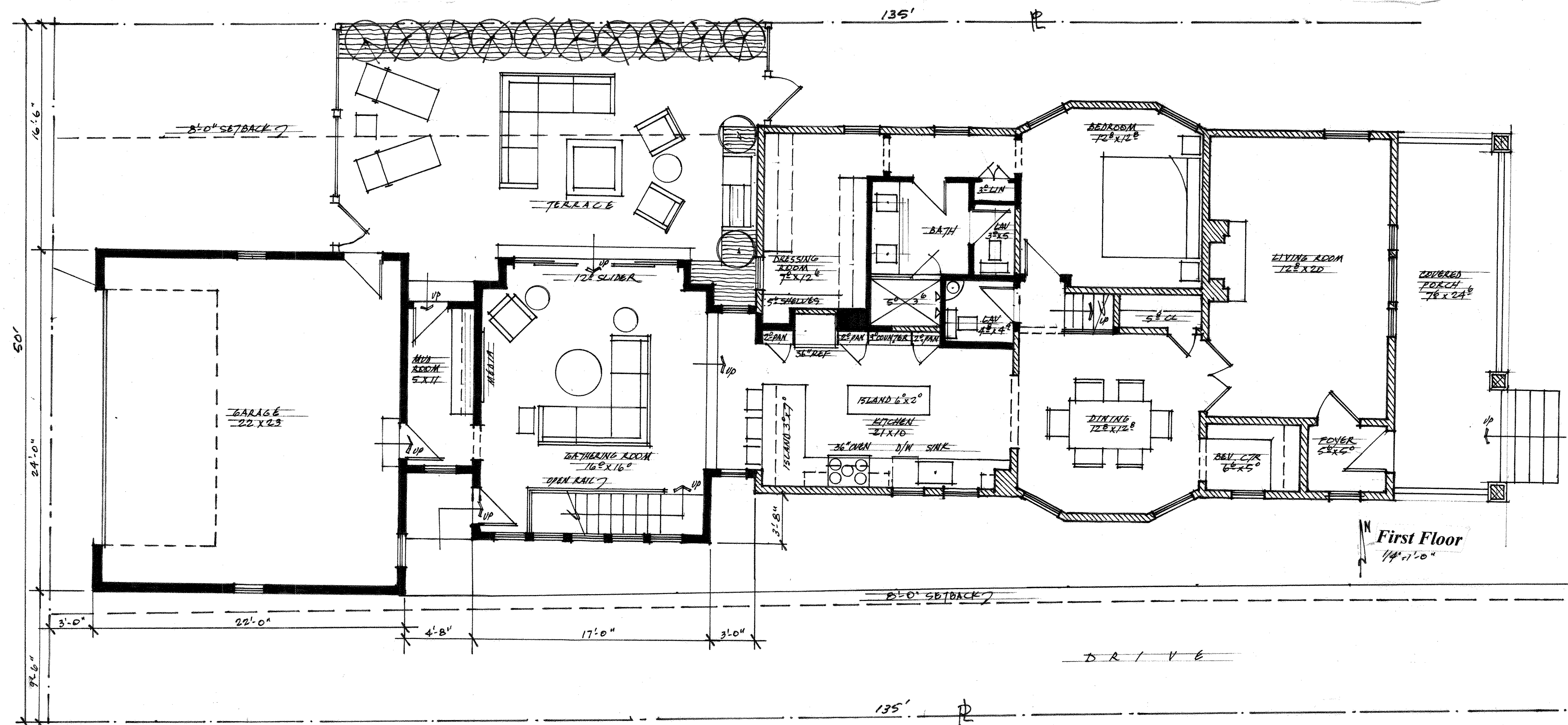
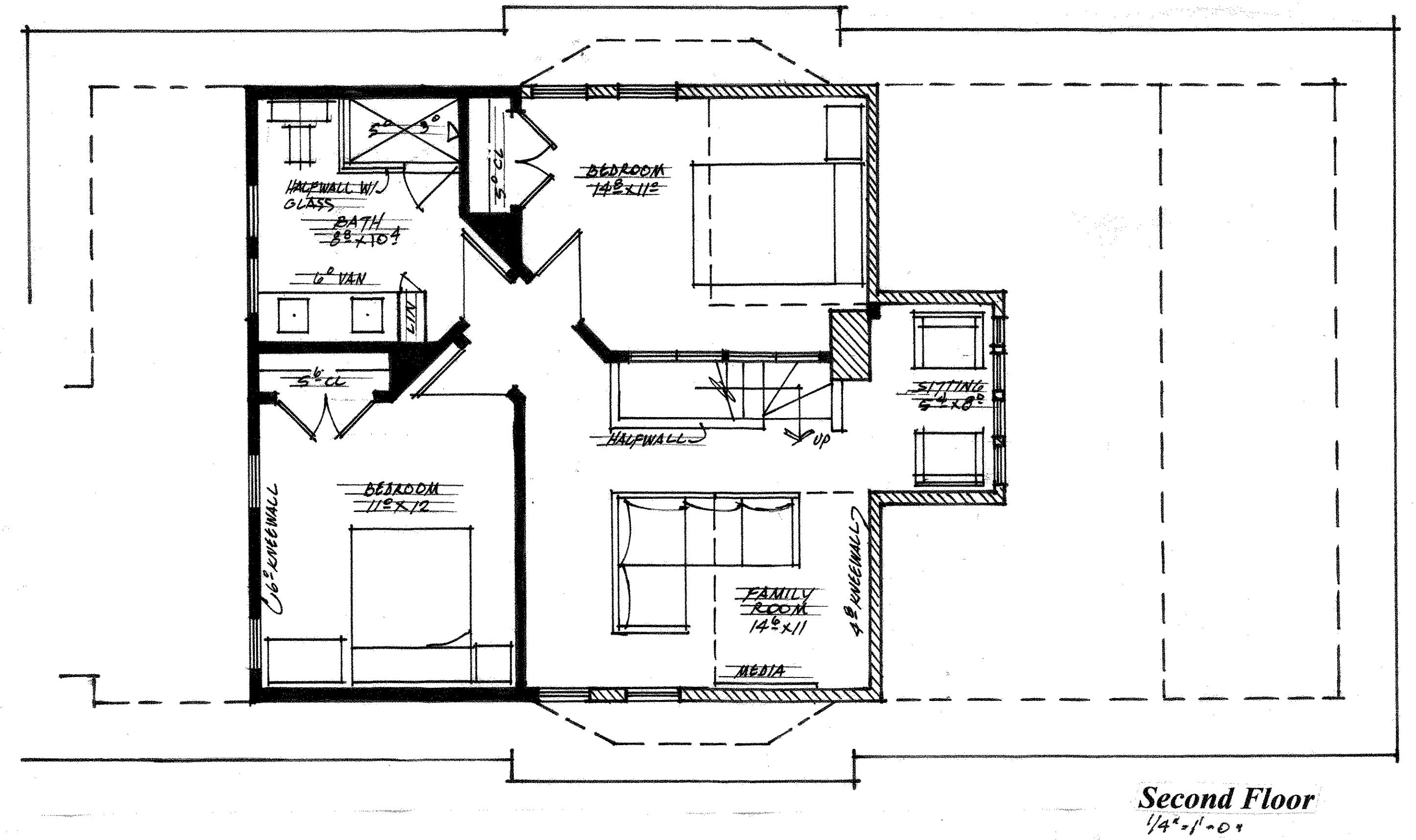
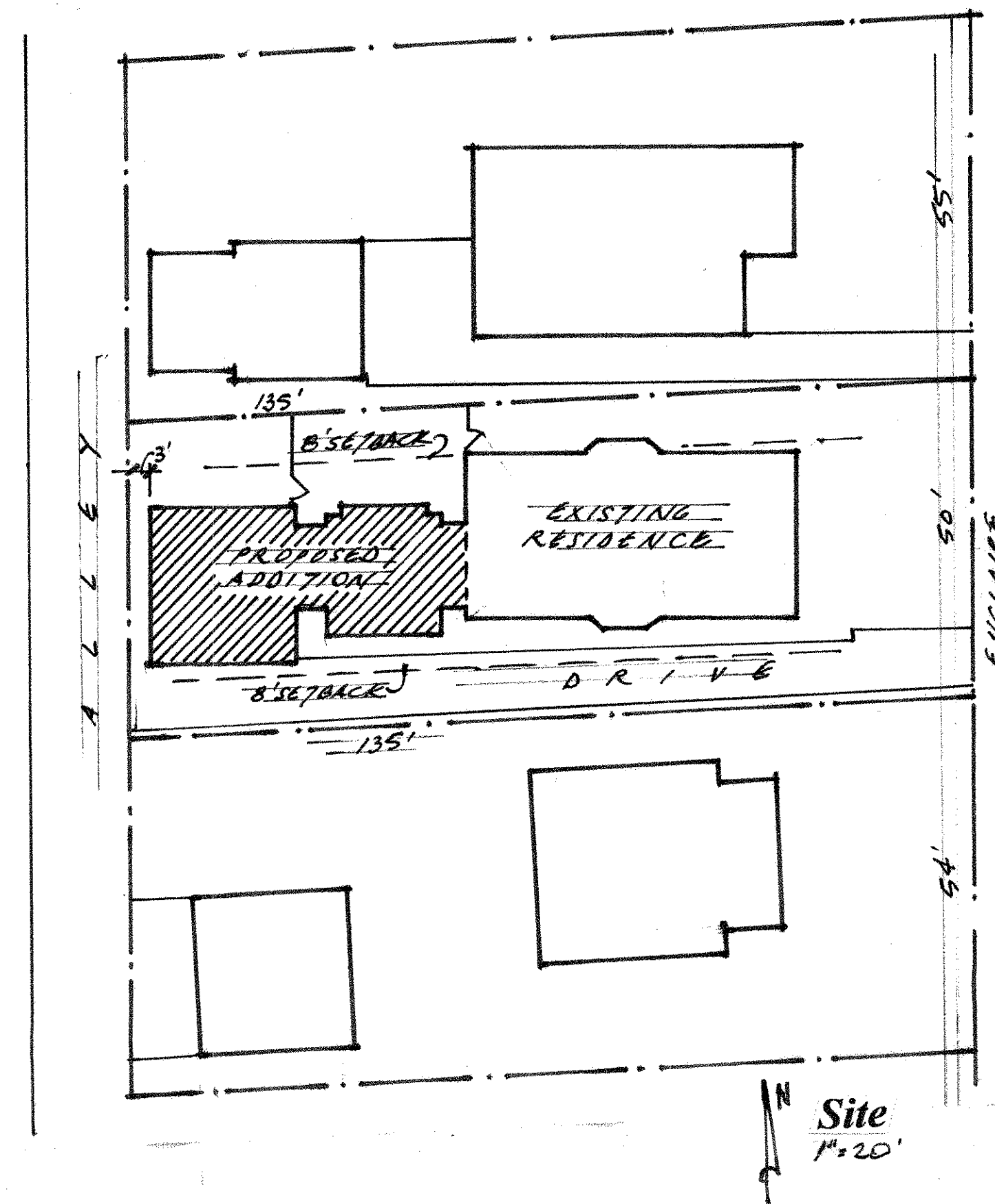


Arborist

Status: In Progress



Figure/ Ground
N-7-9.





Residential Design
100
Powers Residence
633 Euclaire Avenue
Bexley, Ohio
February 12, 2020



East Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"







851 900185









PEED
MIT
5







PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

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The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-5

Applicant: Brian Jones

Owner: Jeffrey & Jennifer McCloskey

Location: 209 N. Columbia

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which would attach and enclose the detached garage and add a detached garage.

BZAP: The applicant is seeking architectural review and approval to allow an addition to the rear of the principal structure, which would attach and enclose the existing detached garage and add a new detached garage. The applicant is also seeking a 5'4" variance and 2' variance from Bexley Code Section 1252.09 (R-3) Zoning District, which requires a setback of 12' from the side yard property line, to allow the addition to the rear of the principal structure that will attach to the existing detached garage that is 6'8" from the side property, and an addition that is 10'8" from the side yard property line. The existing garage will be converted to living space.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-27-2020



Kathy Rose <krose@bexley.org>

viewpoint log in

Tom Popoff <tom@thejonesstudio.com>

Wed, Apr 22, 2020 at 11:33 AM

To: Kathy Rose <krose@bexley.org>

Cc: Brian Jones <brian@thejonesstudio.com>, "bmarzich@wowway.com" <bmarzich@wowway.com>

Kathy,

Following up on our conversation, the owners of 209 South Columbia have put the project on hold, so we would like to table the application.

As I understand it, it may remained tabled for a year, if we would like to make it active we will need to notify you in advance of the meeting we would like it heard at. I am guessing it would need to be no later than the normal application deadline.

We understand that after a year it will be removed, and the process would need to restart. So we would need to reactivate it for the March 2021 meeting at the latest under the current recommendation for approval to BZAP.

Also I gather if there are changes to the exterior design massing presented to the ARB, it would need to return to the ARB before going on BZAP?

[Quoted text hidden]

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

BZAP-20-5

Status: Active

Submitted: Feb 13, 2020

Applicant



Brian Jones



(614) 358-3729



brian@thejonesstudio.com

Location

209 S COLUMBIA AV
Bexley, OH 43209

A.1: Project Information

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

Add 2 story addition to rear of existing home that will attached to an existing garage. This garage is to be converted to living space making it non conforming as it is located in the side yard setback. Also, adding a one story addition off the back of the new space and a detached garage to the south of the site. The project will also include a rear terrace with pergola and pool.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Entire project

What requires Minor Architectural Review

NA

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Brian Marzich

Agent Address

--

Agent Email

bmarzich@wowway.com

Agent Phone

614-314-0260

A.2: Fee Worksheet

Estimated Valuation of Project

800000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Zoning

Single Family

--

Zoning Review Type

encroaching into required setback

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

--

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

Residential

Zoning District

--

Use Classification

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

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

100

Depth (ft)

250

Total Area (SF)

25000

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

1933

Proposed Addition (SF)

1551

Removing (SF)

--

Type of Structure

addition/converting existing garage

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

3484

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

1746

Proposed Addition (SF)

--

New Structure Type

garage

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

1677

Total building lot coverage (SF)

5161

Total building lot coverage (% of lot)

21

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

Yes

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

3006

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

282

Proposed Additional Hardscape (SF)

813

Total Hardscape (SF)

4101

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

9262

Total overall lot coverage (% of lot)

37

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House & Garage

Existing Roof Type

Slate

New Roof Type

Slate

New Single Manufacturer

--

New Roof Style and Color

Match existing

C.1 Architectural Review Worksheet: Windows**Windows**

--

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

White to match existing

C.1 Architectural Review Worksheet: Doors**Doors**

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

Patio doors @ addition

Existing Garage Door Type

Wood

Proposed Door Type

Clad wood`

Proposed Door Color

white

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

true

Existing Door Trim

Cedar

Proposed New Door Trim

composite

Existing Window Trim

Wood

Proposed New Window Trim

Composite

Trim Color(s)

white

Do the proposed changes affect the overhangs?

No

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

true

Existing Finishes

Natural Stone

Existing Finishes Manufacturer, Style, Color

stone and cedar chingle

Proposed Finishes

Natural Stone

Proposed Finishes Manufacturer, Style, Color

thin stone, cedar shingle, fiber cement panels

D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project**

--

Landscape Architect/Designer

--

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.

The project is too include attaching an existing garage and converting it to livable space. This existing garage is built in 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, No. The current location of the garage requires driving behind the house to enter and the accompanying driveway separates the house from the rear yard. The proposed plan allows the have a normal relationship to their backyard by removing this connecting driveway.

2. Is the variance substantial? Please describe.

No. The area requiring a variance is an existing condition. All other work conforms to current zoning code.

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.

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 current location of the garage requires driving behind the house to enter and the accompanying driveway separates the house from the rear yard. The proposed plan allows the have a normal relationship to their backyard by removing this connecting driveway.

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

--

F.1 Fence Variance Worksheet

Lot Type

--

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

--

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.

--

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

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

--

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

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.

--

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.

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

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

--

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

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.

--

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.

--

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.

