



## CITY OF BEXLEY

### BOARD OF ZONING AND PLANNING

#### AGENDA

DATE: May 28, 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 April 23rd, 2020, ARB meeting.
4. Public Comment:

#### **5. NEW BUSINESS:**

- 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(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:** This application was tabled at the April 23, 2020 Meeting of the Board.

- b. Application No.: BZAP-19-15

Applicant: John Spiropoulos

Owner: Same

Location: 902 S. Cassingham

**BZAP:** The applicant is seeking architectural review and approval to allow a new 26'x 28' detached garage. The applicant is also seeking 3 variances. The first variance is from Bexley Code Section 1252.15(a) which limits an accessory structure to no greater than thirty-five (35%) of the building footprint of the principal structure or 624 square feet, to allow the proposed garage to be 728sq'. The second variance is from Bexley Code Section 1252.09 (R-6 Zoning) which limits building lot coverage to 35%, to allow a 26' x 28' garage; which would bring the total building lot coverage to 39%. The third

variance is from Bexley Code Section 1252.15, which indicates no story in an accessory structure shall exceed 10', to allow the over height of the garage to be 23'.

- c. Application No.: BZAP-19-19

Applicant: Deborah Gavlik

Owner: Deborah Gavlik

Location: 696 S. Roosevelt Ave.

**BZAP Request:** The applicant is seeking a 2 variances. The first variance is from Bexley Code Section 1262.01(e) which states an access drive shall not be used for temporary or permanent parking, and the second variance is from Bexley code Section 1262.04(e) which requires all off-street parking areas with two or less spaces shall be separated from adjacent residential property by a yard space of three feet or more or by appropriate screening approved by Zoning Officer. The applicant is seeking 2 variances in order to allow a portion of the existing access drive to remain in place along the south side of the house and within 3' of the side property line.

- d. Application No.: BZAP-20-11

Applicant: Pete Foster

Owner: Thomas & Sarah Fusonie

Location: 2590 Sherwood Rd.

**BZAP Request:** The applicant is seeking architectural review and approval to allow a 33.6' x 15.3' detached garage/pavilion in the rear yard. The applicant is also seeking a variance from Bexley Code Section 1252.10(1) which require yard requirements along the side street of a corner lot shall be 20' for lots over 50' to 100' in width and 1252.10(2) which requires accessory uses and detached structures shall be located a minimum of five feet farther back from the side street than the principal structure is allowed, to allow the proposed detached garage/pavilion to be located 6' from the east side property line.

- e. Application No.: BZAP-20-12

Applicant: Pete Foster

Owner: Thomas & Sarah Fusonie

Location: 69 S. Cassingham Rd.

**BZAP Request:** The applicant is appealing the Zoning Officer's decision and interpretation of the proposed detached garage to be a 2-story structure in accordance with Bexley Code Section 1230.77. If found to be a 2-story structure, the applicant is seeking the alternative of a variance from Bexley Code Section 1252.15 (e) which limits accessory structures to one story in height, ridgeline not to exceed 20', to allow a 2<sup>nd</sup> floor hobby room in the proposed detached garage and architectural approval of a 587 sq' detached garage with 2<sup>nd</sup> floor dormers.





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Mailed by: 04-16-2020



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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

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### Conditional Use

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### Demolition

--

### Planned Unit Dev

--

### Rezoning

--

### Variance or Special Permit

true

### What requires Major Architectural Review

--

### What requires Minor Architectural Review

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### Major Architectural Review

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### Minor Architectural Review

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## A.1: Attorney / Agent Information

### Agent Name

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**

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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**

--

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

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**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?**

--

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**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**

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**Door Finish****Proposed Door Type**

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**Proposed Door Style****Proposed Door Color**

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

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**Proposed New Door Trim****Existing Window Trim**

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

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**Do the proposed changes affect the overhangs?**

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

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

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**Proposed Finishes Manufacturer, Style, Color**

--

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

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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

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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.

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.

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### 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.

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### 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.

--

**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.

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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

--

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.

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## G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

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Is your property architecturally significant? Please attached supporting documentation. Recomend sources include a letter of opinion from an architect or expert with historical preservation expertise.

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If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

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If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

--

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 (1)

pdf Landscape Plan

Feb 20, 2020

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## 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

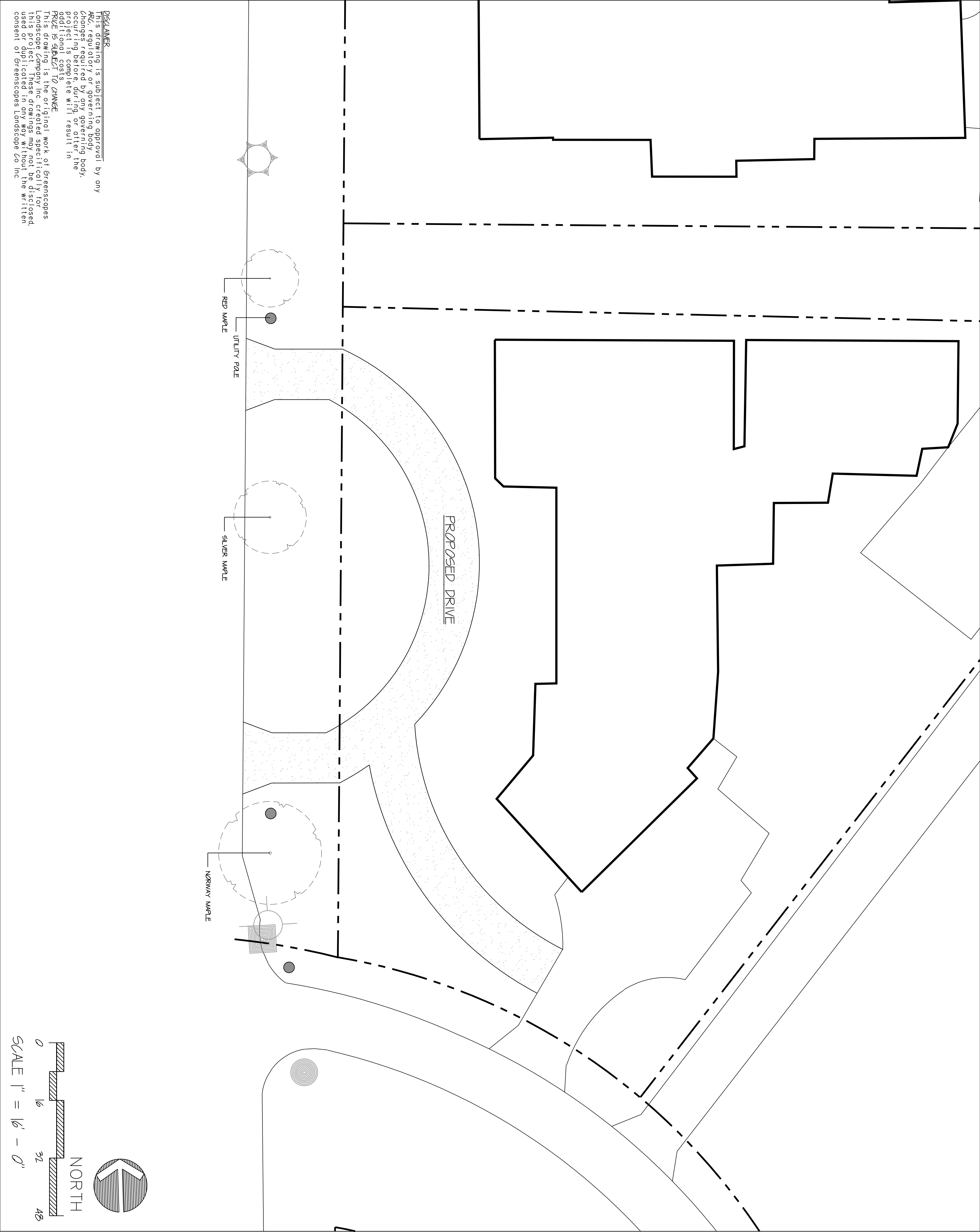
Status: Pending

☐ **Tree Commission**

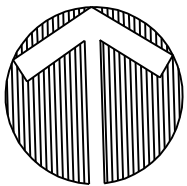
Status: Pending

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

JOB NO:	
DATE: 02.20.2020	
SHEET:	
OF 1	

NO.	REVISIONS	BY

# FOSTER RESIDENCE

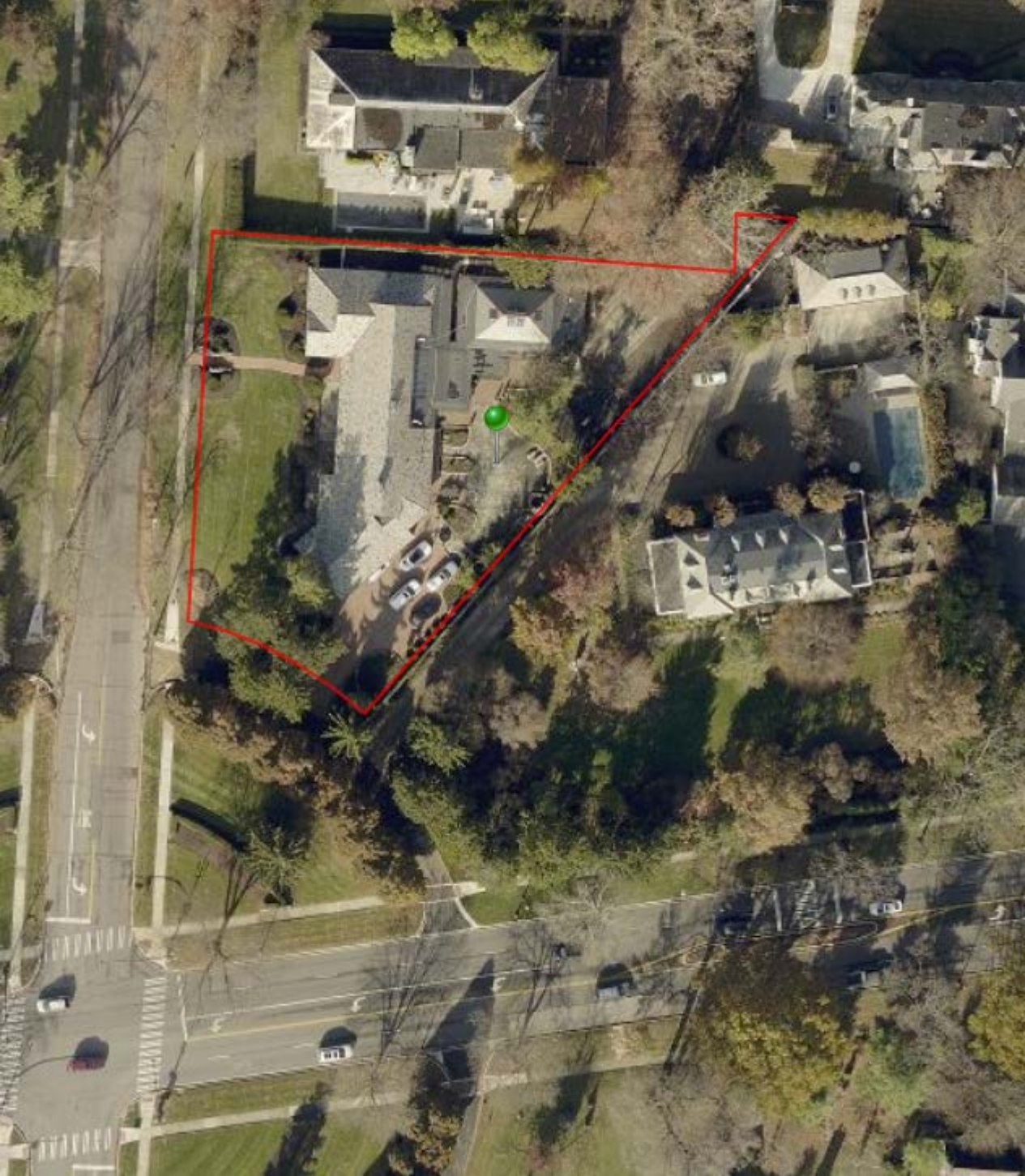
30 N. DREXEL AVE.  
DEXLEY, OHIO

SCHEMATIC DRIVE LAYOUT

M. AUBRY

**GreenScapes**

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



















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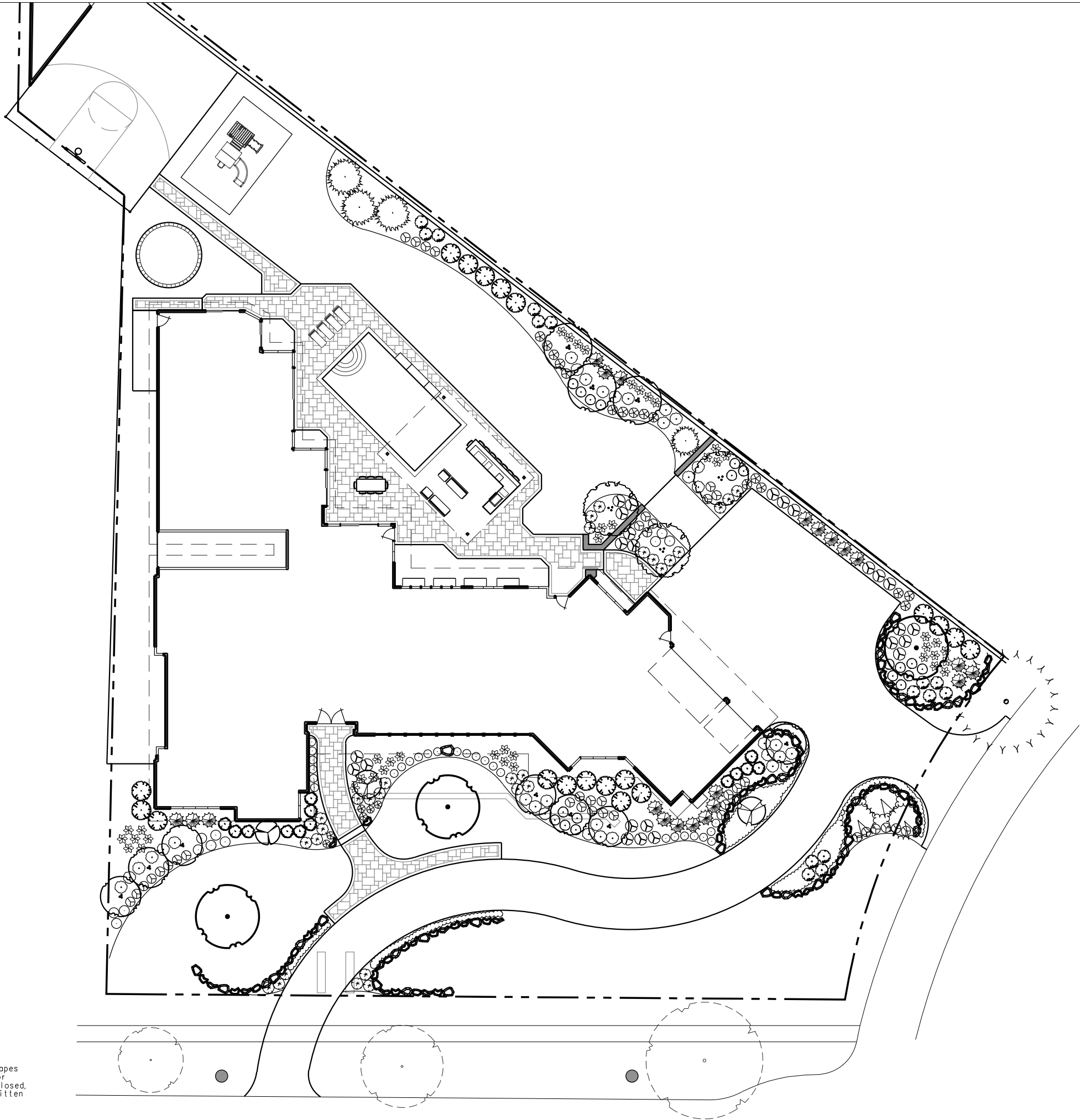
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Mailed by: 05-21-2020

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This drawing is the original work of Greenscapes  
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this project. These drawings may not be disclosed,  
used or duplicated in any way without the written  
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NO.	REVISIONS:	BY

JOB NO:
DATE: 04.30.2020
SHEET:
OF 2

**FOSTER RESIDENCE**  
30 N. DREXEL AVE  
DEXLEY, OHIO

SCHEMATIC DESIGN - HARDSCAPES

M. AUBRY



**Greenscapes Landscape Co.**  
**Landscape Architects and Contractors**  
4220 WINCHESTER PIKE • COLUMBUS, OHIO 43232-5612  
(614) 291-1111 • FAX (614) 291-7285  
www.Greenscapes.net



. Drexel Ave:  
Existing





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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, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

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Owner: Same

Location: 902 S. Cassingham

**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new detached garage.

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

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: 10-31-2019

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

**Applicant**  
 john spiropoulos  
 6143709955  
 john@hztrust.org

**Location**  
902 S CASSINGHAM RD  
Bexley, OH 43209

# BZAP-19-15

Submitted On: Oct 08, 2019

## A.1: Project Information

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

New 2 car garage to replace original 1 car garage

**Architecture Review**

true

**Conditional Use**

--

**Demolition**

true

**Planned Unit Dev**

--

**Rezoning**

--

**Variance or Special Permit**

true

**What requires Major Architectural Review**

Height and square footage of new garage

**What requires Minor Architectural Review**

**Major Architectural Review**

true

**Minor Architectural Review**

--

## A.1: Attorney / Agent Information

**Agent Name**

n/a

**Agent Address**

--

**Agent Email**

--

**Agent Phone**

--

## A.2: Fee Worksheet

**Estimated Valuation of Project**

--

**Minor Architectural Review**

--

**Major Architectural Review**

true

**Variance Review**

true

**Variance Review Type**

Others

**Zoning**

--

<b>Zoning Review Type</b>	<b>Sign Review and Architectural Review for Commercial Projects</b>
--	--
<b>Review Type</b>	<b>Appeal of ARB decision to BZAP</b>
Special Permit, Conditional Uses and All Others	--
<b>Appeal of BZAP decision to City Council</b>	
--	

---

**B: Project Worksheet: Property Information**

<b>Occupancy Type</b>	<b>Zoning District</b>
Residential	R-6
<b>Use Classification</b>	
R-6 (35% Building and 60% Overall)	

---

**B: Project Worksheet: Lot Info**

<b>Width (ft)</b>	<b>Depth (ft)</b>
48	135
<b>Total Area (SF)</b>	
6480	

---

**B: Project Worksheet: Primary Structure Info**

<b>Existing Footprint (SF)</b>	<b>Proposed Addition (SF)</b>
985	0
<b>Removing (SF)</b>	<b>Type of Structure</b>
0	House
<b>Proposed New Primary Structure or Residence (SF)</b>	<b>Total Square Footage</b>
--	985

---

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

<b>Existing Footprint (SF)</b>	<b>Proposed Addition (SF)</b>
324	0
<b>New Structure Type</b>	<b>Ridge Height</b>
Garage	23 ft
<b>Proposed New Structure (SF)</b>	<b>Is there a 2nd Floor</b>
728	Yes
<b>2nd Floor SF</b>	<b>Total of all garage and accessory structures (SF)</b>
728	1456

<b>Total building lot coverage (SF)</b>	<b>Total building lot coverage (% of lot)</b>
1713	26
<b>Is this replacing an existing garage and/or accessory structure?</b>	
Yes	

**B: Project Worksheet: Hardscape**

<b>Existing Driveway (SF)</b>	<b>Existing Patio (SF)</b>
776	0
<b>Existing Private Sidewalk (SF)</b>	<b>Proposed Additional Hardscape (SF)</b>
0	0
<b>Total Hardscape (SF)</b>	
776	

**B: Project Worksheet: Total Coverage**

<b>Total overall lot coverage (SF)</b>	<b>Total overall lot coverage (% of lot)</b>
2489	39

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

<b>Roofing</b>	<b>Structure</b>
true	Garage Only
<b>Existing Roof Type</b>	<b>New Roof Type</b>
--	--
<b>New Single Manufacturer</b>	<b>New Roof Style and Color</b>
--	to match style/color of main house

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

<b>Windows</b>	<b>Structure</b>
true	Garage Only
<b>Existing Window Type</b>	<b>Existing Window Materials</b>
--	--
<b>New Window Manufacturer</b>	<b>New Window Style/Mat./Color</b>
--	to complement style of house

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

<b>Doors</b>	<b>Structure</b>
true	Garage Only



<b>Existing Entrance Door Type</b>	<b>Existing Garage Door Type</b>
--	--
<b>Door Finish</b>	<b>Proposed Door Type</b>
--	--
<b>Proposed Door Style</b>	<b>Proposed Door Color</b>
to complement style of house	--

---

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

<b>Exterior Trim</b>	<b>Existing Door Trim</b>
true	--
<b>Proposed New Door Trim</b>	<b>Existing Window Trim</b>
to complement style of house	--
<b>Proposed New Window Trim</b>	<b>Trim Color(s)</b>
to complement style of house	--
<b>Do the proposed changes affect the overhangs?</b>	
--	

---

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

<b>Exterior Wall Finishes</b>	<b>Existing Finishes</b>
true	--
<b>Existing Finishes Manufacturer, Style, Color</b>	<b>Proposed Finishes</b>
--	--
<b>Proposed Finishes Manufacturer, Style, Color</b>	
to complement style/color of house	

---

**D: Tree & Public Gardens Commission Worksheet**

<b>Type of Landscape Project</b>	<b>Landscape Architect/Designer</b>
--	--
<b>Architect/Designer Phone</b>	<b>Architect/Designer E-mail</b>
--	--
<b>Project Description</b>	
--	
<b>I have read and understand the above criteria</b>	
--	

---

**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.**

Variance for Square Footage of 728 (vs 624) and Roof Height of 23' (vs 20') . This will allow for two vehicles and additional storage space. This enhancement will compensate for lack of storage space within the main structure.

**1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.**

Yes. A new and improved garage will add modern functionality to the property as a whole, making it comparable to other updated properties in the area.

**2. Is the variance substantial? Please describe.**

No. The size and placement of the proposed garage works efficiently on this particular parcel, which incorporates a vacated alley. The scale/roof pitch matches that of the main structure, and the height is similar to other garages 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. Much attention has been taken to improve functionality, aesthetics, and the preservation of existing accessibility for all adjacent properties.

## **E.2 Variance Worksheet**

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

No. The new garage will not interfere with utilities or city services.

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

No. There were no plans to replace the garage when property was purchased 25 years ago.

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

No. A modern garage of standard dimensions is essential for two automobiles and adequate storage of household items.

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

Yes. The new garage will be a reasonable and impactful improvement over the existing structure. It will greatly enhance the layout of the property as a whole, while improving the visual and aesthetic qualities of the back 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.

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. 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.

No

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.

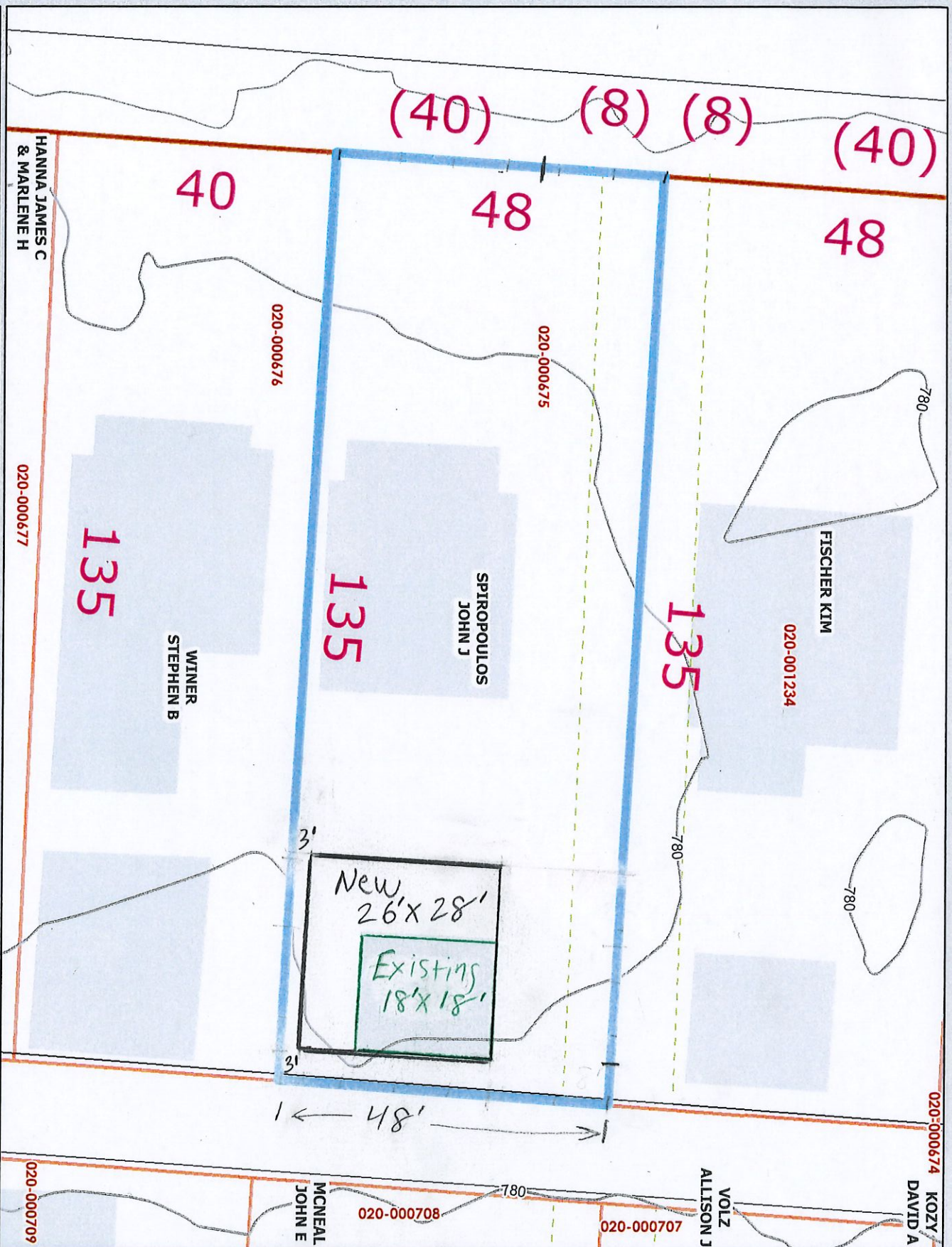
true

Provide a narrative time schedule for the replacement project

Contingent upon approval of variance request

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

Existing garage is 90 years old and in very poor condition. The proposed replacement will be much more appropriate for modern needs.



**Scale**

1" = 20'

**Legends**

**Planimetric Legend**

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

**Topographic Legend**

Source: OSIP - 2011 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

**Appraisal Legend**

Source: PC Auditor & Engineer

- Parcels
- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary

**Boundaries**

- County Boundary
- City, Village, Town Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

**Disclaimer:**

This map is prepared for the real property inventory within the county. It is compiled from record deeds, aerial photography, and other sources. The map is not a survey and should not be used for legal purposes. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please refer to the Franklin GIS Division for any discrepancies.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane State Coordinate System, North American Datum 1983 with 2 contours based on the North American Vertical Datum 1988 (when displayed).