--

Attachments (3)

pdf **Architectural Details**

Feb 13, 2020

pdf **Photographs**

Feb 13, 2020

pdf **Site Plan**

Feb 13, 2020

Timeline



Payment

Status: Paid February 18th 2020, 9:36 am

Brian Jones February 13th 2020, 3:14:56 pm
I will drop off hard copies and pay fee in person

☐ **Zoning Officer**
Status: In Progress
Assignee: Kathy Rose

☐ **Design Planning Consultant**
Status: Pending

☐ **Architectural Review Board**
Status: Pending

☐ **Board of Zoning and Planning**
Status: Pending

☐ **City Council**
Status: Pending

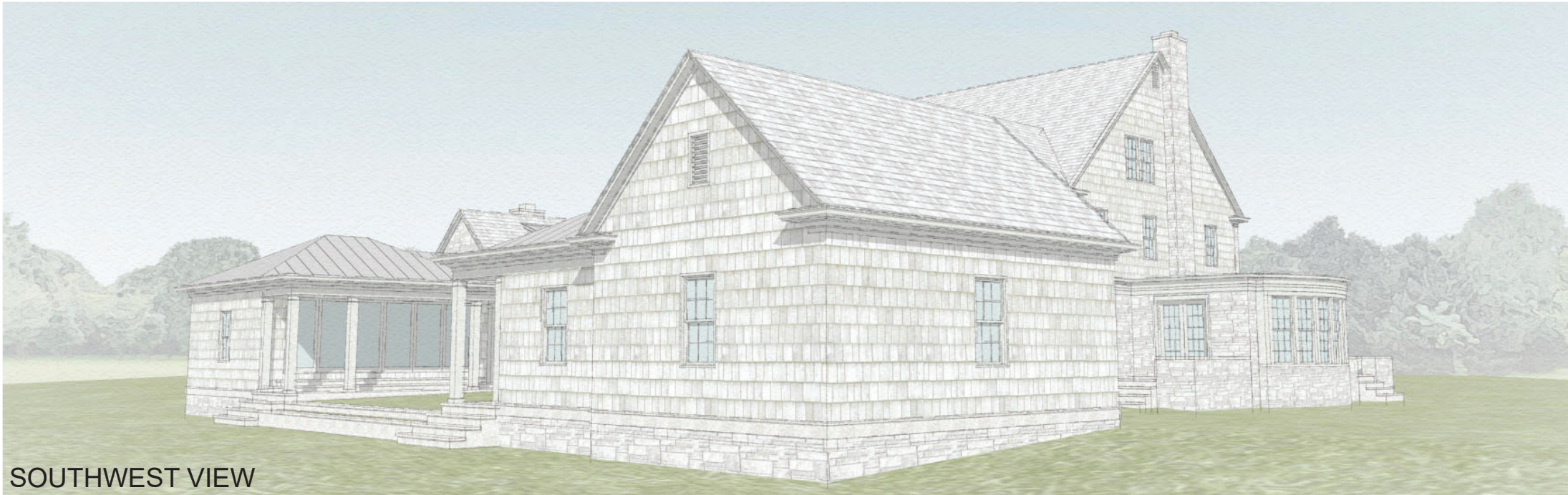
☐ **Tree Commission**
Status: Pending

☐ **Arborist**
Status: Pending

MCCLOSKEY RESIDENCE



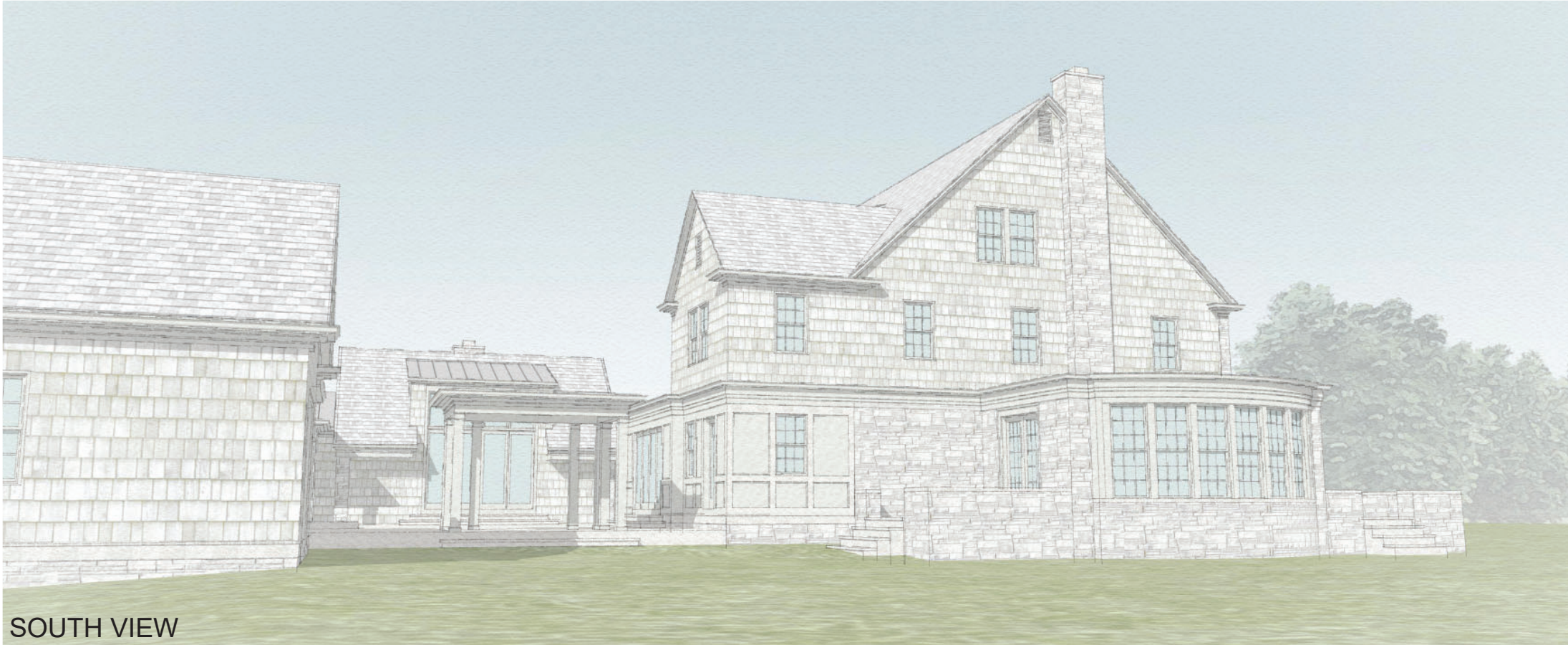
WEST VIEW



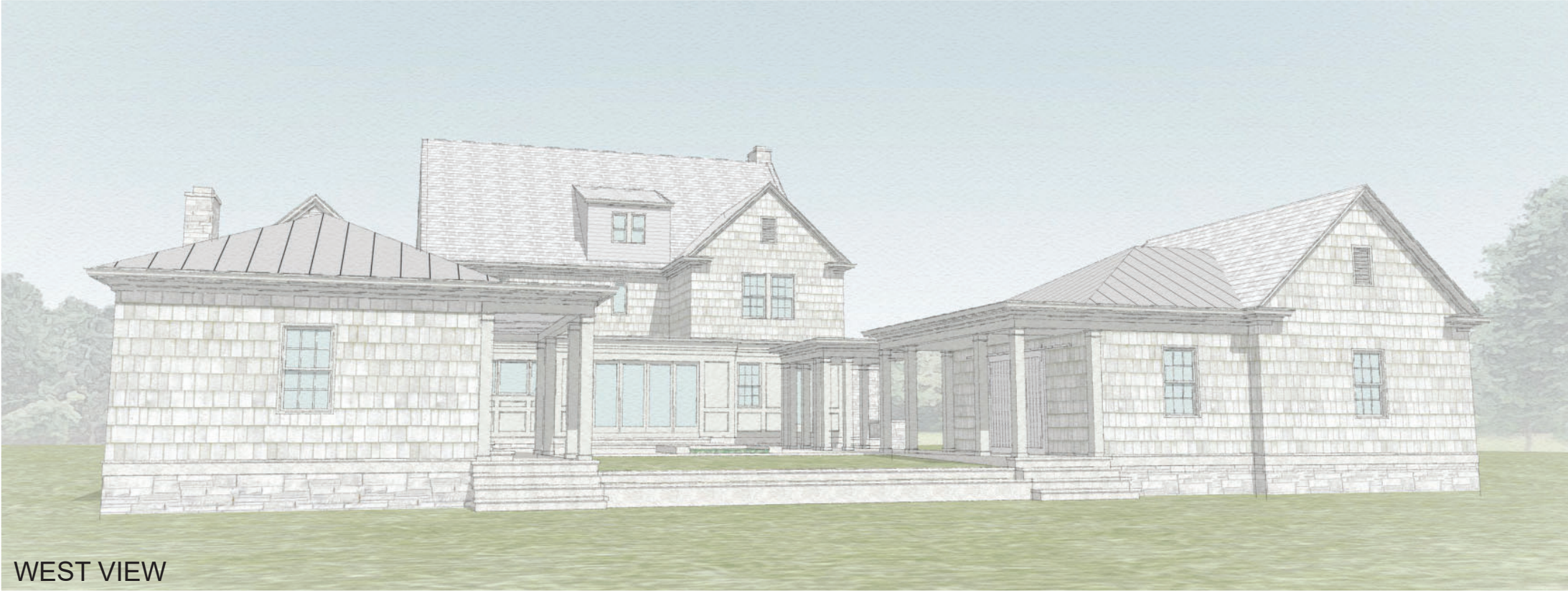
SOUTHWEST VIEW



SOUTH VIEW



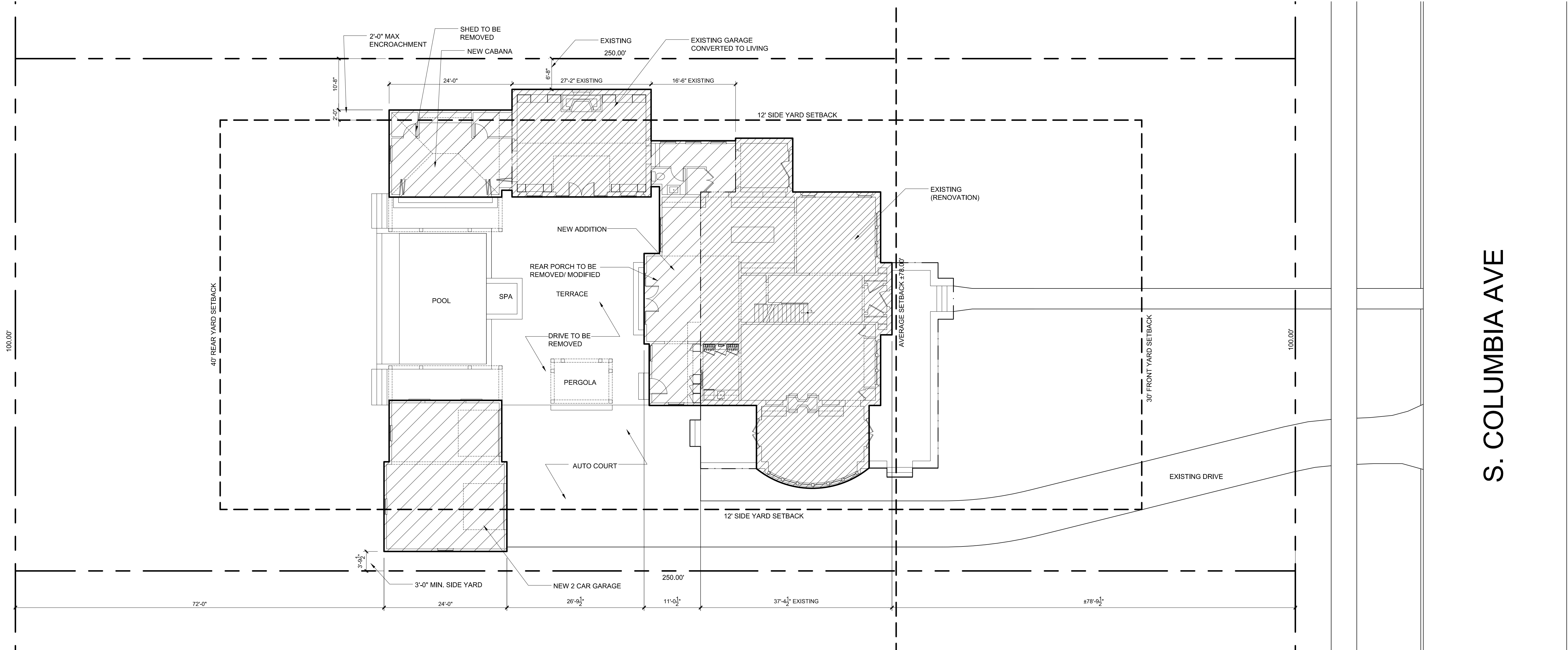
SOUTH VIEW



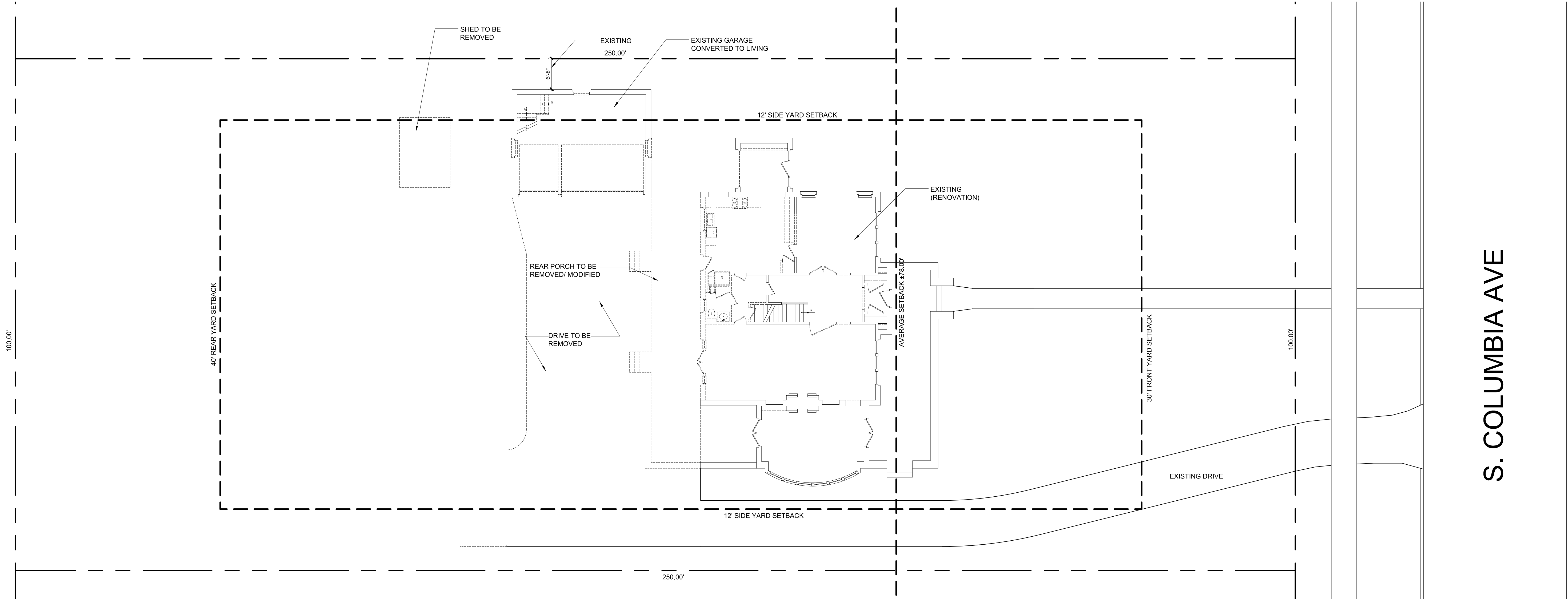
WEST VIEW



NORTHWEST VIEW



PROPOSED ARCHITECTURAL SITE PLAN
Scale : 1" = 10' - 0"



EXISTING CONDITIONS AND DEMOLITION SITE PLAN
Scale : 1" = 10' - 0"



S. COLUMBIA AVE

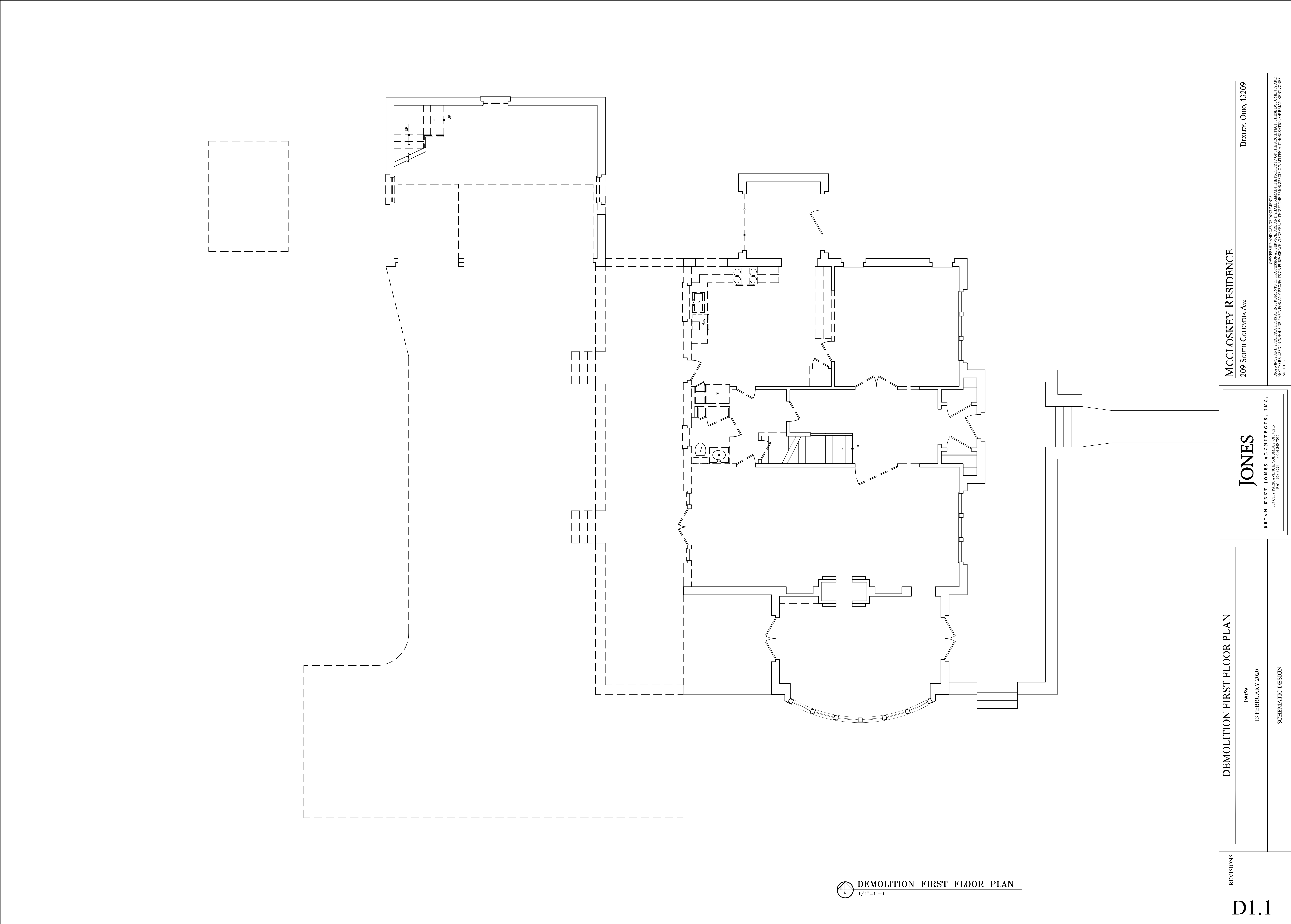
S. COLUMBIA AVE

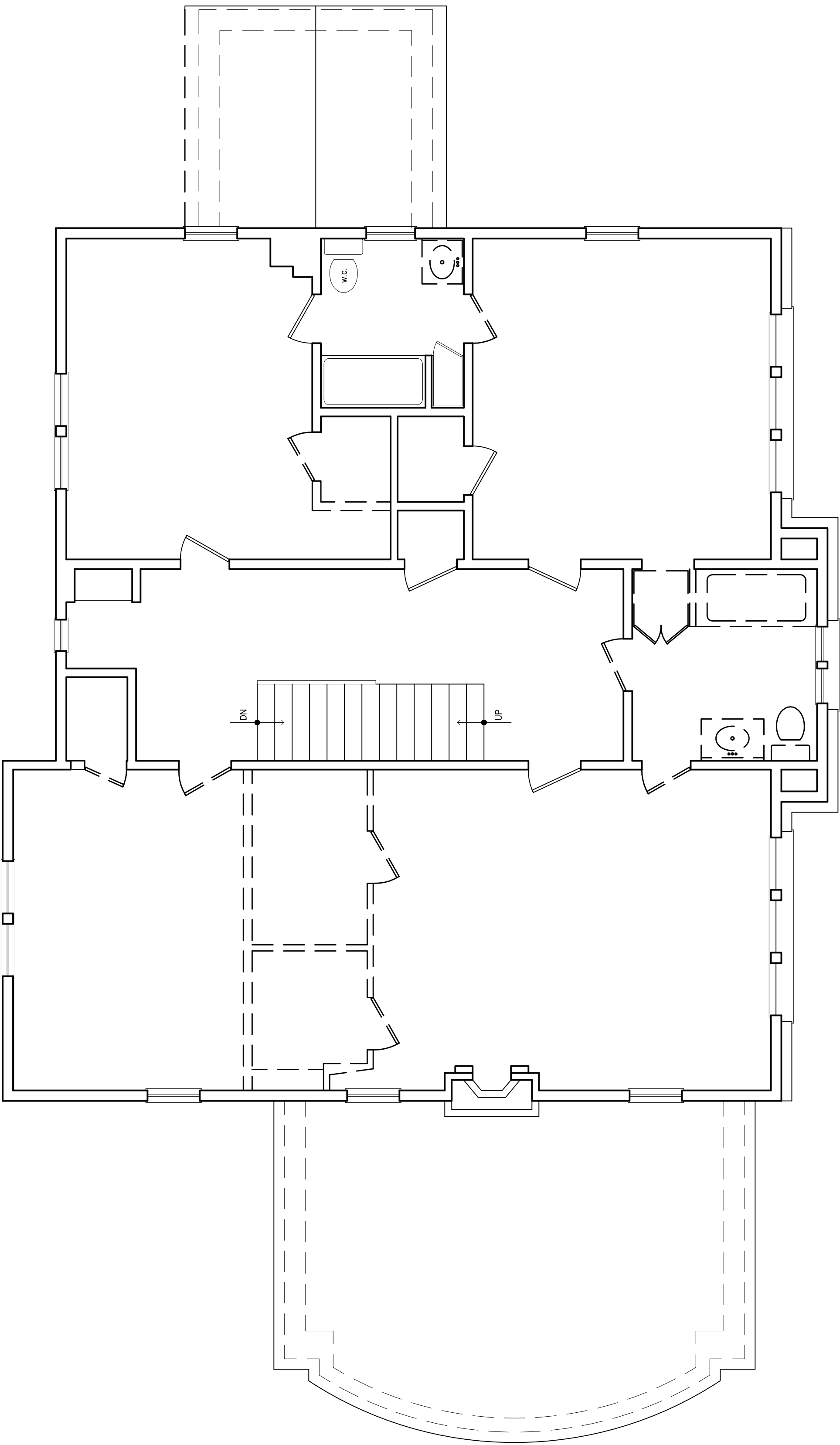
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19069
13 FEBRUARY 2020
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REVISIONS
SP.1





DEMOLITION SECOND FLOOR PLAN

D2.1

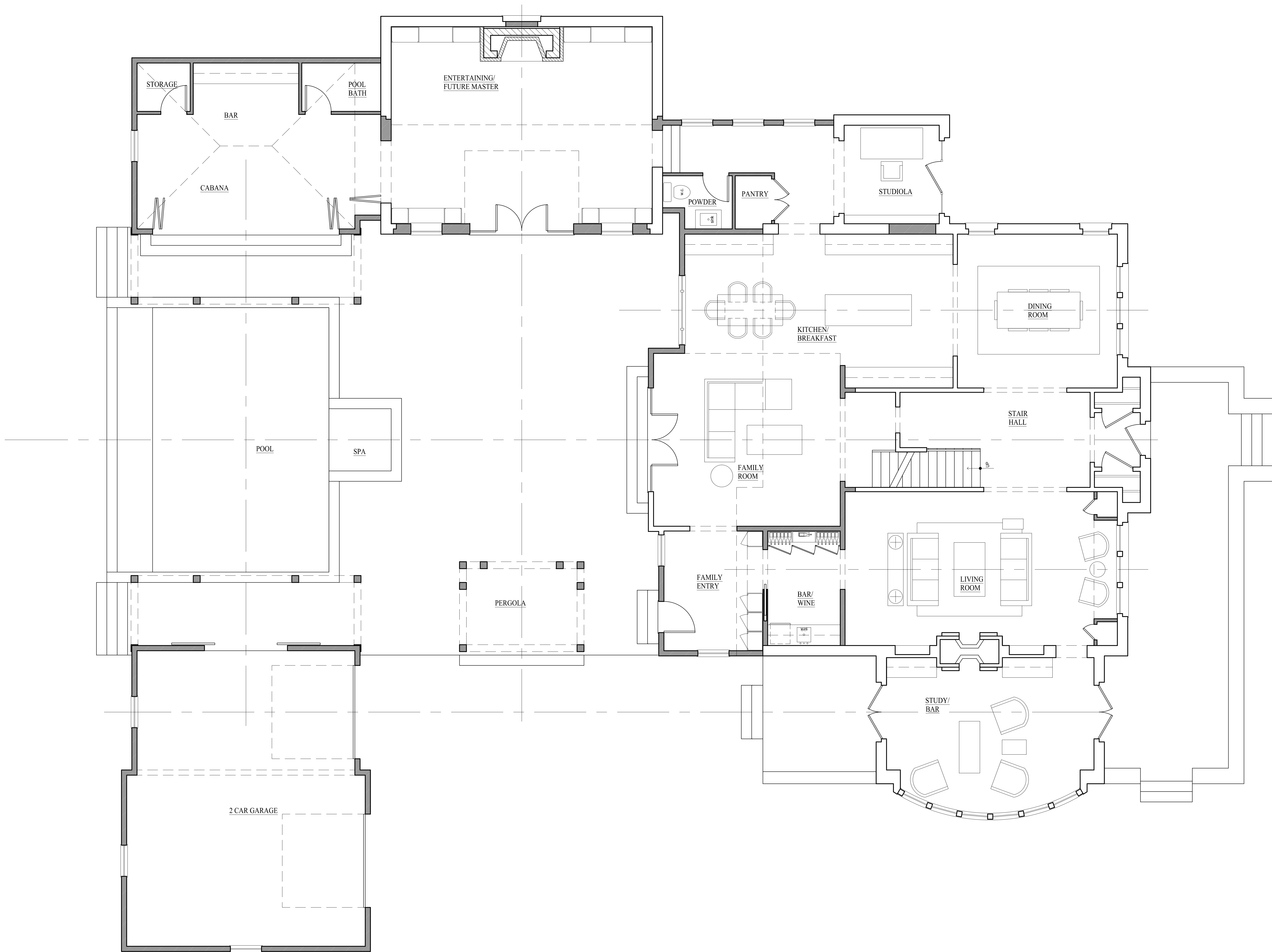
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DEMOLITION SECOND FLOOR PLAN

MCCLOSKEY RESIDENCE
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PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

REVISIONS

PROPOSED FIRST FLOOR PLAN

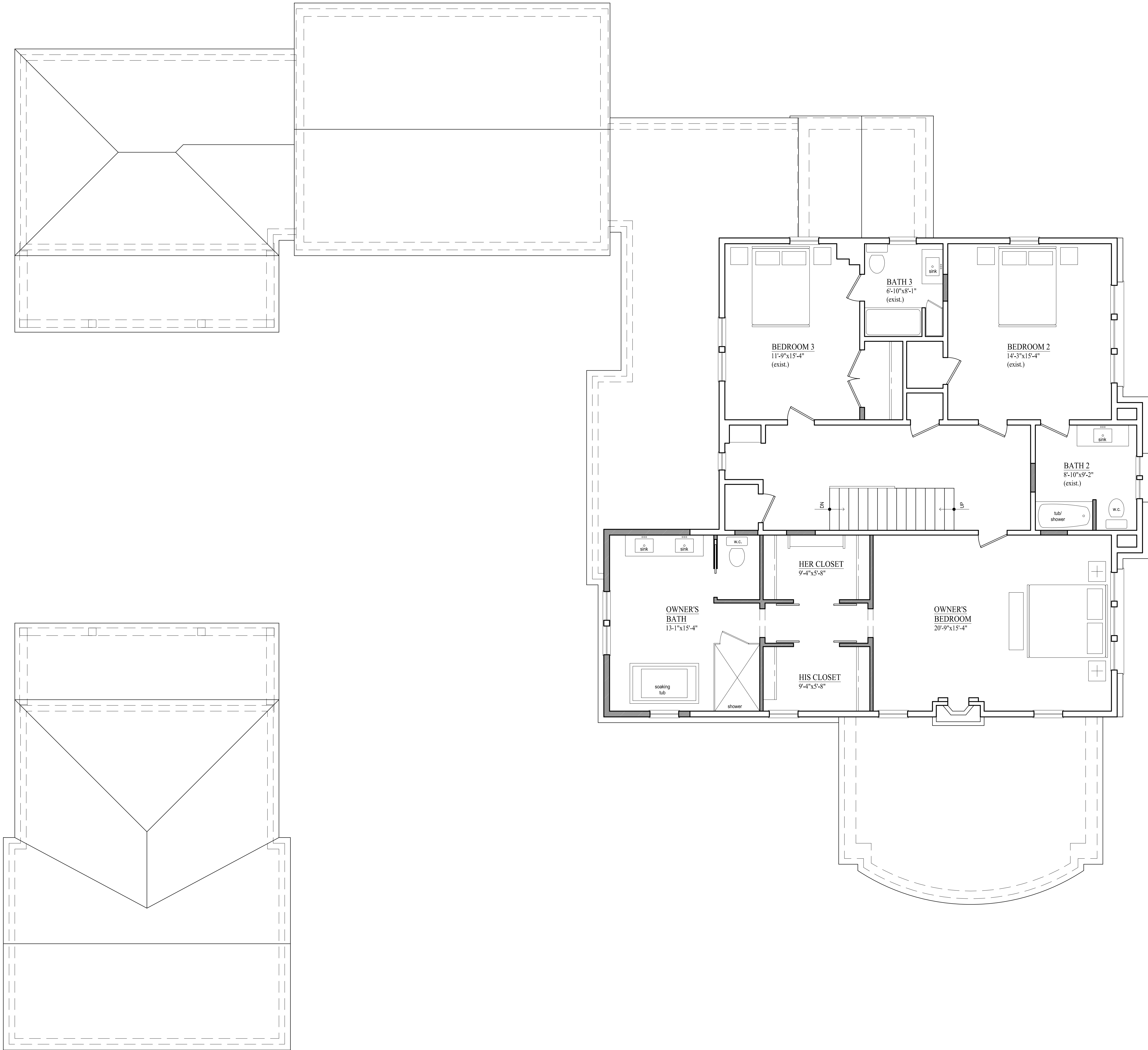
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PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN

REVISIONS

A2.1

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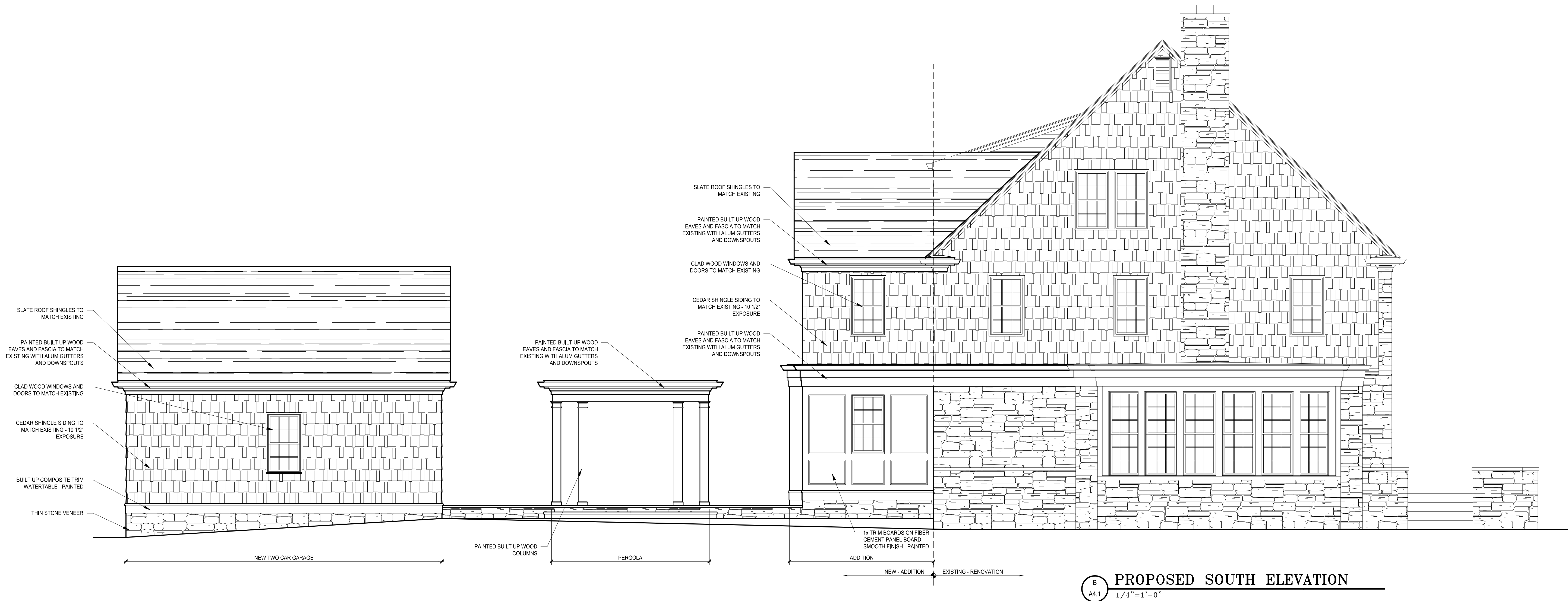
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PROPOSED SOUTH ELEVATION
1/4" = 1' - 0"



EXISTING SOUTH ELEVATION
1/4" = 1' - 0"