FRANKLIN COUNTY AUDITOR  
MICHAEL STINZIANO  
PARCEL ID: 020-000675  
PRINTED: SEPTEMBER 6, 2019

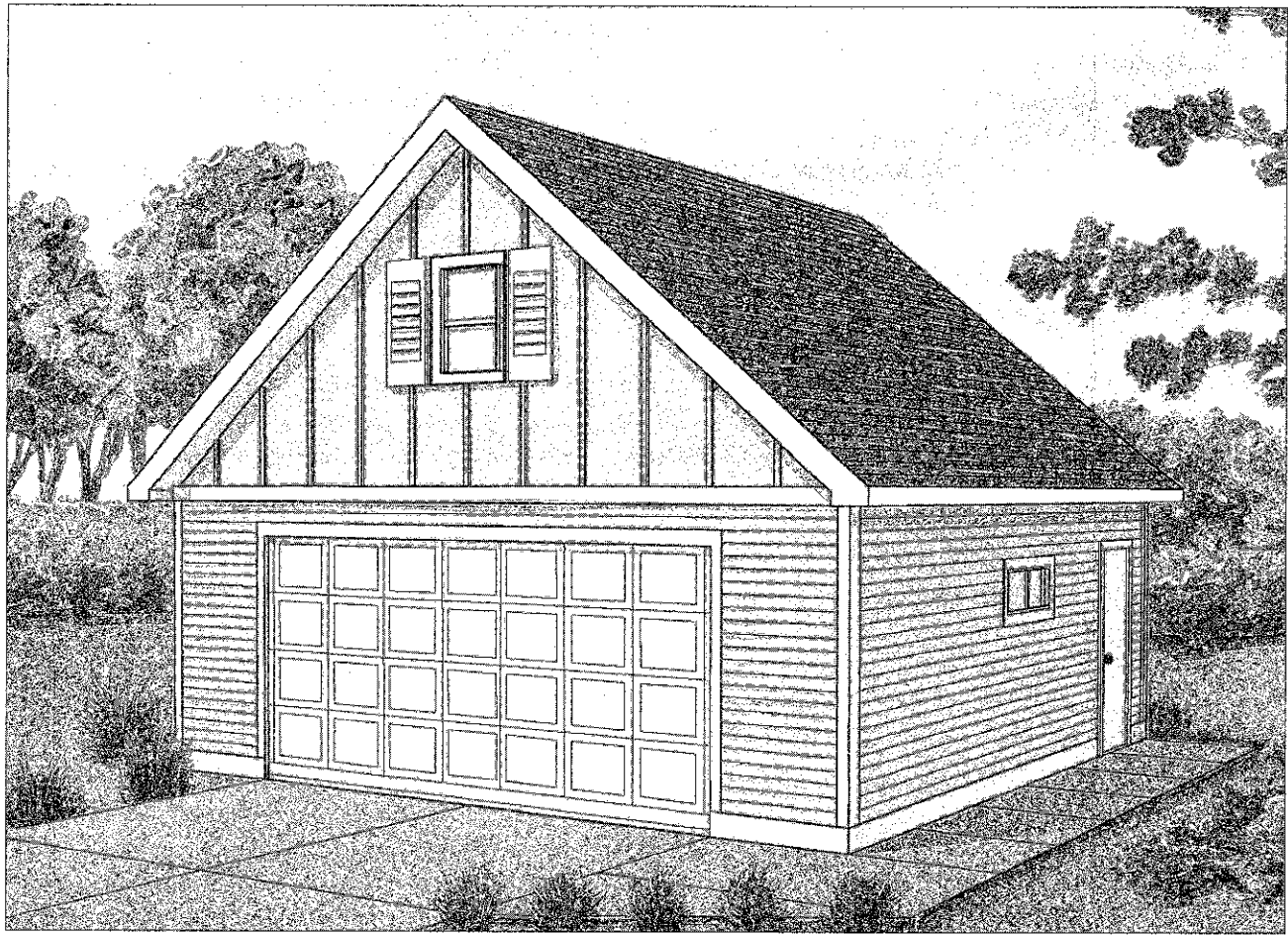




The Williston
List of Materials

Garage Size	24' x 26'	26' x 26'	26' x 28'	
Description	Quantity	Quantity	Quantity	Material
Framing				
Sill Plates	1 Pc.	—	—	2x4-8' Treated
	5 Pcs.	—	—	2x4-12' Treated
	2 Pcs.	7 Pcs.	7 Pcs.	2x4-14' Treated
	1 Pc.	—	—	2x6-8' Treated
	5 Pcs.	—	—	2x6-12' Treated
	2 Pcs.	7 Pcs.	7 Pcs.	2x6-14' Treated
Sill Sealer	84 Lin. Ft.	88 Lin. Ft.	92 Lin. Ft.	
Studs	96 Pcs.	104 Pcs.	112 Pcs.	Pre-Cut 2x4s
Top Plates	12 Pcs.	8 Pcs.	4 Pcs.	2x4-12'
	4 Pcs.	8 Pcs.	12 Pcs.	2x4-14'
Door & Window Headers	3 Pcs.	3 Pcs.	3 Pcs.	2x8-8'
	2 Pcs.	2 Pcs.	2 Pcs.	2x8-10'
Door & Window Header Spacers	4 Pcs.	4 Pcs.	4 Pcs.	½"x8'-8" Plywood
Let-In Bracing	6 Pcs.	6 Pcs.	6 Pcs.	1x4-12'
Overhead Door Header	1 Pc.	1 Pc.	1 Pc.	3-½"x14"x16' Microlam
Surround	2 Pcs.	2 Pcs.	2 Pcs.	2x4-8'
	1 Pc.	1 Pc.	1 Pc.	2x6-16'
Loft Framing	—	—	—	
Support Columns	2 Pcs.	2 Pcs.	2 Pcs.	3" Diameter
Microlam Beam	1 Pc.	1 Pc.	—	3-½"x11-½"x23'
	—	—	1 Pc.	3-½"x11-½"x25'
Rim Joists	6 Pcs.	4 Pcs.	2 Pcs.	2x10-12'
	2 Pcs.	4 Pcs.	6 Pcs.	2x10-14'
Floor Joists	39 Pcs.	—	—	2x10-12'
	—	39 Pcs.	42 Pcs.	2x10-14'
Plywood Subfloor	18 Pcs.	19 Pcs.	21 Pcs.	4x8x¾" Plywood
Loft Sill Plates	6 Pcs.	4 Pcs.	2 Pcs.	2x4-12'
	2 Pcs.	4 Pcs.	6 Pcs.	2x4-14'
Stair Materials				
Stair Stringers	3 Pcs.	3 Pcs.	3 Pcs.	2x12-16'
Stair Treads	14 Pcs.	14 Pcs.	14 Pcs.	2x12x4'
Stair Risers	15 Pcs.	15 Pcs.	15 Pcs.	1x8-4'
Hand Rail Posts	2 Pcs.	2 Pcs.	2 Pcs.	2x4-14'
Handrails	2 Pcs.	2 Pcs.	2 Pcs.	2x4-16'
Guardrail	6 Pcs.	6 Pcs.	6 Pcs.	2x4-14'
Exterior Materials				
Corner Trim Boards	8 Pcs.	8 Pcs.	8 Pcs.	1x4-8' Cedar
Lap Siding	672 Sq. Ft.	704 Sq. Ft.	756 Sq. Ft.	
Frieze Boards	4 Pcs.	—	—	1x8-12' Cedar
	—	4 Pcs.	4 Pcs.	1x8-14' Cedar
Exterior Hardboard Siding	15 Pcs.	16 Pcs.	18 Pcs.	4x8 Sheets
Window & Door Flashing	32 Lin. Ft.	32 Lin. Ft.	32 Lin. Ft.	Metal Head Flashing
Prehung Service Door	1 Pc.	1 Pc.	1 Pc.	3'x7'
Window	2 Pcs.	2 Pcs.	2 Pcs.	16"x42" Sliding
	1 Pc.	1 Pc.	1 Pc.	24"x36" Single Hung
Asphalt Impregnated Sheathing	37 Sheets	39 Sheets	40 Sheets	4'x8'-½"
Battens	14 Pcs.	14 Pcs.	14 Pcs.	1x2-12' Cedar
Decorative Shutters	4 Pcs.	4 Pcs.	4 Pcs.	
Overhead Garage Door				
Overhead Door Kit	1 Pc.	1 Pc.	1 Pc.	16 Feet Wide
Brick Molding	32 Lin. Ft.	32 Lin. Ft.	32 Lin. Ft.	
Door Jamb	32 Lin. Ft.	32 Lin. Ft.	32 Lin. Ft.	
Door Stop	32 Lin. Ft.	32 Lin. Ft.	32 Lin. Ft.	
Flashing	48 Lin. Ft.	52 Lin. Ft.	52 Lin. Ft.	Z Flashing
Eave and Soffit Materials				
Fascia	17 Pcs.	18 Pcs.	19 Pcs.	1x8-8' Cedar
Sub Fascia at Rake	12 Pcs.	—	—	2x6-12'
	—	11 Pcs.	13 Pcs.	2x6-14'
Soffit	5 Sheets	5 Sheets	5 Sheets	4'x8"x1½" Plywood
ledger Nailers	17 Pcs.	18 Pcs.	19 Pcs.	2x2-8'
Frieze Board	17 Pcs.	18 Pcs.	19 Pcs.	1x1-8' Cedar
Soffit lookouts	6 Pcs.	6 Pcs.	6 Pcs.	2x2-8'
Roofing Materials				
Metal Roof Edge	140 Lin. Ft.	150 Lin. Ft.	160 Lin. Ft.	
Shingles	34	36	38	Squares
15# Wall & Roof Building Felt	2328 Sq. Ft.	2484 Sq. Ft.	2584 Sq. Ft.	
Roofing Starter Roll	—	—	—	
Roof Sheathing	35 Sheets	36 Sheets	38 Sheets	4'x8"x½" Orient Strand Board
Rafters	34 Pcs.	38 Pcs.	38 Pcs.	2x8-20'
Ridge Board	2 Pcs.	2 Pcs.	2 Pcs.	2x10-16'
Collar Ties	6 Pcs.	6 Pcs.	6 Pcs.	2x4-10'
Rake Ladder Framing	13 Pcs.	13 Pcs.	13 Pcs.	2x4-8'
Gable Studs	16 Pcs.	12 Pcs.	12 Pcs.	2x4-8'
	10 Pcs.	8 Pcs.	8 Pcs.	2x4-12'
	—	—	6 Pcs.	2x4-14'
Ice and Water Shield	52 Lin. Ft.	52 Lin. Ft.	60 Lin. Ft.	
Hardware				
16d Coated Sinker Nails	30 lbs.	35 lbs.	40 lbs.	
8d Coated Sinker Nails	50 lbs.	55 lbs.	60 lbs.	
¾" Galvanized Roofing Nails	25 lbs.	30 lbs.	35 lbs.	
16d Galvanized Door Finish Nails	2 lbs.	2 lbs.	2 lbs.	
Siding Nails	30 lbs.	30 lbs.	30 lbs.	
Joist Hangers	72 Pcs.	72 Pcs.	80 Pcs.	

The materials and quantities listed for this plan are estimates only. We suggest you carefully review the above materials and quantities before purchasing. Your building materials supplier will help with any questions concerning materials, availability and quantities.



THE WILLISTON
Two-Car Gable Entry Garage with Loft

Instructions
Save time and avoid mistakes later... take a moment to carefully study each plan sheet now.

Evaluate Your Needs
When evaluating your needs, consider the purpose of your new garage. Will it be used as shelter for your cars and a workshop, or for storage of bicycles, a lawn mower, gardening equipment and household items?

Once you determine the purpose of your garage, it is recommended that you check with your local building department concerning local restrictions that may limit its size. Then, obtain a building permit from the appropriate officials.

Your successful garage begins with proper site planning. Consider the proximity of the structure in relation to the house, location of the driveway and the size of the garage, in comparison to your lot size and dimensions. It's also a good idea to fit your garage around your landscaping and your neighbors' buildings. Also, determine the locations of all windows and doors to ensure optimum light, storage and security.

Before starting construction, contact your local utility companies to locate and identify underground utilities (gas, water, sewer, septic system, cable television lines, etc.).

Options
As you examine this plan and your needs concerning the use of this garage, you may wish to keep in mind the many available options. Some options to consider before building are: trusses, electrical switch and outlet placement, siding type, a walkway around the garage, insulation, sewer and water, and the many different styles of windows, skylights and privacy doors. Take a moment to consider these and other options before you begin construction.

Remember, take your time in making your decisions. If you make an error in a project this big, the mistake can be huge and expensive.

Tip from the Pros: Before building, use stakes and string to mark the area where your garage and driveway will be constructed. This will give you a better picture of the exact size and location of the garage on your building site, and ensure continuity with your neighbors' buildings.

Please Note:
This plan has been developed for the experienced do-it-yourselfer, and is intended for use by knowledgeable persons trained in and familiar with generally accepted construction methods, techniques and standards. This project should not be attempted by anyone without these qualifications.

Although the architectural drawings in this plan carefully follow professional building standards and requirements, your building codes may differ. Somerset Publishing strongly recommends that you have your local building inspector review these plans before beginning construction, and have your work inspected at different stages. All building codes supersede the enclosed architectural drawings and step-by-step construction information.

Read through and understand these instructions completely before you begin construction. The instructions included in this plan are as clear, concise and comprehensive as possible, however, they are not intended to be the final word in construction. It may be wise to obtain a good reference book to aid you in the understanding of these instructions.

Tip from the Pros: When ordering materials include an extra 12 studs and 12 extra 16-ft 2x4's to use as temporary braces and to replace any badly warped wood. Also, order the framing materials, including roofing plywood and shingles, for delivery first. Then, call for the finish materials after you get the garage roof on and have a place to store them

Construction
Check building code requirements for side and rear building set backs from property lines. Then check the drainage of your location and make any landscaping changes necessary to direct moisture away from the site.

Foundation and Floor
This plan has three foundation options: floating slab, concrete block wall, and a poured concrete wall. See Details A, B and C. When determining which foundation plan is best for you, consider your climate, resources and local building codes. Check with your local building department, or inspector, on which option applies to the building codes in your area.

Accurate foundation work is critical to the success of this garage. In order for the walls and roof to be constructed as this plan calls for, the garage foundation must be level, square, and built to the exact dimensions as specified in this plan. To successfully work with concrete you are dependent upon many factors, which include: building of proper forms, depth and thickness of the concrete, the concrete mix, and setting time. Because of this, we strongly recommend you hire a contractor who specializes in concrete work.

Framing the Structure
Wall Framing

Tip from the Pros: Before you begin assembling the wall frame, make sure you have chosen the windows, overhead garage door and entry doors for your structure. Then use the manufacturer's rough opening and installation guidelines when constructing the wall frame.

- 1. Check the foundation to make sure it is square. Measure the diagonals between the opposite corners of where the sill plates will attach to the foundation. In order to maintain square, the lengths of these diagonals must match exactly when the sill plates are installed. If not, placement of the sole plates on the foundation can be adjusted slightly to square the framing.

Continued to page 2

Errors and Omissions
Every attempt has been made to avoid errors in the preparation of this plan. Therefore, Somerset Publishing Inc. cannot guarantee against human error. The builder must check for all information, dimensions and details in this plan, including the materials called for in the construction of this plan. Somerset Publishing Inc. is unable to accept liability above the purchase price of these plans. Please report any errors or omissions of this plan to Somerset Publishing, 2110 Washington Street NE, Minneapolis, MN 55418.

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2. Once the sill plate (.40 pressure-treated 2x6s) locations are determined, start at one corner of the foundation and place a sill plate on top of the anchor bolts with the corners of the sill plates aligned. Tap the sill plate with a hammer to mark the positions of the anchor bolts on the wood. Install the sill sealer between the 2x6 treated sill plate and the foundation, then drill the anchor bolt holes in the sill plate and lay in place. Repeat this process for each sill plate. Do not tighten the sill plates to the foundation, yet.

**Tip from the Pros:** Building codes require that any wood within 8" of the ground (6" in some regions) be either pressure treated or a rot resistant species like heartwood of cedar or redwood. Pressure treated wood is much less expensive.

3. **Refer to Wall Framing Elevations.** Assemble and erect wall frames one side at a time, and if you don't have many helpers, assemble larger walls in smaller sections. Start with a side wall and cut the top plates and the 2x4 sill plates to length and lay them next to each other. Make sure the joints of the top plates and the sill plates are staggered by at least four feet, and are located over the center of a wall stud. Now mark stud locations for both the top and sill plates. Consider window and door placement at this time.

**Money Saving Tip:** One way to cut costs is to select a wall sheathing with a finished exterior, so you don't have to add siding.

4. Lay the top and sill plates apart and on edge, parallel to each other, and place studs in between the plates where marked. Attach the sill and top plates to the studs by nailing through the plate and into the stud with 16d (3-1/2") nails. If fire blocks are required, install them 4' above the bottom of the sole plate in a staggered pattern. For door and window placement, check the manufacturer's rough opening dimensions and installation guidelines and install rough openings now.

**Tip from the Pros:** The first stud after the corner stud (or studs) should start 15-1/4" from the corner of the garage, so the edges of the sheathing fall on the centers of the studs.

5. Nail together two 2x8s with a 1/2" plywood spacer to use as headers over the service door and windows.
6. Install extra studs at one corner where the wall frames meet. **See Corner Framing Detail D.**
7. Now is a good time to add a section of the second top plate over any joints on the longer walls. This helps to make the wall frame more stable as it is raised.
8. With the frame still lying on its side, check for square by measuring corner to corner diagonally. These measurements must be equal. If not, adjust the frame until the measurements are equal. To keep the frame square, install 1x4 let-in bracing, see Framing Detail.
9. Transfer anchor bolt placement to the 2x4 framing sill plates.

**Important:** In this garage design, the side wall opposite the stairs supports the loft beam. To accomplish this, three 2x4 studs are nailed together in the side wall. **See the garage Floor Plan, Framing Elevations and Building Cross Section H for additional details.**

10. You can add sheathing to the wall now, or after it has been raised. If you add sheathing at this point, it will add a lot of weight and you will need plenty of help in raising the wall. Sheathing is recommended on the front of the garage, let-in bracing is impractical because of the garage door opening.

11. Raise the wall. For this step get some helpers to assist you in "walking up" the wall to its correct position. Once the wall is in place, brace the wall with 2x4 braces and check the wall for plumb, start with the ends first, then check the middle of the wall. Make any corrections by adjusting the braces. Check the wall for square, measure the diagonals and make any necessary adjustments.

12. Frame and raise the other walls in the same manner.

13. When each wall is aligned and square, secure the sill plates to the foundation by tightening the nuts and washers to the anchor bolts. Check the corners for plumb, then nail the end walls into the corner posts.

14. When the corners have been secured, add the second top plate to all walls. Make sure the joints are staggered from the first top plate joints by at least 4'. Remember to overlap the second top plate at the corners, as shown in the **Framing Detail**.

#### Setting the Overhead Door Header

Installing the overhead door header is easy, however, we recommend you hire a professional to install the overhead garage door. Installing the garage door's tension spring is very tricky and can be very dangerous when done incorrectly.

1. Move to the front of the garage and frame the two short walls on each side of the garage door. Make sure each side of the garage door has two trimmer studs. **Refer to the overhead door manufacturer's rough opening instructions for exact measurements.**

2. Cut the Microlam header to length and place it on top of the trimmers. Once it is in place, nail through the king stud into the header.

3. The header is heavy, make sure you securely brace the short walls to keep them stable.

4. Measure, cut, and install the cripple studs every 16" o.c. on the top of the header. Then install the top plates over the cripple studs.

#### Sheathing

Install the sheathing on the wall frames if you have not done so already. Start at one corner of the building and work your way around. Make sure the sheathing hangs below the foundation's 2x6 sill plate by at least 1/2".

#### Install the Steel Support Columns and Interior Beam

1. **See Sections E and F** for steel column and beam installation. Install the steel columns over the footings according to manufacturer's instructions.

2. Install the loft beam over the bearing column and the support beams.

**Important:** The beam called for in this plan is a different height than the loft floor joists. You will have to notch the top plates over the wall's support column to receive the beam. This will keep the top of the beam level with the top of the joists.

3. Adjust the columns to level and support the beam.

#### Room in the Attic Truss Option

The "Room in the Attic" truss allows you to build a garage, with a loft, without installing floor joists and building rafters. This truss option does not provide all of the storage space that we have designed in this plan, but it is much simpler, less costly and less time consuming to build. Consult with your building materials supplier about pitch and span availability.

#### Flooring Joists for the Loft

1. **See Floor Joist Framing Plan.** Across the front of the garage, lay out the locations of the flooring joists every 16" o.c. across the double top plate and transfer these locations to the interior beam, making sure the joists are square to the beam.

2. Measure each joist and cut to length, allowing 1-1/2" for the rim joist. Nail joist hangers on one end of the joist and install the joists in their locations. Don't forget the double joist and header for the stairs.

3. On the front of the building, install the loft rim beam on the double top plate and nail through the loft rim beam into the floor joists.

4. On the other side of the loft floor, transfer the joist locations from the beam to the double top plate. Finish this side as the first.

5. After the floor joists are up, install the bridging between the joists. Bridging keeps the joists from twisting and adds strength to the structure.

#### Laying the Loft Floor

1. **See Section H, Framing Elevations and the Floor Joist Framing Plan.** Flooring must be installed perpendicular to the joists. From the front of the building, measure 48" out from the rim joist on both sides of the garage and snap a chalk line across the joists. Lay the first row of flooring with edges flush to the chalk line, making sure the flooring joints fall on a joist, and nail into place.

2. Begin the second row with a half sheet of flooring. This will stagger the joints from row to row. Finish the flooring.

3. Next, add the loft sill plates around the edges of the loft flooring. The rafters and gable end studs will be toe nailed into the sill plates.

#### Installing the Stairs

**See Stair Detail in Section H.** This plan assumes that there will be fourteen risers and thirteen steps. It is likely that your garage may be different. Building codes for stairs and railings vary in different parts of the country. Check your local codes and with your building inspector before and during stair construction. Also, get yourself a good reference book to supplement the stair detail.

**Tip from the Pros:** Here are some general step building rules to follow. Keep each step the same height. The standard height for each step is from 7 to 7-1/2 inches; the standard tread is from 11 to 12 inches deep. You can reduce the height of each step to as little as 5 inches. If you do this, increase the tread depth by the same amount you reduce the height.

An option you may wish to consider are folding stairs. Folding stairs come in a kit and attach to the loft joists or trusses. When you need access to the loft, you simply pull the stairs down from the garage ceiling. When you are finished, the stairs fold up neatly, back into the ceiling. Folding stairs are very convenient and will provide you with more floor space in your garage.

#### Framing the Roof

##### Hand Framed Rafter

Choose the roof pitch option you prefer. These instructions are based on the assumption that you have built your garage to the exact width of the plan. **Caution:** If the width of the garage varies by more than 1", the correct rafter length will have to be determined. Use a reference book that details roof construction in addition to these instructions.

1. **See Rafter Templates.** Cut one rafter and use as a template. Temporarily install this rafter and check the fit of the bird's-mouth and tail cuts. If the first rafter is cut correctly, use it as a pattern in building the rafter for the other side. Hold the rafters in place with a scrap of wood the thickness of the ridgebeam. Then, check the fit of the rafters at both sides of the building and their slope. If the fit is correct, use the first rafter as a pattern for the others.

2. The gable endwalls require framing different from the rafters. Do not set the first rafter on the end of the building, the first rafter should be placed no more than 24" in from the end of the garage.

3. Starting on one side of the garage, toenail the rafter into the loft sill plate and use a metal anchor to fasten the rafter to the loft rim beam. At the ridge, toenail through the rafter into the ridge board or through the face of the ridge board into the rafter. Remember the ridge board must extend over the edge of the garage to support the rake ladder framing. **See Detail G.**

4. Support the other end of the ridge board with a temporary brace, making sure the ridge board is level.

5. From the first rafter, lay out the other rafter positions (usually 24" o.c.) on the loft sill plate. The last rafter placement will vary depending on the length of your garage, but must be no more than 24 inches.

6. Transfer the rafter locations to the other end of the garage and to the ridge board. Now construct and install the remaining rafters.

7. **See Section H.** Install collar ties. Make sure when you install the collar ties, you give yourself plenty of headroom. Nail the collar ties into the rafter as shown on the plan.

#### Gable End Wall Framing

1. **See Detail G.** The easiest way to build the gable end wall and the rake is to first construct the 2x4 ladder framing for the rake. Determine the length of the 2x4 ladder by measuring from the rafter to the edge of the rake. Take into consideration the thickness of the fascia and the sub fascia.

2. To determine the length of the 2x4 gable end wall top plate, measure from a rafter tail to the ridge board. This will be the length of the top plate.

3. Pre-assemble the ladder framing by nailing the 2x4 lookouts to the 2x4 gable endwall top plate every 16" o.c. Then, with some help, lift the ladder framing into place and temporarily brace. Nail through the rafter into the end of the lookouts with 16d nails.

4. Each gable end wall stud must be individually measured, cut, and beveled then placed directly over a wall framing stud. Toe nail the studs into the loft sill plate and into the gable wall top plate

#### Now the Roofing

**Tip from the Pros:** If your roof has a steep pitch or if you feel somewhat insecure about working on a roof, nail 2x4 cleats to the roof to provide safer footing. Also, sawdust on the roof sheathing makes for a very slippery surface, use caution.

1. Install the 1x8 cedar fascia to the ends of the rafter tails, the 2x6 sub fascia and 1x8 fascia to the gable ladder ends as shown in **Detail G.** Miter the corners for a neater appearance.

2. To install the roof sheathing, measure up 48-1/4" from the ends of the eaves and snap a chalk line as a guide when installing the first row of sheathing. This will keep the sheathing square to the trusses. The ends of the plywood sheathing should fall on the center of a truss and overlap the gable overhangs.

**Tip from the Pros:** Rafters have a tendency to warp a bit. It is a good idea to mark the upper edge of the sheathing every 24" and align the center of the rafters with your marks to keep them running straight.

3. Attach the sheathing, starting at the rafter tail ends and work up. As you work up, stagger the sheathing joints so they don't align on the same rafter as the previous row. Use 8d nails to fasten the sheathing to the trusses spaced 6" along the edges and 12" elsewhere.

4. Snap a chalk line along the outside edge of the gable overhang and trim the overlapping sheathing.

5. Attach the metal drip edge along the lower roof edges.

6. Install the roofing starter material over the lower roof edges to at least 12" over the stud wall. Cover the remainder of the sheathing with 15 lb. roofing felt. Starting at the base, work up, stapling or tacking each row. Overlap the previous row by 12".

7. Then nail the metal roof edge up the gable edges of the roof, placing it over the felt.

8. Now comes the fun part, shingling. Follow the manufacturer's instructions closely, they are printed on each bundle of shingles.

#### Next the Soffits

1. **See the soffit detail in Construction Section H and Detail G.** Install a 2x2 ledger board on all sides of the garage. The bottom of the ledger should be level with the bottom of the rafter tails. Install the fascia over the rafter tail.

2. Place the lookouts next to each rafter tail and between the fascia and the ledger, making sure it is level. Toe nail the lookout to the ledger and nail to the rafter tail and fascia. Install the soffit, nailing to each lookout and rafter tail.