EXTERIOR ELEVATIONS

REVISIONS

A4.1

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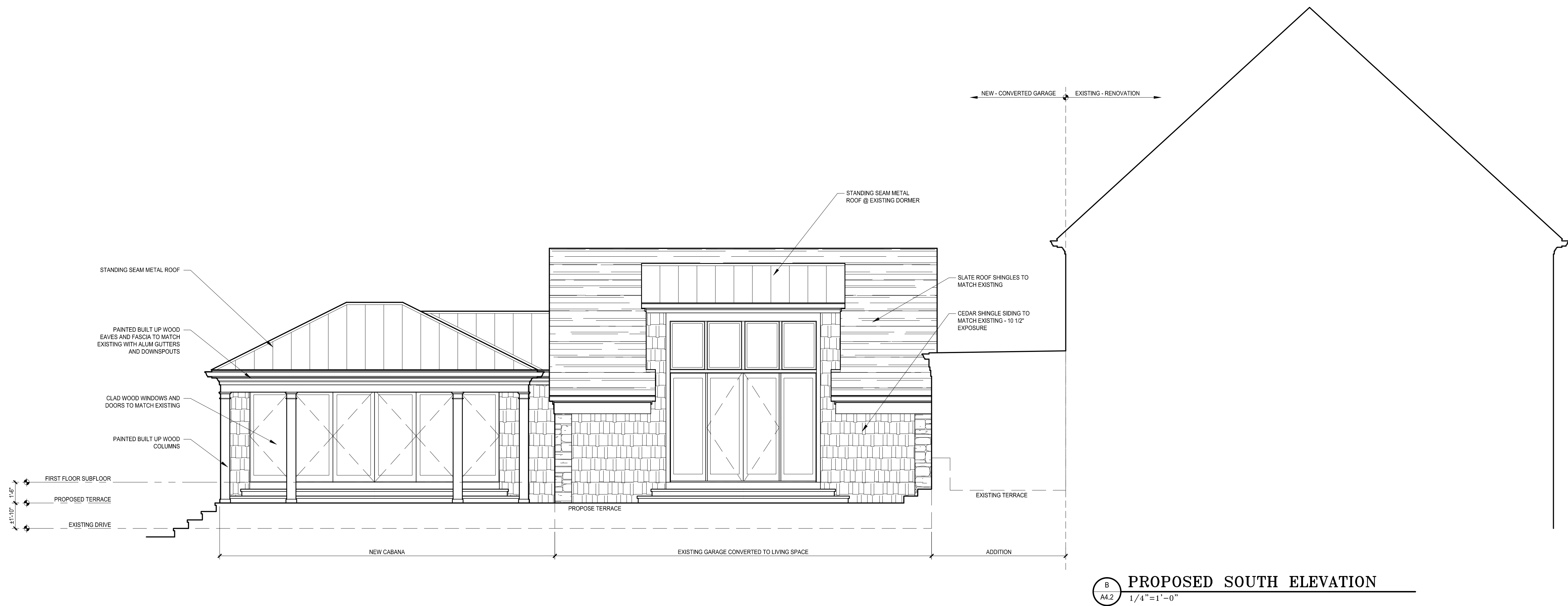
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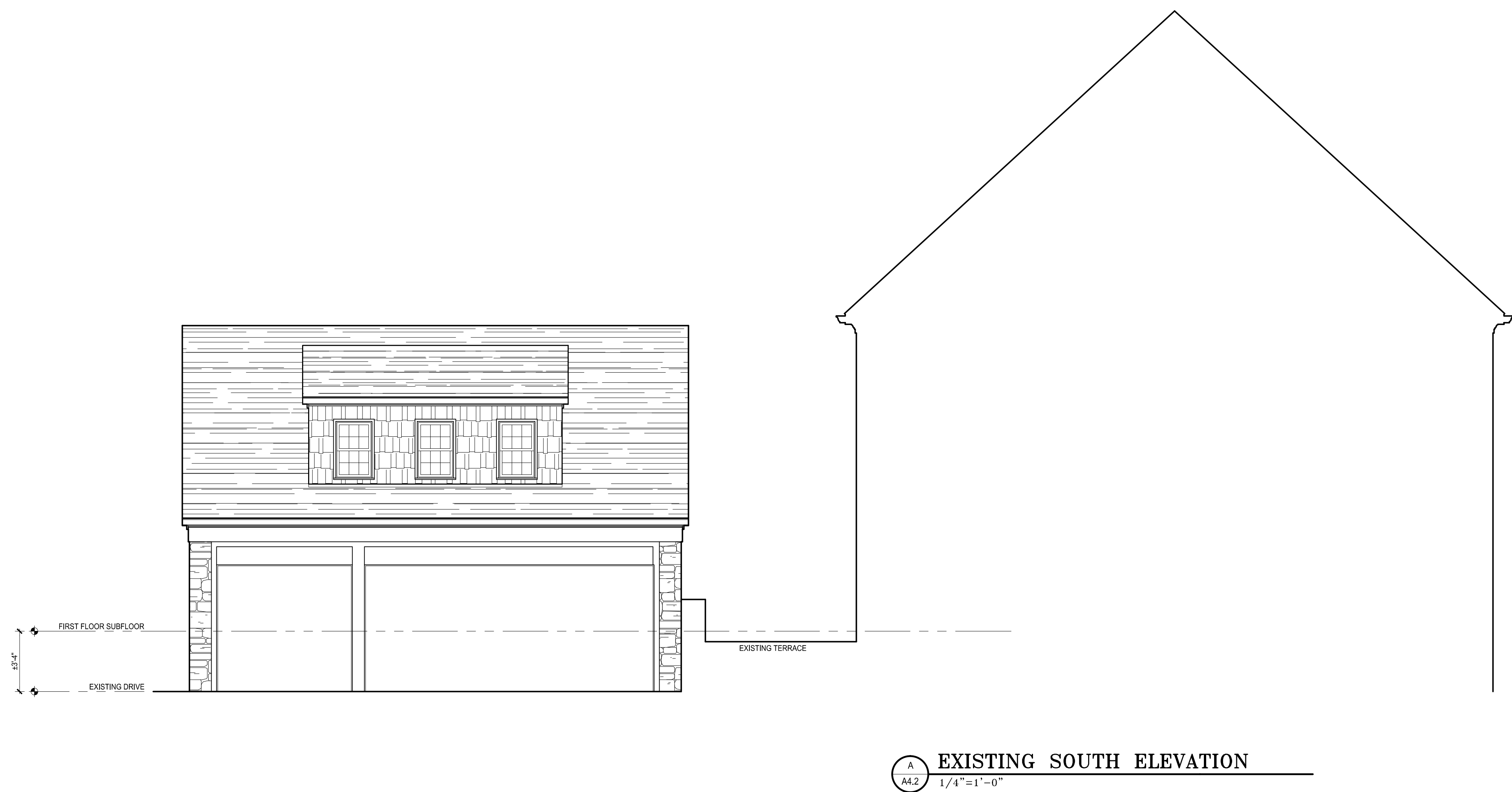
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PROPOSED SOUTH ELEVATION
1/4"=1'-0"



EXISTING SOUTH ELEVATION
1/4"=1'-0"

EXTERIOR ELEVATIONS

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A4.2

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PROPOSED WEST ELEVATION
1/4" = 1' - 0"



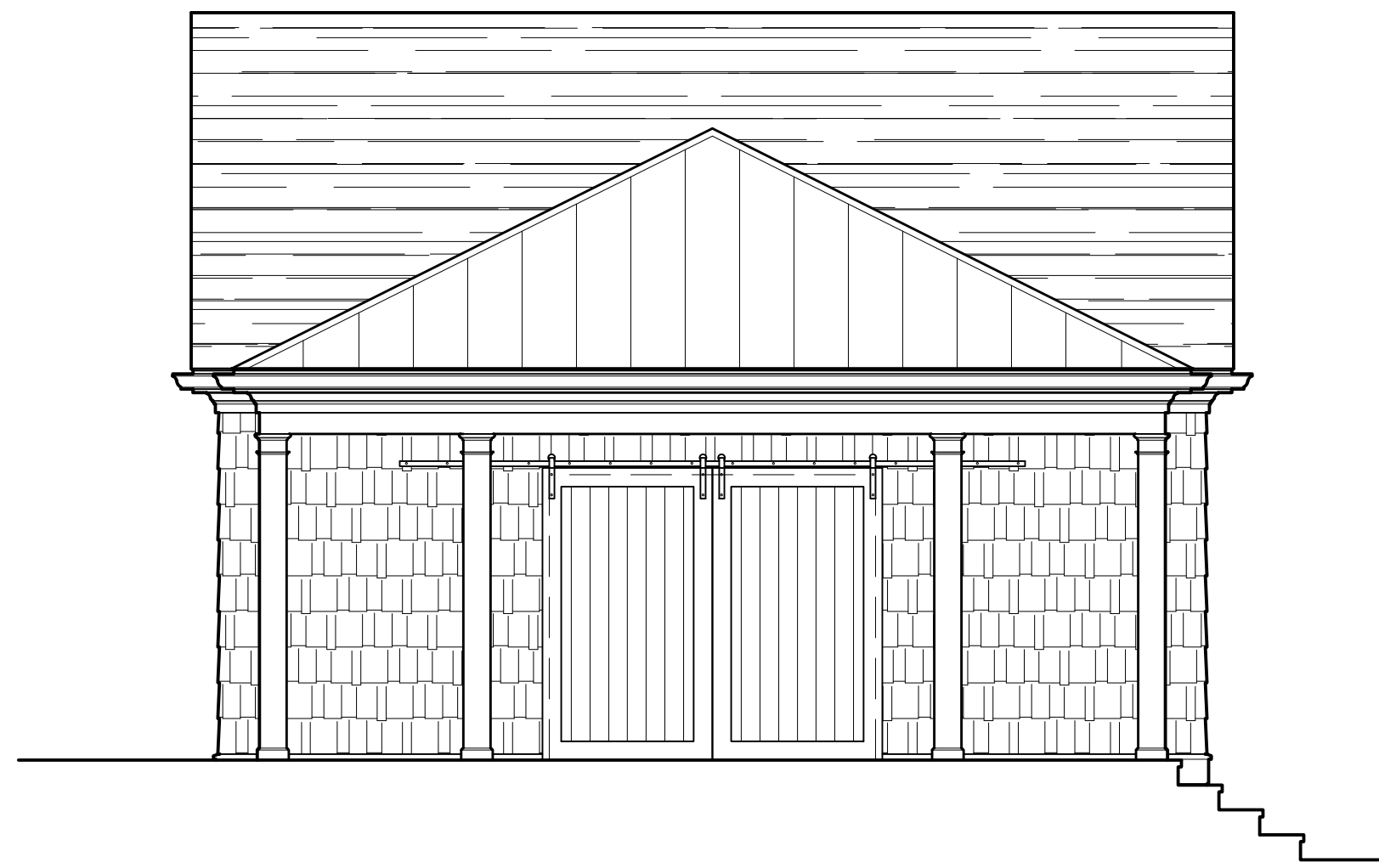
EXISTING WEST ELEVATION
1/4" = 1' - 0"

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BEXLEY, Ohio. 43209

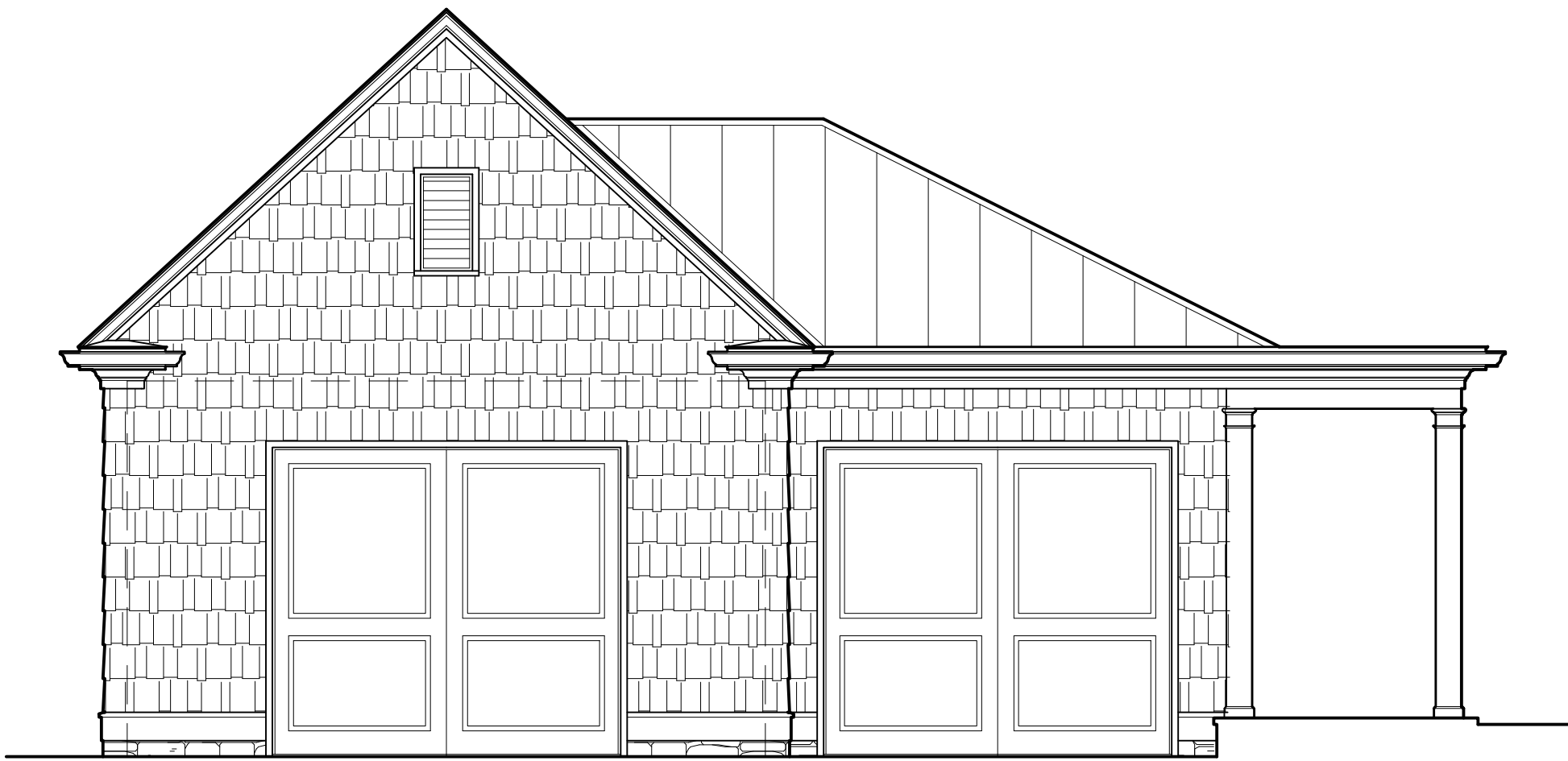
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EXTERIOR ELEVATIONS
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REVISIONS
A4.3



D
A4.4
GARAGE NORTH ELEVATION
1/4"=1'-0"



C
A4.4
GARAGE EAST ELEVATION
1/4"=1'-0"



B
A4.4
PROPOSED WEST ELEVATION
1/4"=1'-0"



A
A4.4
EXISTING WEST ELEVATION
1/4"=1'-0"

EXTERIOR ELEVATIONS

REVISIONS

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A4.4



PROPOSED NORTH ELEVATION
1/4" = 1' - 0"



EXISTING NORTH ELEVATION
1/4" = 1' - 0"

EXTERIOR ELEVATIONS

REVISIONS

A4.5

MCCLOSKEY RESIDENCE

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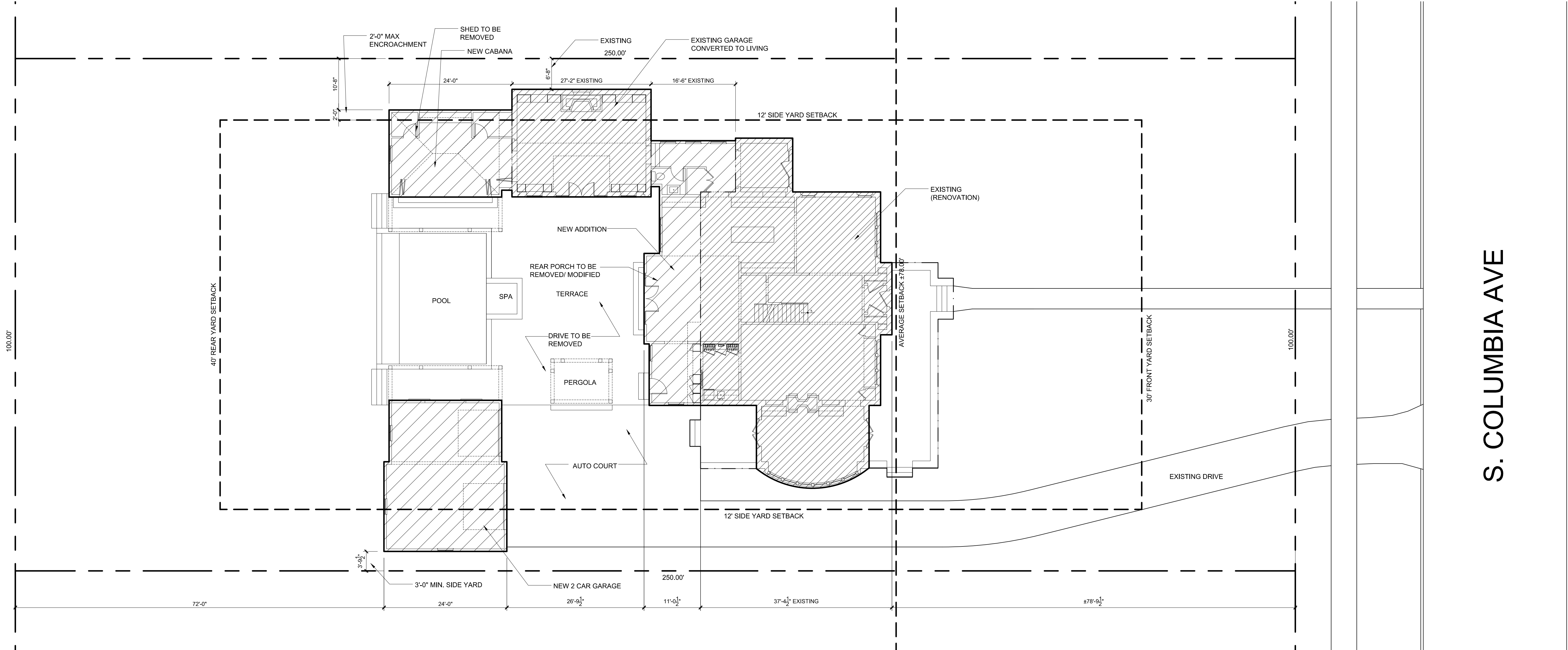


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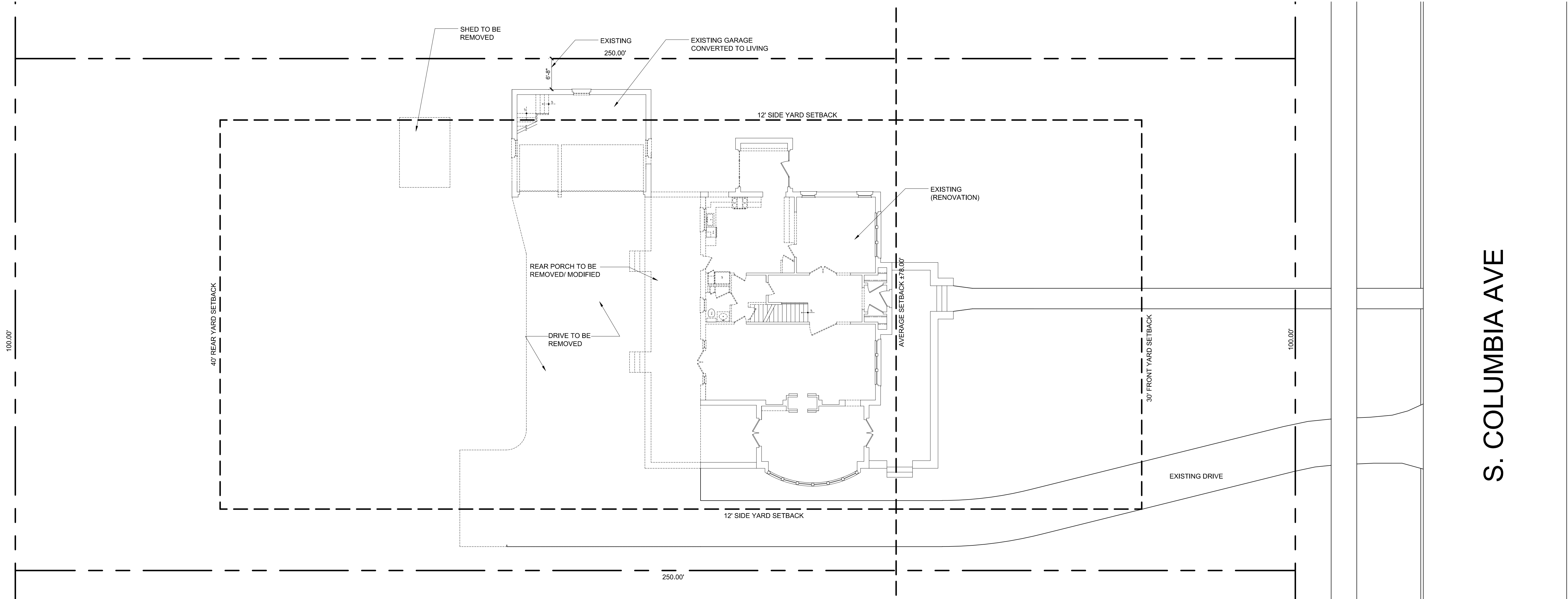
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PROPOSED ARCHITECTURAL SITE PLAN
Scale : 1" = 10' - 0"



EXISTING CONDITIONS AND DEMOLITION SITE PLAN
Scale : 1" = 10' - 0"



S. COLUMBIA AVE

S. COLUMBIA AVE

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PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-6

Applicant: Brian Marzich

Owner: Laura Maddox & Kevin Keenan

Location: 796 S. Remington

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 2-story addition to the rear of the 2-story principal structure

BZAP: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the 2-story principal structure. The applicant is also seeking a 10" variance from Bexley Code Section 1252.09 (R-6) Zoning District, which requires a setback of 6'6" from the side yard property line for this 40' wide lot, to allow the addition to the rear of the principal structure to be 5'8" from the north side property line, and in-line with the existing principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-27-2020

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

BZAP-20-6

Status: Active

Submitted: Feb 13, 2020

Applicant

 Brian Marzich
 614-314-0260
 brian@marzich.com

Location

796 S REMINGTON RD
Bexley, OH 43209

A.1: Project Information

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

The project is to add a two story addition to the rear of the existing structure. Also to replace a one car garage with a new two car garage.

Architecture Review

true

Conditional Use

--

Demolition

true

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Entire project

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Brian Marzich

Agent Address

--

Agent Email

brian@marzich.com

Agent Phone

614-314-0260

A.2: Fee Worksheet

Estimated Valuation of Project

175000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

encroaching into required setback

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

--

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

Residential

Zoning District

--

Use Classification

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

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

40

Depth (ft)

134.75

Total Area (SF)

5390

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

1008

Proposed Addition (SF)

336

Removing (SF)

--

Type of Structure

addition

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1344

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

216

Proposed Addition (SF)

--

New Structure Type

garage

Ridge Height

18

Proposed New Structure (SF)**Is there a 2nd Floor**

484

No

Total of all garage and accessory structures (SF)**Total building lot coverage (SF)**

484

1828

Total building lot coverage (% of lot)**Is this replacing an existing garage and/or accessory structure?**

34

Yes

B: Project Worksheet: Hardscape**Existing Driveway (SF)****Existing Patio (SF)**

213

--

Existing Private Sidewalk (SF)**Proposed Additional Hardscape (SF)**

240

173

Total Hardscape (SF)

280

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)****Total overall lot coverage (% of lot)**

2108

39

C.1 Architectural Review Worksheet: Roofing**Roofing****Structure**

true

House & Garage

Existing Roof Type**New Roof Type**

Std. 3-tab Asphalt Shingle

Std. 3-tab Asphalt Shingle

New Single Manufacturer**New Roof Style and Color**

--

Match Exist

C.1 Architectural Review Worksheet: Windows**Windows****Structure**

true

House & Garage

Existing Window Type**Existing Window Materials**

Double Hung

Wood

New Window Manufacturer**New Window Style/Mat./Color**

Pella

Vinyl

C.1 Architectural Review Worksheet: Doors**Doors****Structure**

true

House & Garage

Existing Entrance Door Type**Existing Garage Door Type**

Wood

Wood

Door Finish**Proposed Door Type**

Painted

Clad

Proposed Door Style**Proposed Door Color**

Patio

white

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim****Existing Door Trim**

true

Aluminum Clad

Proposed New Door Trim**Existing Window Trim**

alum clad

Other

Other Existing Window Trim**Proposed New Window Trim**

alum clad

alum

Trim Color(s)**Do the proposed changes affect the overhangs?**

white

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes****Existing Finishes**

true

Vinyl Siding

Existing Finishes Manufacturer, Style, Color**Proposed Finishes**

tan

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

clapboard style to match existing

D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project****Landscape Architect/Designer**

--

--

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.

The proposed addition is required to align with the existing north wall of the residence. This wall is existing non-conforming as it encroaches into 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, the addition requires the use of the existing interior stair location which is against the north wall of the house.

2. Is the variance substantial? Please describe.

No, the addition will not be worse than the existing non conforming structure.

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, the addition will not be worse than the existing non conforming structure.

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 be obviated through some method other than a variance? Please describe.

No, the addition requires the use of the existing interior stair location which is against the north wall of the house.

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

--

F.1 Fence Variance Worksheet

Lot Type

--

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

--

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.

--

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

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

--

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

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.

--

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.

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

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

--

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

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.

No

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.

No

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.

true

Provide a narrative time schedule for the replacement project

The project includes a new two car garage which will require the existing one car garage to be demolished

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

The proposed project will no negative impact on the neighborhood as 2 car garages are common to other houses and the new garage will be more slightly than the existing

Attachments (5)

pdf **Architectural Details**

Feb 13, 2020

pdf **Exterior Elevations**

Feb 13, 2020

pdf **Floor Plan**

Feb 13, 2020

pdf **Photographs**

Feb 13, 2020

pdf **Site Plan**

Timeline

☒ Zoning Officer

Status: Completed February 14th 2020, 2:49 pm

Assignee: Kathy Rose

Kathy Rose February 14th 2020, 2:45:39 pm

Brian, What is the ridge height of the new 2-story addition?

Kathy Rose February 14th 2020, 2:48:54 pm

March ARB & BZAP 2020 variance from side yard setback requirement

Kathy Rose February 25th 2020, 2:14:42 pm

Brian - Fees are due!!!

Kathy Rose February 25th 2020, 3:10:55 pm

Found the check - Thank You!!

Kathy Rose March 6th 2020, 1:21:23 pm

There is a section of the house on the site plan that appears to be closer to the north property line than the proposed addition. Can you tell me if that is the case and what the distance is if it is. It could also just be referencing the soffit, so I thought I'd ask. Thanks!

Brian Marzich March 10th 2020, 1:06:52 pm

Kathy. That is the existing eve that projects a bit further than the rakes. The new addition north wall will align with existing as to not encroach further than existing. Thanks

☐ Payment

Status: Paid February 25th 2020, 3:10 pm

Brian Marzich February 13th 2020, 4:03:03 pm

I will drop off hard copies and pay in person

☐ Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

☐ 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

BUILDING INFORMATION

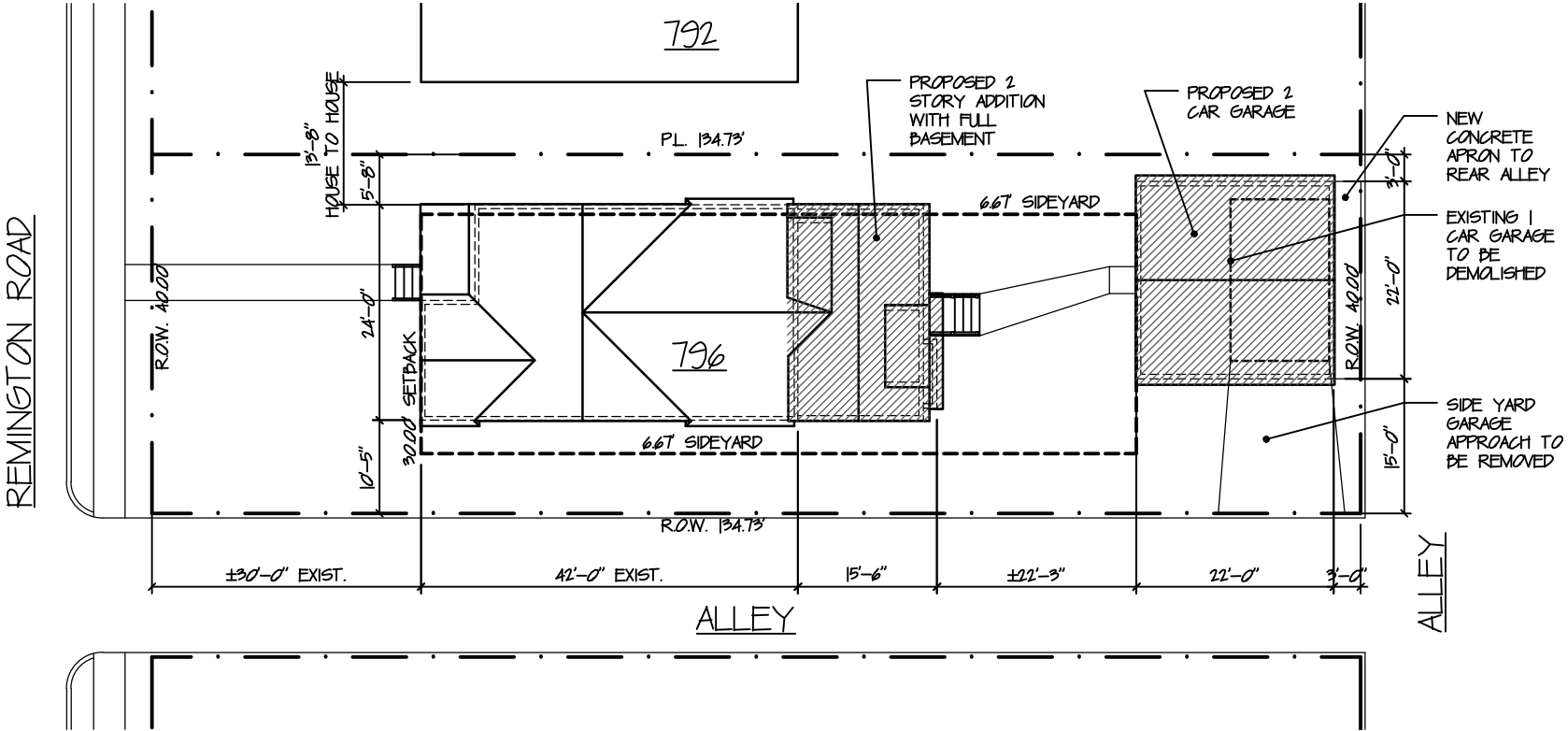
GOVERNING CODE:
2019 RESIDENTIAL CODE OF OHIO

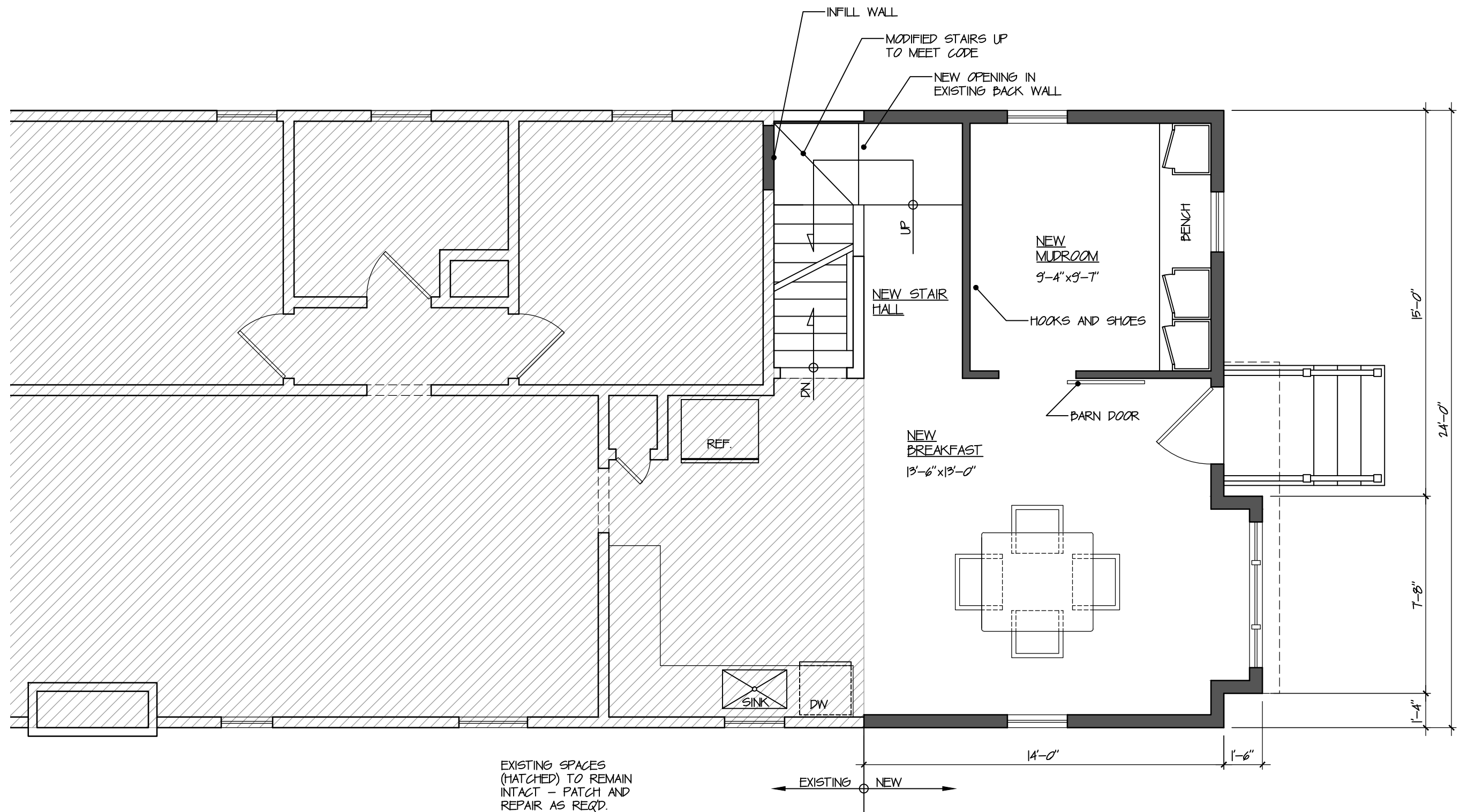
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SITE AREA: 5,389 S.F.