3. The frieze board is installed after the sheathing and before the siding.

*Continued to page 4*

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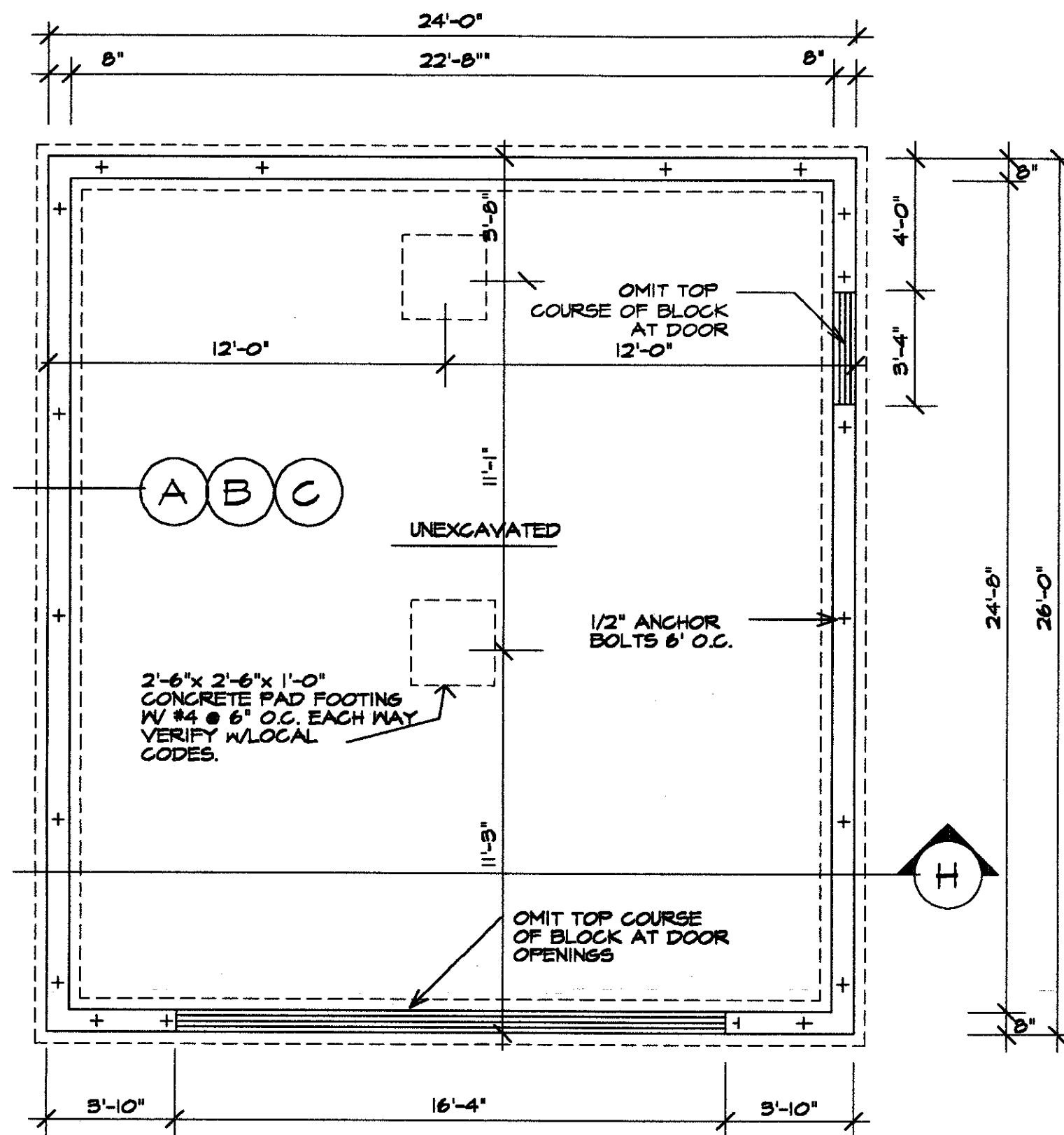
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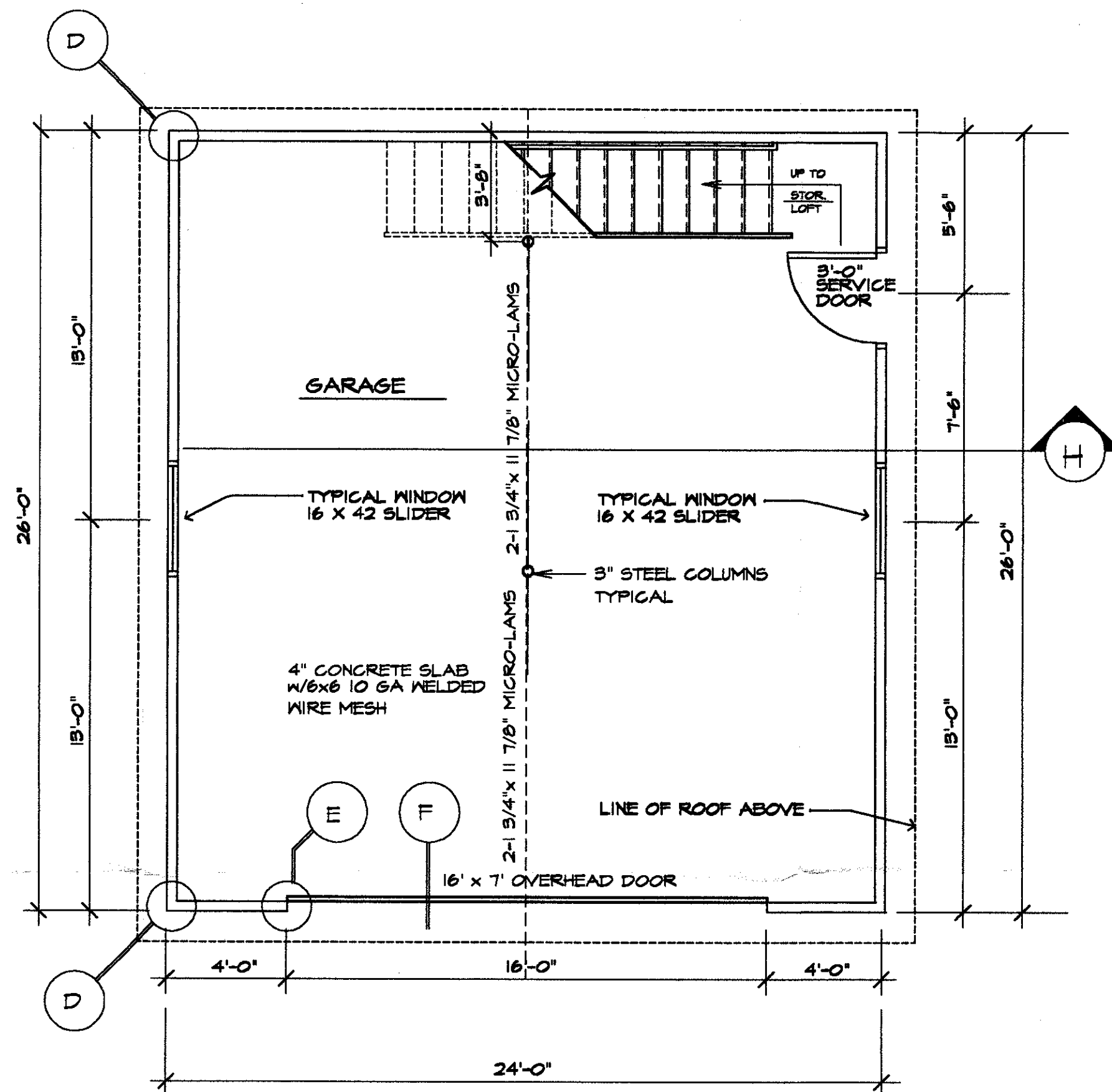
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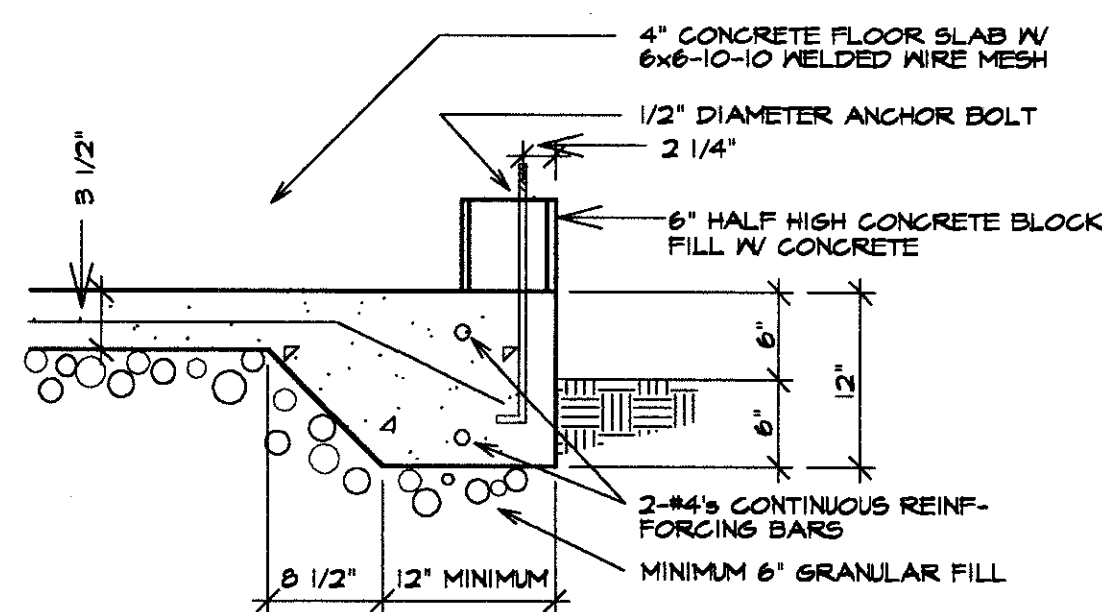
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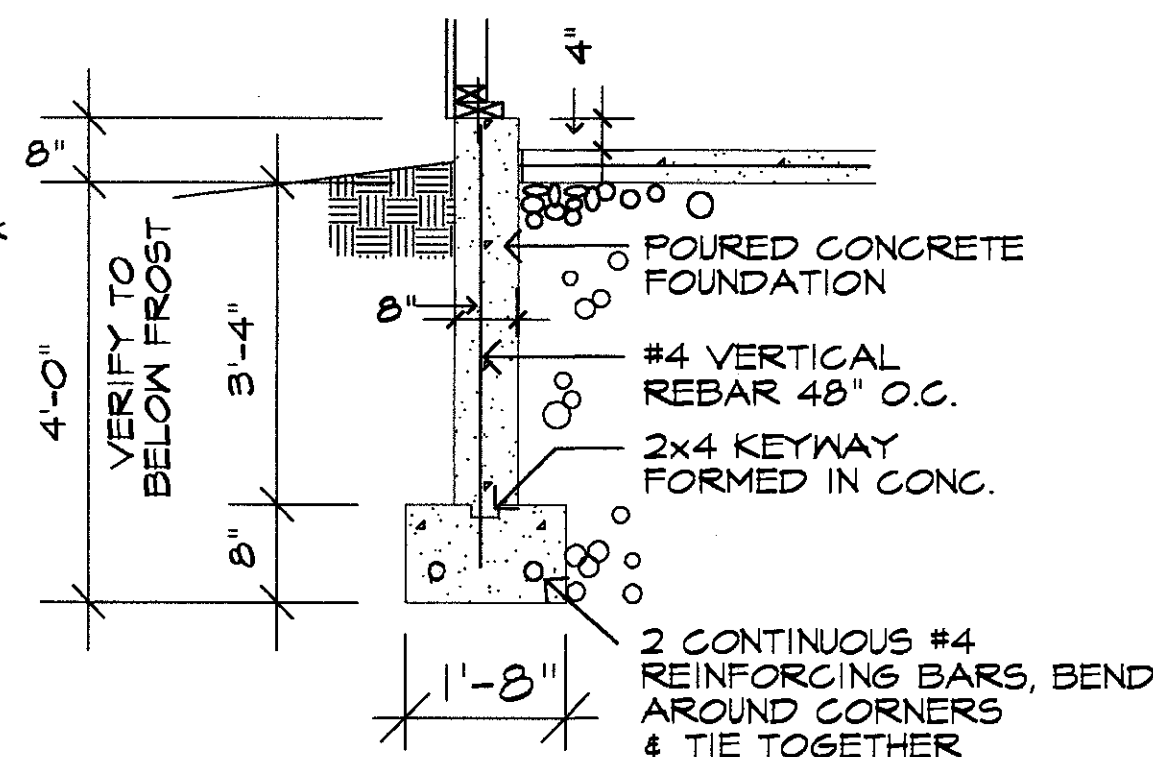
24' x 26' FOOTING & FOUNDATION PLAN  
GABLE ENTRY SCALE 1/4"=1'-0"



24' x 26' FLOOR PLAN  
GABLE ENTRY SCALE 1/4"=1'-0"

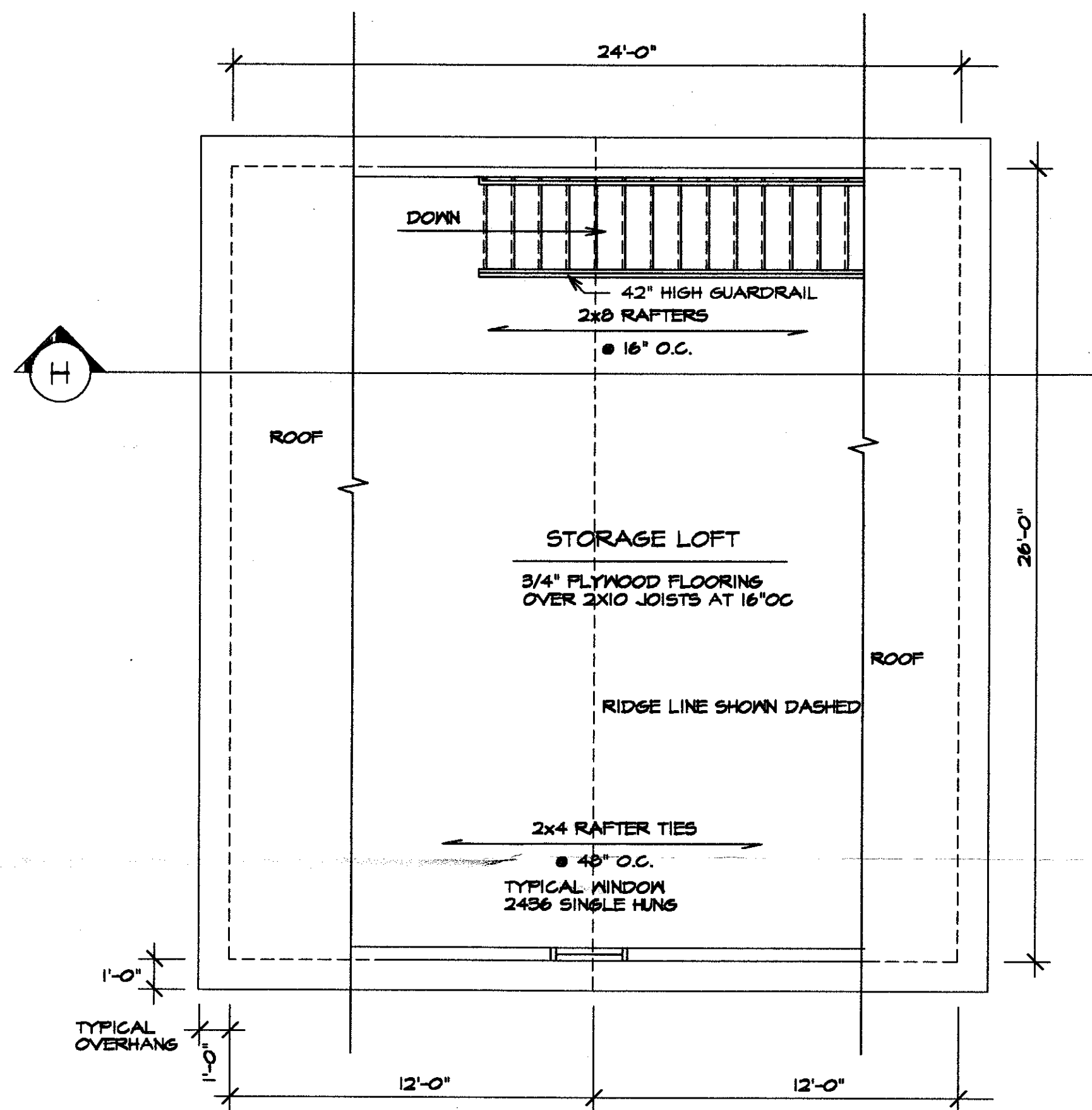


A FLOATING SLAB  
DETAIL

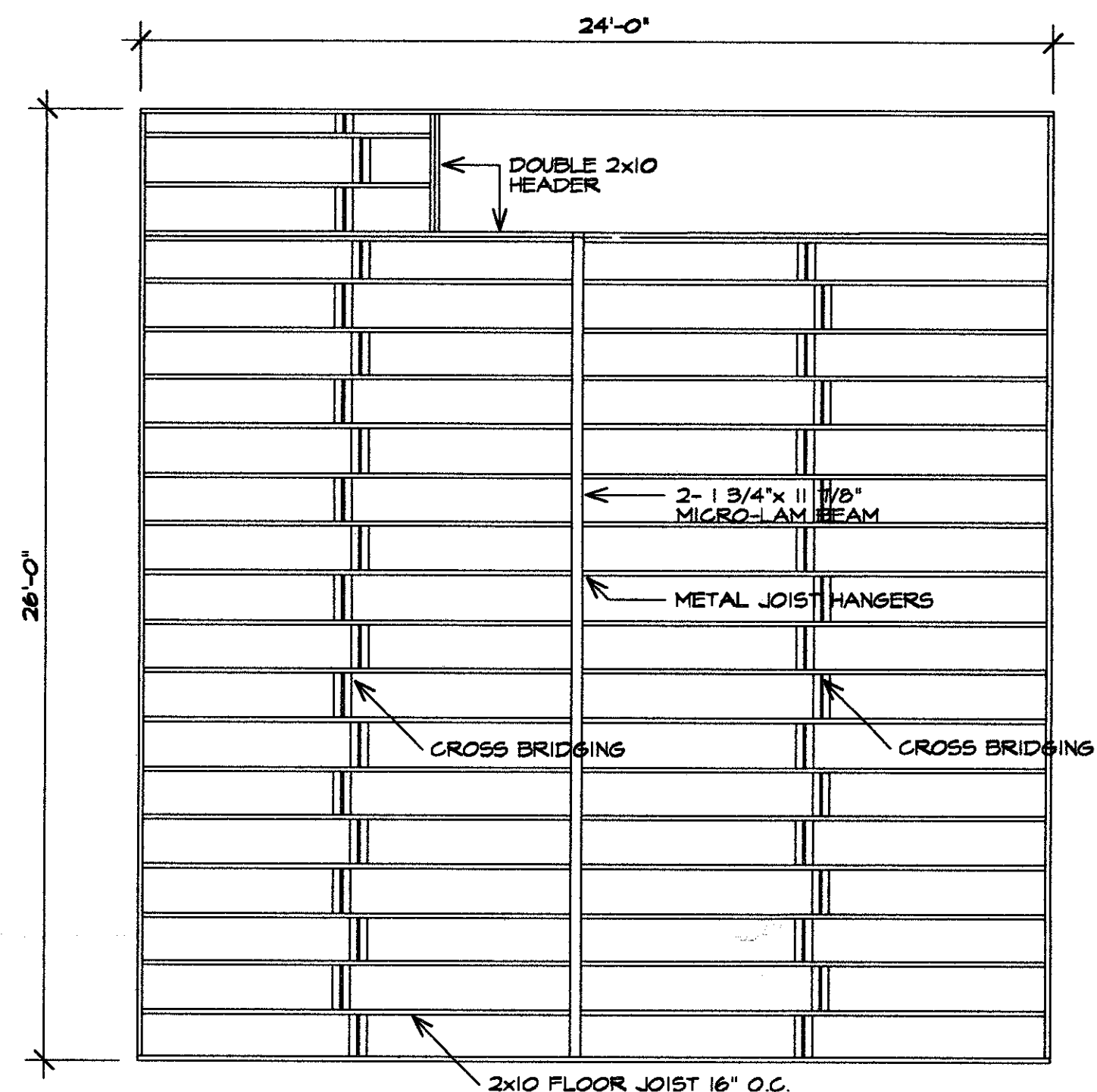


B POURED FOUNDATION  
at FROST FOOTING





24' x 26' LOFT PLAN  
GABLE ENTRY SCALE 1/4"=1'-0"



24' x 26' LOFT FRAMING PLAN  
GABLE ENTRY SCALE 1/4"=1'-0"

### The Siding is Next

**Tip from the Pros:** The siding you choose determines when you can install optional doors and windows. Follow the manufacturer's instructions when installing the siding.

#### Stucco Board, Plywood or Sheet Siding

1. Start installing the siding where you began the framing layout. Make sure the first sheet you lay is plumb and square to the building. Extend the siding 1/2" below the sole plate.

2. Make sure the siding edges meet over a stud. If the siding does not have overlapping joints, install a "batten" over the joint to keep the weather out.
3. If your garage needs more than one row of siding, make sure to install flashing between the top and lower panels.
4. Install trim on the corners of the building and where the siding meets the soffit.

#### Lap Siding

1. Lap siding must go over sheathing. Follow manufacturer's instructions.
2. Begin at the bottom of the building making sure the siding is level and straight. Use a chalk line and level to check your work. The first row of siding must extend 1/2" below the sole plate.

#### Details, Details, Details

Caulk the joints between the siding and all trim, and on any exposed joints. Seal the concrete floor, paying attention to the concrete supplier's instructions. Add electricity if desired. Paint or stain the exterior. Install any gutters and downspouts after painting. Enjoy your new garage!

#### Specifications

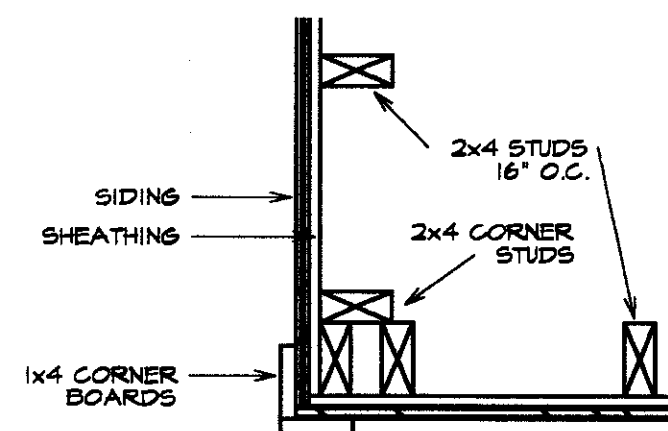
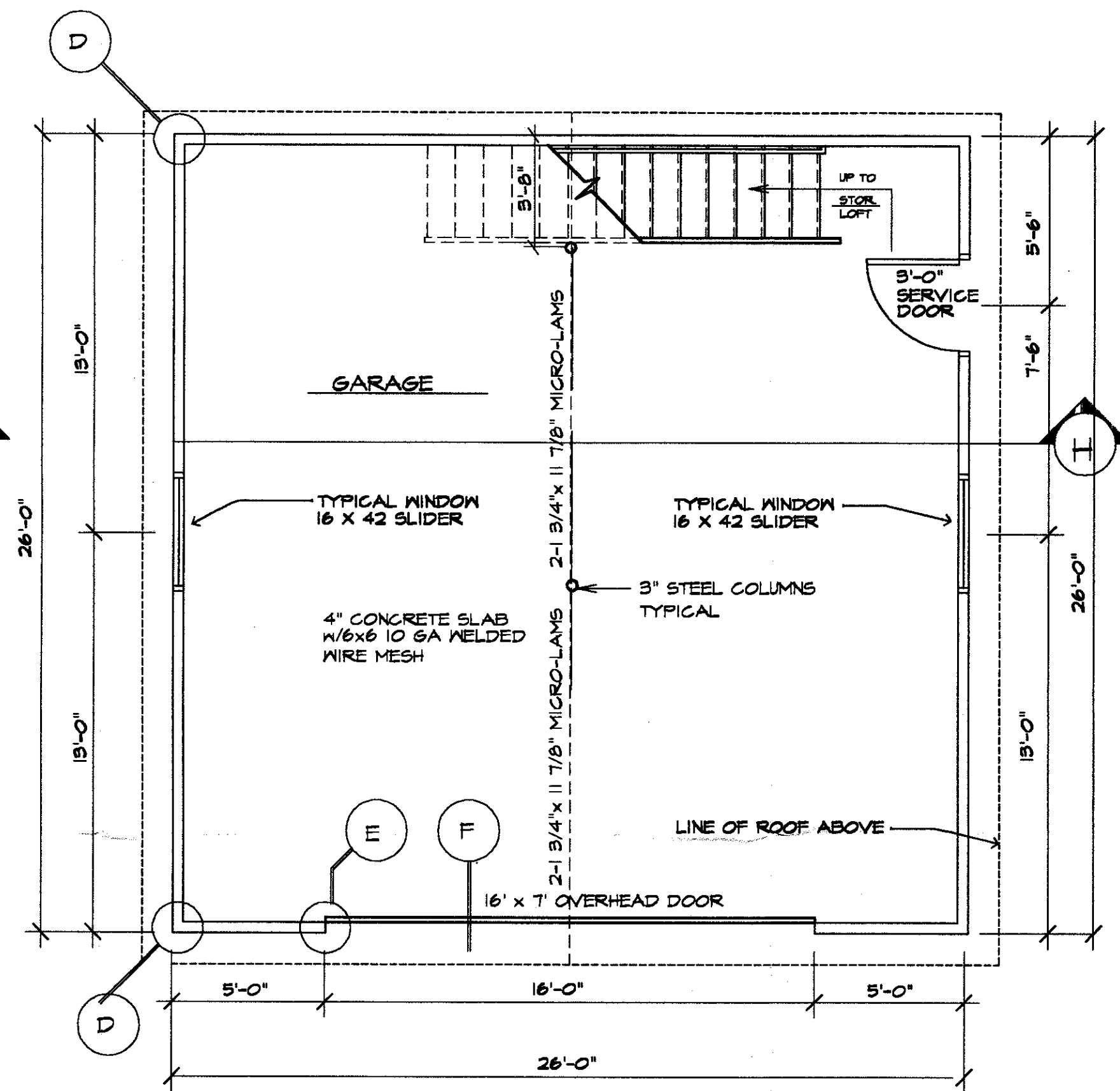
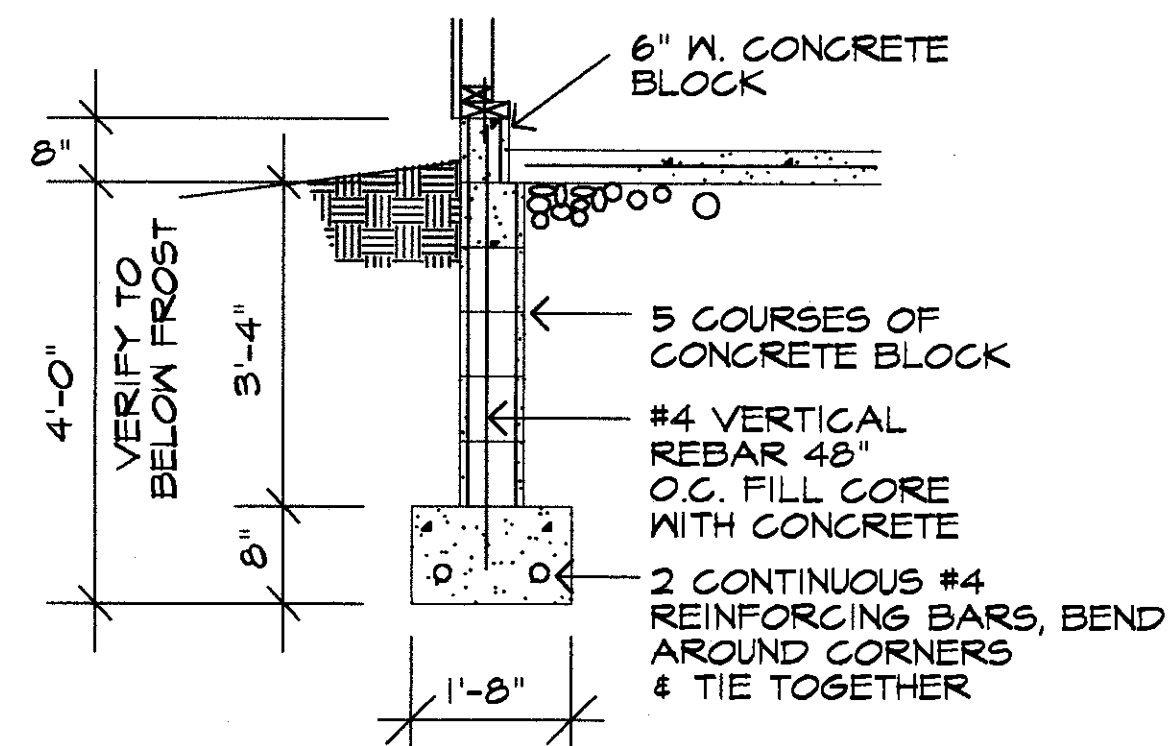
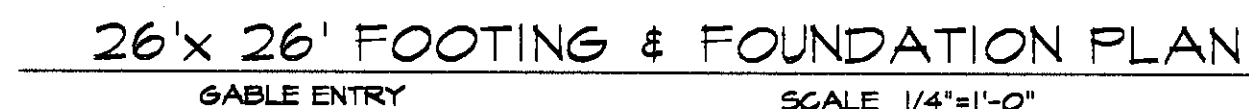
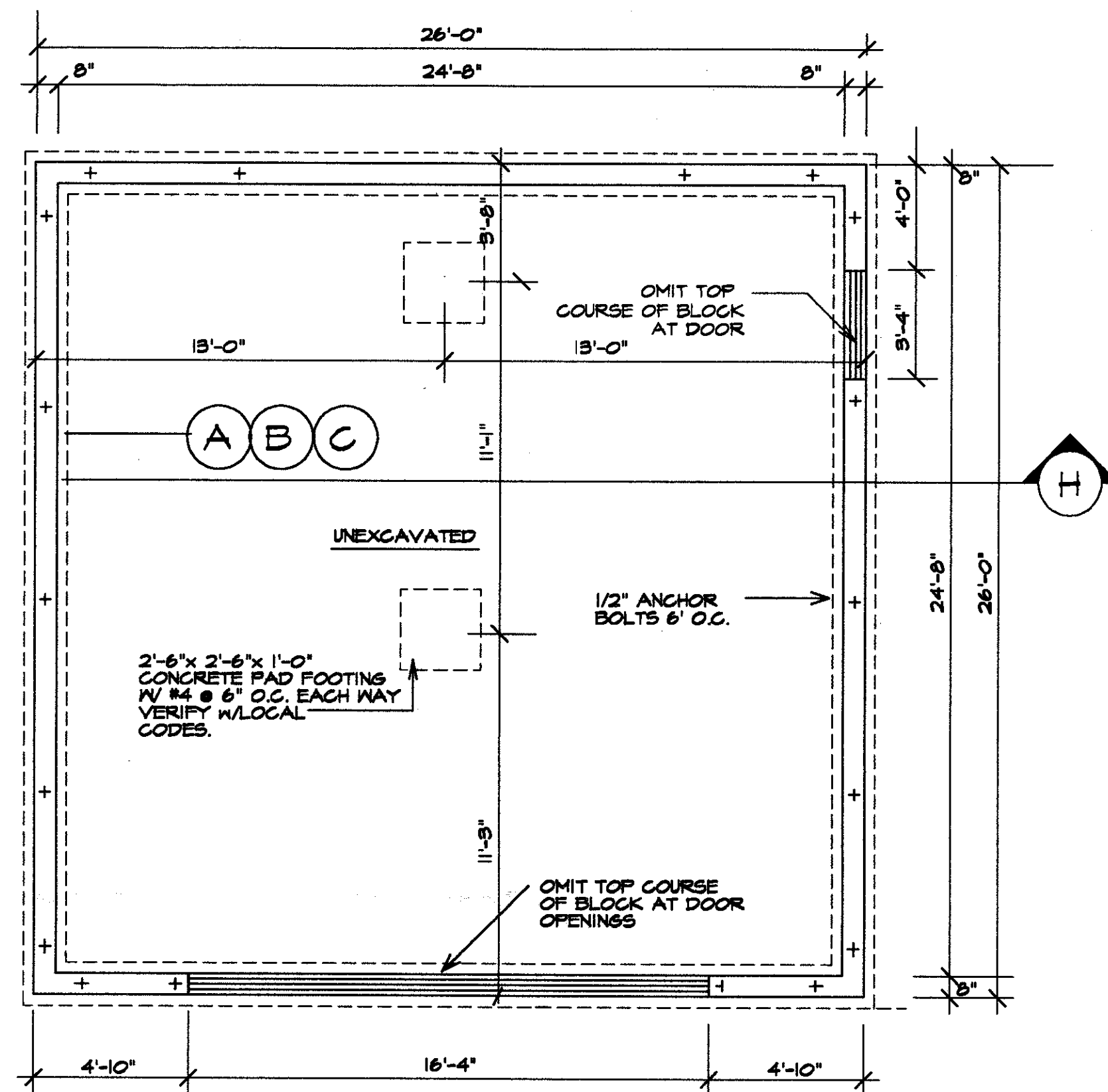
##### Design Loads

This structure is designed to withstand a live load of 40 pounds per square foot (P.S.F.). Roof bearing capacity can be altered by changing the size and spacing of the rafters. Check your local building code for local requirements. The size of the footings shown is based on a soil bearing pressure of 2000 P.S.F. Uplift has not been considered in the design of this building. All concrete must reach a minimum 28-day compressive strength of 3000 P.S.I. All lumber should be exterior grade with an allowable elasticity (e) of 1,400,000 P.S.I. and Fiber Stress in Bending of 1150 P.S.I.

##### Dimensions

Written dimensions take precedence over scale dimensions. Plan drawings take precedence over written instructions. For questions concerning the interpretation of this plan call 612-789-0618.

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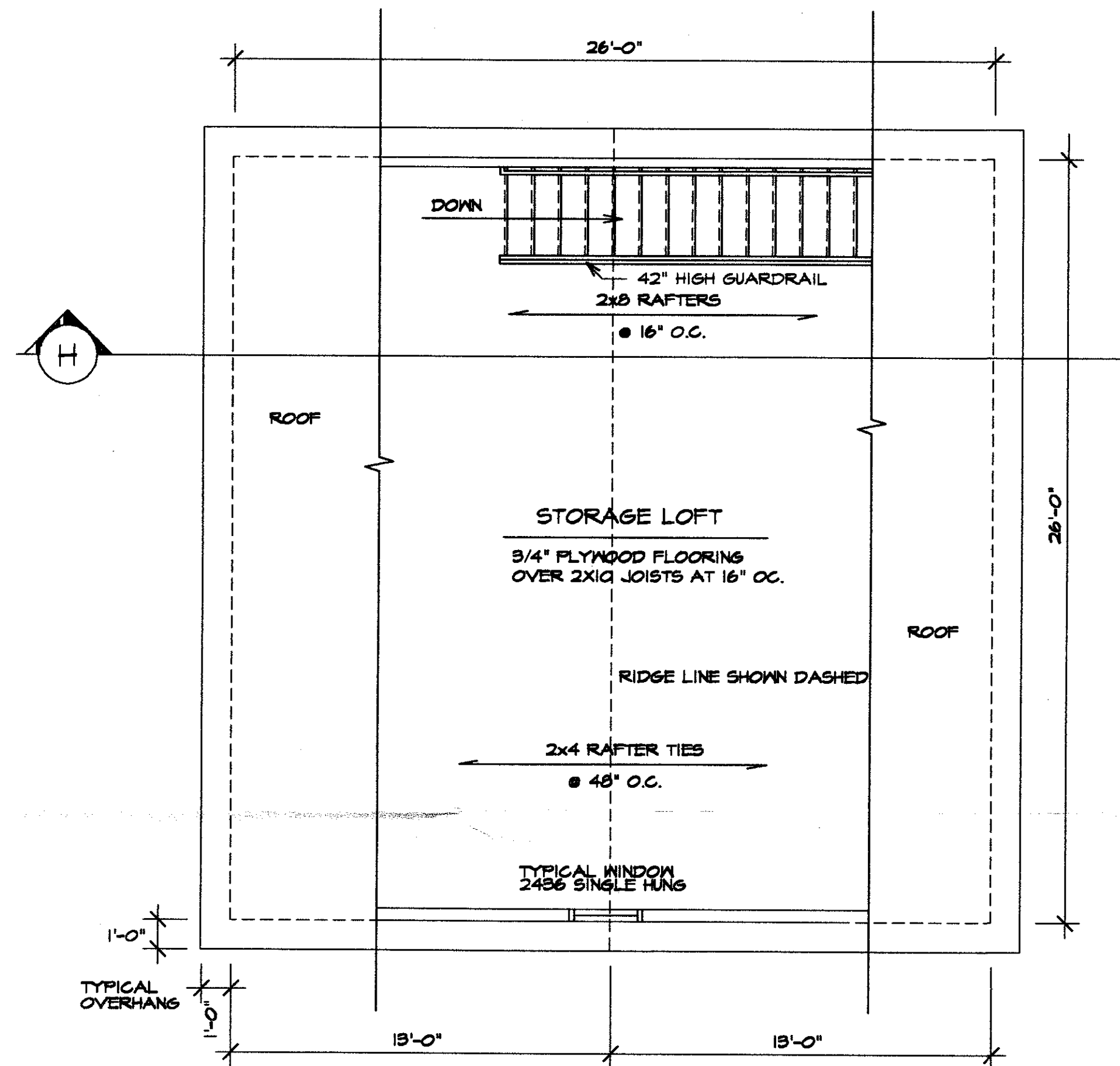
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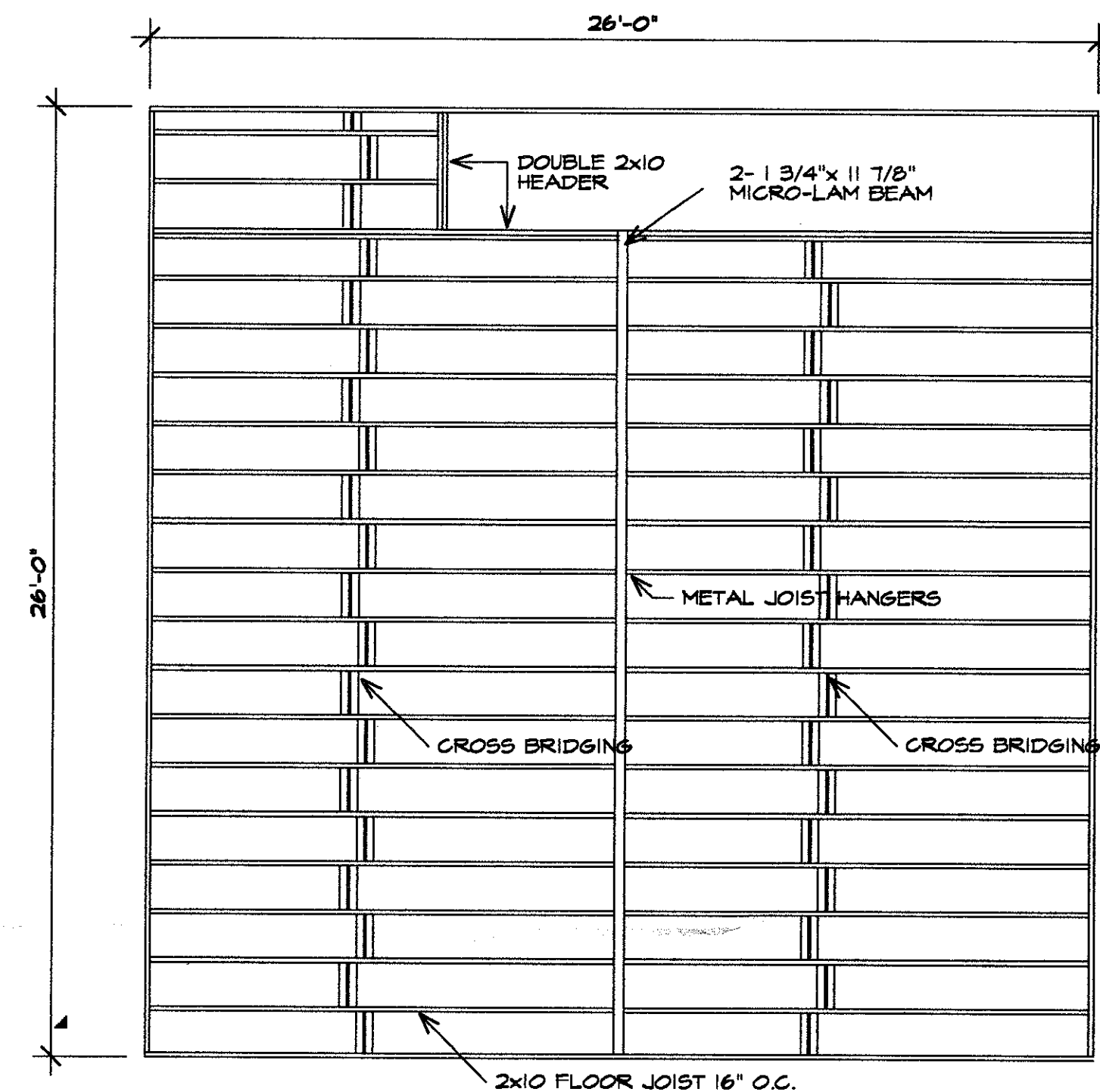
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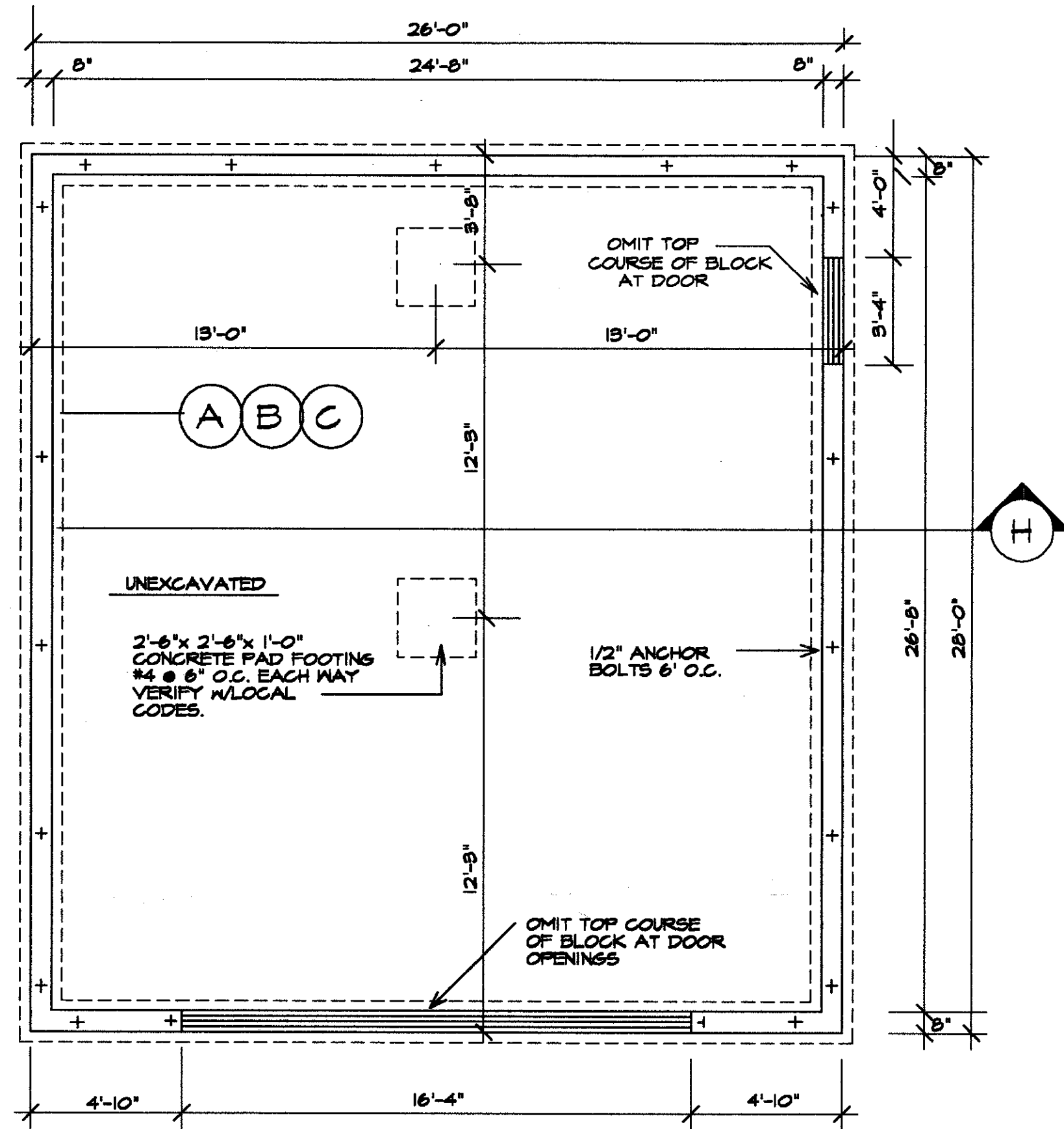
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26' x 26' LOFT PLAN  
GABLE ENTRY SCALE 1/4"=1'-0"

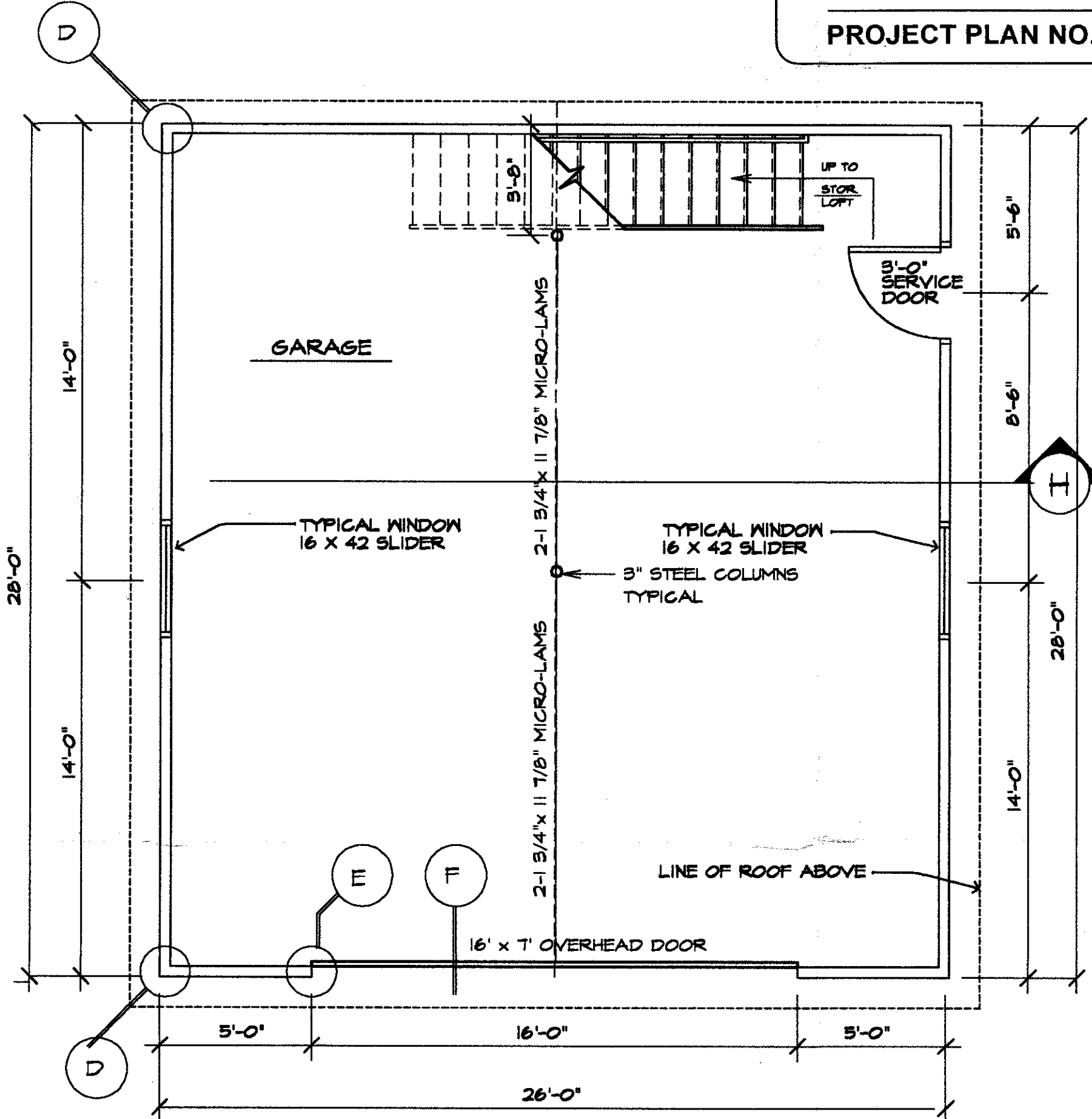


26' x 26' FLOOR FRAMING PLAN  
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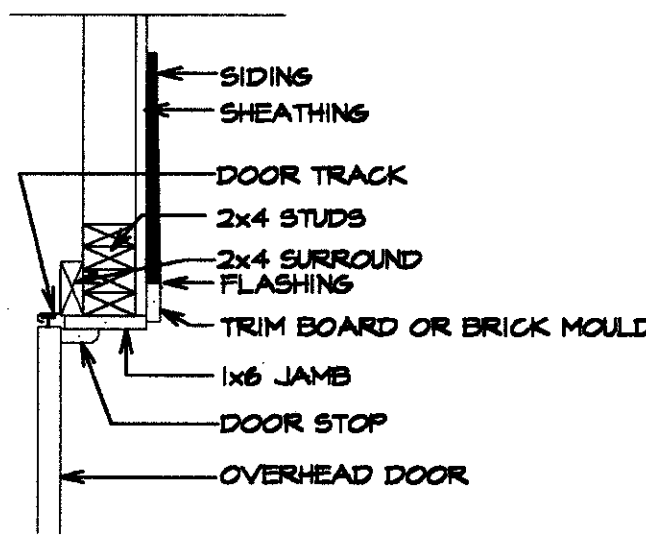
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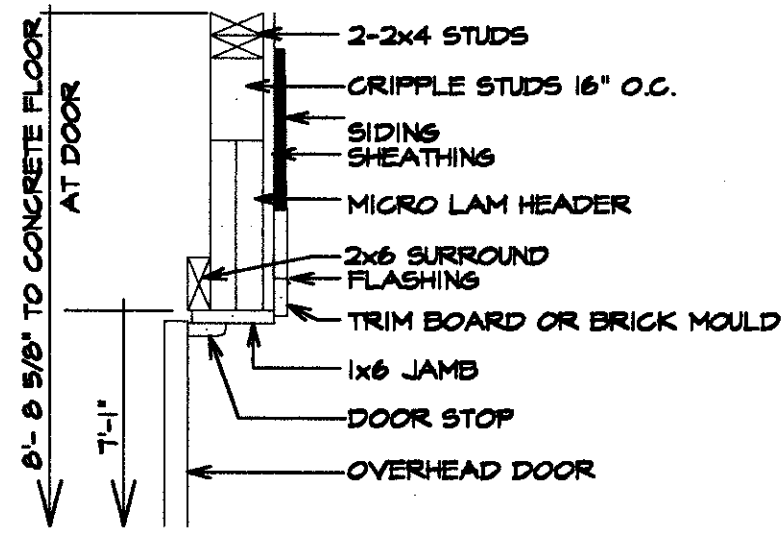


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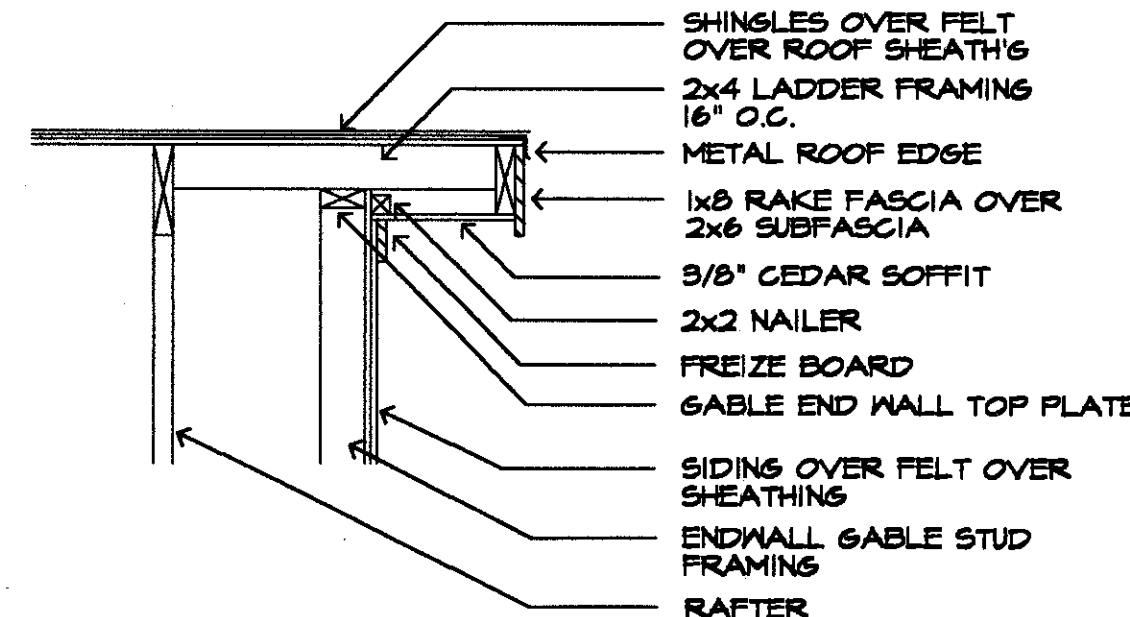
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E DETAIL of OVERHEAD DOOR JAMB