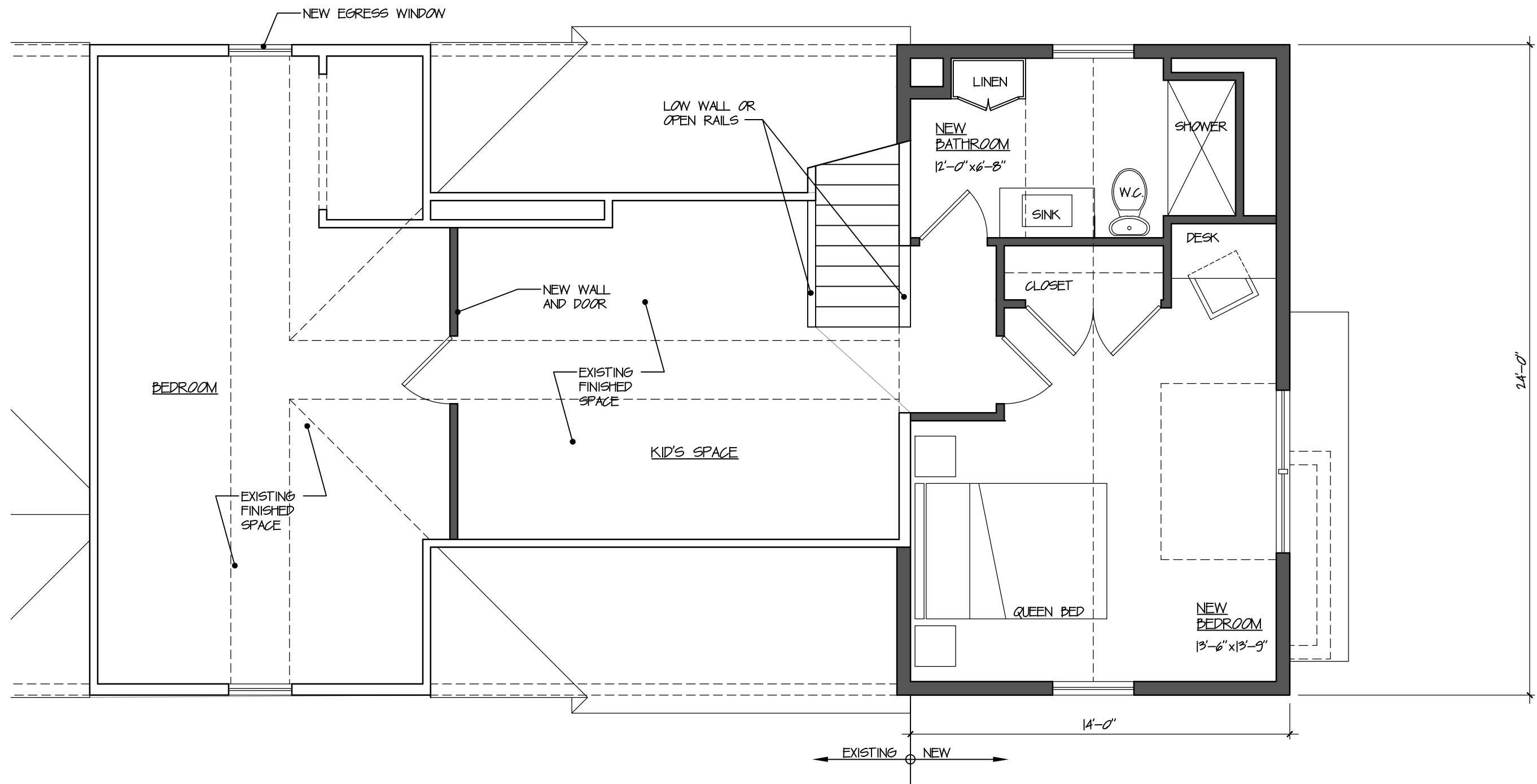
	EXISTING	PROPOSED	TOTAL
HOUSE COVERAGE:	1,008 S.F.	336 S.F.	1,344 S.F.
GARAGE COVERAGE:	216 S.F.(DEMO)	484 S.F.	484 S.F.
BUILDING COVERAGE (35% MAX.):	1,224 S.F. (22.7%)		1,828 S.F. (33.9%)
HARDSCAPE:	397 S.F.	280	280 S.F.
TOTAL COVERAGE (60% MAX.):	1,621 S.F. (30.1%)		2,108 S.F. (39.1%)

SQUARE FOOTAGE

	EXISTING	PROPOSED	TOTAL
FIRST FLOOR:	944 S.F.	336 S.F.	1,280 S.F.
SECOND FLOOR:	337 S.F.	336 S.F.	673 S.F.
TOTAL:	1,281 S.F.	672 S.F.	1,943 S.F.







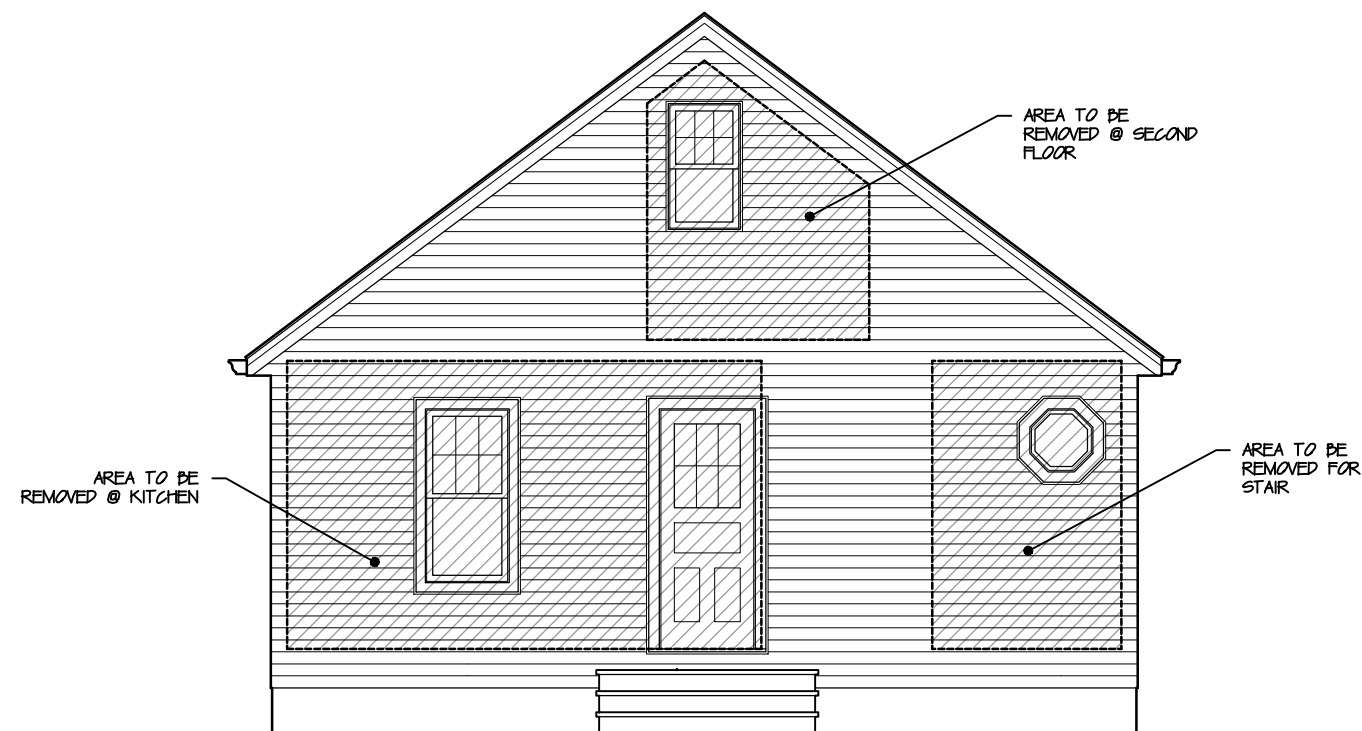


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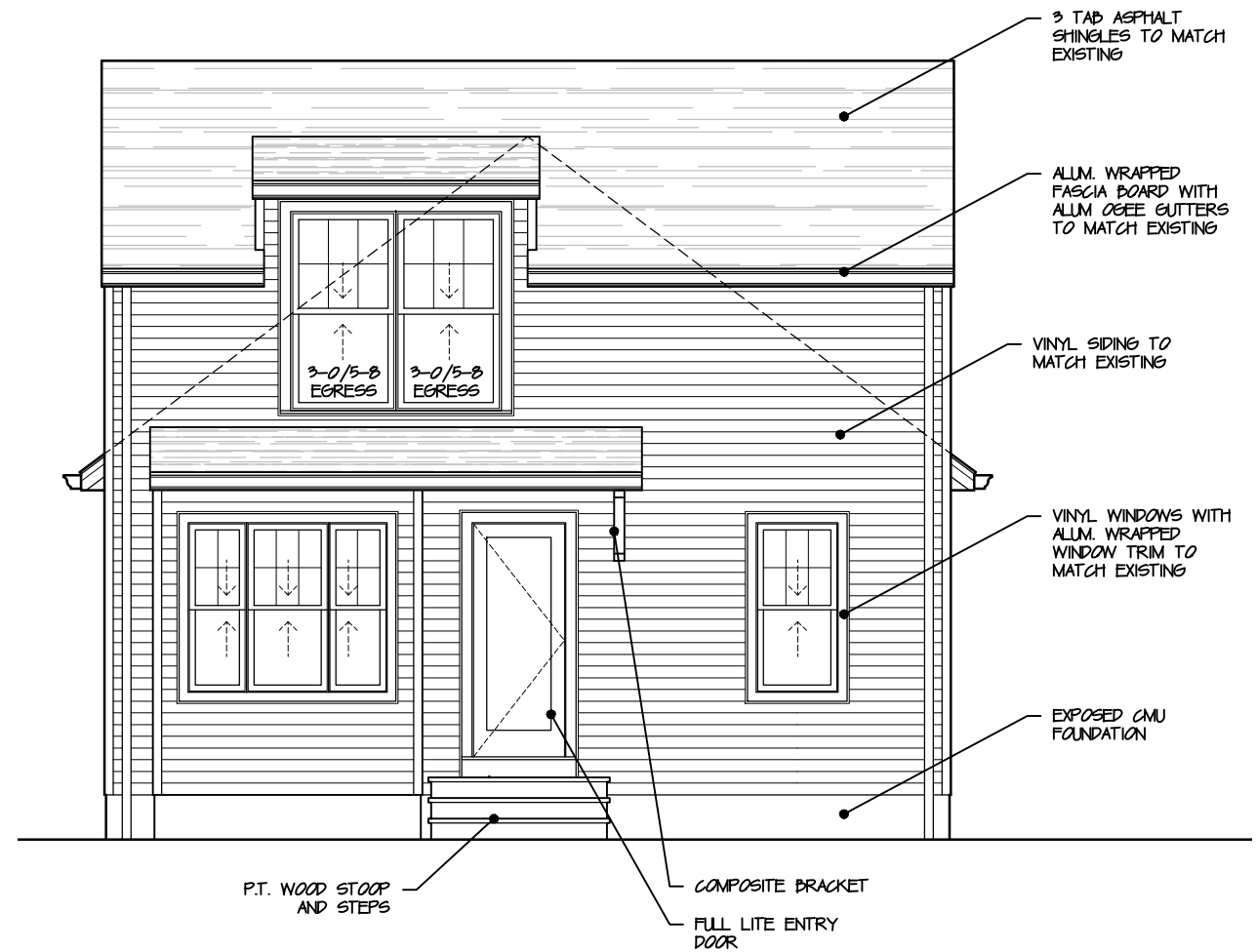


PROPOSED

← EXISTING — NEW →



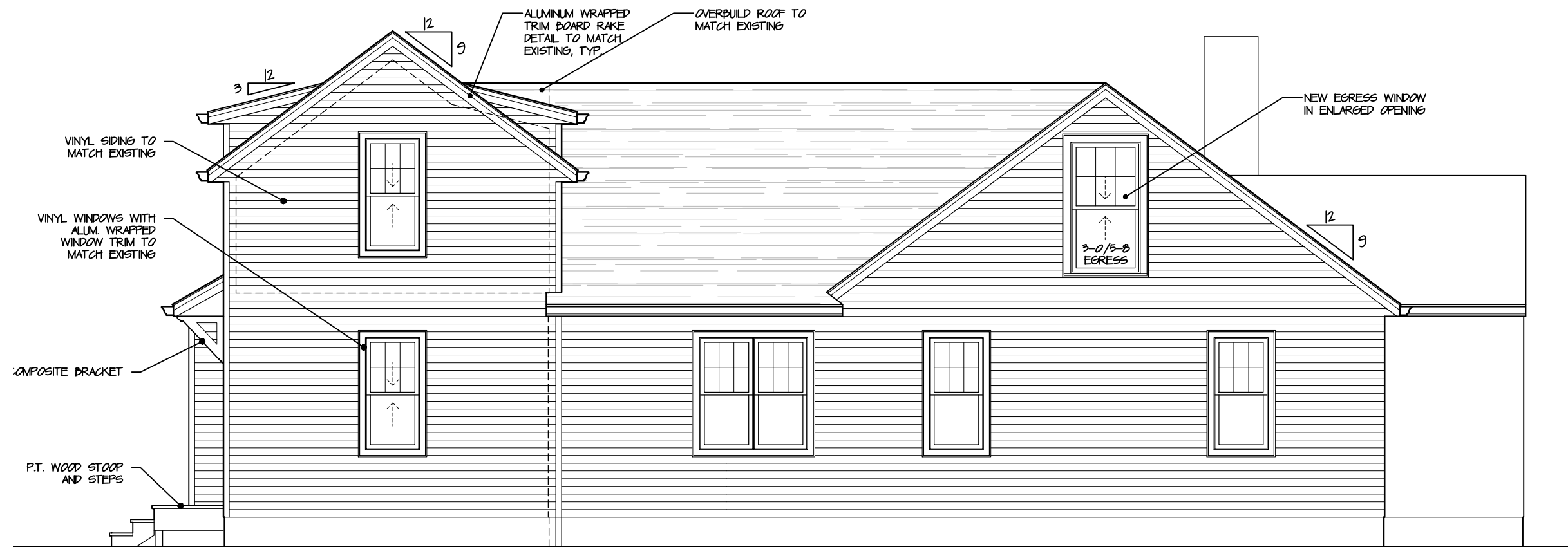
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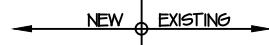
PROPOSED



EXISTING



PROPOSED





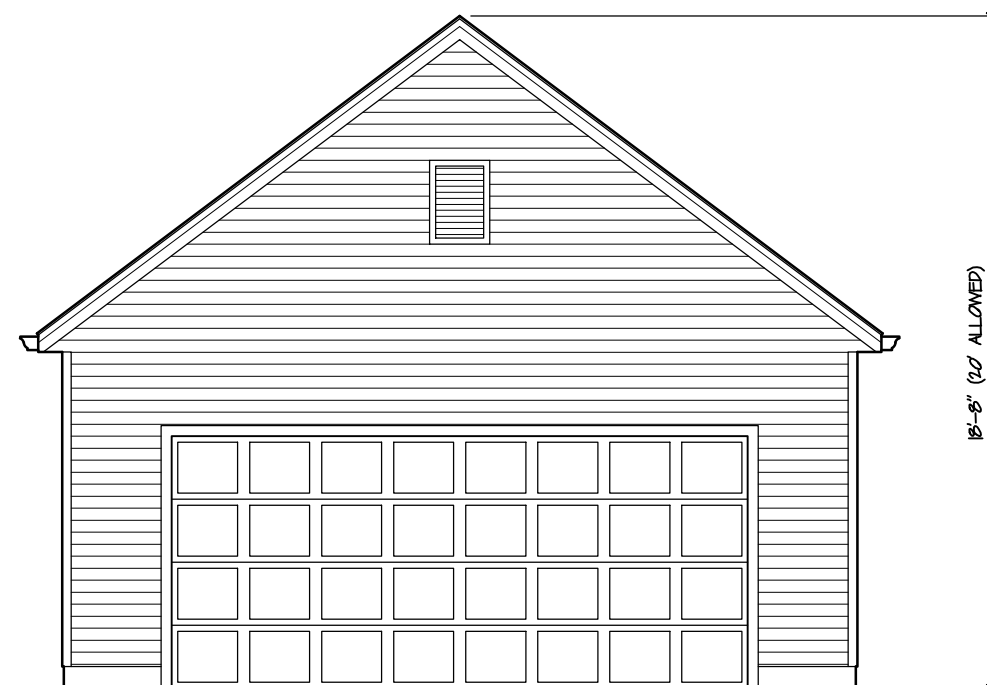
SOUTH



WEST



NORTH



EAST (ALLEY)



FROM SOUTHEAST



FROM SOUTHWEST



FROM NORTHWEST



FROM NORTHWEST



EXISTING GARAGE FROM SOUTHEAST



EXISTING REAR (EAST) ELEVATION



PUBLIC NOTICE
CITY OF BEXLEY

BOARD OF ZONING AND PLANNING

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, April 23, 2020 at 6:00 PM.,** in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-7

Applicant: Marc Aubry - Greenscapes

Owner: Foster

Location: 30 N. Drexel Ave.

BZAP: The applicant is seeking a special permit in accordance with Bexley Code Section 1262.06(a) which states there shall be no more than two (2) points of ingress/egress, to allow a circular drive on the Drexel Avenue side of this property, for a total of 3 points of ingress/egress. The applicant is also seeking And 1262.06 (d) which limits the driveway surface to no more than 25% of the required front yard, to allow the new circular drive to extend through to the existing driveway in the front yard (off of Drexel Circle).

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 04-16-2020




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

BZAP-20-7

Status: Active

Submitted: Feb 20, 2020

Applicant

 Marc Aubry
 6148371869
 marcaubry@greenskapes.net

Location

30 N DREXEL AV
Bexley, OH 43209

A.1: Project Information

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

Proposed driveway in front of house.

Architecture Review

--

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

--

What requires Minor Architectural Review

--

Major Architectural Review

--

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Marc Aubry

Agent Address

4220 Winchester Pike

Agent Email

marcaubry@greenskapes.net

Agent Phone

614-830-2601

A.2: Fee Worksheet

Estimated Valuation of Project

1

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

false

Zoning

true

Zoning Review Type

Conditional Use request

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Special Permit, Conditional Uses and All Others

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

--

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

Residential

Zoning District

--

Use Classification

--

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

--

Depth (ft)

--

Total Area (SF)

--

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 Square Footage

--

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

--

Proposed Addition (SF)

--

New Structure Type

--

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?**

--

--

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

2600

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

2900

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

--

Total overall lot coverage (% of lot)

--

C.1 Architectural Review Worksheet: Roofing**Roofing**

--

Structure

--

Existing Roof Type

--

New Roof Type

--

New Single Manufacturer

--

New Roof Style and Color

--

C.1 Architectural Review Worksheet: Windows**Windows**

--

Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

--

C.1 Architectural Review Worksheet: Doors**Doors**

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish**Proposed Door Type**

--

--

Proposed Door Style**Proposed Door Color**

--

--

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim****Existing Door Trim**

--

--

Proposed New Door Trim**Existing Window Trim**

--

--

Proposed New Window Trim**Trim Color(s)**

--

--

Do the proposed changes affect the overhangs?