F DETAIL of OVERHEAD DOOR HEADER



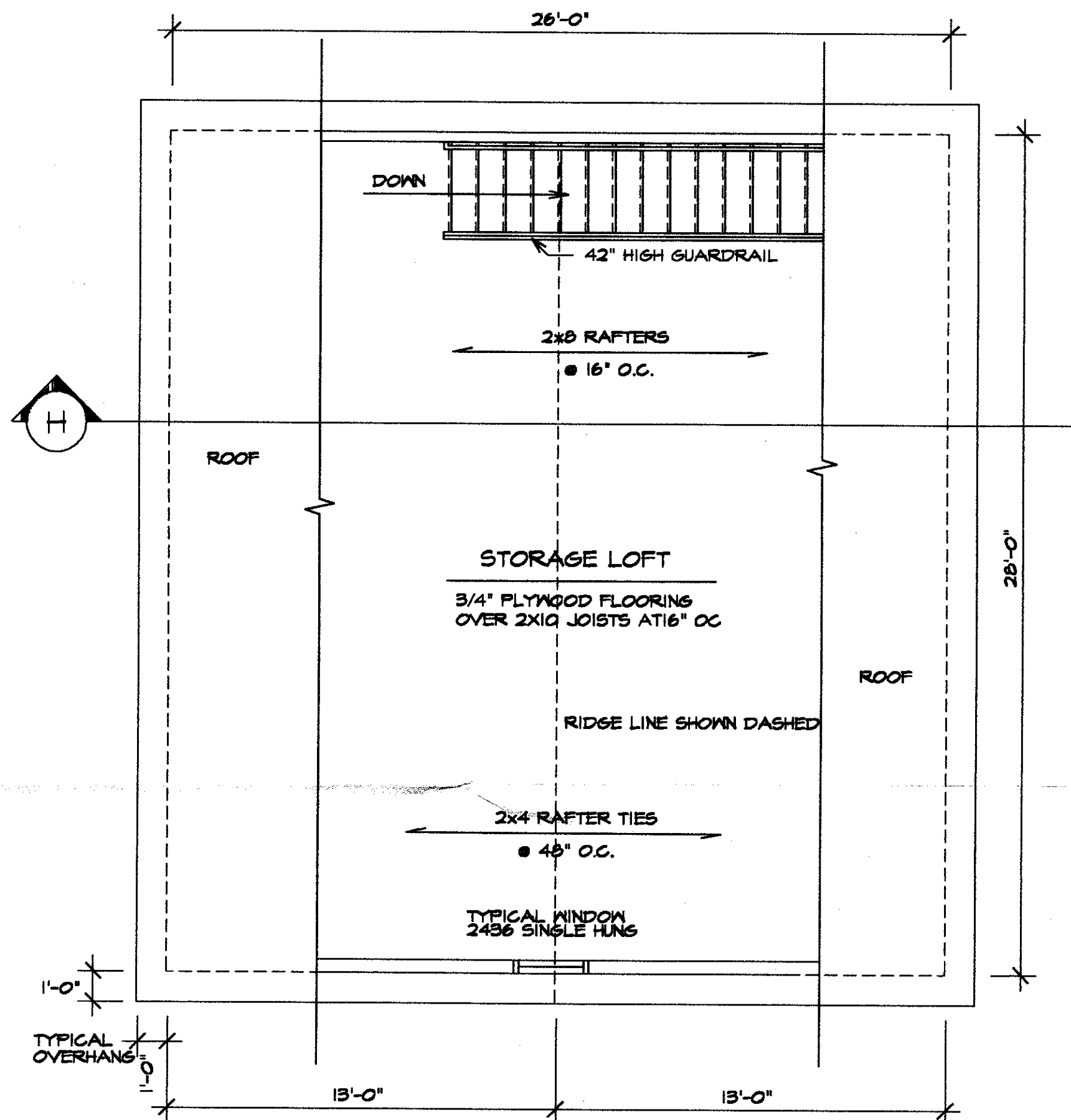
G RAKE DETAIL @ GABLE END

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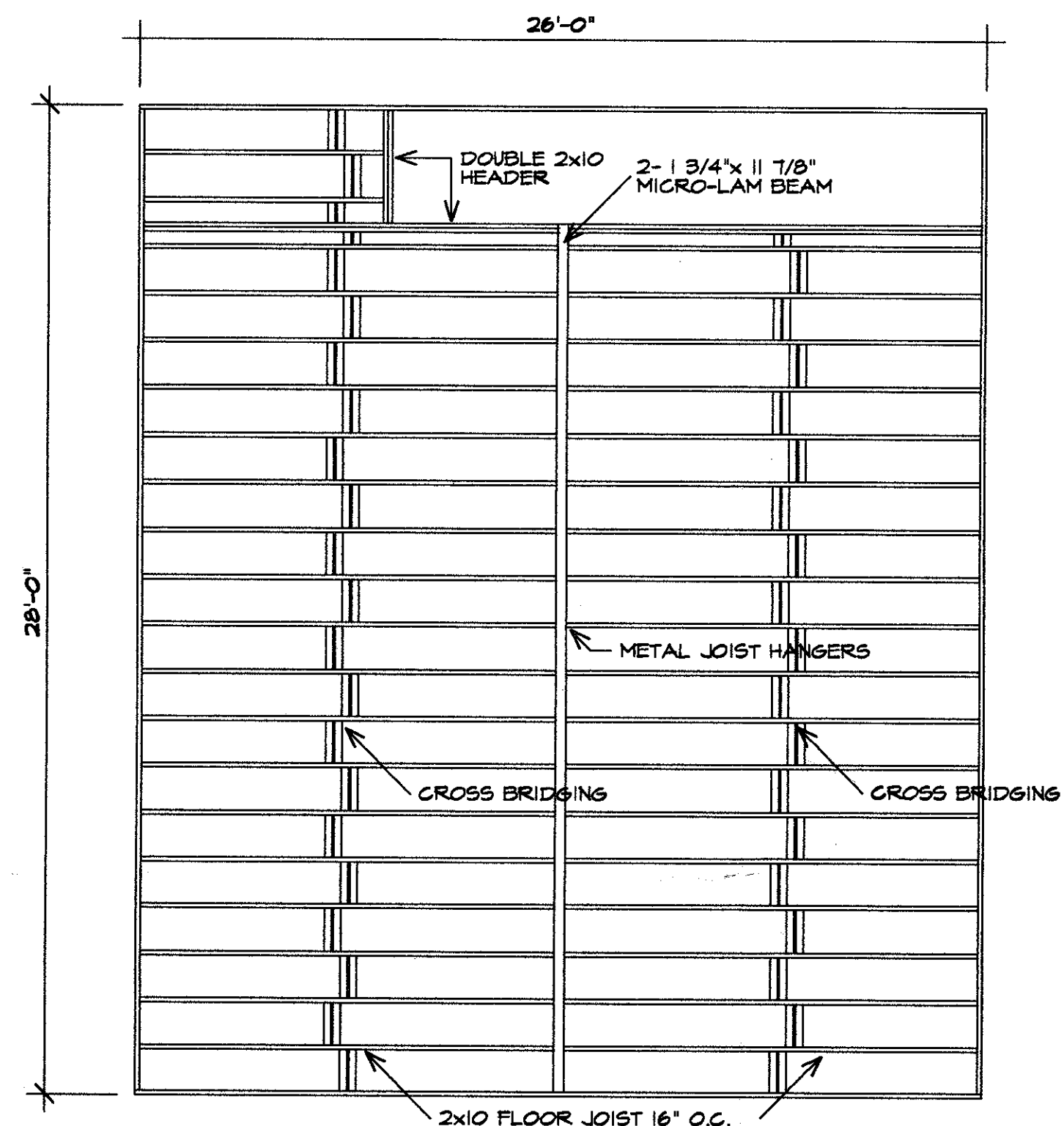
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26' x 28' LOFT PLAN

GABLE ENTRY

SCALE 1/4"=1'-0"



26' x 28' LOFT FRAMING PLAN

GABLE ENTRY

SCALE 1/4"=1'-0"

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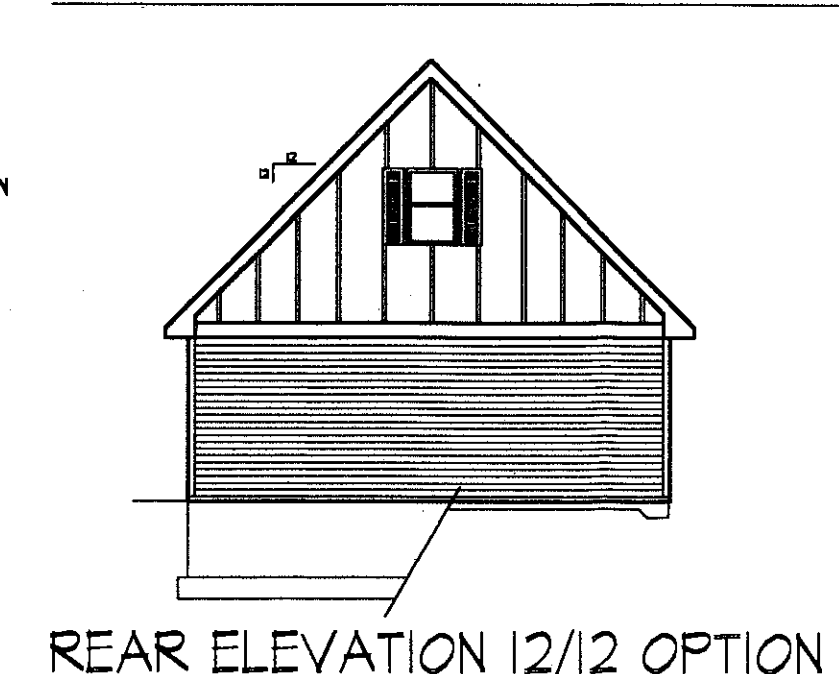
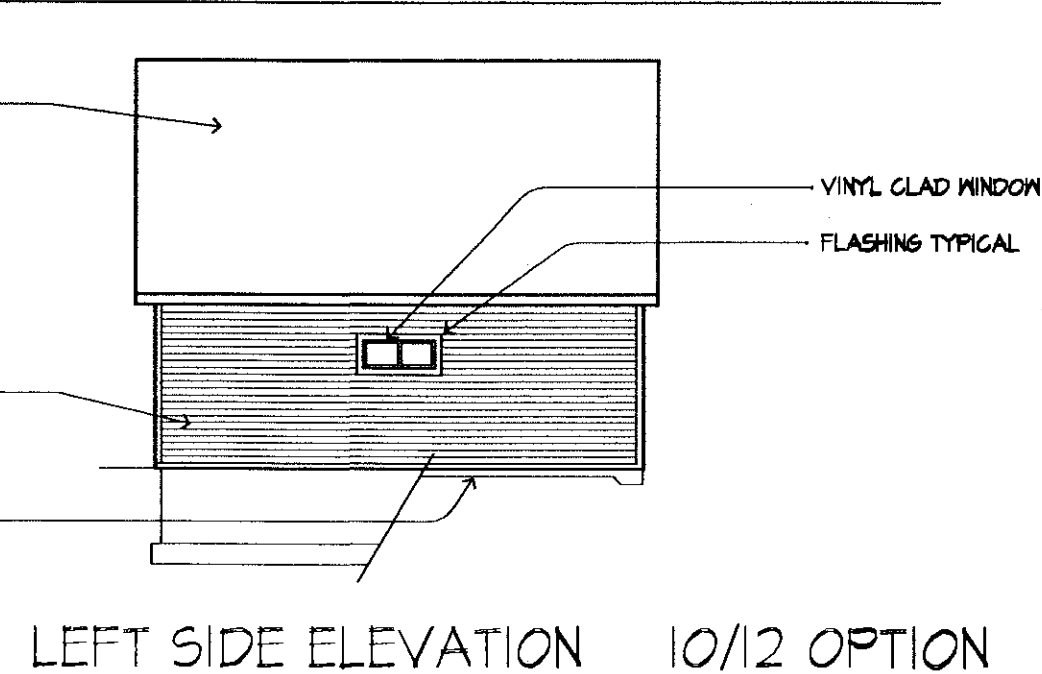
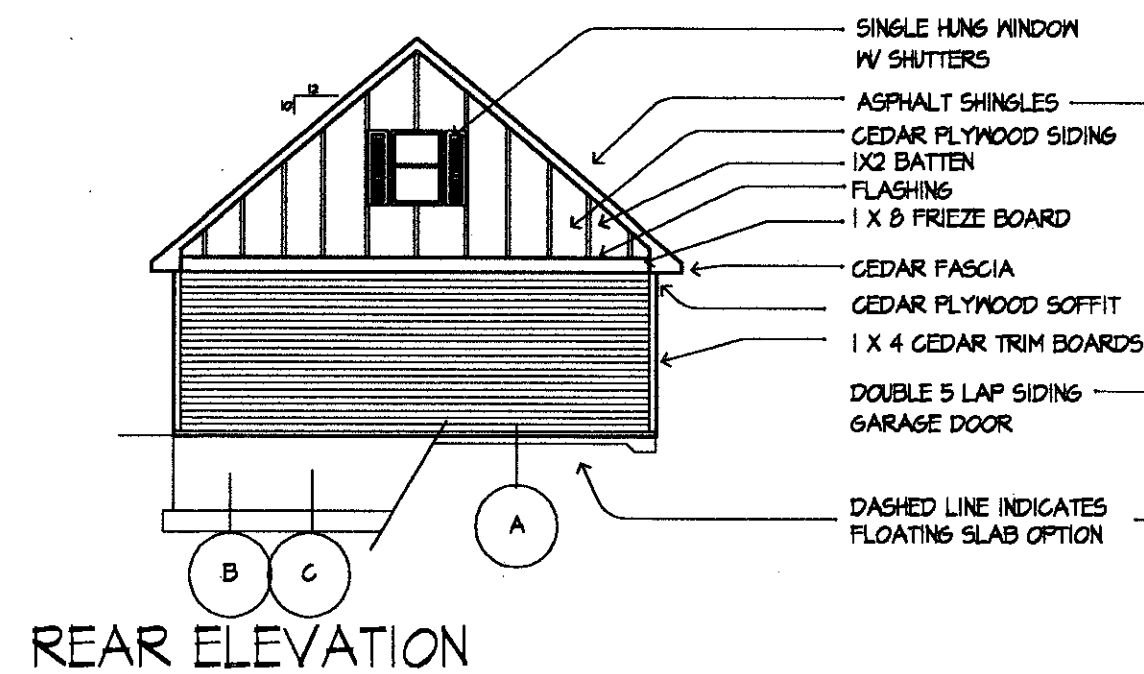
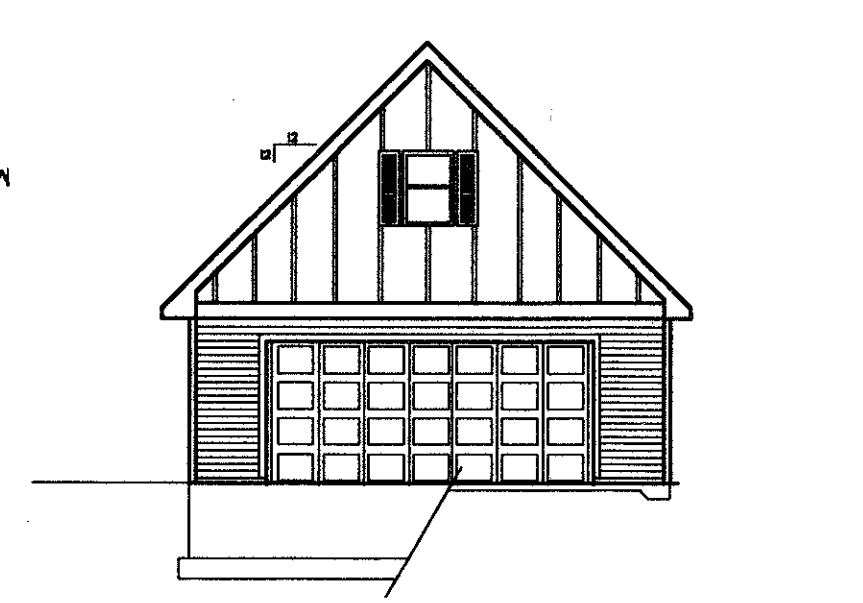
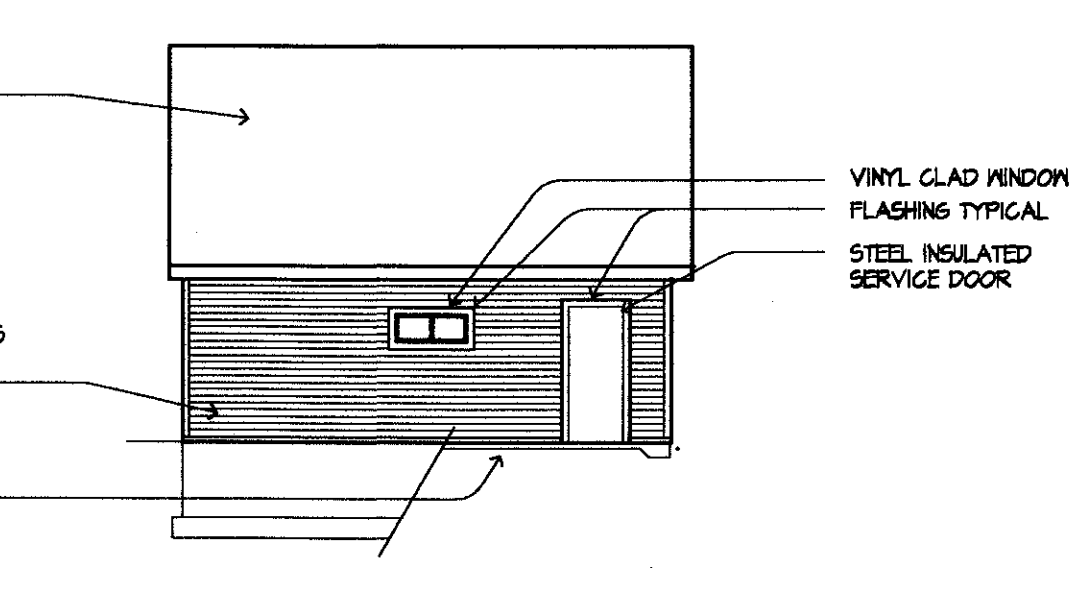
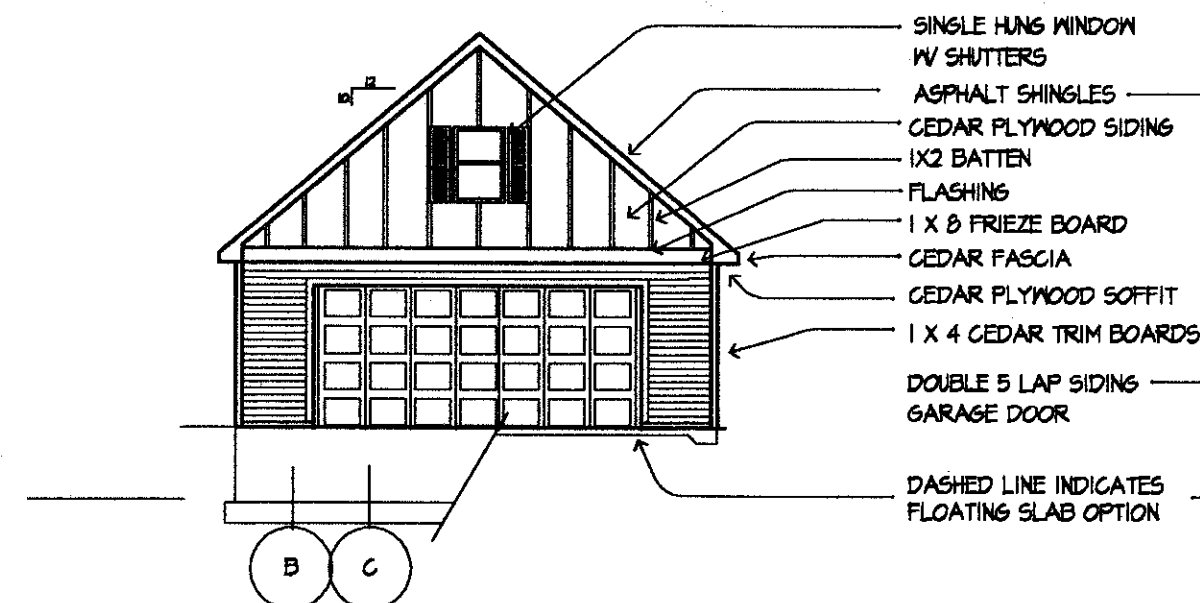
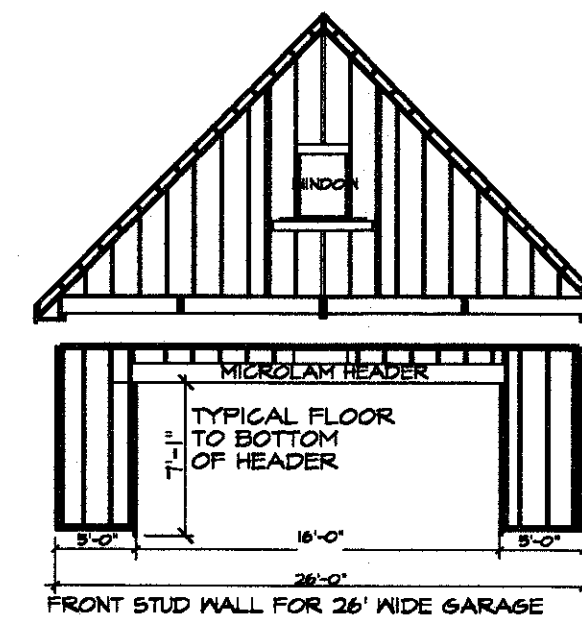
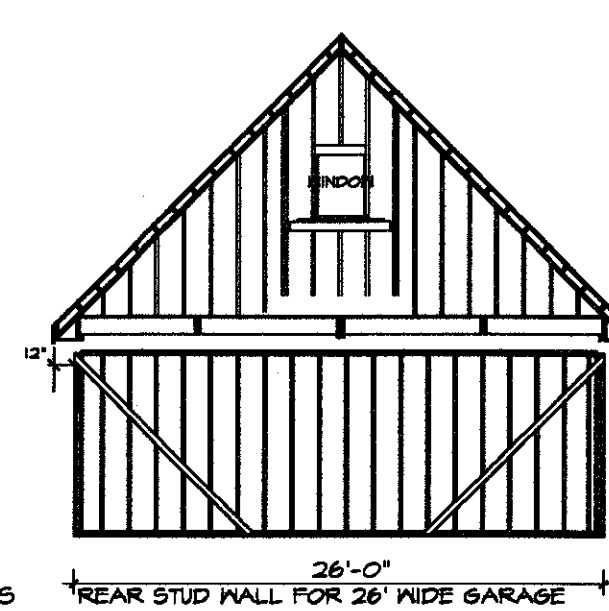
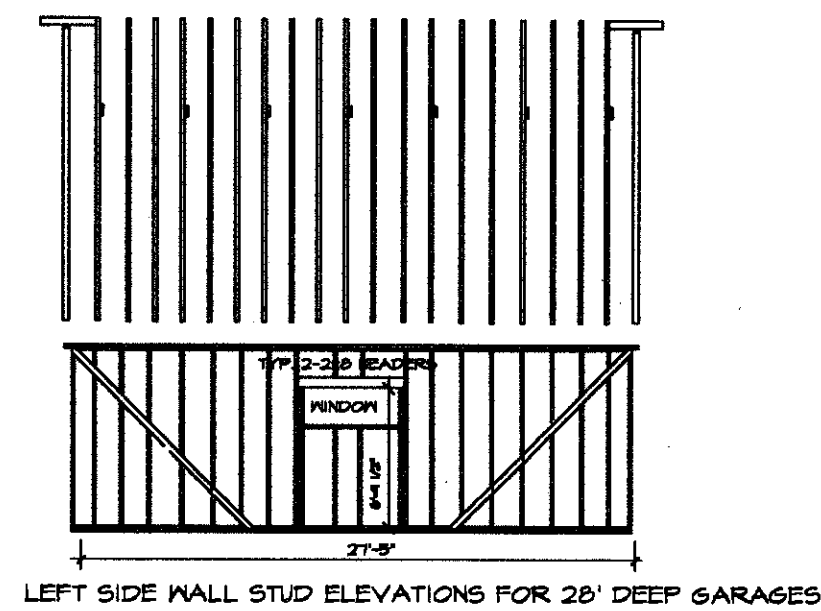
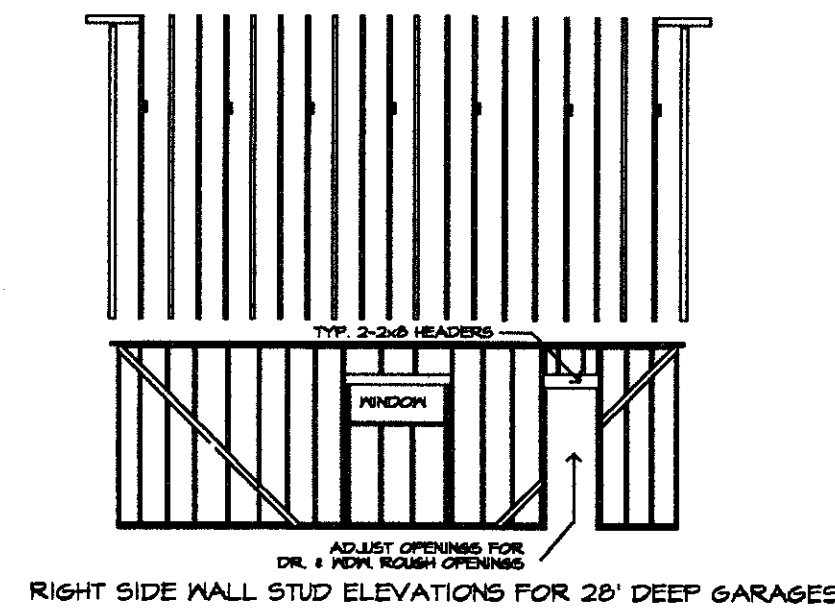
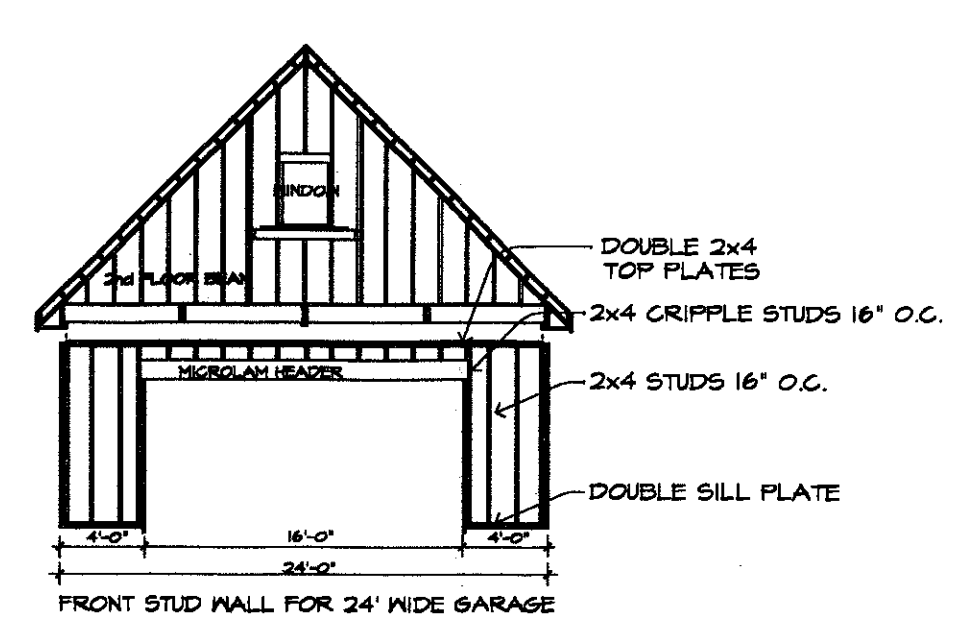
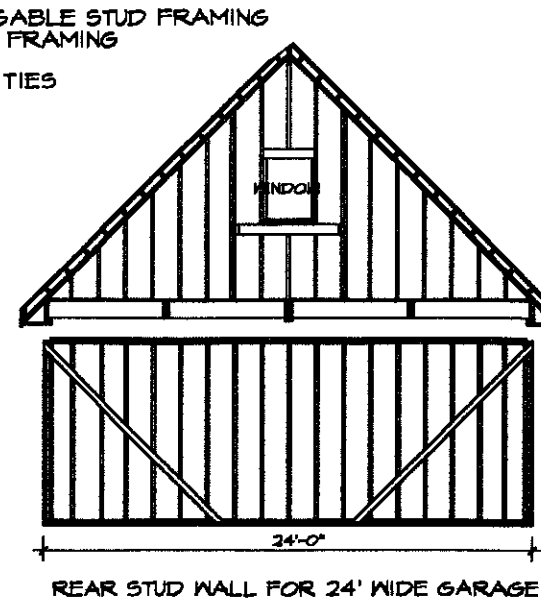
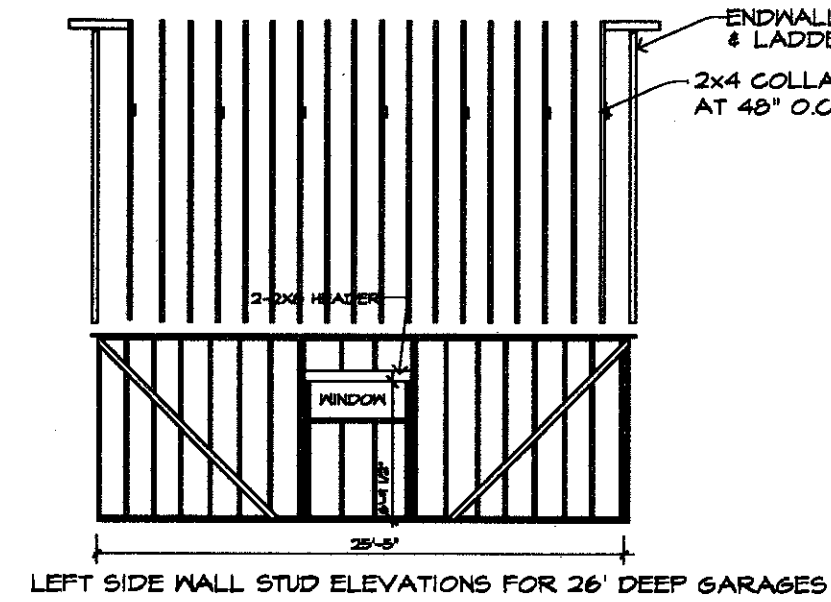
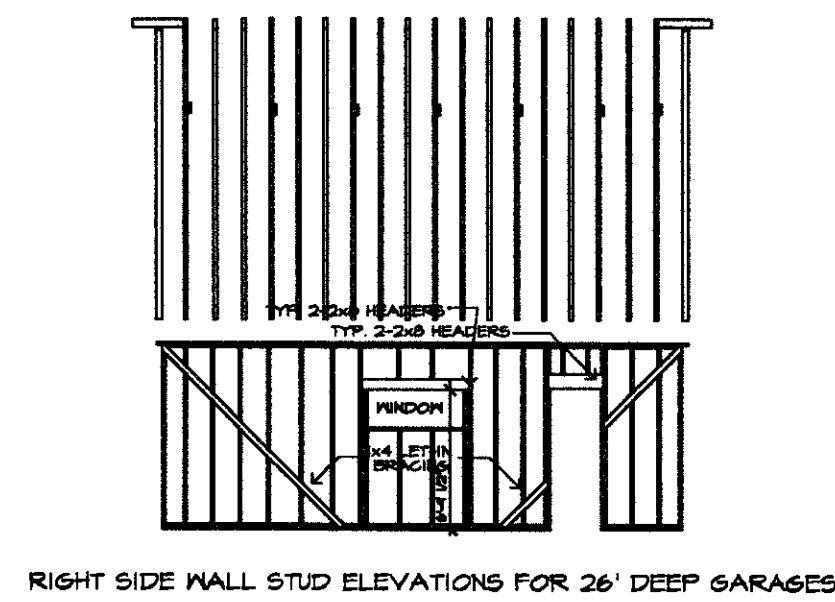
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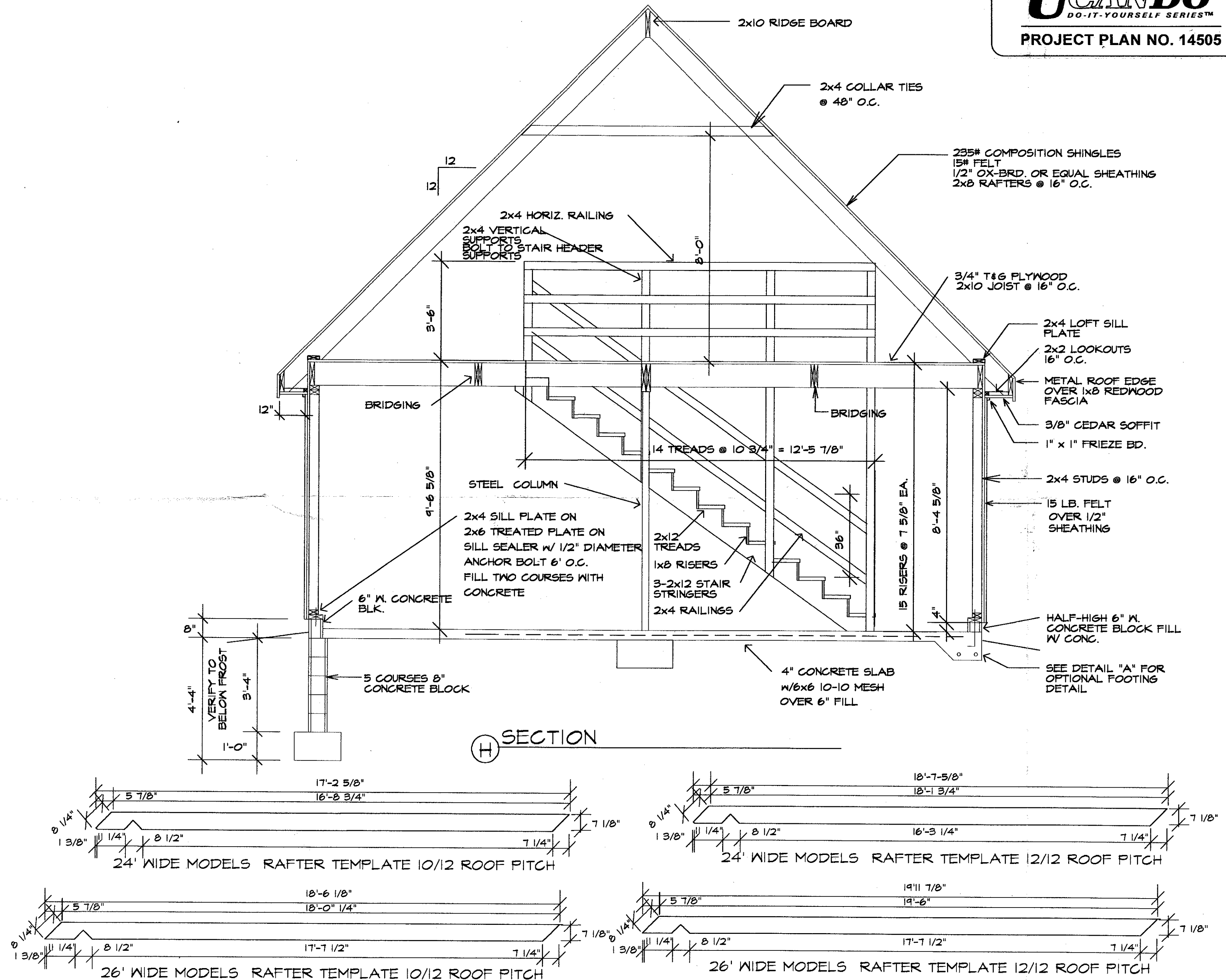
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CITY OF BEXLEY