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes****Existing Finishes**

--

--

Existing Finishes Manufacturer, Style, Color**Proposed Finishes**

--

--

Proposed Finishes Manufacturer, Style, Color

--

D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project****Landscape Architect/Designer**

--

Marc Aubry

Architect/Designer Phone**Architect/Designer E-mail**

614-830-2601

marcaubry@greenskapes.net

Project Description

Proposed driveway in front of house.

We are currently re-designing the entire landscape/hardscapes for the home. The homeowner would like a better entrance for guests as they arrive to the home. So, as we re-design the home we would like to include the new driveway in the overall site design. The design is still in its beginning stages, so details like final size, materials and elevation changes are still being worked out. It is our goal to work with the City/Commissions to gain a better understanding of how to accomplish the new drive and then return to the City/Commissions with all the correct information for final approval.

I have read and understand the above criteria

true

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.

Proposed driveway in front of house.

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.

From initial discussion with the City, the traditional front yard is legally the side yard.

2. Is the variance substantial? Please describe.

No, this is a common occurrence to other homes in the area.

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, this is a common occurrence to other homes in the area.

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, they did not know the front yard is actually the side yard.

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

No

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

Yes, this is a use that many other homes enjoy in the area.

F.1 Fence Variance Worksheet

Lot Type

--

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

--

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.

--

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

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

--

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.

--

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

--

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.

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

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

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

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.

--

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.

--

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.

--

Attachments (1)

pdf Landscape Plan

Feb 20, 2020

Timeline

☐ Payment

Status: Due Now

Marc Aubry February 20th 2020, 10:02:04 am
The client will mail in a check.

| Zoning Officer

Status: In Progress

Assignee: Kathy Rose

Kathy Rose February 25th 2020, 2:43:57 pm

Mark - what is the width of the proposed driveway?

Marc Aubry February 26th 2020, 3:19:21 pm

It is drawn at 14' wide.

Kathy Rose February 27th 2020, 9:02:13 am

12.5' is the limit for width - If it stays at 14, that would be a variance. Also, could you indicate the distance the approaches would be located from each other and how far the southern approach is from the southwest corner (Drexel Ave. and Drexel Circle)

Marc Aubry March 3rd 2020, 10:35:09 am

If this will already be a variance, i would rather leave it at 14' wide for now. But, if the width is the only part of the project that would require a variance, we can adjust it to 12.5' wide.

Kathy Rose March 3rd 2020, 11:37:39 am

What is the total lot coverage - building plus hardscape? Also there are two approaches in the front yard.....I was planning to add you to my March 26th Agenda.

Marc Aubry March 3rd 2020, 3:44:18 pm

Here are the current numbers, but we will be re-designing the drive & patio area, so it might change. The total lot: 41,100 sf
Hardscape/building: 19,500 sf (47.44%) Drive addition: 2,800 sf Yes, two approaches

Kathy Rose March 4th 2020, 11:10:35 am

I plan to place you on the March 26th Agenda

Kathy Rose March 4th 2020, 11:22:48 am

Will any trees along the Drexel Ave. side of this property be affected?

Marc Aubry March 5th 2020, 8:53:28 am

Great We are not currently planning on impacting the existing trees. But would like to know about replacing them since they are less desirable trees.

Kathy Rose March 5th 2020, 11:57:06 am

Trees located between the curb along Drexel Avenue to a point approximately 8' behind the sidewalk are all city trees and cannot be removed without approval from the Tree & Public Garden Commission.

Marc Aubry March 5th 2020, 5:24:38 pm

Understood, we will tackle this issue after the bigger question of the drive is resolved.

Kathy Rose March 12th 2020, 11:31:18 am

Marc: Can you provide the amount of hardscape in the front yard which includes the existing and proposed drive (This would be on the section of yard that fronts on the circle and from the front of the house to the front property line and from the side property line on Drexel to the lot to the southeast.

Marc Aubry March 12th 2020, 2:11:07 pm

Kathy, I will email you a plan to confirm the boundary of the area to make sure it is correct.

Marc Aubry March 13th 2020, 9:33:03 am

Kathy, based on the current layout: Coverage with existing drive: 18.79% Coverage with existing & proposed drop-off/connection: 40.64% Coverage with existing & no connection drive: 20.57% In the final design the connection between the drop off drive and drive to the garage may be removed from the plan.

Kathy Rose March 13th 2020, 10:42:33 am

I think that may be a part of the review by the Zoning Board, as the circular drive typically connects to the off-street parking in an approved location (which in this case is the garage) as the circular drive detached from the garage access can only encourage parking in the side yard that appears as front yard parking, on this irregular corner lot. I would leave that up to the Board.

☐ **Design Planning Consultant**

Status: Pending

☐ **Architectural Review Board**

Status: Pending

☐ **Board of Zoning and Planning**

Status: Pending

☐ **City Council**

3/16/2020

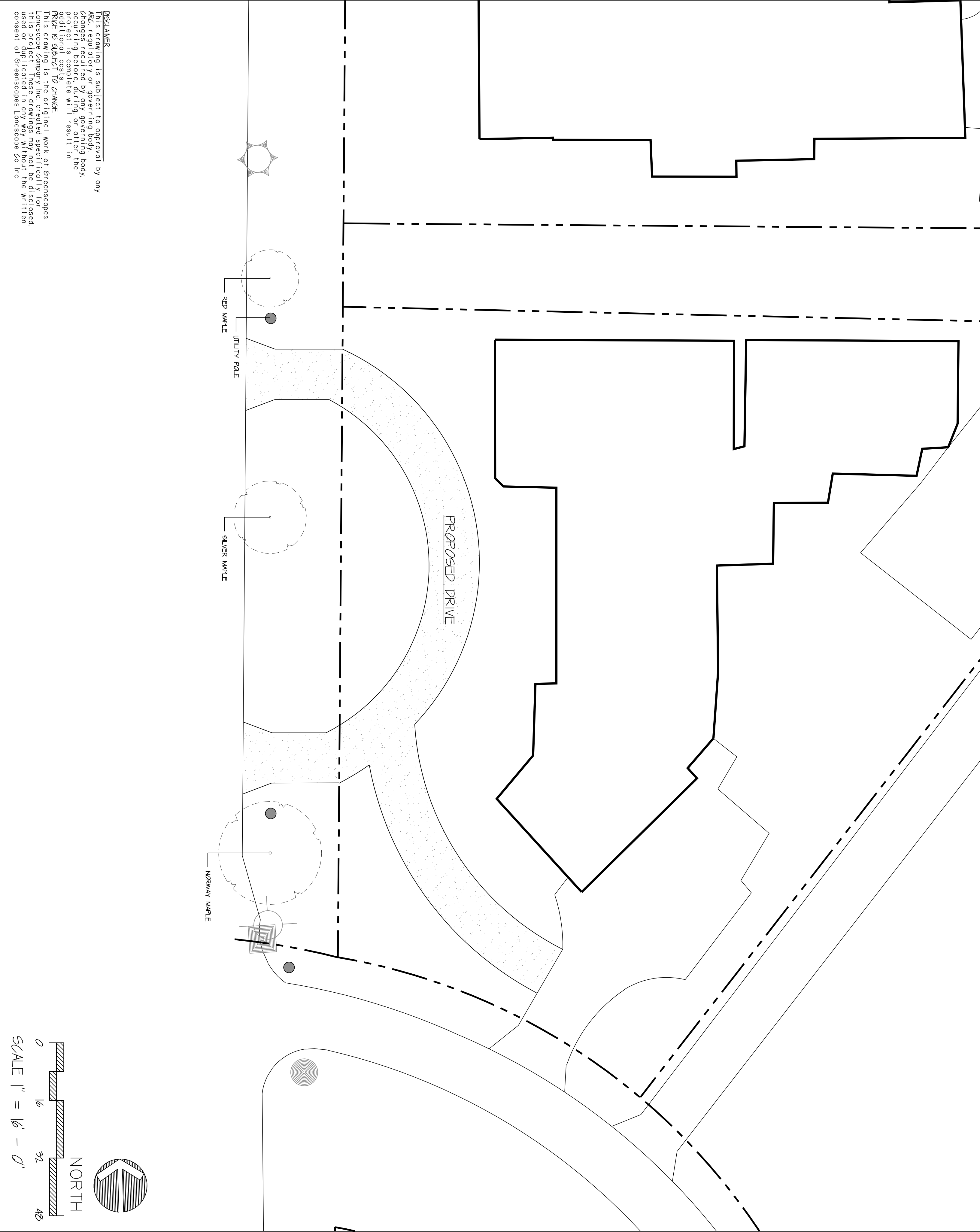
Status: Pending

☐ **Tree Commission**

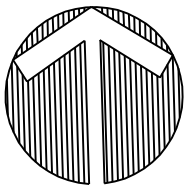
Status: Pending

☐ **Arborist**

Status: Pending



DISCLAIMER
This drawing is subject to approval by any
AKC, regulatory or governing body.
Changes required by any governing body,
occurring before, during, or after the
project is complete will result in
additional costs.
PRICE IS SUBJECT TO CHANGE
This drawing is the original work of Greenscapes
Landscape Company Inc. created specifically for
this project. These drawings may not be disclosed,
used or duplicated in any way without the written
consent of Greenscapes Landscape Co. Inc.



0 16 32 48
SCALE 1" = 16' - 0"

JOB NO:	
DATE: 02.20.2020	
SHEET:	
OF 1	

NO.	REVISIONS	BY

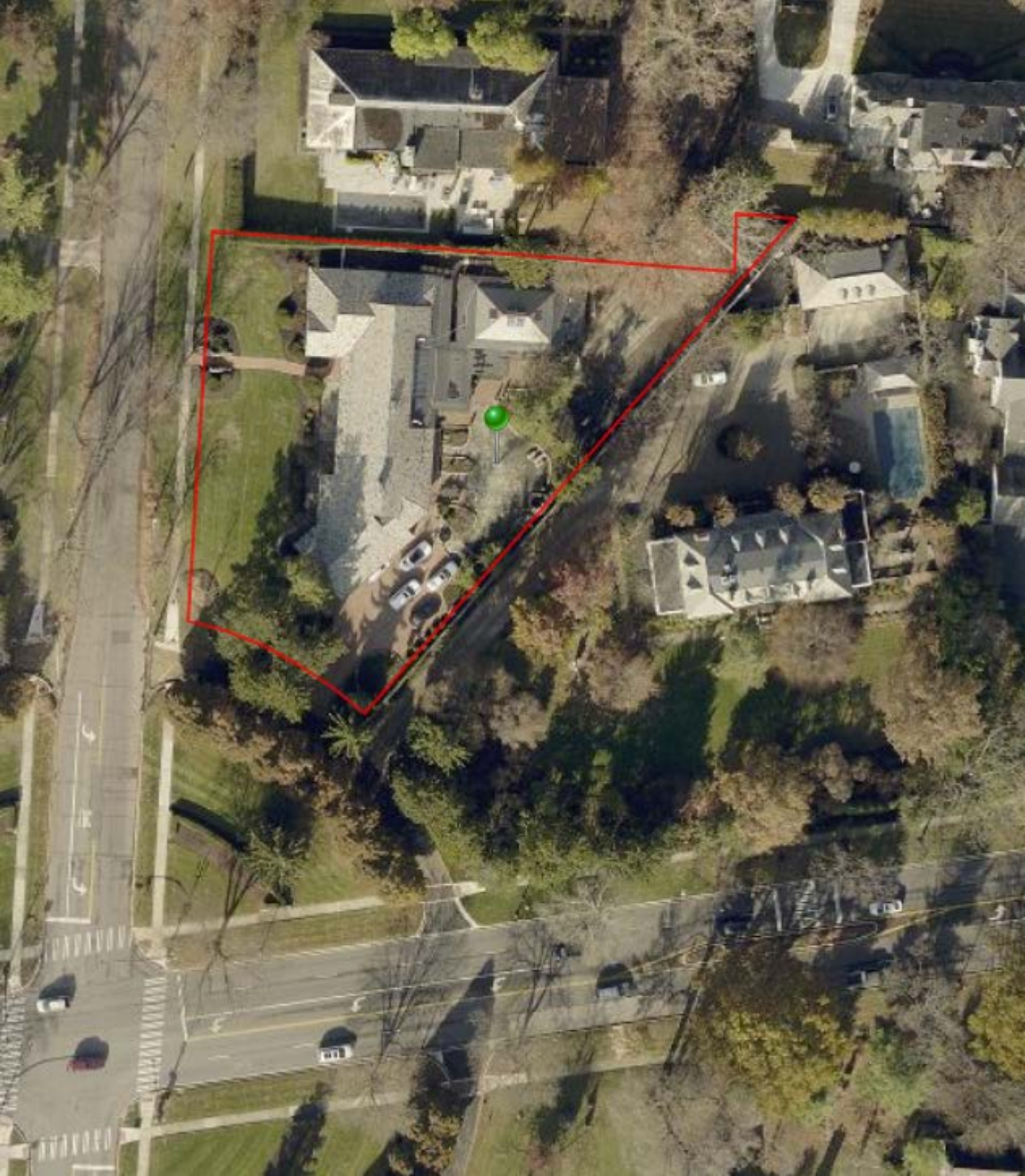
FOSTER RESIDENCE

30 N. DREXEL AVE.
DEXLEY, OHIO

SCHEMATIC DRIVE LAYOUT

M. AUBRY

GreenScapes Landscape Co.
Landscape Architects and Contractors
4220 WINCHESTER PIKE • COLUMBUS, OHIO 43232-5612
(614) 837-1889 • Fax (614) 837-2383
www.GreenScapes.net











**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING**

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, April 23, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: BZAP-20-9

Applicant: Amy Lauerhass

Owner: Blue Box, LLC

Address: 2336 Bryden Rd.

ARB Request: The applicant is seeking architectural review an approval to allow a 2-story addition to the east side of the principal structure. The applicant is also seeking architectural review and a recommendation to the Board of Zoning and Planning for a proposed detached garage.

BZAP Request: The applicant is seeking a variance to Bexley Code Section 1252.15(a), which limits accessory structures to no greater than thirty-five percent (35%) of the principal building footprint, to allow the proposed detached garage to be 720sq'.

A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020



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Date:
10 Mar 2020

Drawing Title:
Exterior Elevations

Scale:
1/8" = 1'-0"

Project Number:
18-045

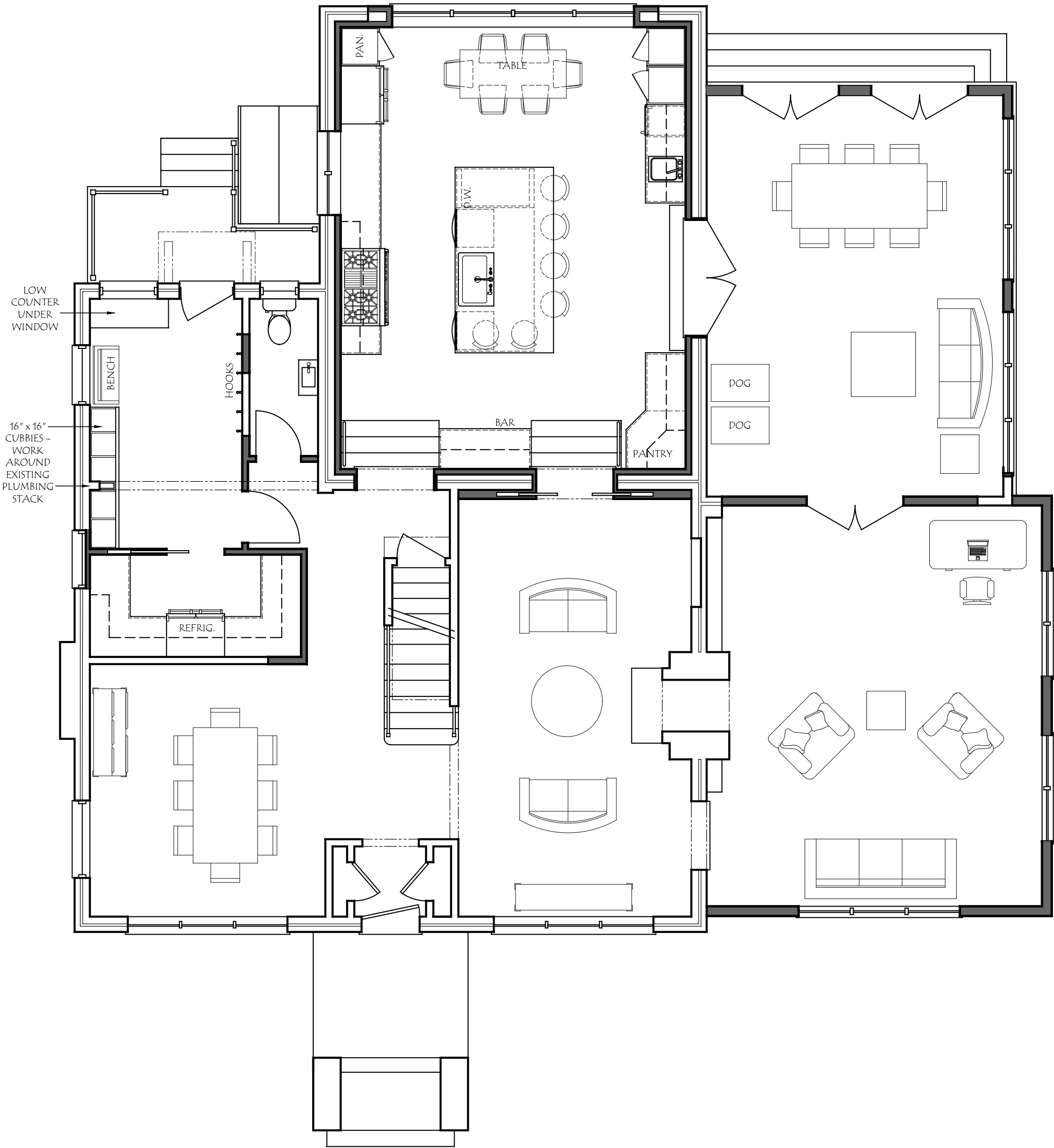
Project Name:
2336 Bryden Road

Sheet Number:
A-3



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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Date:
10 Mar 2020