BOARD OF ZONING AND PLANNING

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, May 28, 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-19-15  
Applicant: John Spiropoulos  
Owner: Same  
Location: 902 S. Cassingham

**BZAP:** The applicant is seeking architectural review and approval to allow a new 26'x 28' detached garage. The applicant is also seeking 3 variances. The first variance is from Bexley Code Section 1252.15(a) which limits an accessory structure to no greater than thirty-five (35%) of the building footprint of the principal structure or 624 square feet, to allow the proposed garage to be 728sq'. The second variance is from Bexley Code Section 1252.09 (R-6 Zoning) which limits building lot coverage to 35%, to allow a 26' x 28' garage; which would bring the total building lot coverage to 39%. The third variance is from Bexley Code Section 1252.15, which indicates no story in an accessory structure shall exceed 10', to allow the over height of the garage to be 23'.

**\*\*\*PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: [www.bexley.org](http://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](mailto: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: 05-21-2020

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

**Applicant**  
 john spiropoulos  
 6143709955  
 john@hztrust.org

**Location**  
902 S CASSINGHAM RD  
Bexley, OH 43209

# BZAP-19-15

Submitted On: Oct 08, 2019

## A.1: Project Information

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

New 2 car garage to replace original 1 car garage

**Architecture Review**

true

**Conditional Use**

--

**Demolition**

true

**Planned Unit Dev**

--

**Rezoning**

--

**Variance or Special Permit**

true

**What requires Major Architectural Review**

Height and square footage of new garage

**What requires Minor Architectural Review**

**Major Architectural Review**

true

**Minor Architectural Review**

--

## A.1: Attorney / Agent Information

**Agent Name**

n/a

**Agent Address**

--

**Agent Email**

--

**Agent Phone**

--

## A.2: Fee Worksheet

**Estimated Valuation of Project**

--

**Minor Architectural Review**

--

**Major Architectural Review**

true

**Variance Review**

true

**Variance Review Type**

Others

**Zoning**

--



<b>Zoning Review Type</b>	<b>Sign Review and Architectural Review for Commercial Projects</b>
--	--
<b>Review Type</b>	<b>Appeal of ARB decision to BZAP</b>
Special Permit, Conditional Uses and All Others	--
<b>Appeal of BZAP decision to City Council</b>	
--	

---

**B: Project Worksheet: Property Information**

<b>Occupancy Type</b>	<b>Zoning District</b>
Residential	R-6
<b>Use Classification</b>	
R-6 (35% Building and 60% Overall)	

---

**B: Project Worksheet: Lot Info**

<b>Width (ft)</b>	<b>Depth (ft)</b>
48	135
<b>Total Area (SF)</b>	
6480	

---

**B: Project Worksheet: Primary Structure Info**

<b>Existing Footprint (SF)</b>	<b>Proposed Addition (SF)</b>
985	0
<b>Removing (SF)</b>	<b>Type of Structure</b>
0	House
<b>Proposed New Primary Structure or Residence (SF)</b>	<b>Total Square Footage</b>
--	985

---

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

<b>Existing Footprint (SF)</b>	<b>Proposed Addition (SF)</b>
324	0
<b>New Structure Type</b>	<b>Ridge Height</b>
Garage	23 ft
<b>Proposed New Structure (SF)</b>	<b>Is there a 2nd Floor</b>
728	Yes
<b>2nd Floor SF</b>	<b>Total of all garage and accessory structures (SF)</b>
728	1456

<b>Total building lot coverage (SF)</b>	<b>Total building lot coverage (% of lot)</b>
1713	26
<b>Is this replacing an existing garage and/or accessory structure?</b>	
Yes	

**B: Project Worksheet: Hardscape**

<b>Existing Driveway (SF)</b>	<b>Existing Patio (SF)</b>
776	0
<b>Existing Private Sidewalk (SF)</b>	<b>Proposed Additional Hardscape (SF)</b>
0	0
<b>Total Hardscape (SF)</b>	
776	

**B: Project Worksheet: Total Coverage**

<b>Total overall lot coverage (SF)</b>	<b>Total overall lot coverage (% of lot)</b>
2489	39

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

<b>Roofing</b>	<b>Structure</b>
true	Garage Only
<b>Existing Roof Type</b>	<b>New Roof Type</b>
--	--
<b>New Single Manufacturer</b>	<b>New Roof Style and Color</b>
--	to match style/color of main house

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

<b>Windows</b>	<b>Structure</b>
true	Garage Only
<b>Existing Window Type</b>	<b>Existing Window Materials</b>
--	--
<b>New Window Manufacturer</b>	<b>New Window Style/Mat./Color</b>
--	to complement style of house

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

<b>Doors</b>	<b>Structure</b>
true	Garage Only



Existing Entrance Door Type

--

Door Finish

--

Proposed Door Style

to complement style of house

Existing Garage Door Type

--

Proposed Door Type

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

--

Proposed New Door Trim

to complement style of house

Existing Window Trim

--

Proposed New Window Trim

to complement style of house

Trim Color(s)

--

Do the proposed changes affect the overhangs?

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

--

Proposed Finishes Manufacturer, Style, Color

to complement style/color of house

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.**

Variance for Square Footage of 728 (vs 624) and Roof Height of 23' (vs 20') . This will allow for two vehicles and additional storage space. This enhancement will compensate for lack of storage space within the main structure.

**1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.**

Yes. A new and improved garage will add modern functionality to the property as a whole, making it comparable to other updated properties in the area.

**2. Is the variance substantial? Please describe.**

No. The size and placement of the proposed garage works efficiently on this particular parcel, which incorporates a vacated alley. The scale/roof pitch matches that of the main structure, and the height is similar to other garages 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. Much attention has been taken to improve functionality, aesthetics, and the preservation of existing accessibility for all adjacent properties.

## **E.2 Variance Worksheet**

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

No. The new garage will not interfere with utilities or city services.

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

No. There were no plans to replace the garage when property was purchased 25 years ago.

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

No. A modern garage of standard dimensions is essential for two automobiles and adequate storage of household items.

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

Yes. The new garage will be a reasonable and impactful improvement over the existing structure. It will greatly enhance the layout of the property as a whole, while improving the visual and aesthetic qualities of the back 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.

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. 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.

No

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

Contingent upon approval of variance request

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


Existing garage is 90 years old and in very poor condition. The proposed replacement will be much more appropriate for modern needs.

A hand-drawn site plan of a property, likely a residential lot, with various dimensions and owner names. The plan is oriented with a north arrow pointing towards the top-left.

**Property Dimensions and Features:**

- Overall Dimensions:** The lot is 48' wide (indicated by a double-headed arrow at the bottom) and 135' deep (indicated by a double-headed arrow on the left side).
- Internal Dimensions:**
  - The "main home" is 25' wide and 30' deep.
  - The "New" addition is 26' x 28'.
  - The "Existing" addition is 18' x 18'.
  - The distance between the main home and the new addition is 3'.
  - The distance between the existing addition and the new addition is 3'.
  - The distance between the main home and the existing addition is 27'.
  - The distance between the main home and the new addition is 7'.
- Owner Names and Addresses:**
  - Top Left:** HANNA JAMES C & MARLENE H (Address: 020-000676)
  - Top Right:** FISCHER KIM (Address: 020-001234)
  - Bottom Left:** WINER STEPHEN B (Address: 020-000677)
  - Bottom Center:** SPIROPOULOS JOHN J (Address: 020-000675)
  - Bottom Right:** KOZY DAVID A (Address: 020-000674)
  - Far Bottom Right:** VOLZ ALLISON J (Address: 020-000707)
  - Far Bottom Left:** MCNEAL JOHN E (Address: 020-000708)
- Other Features:**
  - Two irregular shapes on the right side of the lot, each labeled "780".
  - A dashed line runs vertically through the lot, separating the main home from the new and existing additions.
  - A solid line runs horizontally through the lot, separating the main home from the new and existing additions.

Scale  
1" = 20'



0 10 20  
Feet

- Legends**

**Planimetric Legend**  
Source: IC Auditor - 2014 Aerial Photograph

  - ===== Edge of Pavement
  - Railroad Centerlines
  - ⊕ Building Footprints
  - ⊕ Building Under Construction
  - ~~~~~ Creeks, Streams, Ditches
  - ~~~~~ Rivers & Ponds

**Topographic Legend**  
Source: 2500 - 2011 LIDAR Collection

  - 1. Spot Elevation
  - Index Contour
  - Intermediate Contour

**Appraisal Legend**  
Source: IC Auditor & Engineer

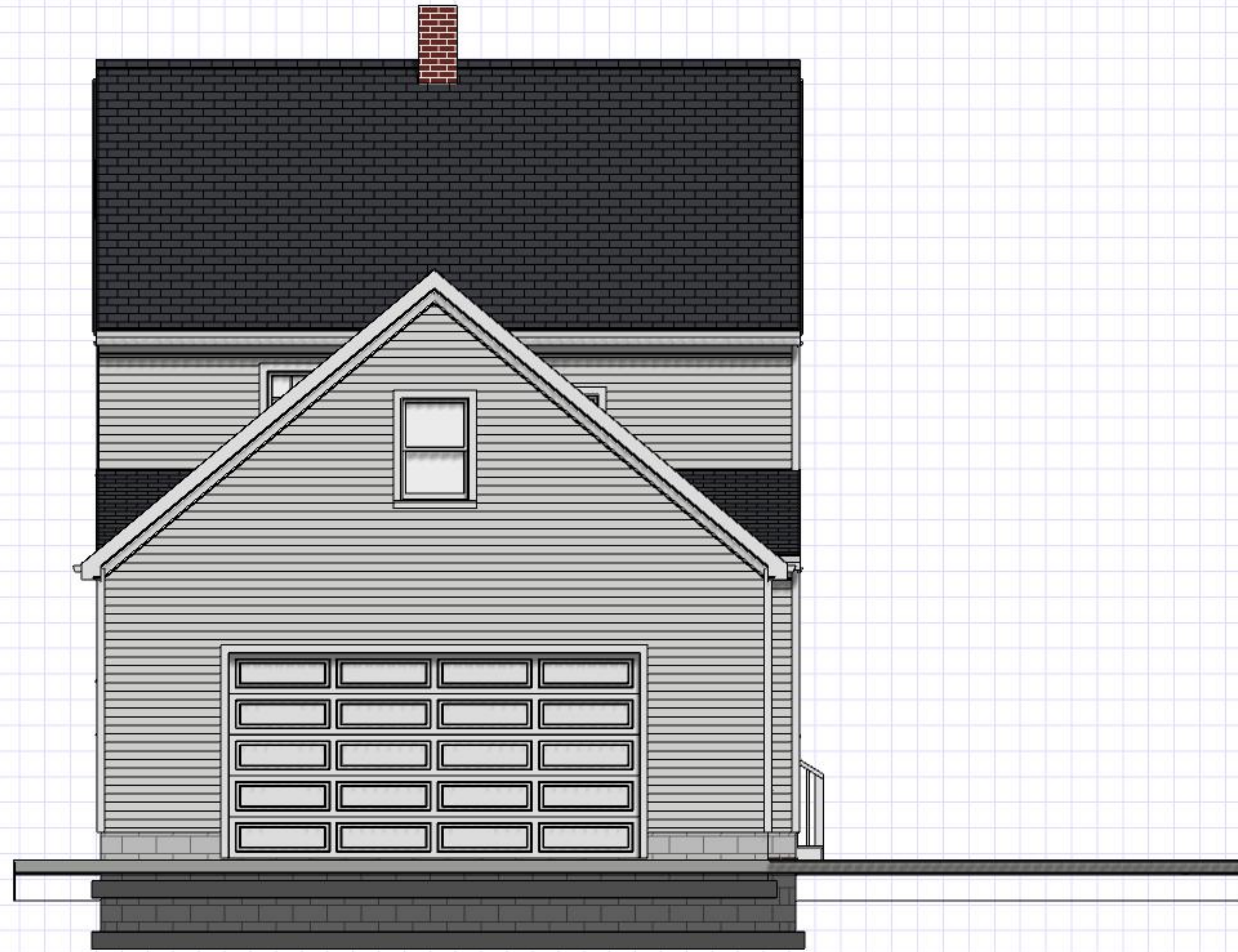
**Parcels**

  - Parcel IDs
  - Parcel Dimensions
  - Lot Numbers
  - Site Address
  - Parcel Boundary
  - Subdivision Boundary
  - Condominium Boundary

**Boundaries**

  - County Boundary
  - City, Village, Town Boundaries
  - Tax District Boundary
  - School District Boundary
  - Zip Code Boundary





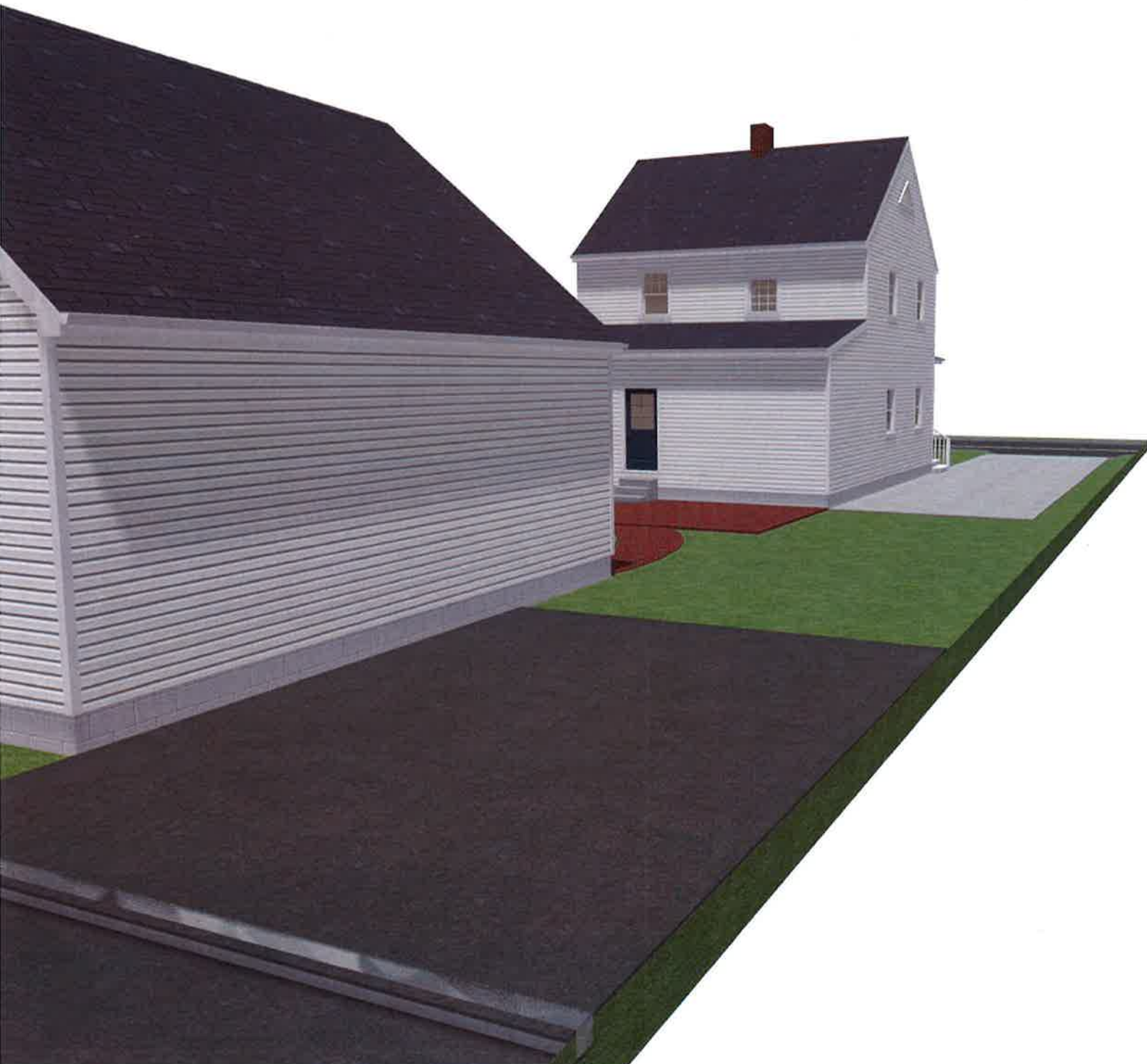




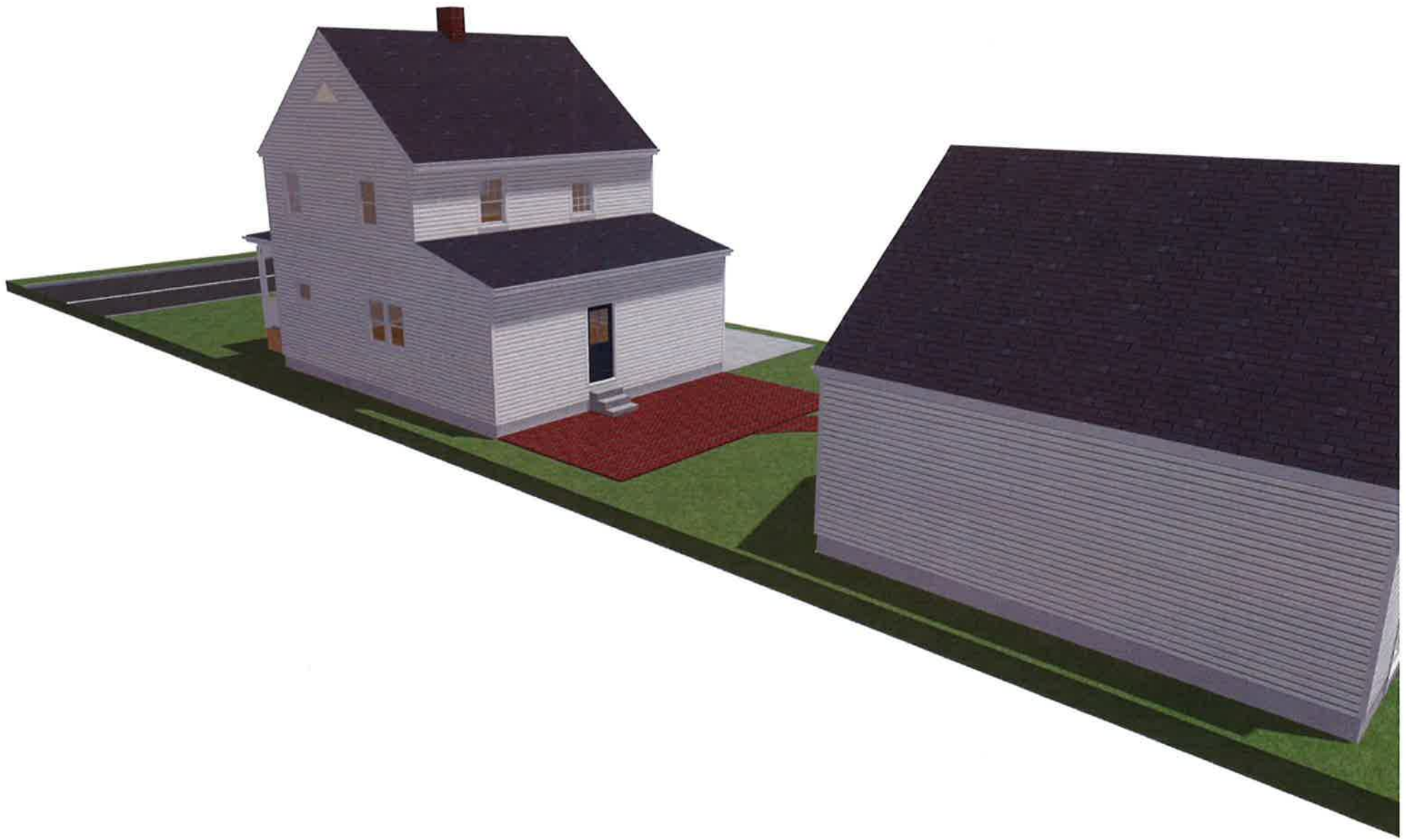


902 S. Cassingham





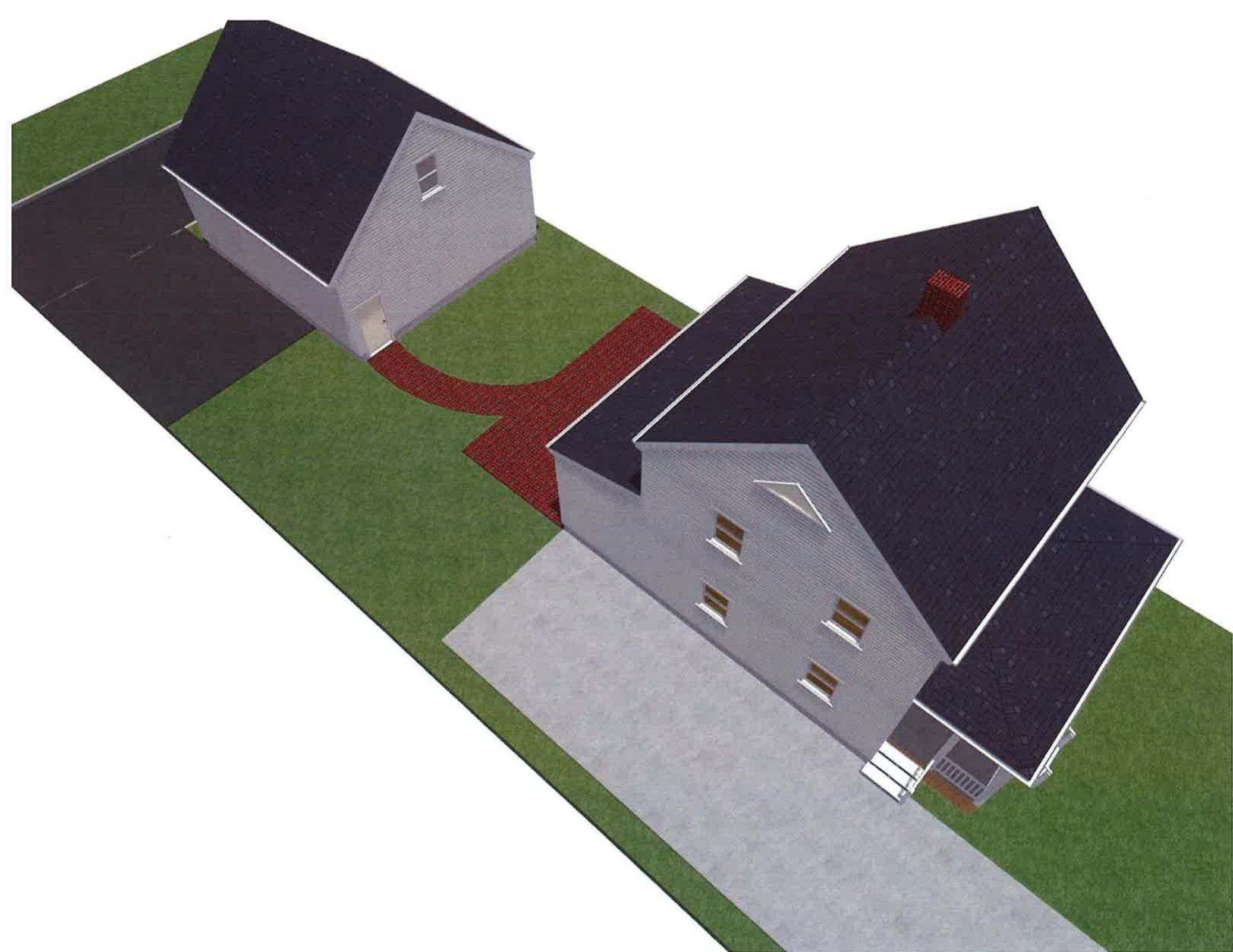






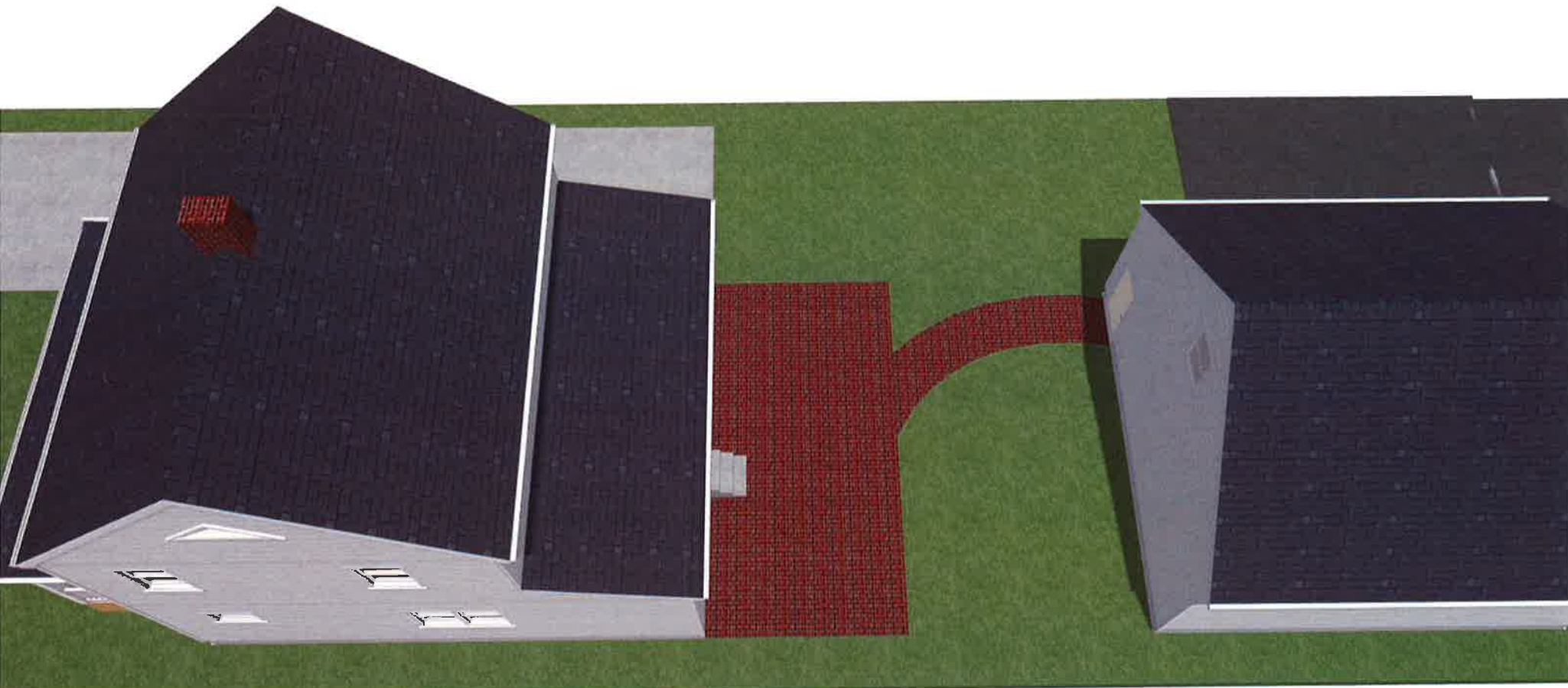










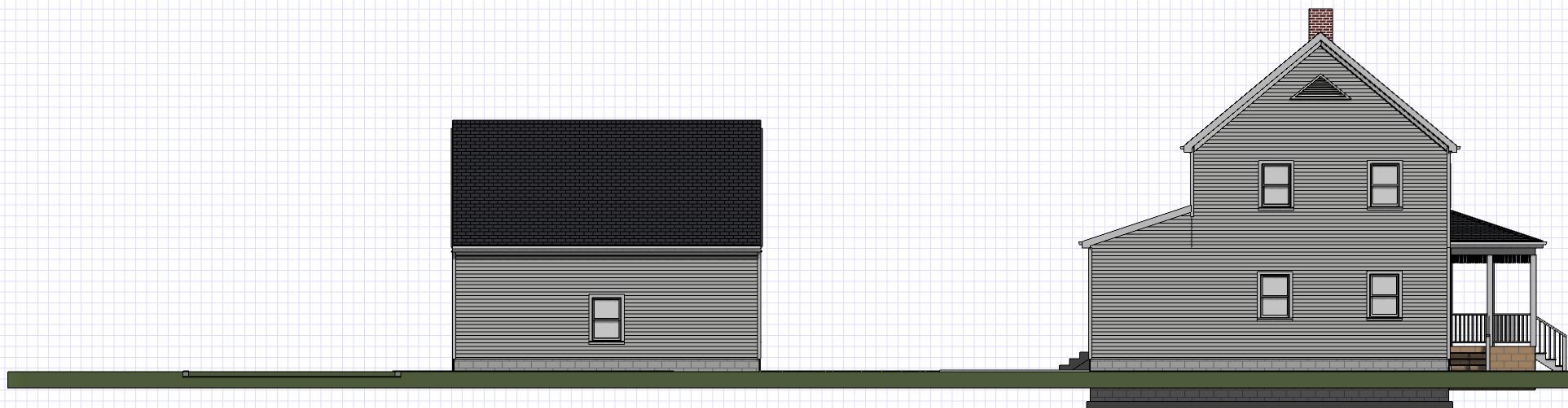




















PUBLIC NOTICE  
CITY OF BEXLEY  
BOARD OF ZONING AND PLANNING

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, February 27th, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: BZAP-19-19  
Applicant: Deborah Gavlik  
Owner: Deborah Gavlik  
Location: 696 S. Roosevelt Ave.

**BZAP Request:** The applicant is seeking a 2 variances. The first variance is from Bexley Code Section 1262.01(e) which states an access drive shall not be used for temporary or permanent parking, and the second variance is from Bexley code Section 1262.04(e) which requires all off-street parking areas with two or less spaces shall be separated from adjacent residential property by a yard space of three feet or more or by appropriate screening approved by Zoning Officer. The applicant is seeking 2 variances in order to allow a portion of the existing access drive to remain in place along the south side of the house and within 3' of the side 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: 02-13-2020





646 S. Roosevelt Ave















696 S. Roosevelt Ave

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REFERENCE

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Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

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Transfers

BOR Status

CAUV Status

Tax &amp; Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Parcel ID: 020-002926-00  
ZADZI DEBORAHMap Routing: 020-N022 -010-00  
696 S ROOSEVELT AV

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- Most of the rear yard is paved with asphalt.
- All rear asphalt to be removed and returned to grass.
- Front Drive to remain to have rear on!
- New Garage to enter from alley only

696 S. Roosevelt Ave. ®

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020-002926 02/18/2017



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696 S. Roosevelt Ave



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## Land Profile

ZADZI DEBORAH

696 S ROOSEVELT AV

[Return to Search Results](#)

## Residential

## OWNER

## Actions

## Commercial

## Owner

ZADZI DEBORAH

[Neighborhood Sales](#)

## Improvements

## Owner Address

[Proximity Search](#)

## Permits

[Printable Version](#)

## Mapping

## Legal Description

696 S ROOSEVELT AVE  
EAST LAWN 18[Custom Report Builder](#)

## Sketch

## Reports

## Photo

## Calculated Acres

.12

[Proximity Report](#)

## StreetSmart

## Legal Acres

0

[Map Report](#)

## Aerial Photos

## Tax Bill Mailing

[View or Change on the Treasurer's Website](#)[Parcel Summary](#)

## Transfers

If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[Parcel Detail](#)

Go

## BOR Status

## CAUV Status

[View Google Map](#)

## Tax &amp; Payments

[Print Parcel Summary](#)

## Tax Distribution

## MOST RECENT TRANSFER

## Tax Calculators

## Transfer Date

JUL-17-1996

## Value History

## Transfer Price

\$141,500

## Rental Contact

## Instrument Type

GW

## Incentive Details

## 2018 TAX STATUS

## Quick Links

## Property Class

R - Residential

## Land Use

510 - ONE-FAMILY DWLG ON PLATTED LOT

## Tax District

020 - CITY OF BEXLEY

## School District

2501 - BEXLEY CSD [\[SD Income Tax\]](#)

## City/Village

BEXLEY CITY

## Township

## Appraisal Neighborhood

06103

## Tax Lien

No

## CAUV Property

No

## Owner Occ. Credit

2018: Yes 2019: Yes

## Homestead Credit

2018: No 2019: No

## Rental Registration

No

## Board of Revision

No

## Zip Code

43209

## 2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	46,400	195,000	241,400
TIF			
Exempt			
Total	46,400	195,000	241,400
CAUV	0		

## 2018 TAXABLE VALUE

	Land	Improvements	Total
Base	16,240	68,250	84,490
TIF			
Exempt			
Total	16,240	68,250	84,490



**2018 TAXES**

Net Annual Tax:	Total Paid	CDQ
5,145.50	5,145.50	

**DWELLING DATA**

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1929	1,604	5	3	2	

**SITE DATA**

Frontage	Depth	Acres	Historic District
40	128	.1175	

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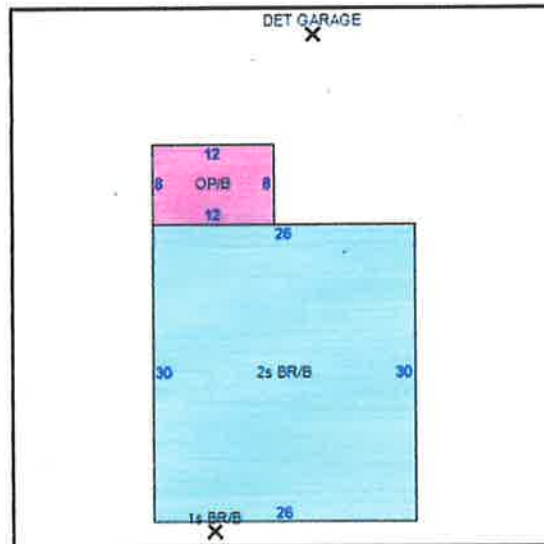
Actions

[Neighborhood Sales](#) [Proximity Search](#) [Printable Version](#) [Custom Report Builder](#)

Reports

[Proximity Report](#)[Map Report](#)[Parcel Summary](#)[Parcel Detail](#)

Go



Options

Type	Line #	Item	Area
Dwelling	0	2s BR/B	780
Dwelling	1	OP/B - 32/13:UNF BASEMENT/OPEN FRAME PORCH	00
Dwelling	2	1s BR/B - 32/22:UNF BASEMENT/ONE STORY BRICK	44
Outbuilding	1	DET GARAGE - RG1:FRAME DETACHED GARAGE	380

Click on an item to display it independently.

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646 S. Roosevelt Ave















## Statement of Deborah Gavlik

I have been a resident of Bexley for nearly 24 years. My family and I originally moved to 696 S. Roosevelt in 1996 because we liked the house and wanted to take advantage of the school system for the children. The backyard had been totally paved over by the previous owner to make space to park an RV.

After living these many years in Bexley, I would like to make an improvement to the property by replacing the old garage. I would also like to add green space to the property, since the backyard is totally paved over. I would like to keep the driveway on the side of the house because the house does not have a back door, and it is convenient to unload groceries through the side door to the kitchen. I spoke to the contractor, Dan from Priestas Brothers, and the best way to achieve these objectives is to install a garage with an entrance from the alley. All of the paved area in the backyard will be removed and replaced with grass as part of the project.

Recently, while taking a walk in the neighborhood, I quickly discovered 10 houses (just on South Roosevelt and Vernon Avenue (south of Main), which have the same design (side driveway and garage with an entry from the alley) I am proposing. Photos of these properties have been attached.

I am simply asking to have the opportunity to improve the property, retain the side driveway, which I will have repaved, greatly increase the amount of green space on the property, and replace the old garage.

Thank you for your consideration.

0 784 South Roosevelt Ave.





870 South Roosevelt



952 South Roosevelt





1014 South Roosevelt



718 South Vernon Ave.



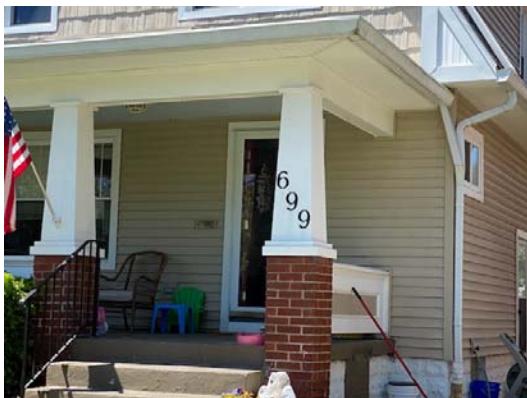


793 South Vernon Ave.





699 South Vernon Ave.







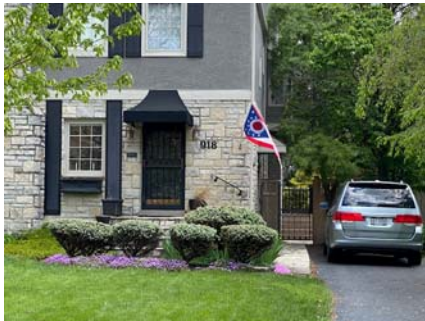
739 South Vernon Ave.







918 S. Vernon Ave.



978 South Vernon Ave.







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

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, May 14, 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, May 28, 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-20-11

Applicant: Pete Foster

Owner: Thomas & Sarah Fusonie

Address: 2590 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and a recommendation the Board of Zoning and Planning, to allow a 33.6' x 15.3' detached garage/pavilion in the rear yard.

BZAP: The applicant is seeking architectural review and approval to allow a 33.6' x 15.3' detached garage/pavilion in the rear yard. The applicant is also seeking a variance from Bexley Code Section 1252.10(1) which require yard requirements along the side street of a corner lot shall be 20' for lots over 50' to 100' in width and 1252.10(2) which requires accessory uses and detached structures shall be located a minimum of five feet farther back from the side street than the principal structure is allowed, to allow the proposed detached garage/pavilion to be located 6' from the east side property line.


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](http://www.bexley.org) for any special instruction in the event we need have applicants and neighbors with standing to attend a virtual meeting. Any questions regarding an application should be emailed to Kathy Rose at: [krose@bexley.org](mailto: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: 04-30-2020


\*(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development · Add to a project


 **Expiration Date**

Active



 Print Record

 Print Original Record

 Delete Record

BZAP 2011



**Details**  
Submitted on Apr 08, 2020 12:01 PM



**Attachments**  
15 files



**Activity Feed**  
Latest activity on Apr 08, 2020



**Applicant**  
Pete Foster



**Location**  
2590 SHERWOOD RD, Bexley, OH 43209

Timeline

Add New ▾

**Payment**

Paid Apr 8, 2020 at 12:02pm

**Zoning Officer**

Completed Apr 15, 2020 at 4:03pm



**Design Planning Consultant**

In Progress



**Architectural Review Board**

In Progress



**Board of Zoning and Planning**

In Progress



**City Council**

In Progress



**Tree Commission**





In Progress

**Arborist**

In Progress



## A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES OF PLANS TO THE BUILDING DEPARTMENT.

This project is the result the unexpected removal of a detached two car garage on this site due to a fallen tree in a storm a few weeks ago. The design is a one story detached garage to be placed close to the location of the previous garage. This placement requires a variance request to allow for the new garage to sit 19 feet closer to the east side yard property line than the required 25 foot setback. ✎

Architecture Review

☐

Conditional Use

☐

Demolition

☐

Planned Unit Dev

☐

Rezoning

☐

Variance or Special Permit

☐

What requires Major Architectural Review ?

What requires Minor Architectural Review ?

Major Architectural Review

☐

Minor Architectural Review

☐

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## A.1: Attorney / Agent Information

Agent Name

Pete Foster

Agent Address

685 Montrose Avenue

Agent Email

petefastball@aol.com

Agent Phone

6147784701

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## A.2: Fee Worksheet

Estimated Valuation of Project

100,000

Minor Architectural Review

☐

Major Architectural Review

☒

Variance Review

☒

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

🔗 Appeal of Zoning Officer determination to BZAP

☐

Detailed explanation of appeal

---

## B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R6

Use Classification ⓘ

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

B: Project Worksheet: Lot Info

Width (ft)

55.6

Depth (ft)

134.7

Total Area (SF)

7,489.32

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1,188.95

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)

0

Proposed Addition (SF)

515

New Structure Type

garage

Ridge Height

14'-6"

Proposed New Structure (SF)

515

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

515

Total building lot coverage (SF)

1,703.95

Total building lot coverage (% of lot)

23

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

Yes

---

## B: Project Worksheet: Hardscape

Existing Driveway (SF)

120

Existing Patio (SF)

475

Existing Private Sidewalk (SF)

105

Proposed Additional Hardscape (SF)

243

Total Hardscape (SF)

943

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## **B: Project Worksheet: Total Coverage**

Total overall lot coverage (SF)

2,646.95

Total overall lot coverage (% of lot)

35

---

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

Roofing



Structure

House & Garage

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

match existing

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

New Window Manufacturer

match existing

New Window Style/Mat./Color

match existing

---

## C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

Garage Only

Existing Entrance Door Type

Insulated Metal

Existing Garage Door Type

Door Finish  
Painted

Proposed Door Type  
slider

Proposed Door Style  
full glass

Proposed Door Color  
undecided

---

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

Exterior Trim  
☐

Existing Door Trim  
Std. Lumber Profile

Proposed New Door Trim  
match existing

Existing Window Trim  
Std. Lumber Profile

Proposed New Window Trim  
match existing

Trim Color(s)  
undecided

Do the proposed changes affect the overhangs?  
No

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



Exterior Wall Finishes

☐

Existing Finishes

Other

Other Existing Finishes

James Hardie Shake

Existing Finishes Manufacturer, Style, Color  
match existing exposure

Proposed Finishes

Other

Other Proposed Finishes

James Hardie Shake

Proposed Finishes Manufacturer, Style, Color  
match existing

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant, and Bldg. Dept Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior to the next scheduled meeting and to be placed on the Agenda. This includes the ARB meeting when Design Recommendation is needed prior to Board of Zoning and Planning Review. I understand that incomplete applications may be withheld from the agenda or only offered informal review. \*

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## D: Tree & Public Gardens Commission Worksheet

## Review Guidelines and List of Criteria

### 1. Project Description

Design Concept to include: Brief narrative describing the area to be designed/changed; relevance/significance to the community; general impact that will be created and affect on community; procedures to implement plan.

### 2. Research

- a. Provide significant examples (articles, visuals, and the like) relating to project's need and future effect on community
- b. Create an agenda describing present plans and future implications relating to project's initiatives and changes

### 3. Design Documentation Drawings

Design Plans to include:

- a. Plan drawing/s with north directional indication
- b. Elevations of all landscape orientations (north, south, east, west)
- c. Perspectives, isometrics or axonometric renderings, of important features that impact design
- d. A detailed model may substitute for all of the above
- e. Photographs to support design vision
- f. Construction plans, elevations, sections and details as needed for clarity

Specifications to include:

- a. Vegetation
- b. Hardscape
- c. Lighting
- d. Furniture & furnishings
- e. Equipment
- f. Accessories
- g. Materials
- h. Buildings
- i. Other

All documentation should be clear, precise and complete. Package should be presented to commission one week prior to presentation for a quick review check so amendments may be considered.

Type of Landscape Project

Landscape Architect/Designer

Architect/Designer Phone



Architect/Designer E-mail

Project Description

I have read and understand the above criteria

☐

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

In order to add review of your project to the agenda, staff must verify that the following items have been submitted along with the application

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

☐

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### **E.1 Variance Worksheet**

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the criteria specified by Bexley City Code.

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

New single story detached one car garage to be placed "close" to the location of the previous two car garage that was on the site and destroyed by a fallen tree. The desired location requires a 19 foot variance to the required 25 foot required setback. Placing the garage in this proposed location creates a "gateway" to the alley with the existing garage to the north that is of similar scale.

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.

There is room for the proposed garage to be placed farther west on the property, but the strength of the streetscape will suffer as it will lose the "edge" that exists from Fair Avenue to Main Street along South Cassingham Road. (In order to study the setbacks and tight street section that exists, please see the attached neighborhood plan as well as the street sections that I have created at

each block on South Remington Road) Many of the primary structures and accessory structures along South Remington Road are non conforming structures.

2. Is the variance substantial? Please describe.

yes. It is a variance of 19 feet.

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 proposed placement of the new garage will strengthen of the "edge" that exists from Fair Avenue to Main Street along South Cassingham Road. (In order to study the setbacks and tight street section that exists, please see the attached neighborhood plan as well as the street sections that I have created at each block on South Remington Road)

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## 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.

yes if garage were to sit 25 feet to the west of the east property line

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

Yes. Placement of the new garage in the proposed location strengthens the streetscape along South Cassingham.

---

## F.1 Fence Variance Worksheet



## Background & Requirements

This worksheet is required to be reviewed and completed by property owners wishing to apply for a variance from the City's fence regulations. Fence regulations are outlined in the summary below. Please check next to the regulation you are seeking a variance from.

### Side and Rear Yard Restrictions for Interior Lots (non-corner lots):

- **Height Limitations:** Maximum height of 72" (6') as measured from the average grade of the portion of the lot in the rear or side yard. Artificially raising the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height restriction.
- **Front Set-back Lines:** No side yard fence shall extend beyond the front set-back line or the existing front building facade, whichever is greater.
- **Finish Side Rules:** Any fence or wall erected along the front set back line, side or rear property lines must have the finished and no the structural side facing the adjacent property, or street. Interior lots having rear lot lines coincident with alley right-of-way shall be permitted to place the structural side of the fence facing the alley right of way. Chain link, wire mesh or other similar material allowed only along interior lot lines and along rear lot lines coincident with alley right-of-way.

### Side and Rear Yard Restrictions for Corner Lots:

- **Height Limitations:** No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setbacks area as it faces a public or private street.
- **Special Permits for Taller Fencing:** Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications.

Lot Type

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?

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.

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### F.3 Fence Variance Worksheet



**Front Yard Restrictions**

No person shall erect any fence or wall in any residential zoning district, between the front yard setback line and the street except with the following exceptions:

- Fences or walls which do not comply with this section may be allowed if approved as part of a detailed development plan for a Planned Unit Development District;
- Decorative landscaping walls and fences which do not exceed twenty-four inches in height above ground level may be allowed after review in accordance with subsections (c)(1) through (c)(5) of Chapter 1256 BRC, and issuance of a permit by the Building Department; and
- Decorative landscaping walls and fences which exceed twenty-four inches in height above ground level but not more than forty-two inches above ground level may be allowed with a special permit from the Board of Zoning and Planning. The Board of Zoning and Planning shall consider the following criteria in reviewing such applications:

**Fences Adjacent to Commercial Districts**

For residential lots abutting a commercial zoning district, no fence, wall or combination thereof shall exceed ninety-six inches in height along that abutting side, as measured from the average grade of that portion of the lot in the rear or side yard. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the ninety-six inch maximum height restriction. (a) Side yard fence shall be allowed to extend beyond the front setback line of the house if adjacent to paved vehicular service areas including parking lots and service drives. Any fence or wall erected along the side or rear property lines must have the finished and not the structural side facing the adjacent property. (b) The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

**Require Commercial Fences Adjacent to Residential Districts**

For commercial uses abutting a residential zoning district, a fence, wall or combination thereof shall be installed along the lot line of adjacency except as otherwise determined for adjacent uses contained in the same Planned Unit Development District. Commercial uses with residential zoning districts located directly across a public alley must also meet this requirement along the interior alley line, subject to sight triangle requirements required by the city Building Department. (a) The height shall be ninety-six inches, as measured from the average grade of that portion of the lot. (b) Any fence or wall erected along the property lines of the commercial use must have the finished and not the structural side facing the adjacent property. (c) The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. (d) No chain link, wire mesh or other similar material shall be installed. (e) The fence design shall be 100-percent opaque from any viewing angle, and approved by the Building Department.

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.

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### G. Demolition Worksheet



**Background**

Per Bexley Codified Ordinance, demolition of a residence which is determined to be historically or architecturally significant and worthy of preservation is prohibited in the absence of economic hardship or the existence of unusual and compelling circumstances. Please fill out this worksheet to aid in the determination of eligibility of your property for demolition.