Project Number:
18-045

Drawing Title:
First Floor Plan

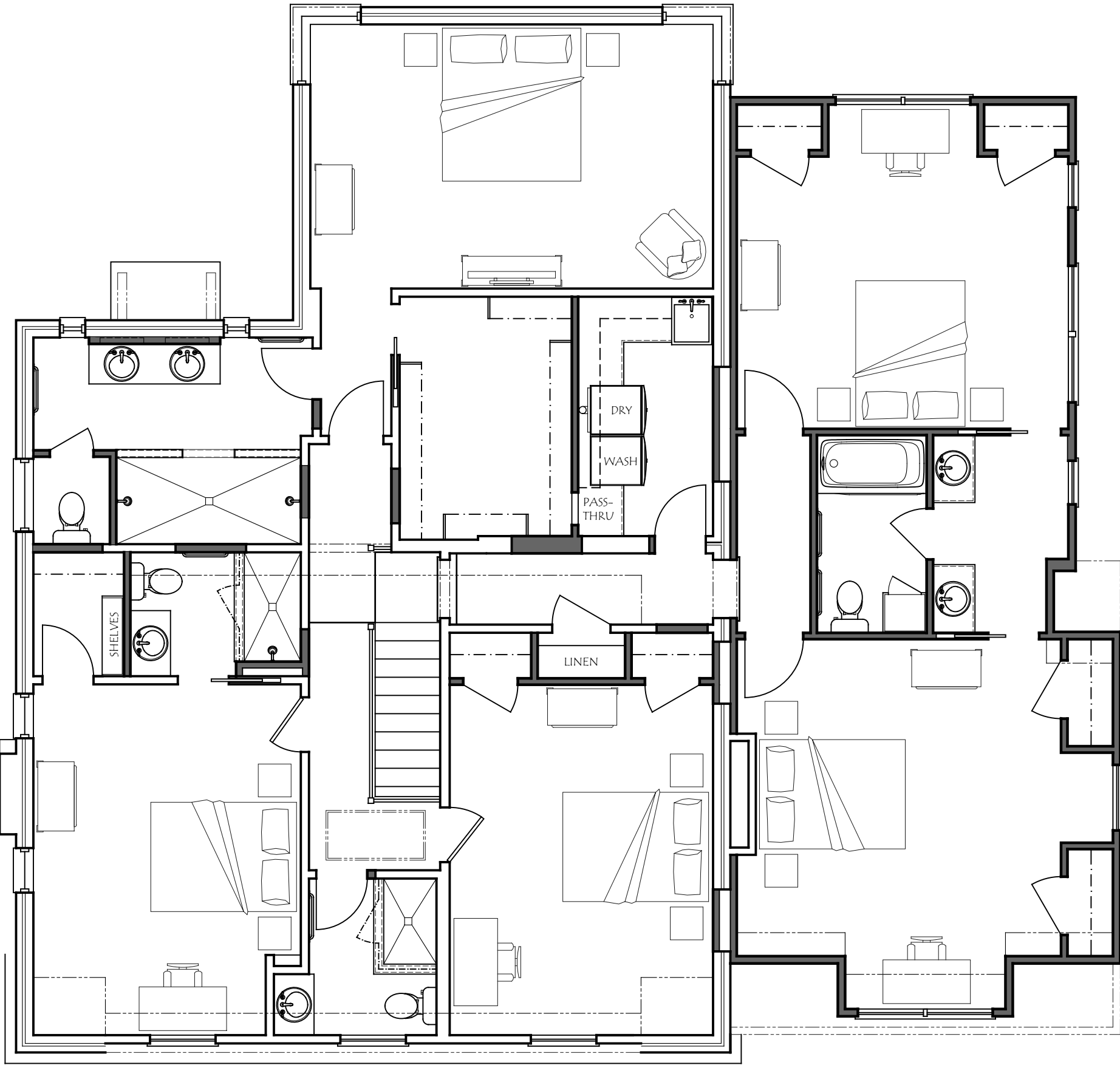
Project Name:
2336 Bryden Road

Scale:
3/16" = 1'-0"

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
10 Mar 2020

Project Number:
18-045

Drawing Title:
Second Floor Plan

Project Name:
2336 Bryden Road

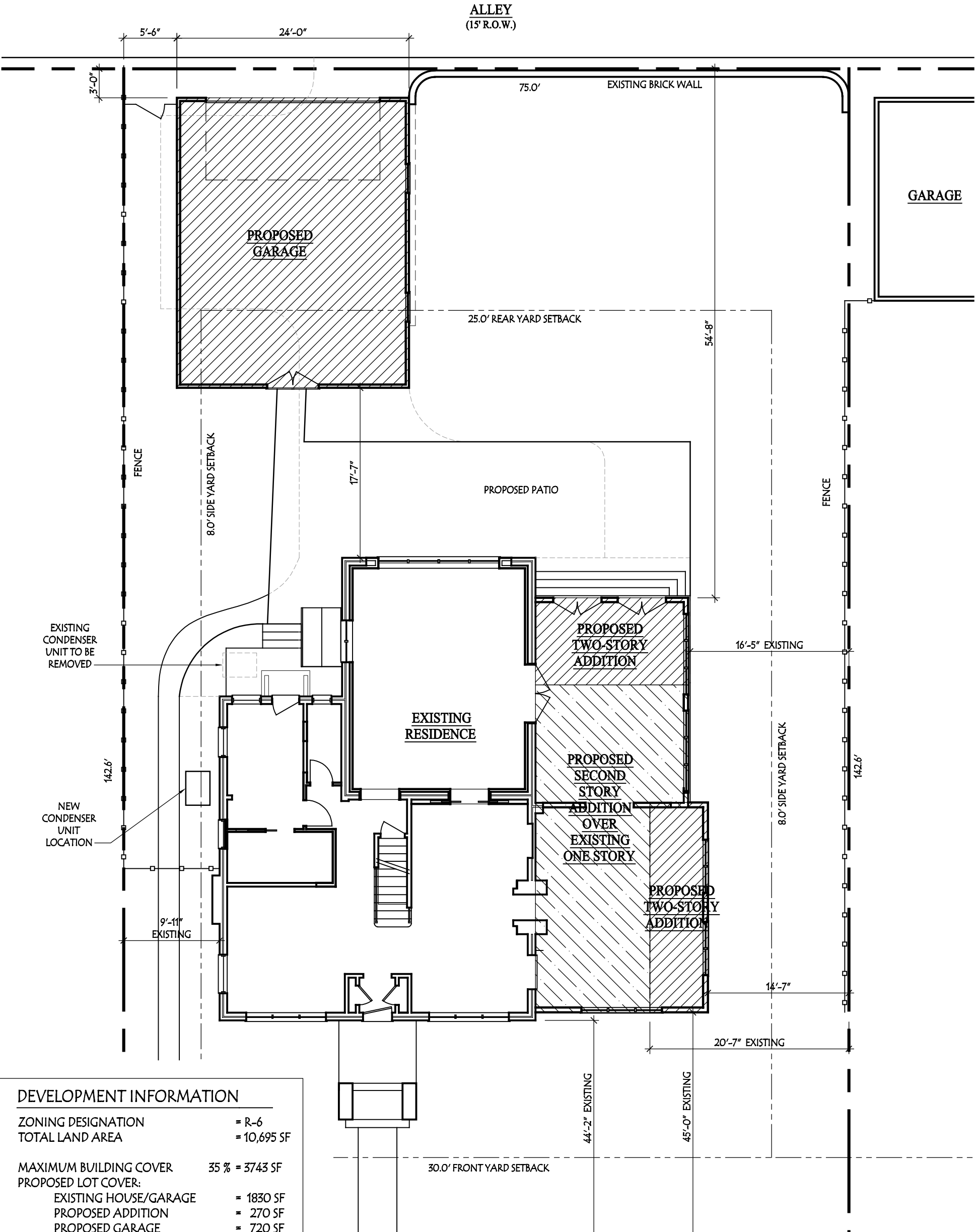
Scale:
3/16" = 1'-0"

Sheet Number:
A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

ADDITION & RENOVATION FOR:
Babak Djourabchi
2336 BRYDEN ROAD
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-6
TOTAL LAND AREA = 10,695 SF

MAXIMUM BUILDING COVER 35 % = 3743 SF
PROPOSED LOT COVER:
EXISTING HOUSE/GARAGE = 1830 SF
PROPOSED ADDITION = 270 SF
PROPOSED GARAGE = 720 SF
TOTAL BUILDING COVER 26.4 % = 2820 SF

MAXIMUM DEVELOP. COVER 60 % = 6417 SF
PROPOSED DEVELOP. COVER:
BUILDING COVER = 2820 SF
SIDEWALKS = 419 SF
DRIVEWAY = 72 SF
PATIO = 611 SF
TOTAL 36.6 % = 3922 SF

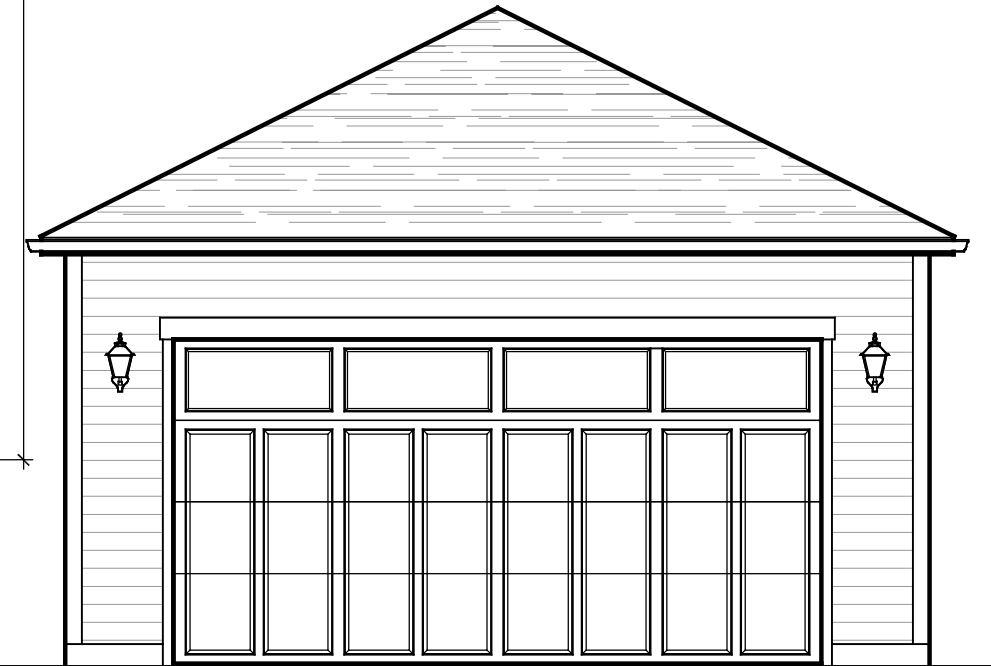
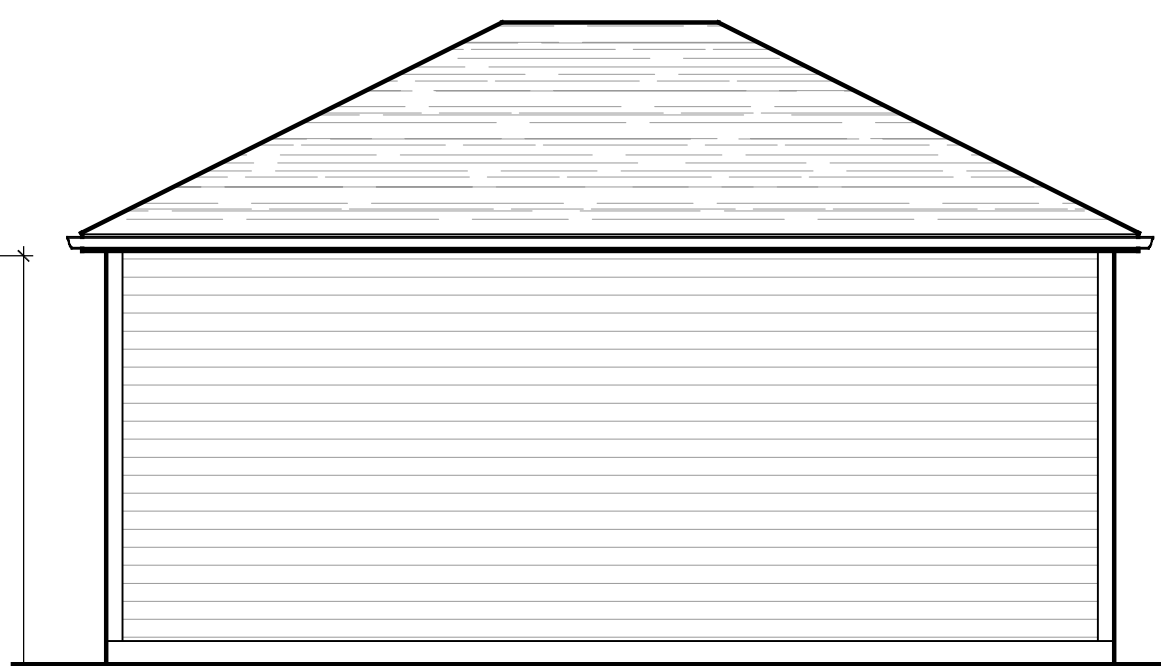
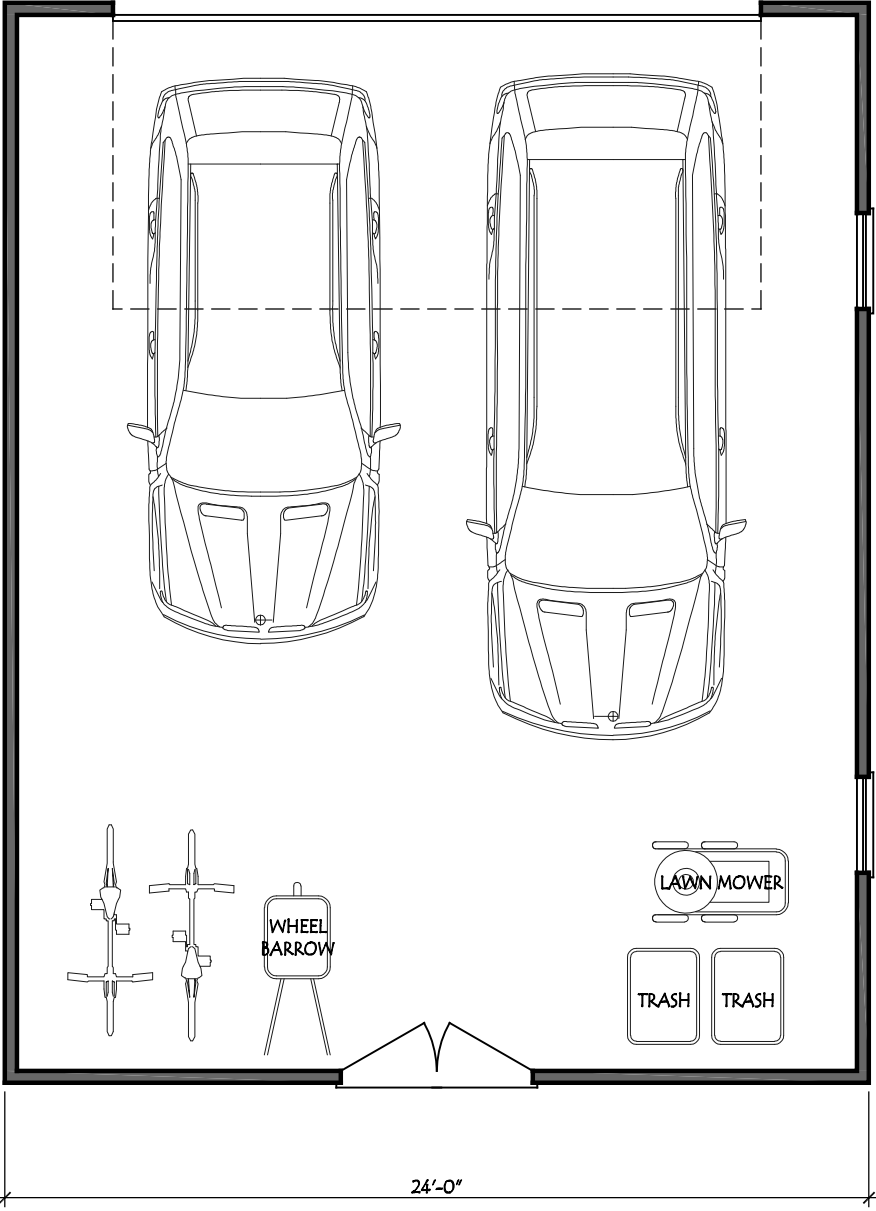
PREVIOUS BEXLEY ARB APPLICATION #BA-19-62
APPROVAL GRANTED: JULY 11, 2019



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME
753 Francis Ave. Bexley, OH 43209 614-371-3523



Site Plan
SCALE: 1" = 10'-0"



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<u>Date:</u> 10 Mar 2020	<u>Drawing Title:</u> Garage Plan/Elev.	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 18-045	<u>Project Name:</u> 2336 Bryden Road	<u>Sheet Number:</u> A-5