**Process for Review**

The Board, in deciding whether to issue a certificate of appropriateness approving the demolition or removal of an existing building or structure, shall determine the following:

1. That the structure to be demolished or removed is not historically or architecturally significant and worthy of preservation or;
2. If it is historically or architecturally significant and worthy of preservation, that denial of a certificate of appropriateness would cause:
  - i. A substantial economic hardship, or;
  - ii. That demolition is justified by the existence of unusual and compelling circumstances.
3. The Board may request and consider, among other evidence, a report concerning the proposed demolition and existing structure from a registered architect, historical conservator or other person with appropriate preservation experience.

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.

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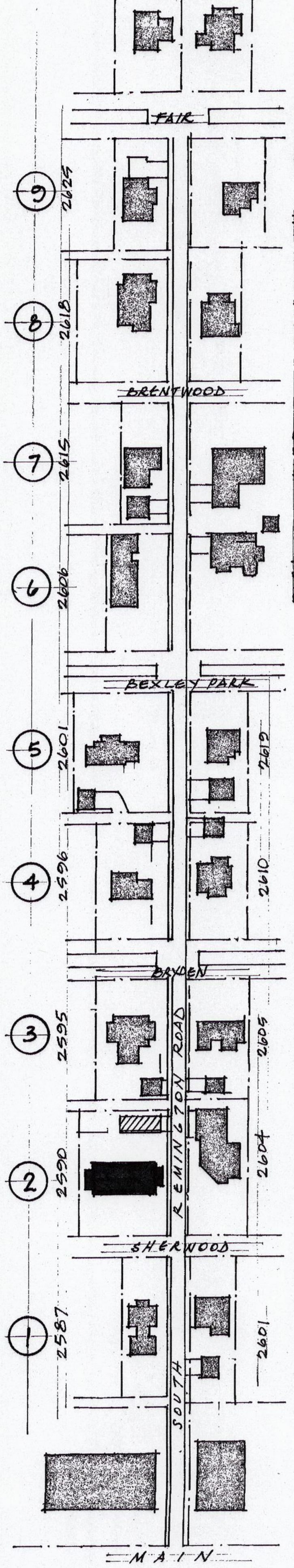






Residential Design  
LLC  
Fusionie Residence  
2590 Sherwood Road  
Bexley, Ohio

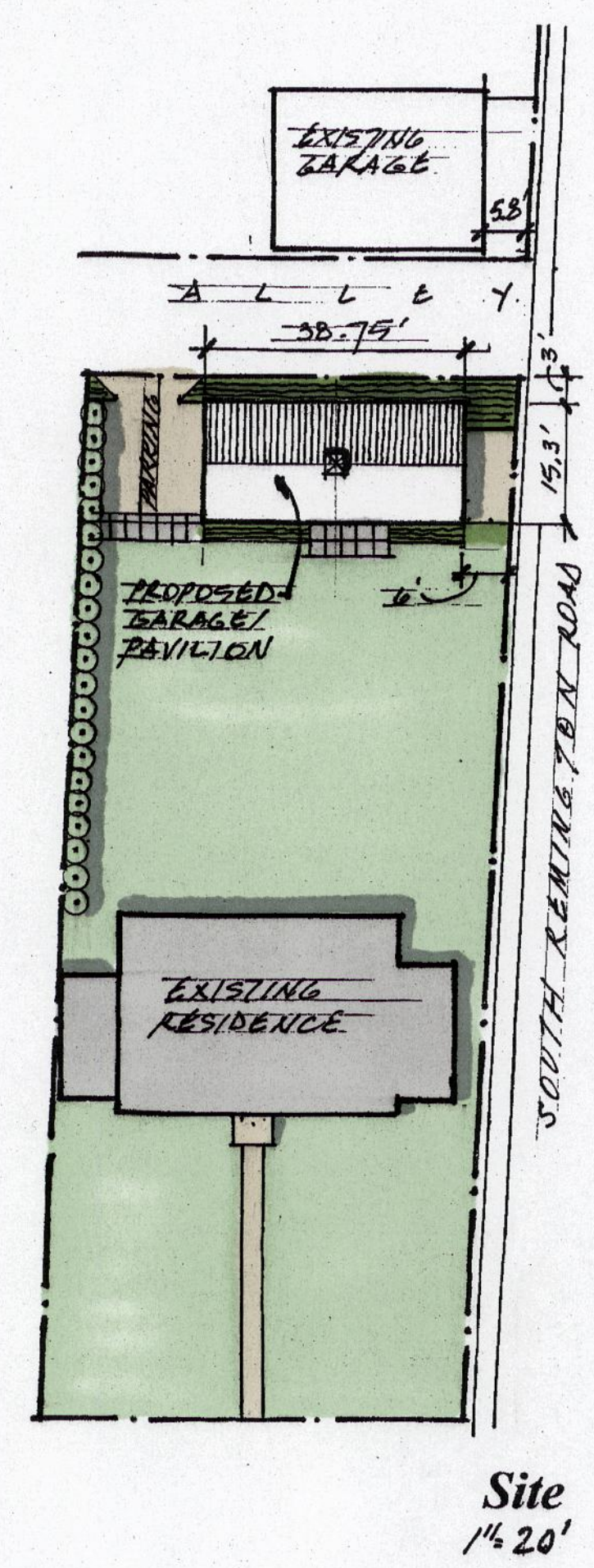
MARCH 31, 2020



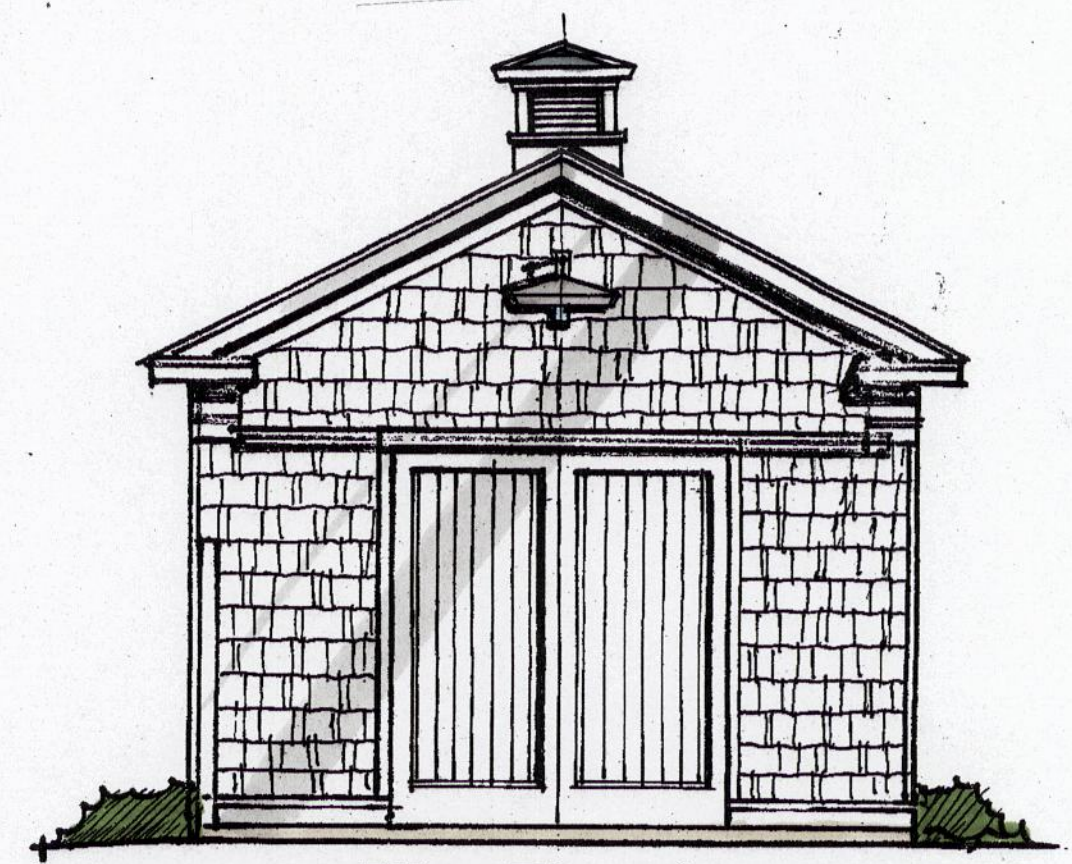
LOT WIDTH					REQ'D SETBACK OF PRIMARY STRUCTURE					
0'-0" - 39'-0"					10'-0"					
40'-0" - 49'-0"					15'-0"					
50'-0" - 99'-0"					20'-0"					
100'-0" - 149'-0"					25'-0"					
WEST SIDE OF REMINGTON					EAST SIDE OF REMINGTON					
ROW #	HOUSE	GARAGE	LOT WIDTH	REQ'D	#	HOUSE	GARAGE	LOT WIDTH	REQ'D	
1	2587	10'-8"	15'-8"	54'-0"	20'-0"	2601	8'-10"	20'-0"	62'-0"	20'-0"
2	2590	4'-8"	4'-4"	55'-0"	20'-0"	2604	14'-4"	N/A	75'-0"	20'-0"
3	2595	9'-6"	5'-10"	88'-0"	20'-0"	2605	10'-8"	29'-0"	75'-0"	20'-0"
4	2596	20'-10"	20'-0"	111'-0"	25'-0"	2610	10'-2"	21'-7"	50'-0"	20'-0"
5	2601	37'-0"	91'-0"	117'-0"	25'-0"	2619	25'-7"	30'-0"	75'-0"	20'-0"
6	2606	36'-8"	N/A	67'-0"	20'-0"	2624	33'-10"	N/A	199'-0"	25'-0"
7	2615	13'-8"	25'-0"	52'-0"	20'-0"	2629	15'-0"	N/A	100'-0"	25'-0"
8	2618	18'-9"	N/A	119'-0"	25'-0"	2630	21'-8"	N/A	65'-0"	20'-0"
9	2625	20'-0"	N/A	57'-0"	20'-0"	2641	46'-8"	70'-0"	100'-0"	25'-0"

AVERAGE PRIMARY STRUCTURE SETBACK FROM R.O.W. 20'-2"  
AVERAGE DETACHED GARAGE SETBACK FROM R.O.W. 23'-9"

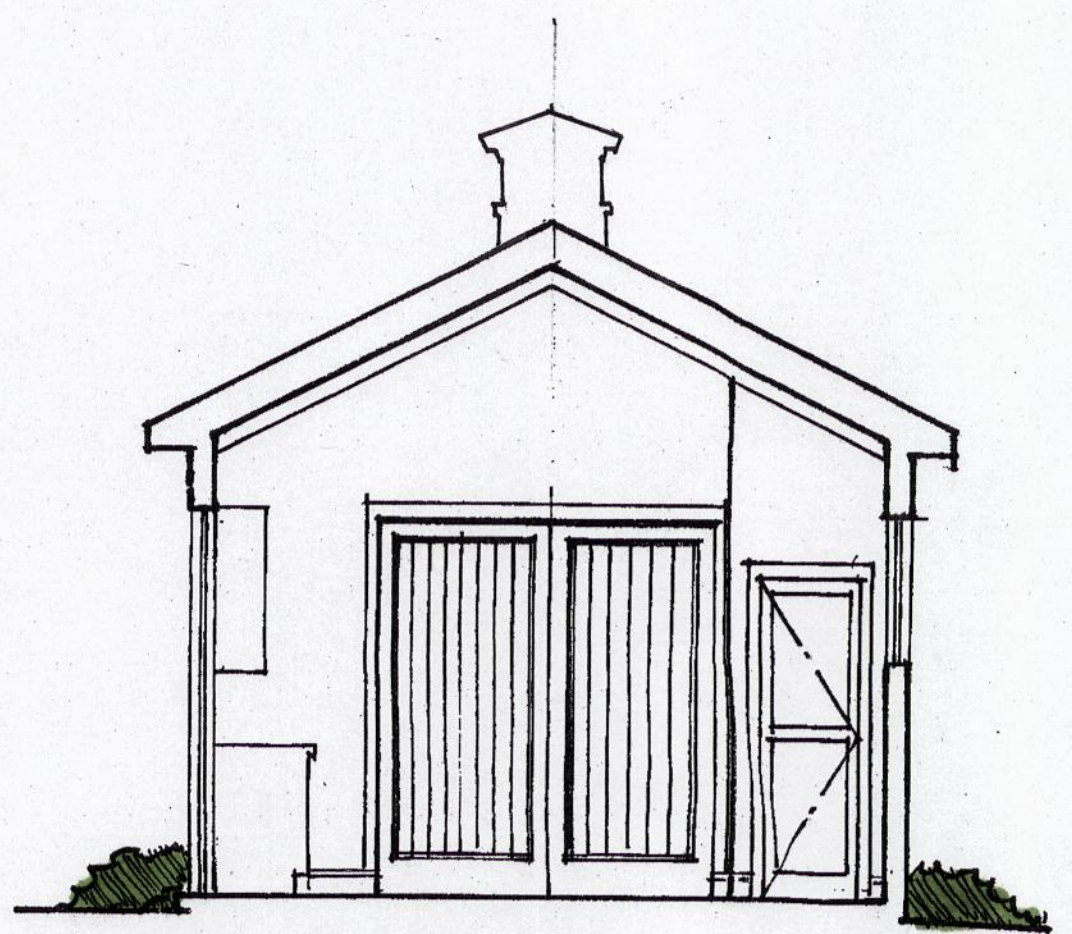
(9) PRIMARY STRUCTURES OUT OF (17) SIT CLOSER THAN THEIR REQUIRED SETBACKS.  
(4) DETACHED GARAGES OUT OF (11) SIT CLOSER THAN THEIR REQUIRED SETBACKS.  
(4) OF THE (6) DETACHED GARAGES ARE LOCATED ON A CORNER LOT AND DO NOT SIT 5'-0" BEYOND THE SIDE LINE OF THE PRIMARY STRUCTURE AND THEREFORE ARE NON-CONFORMING STRUCTURES.  
(13) STRUCTURES OUT OF (28) SIT CLOSER THAN THEIR REQUIRED SETBACKS.



Site  
1/4" = 20'



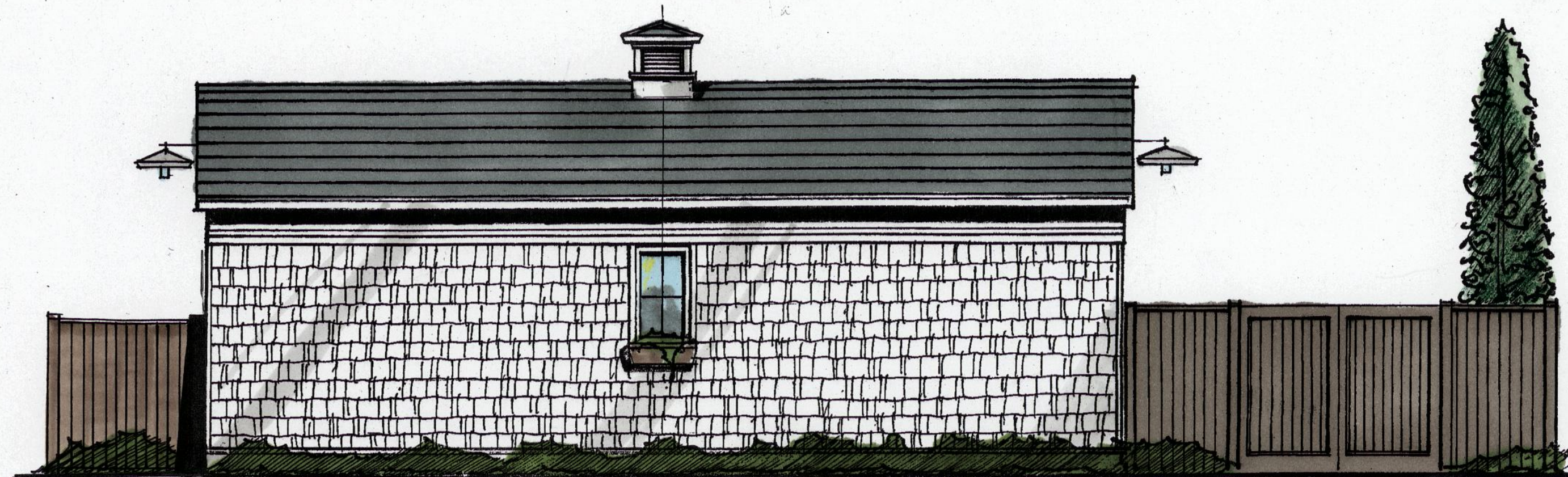
West Elevation  
1/4" = 1'-0"



Section  
1/4" = 1'-0"



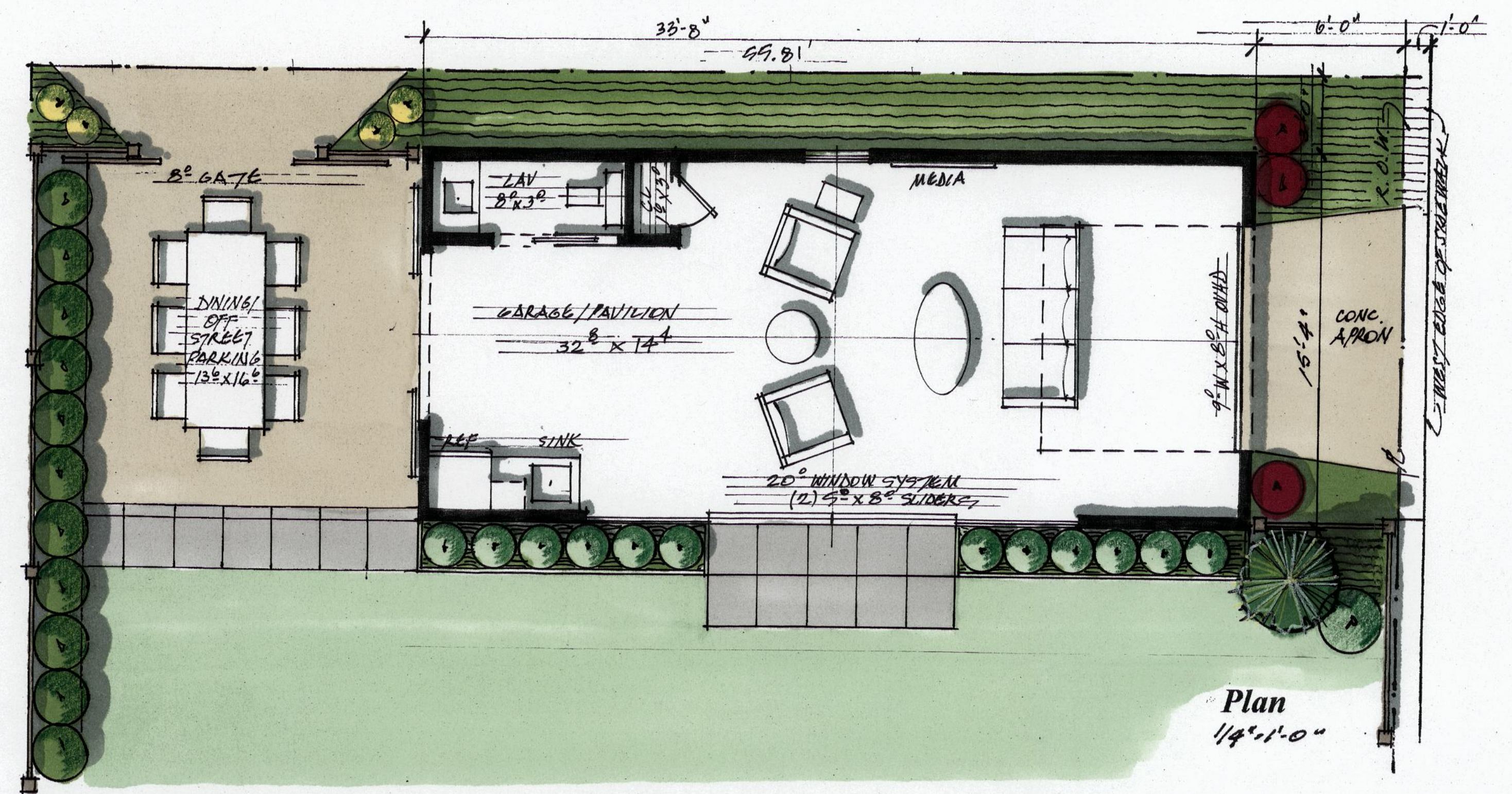
South Elevation  
1/4" = 1'-0"



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

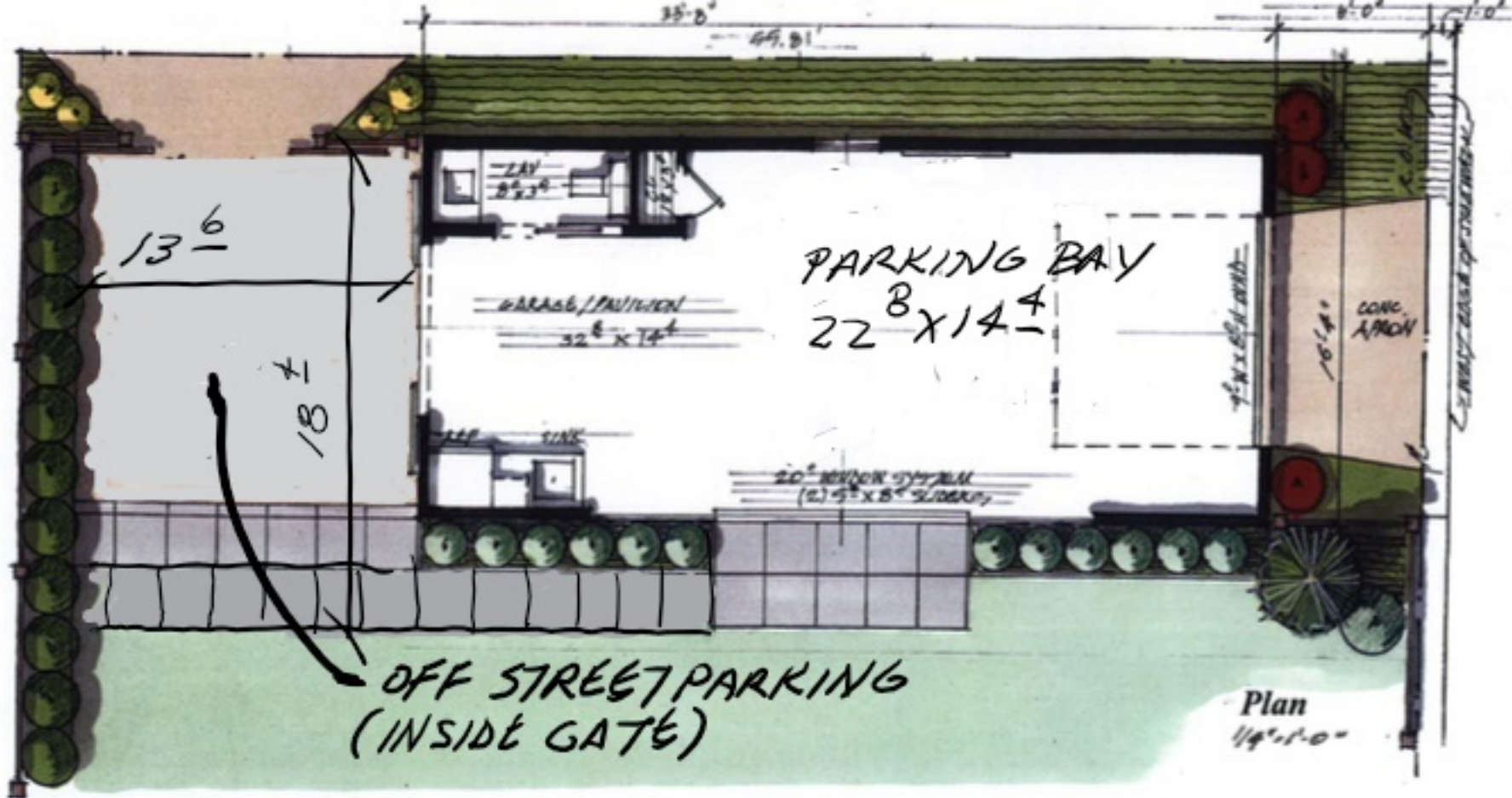


East Elevation  
1/4" = 1'-0"



Plan  
1/4" = 1'-0"





May 14, 2020

*Via E-mail to Petefastball@aol.com*

Mr. Pete Foster  
Pete Foster Residential Design LLC  
2414 E. Main Street  
Columbus, OH 43209

RE: City of Bexley BZAP Application No. 20-11  
2590 Sherwood Road, Property Owners: Thomas & Sarah Fusonie

Dear Mr. Foster:

Bexley staff referred Application No. BZAP-20-11 and the plans for a 'detached garage/pavilion' in the rear yard of the property located at 2590 Sherwood Road that were filed with the application. The application is scheduled to be on the Agenda of the Architectural Review Board (ARB) today and on the Board of Zoning and Planning (BZAP) on May 28, 2020 for review of code compliance.

The property located at 2590 Sherwood Road is zoned R-6. Section 1262.02(a) of the Bexley City Code ("BCC") requires all residences in the R-6 district to provide two off-street parking spaces per dwelling unit. The application as originally submitted does not provide the required off-street parking on the property.

A variance cannot be approved and building permit cannot be issued for the property at 2590 Sherwood Road without an application and site plan that includes two off-street parking spaces that will be both constructed in accordance with the requirements of BCC 1262.01 and be permanently open and available for off-street parking. A revised site plan showing compliance with all zoning code standards will be required before any variances and certificates of appropriateness are approved or permits issued.

This does not prohibit your application from moving forward to ARB this evening since ARB jurisdiction is limited to making a recommendation on the architecture of the proposed building to the BZAP for its consideration and determination of the proposed variance and



certificate of appropriateness. However, should the off-street parking requirements materially change the proposed accessory building or its architecture, you may be referred back to the ARB for a second review, should you choose to move forward at ARB today.

Sincerely,

*Catherine A. Cunningham*

Catherine A. Cunningham  
Special Counsel to the City of Bexley

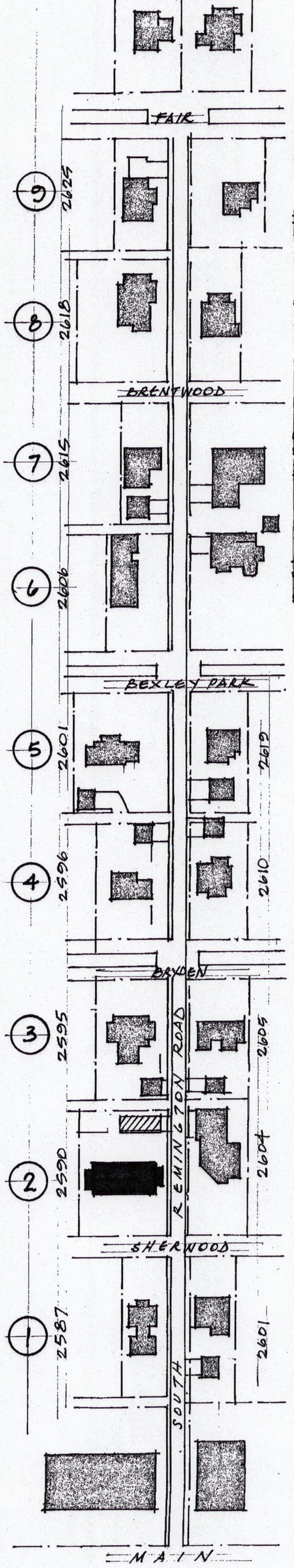
cc: Marc Fishel, City Law Director  
Mayor Kessler  
Kathy Rose, Director of Zoning and Building





Residential Design  
LLC  
Fusionie Residence  
2590 Sherwood Road  
Bexley, Ohio

MARCH 31, 2020



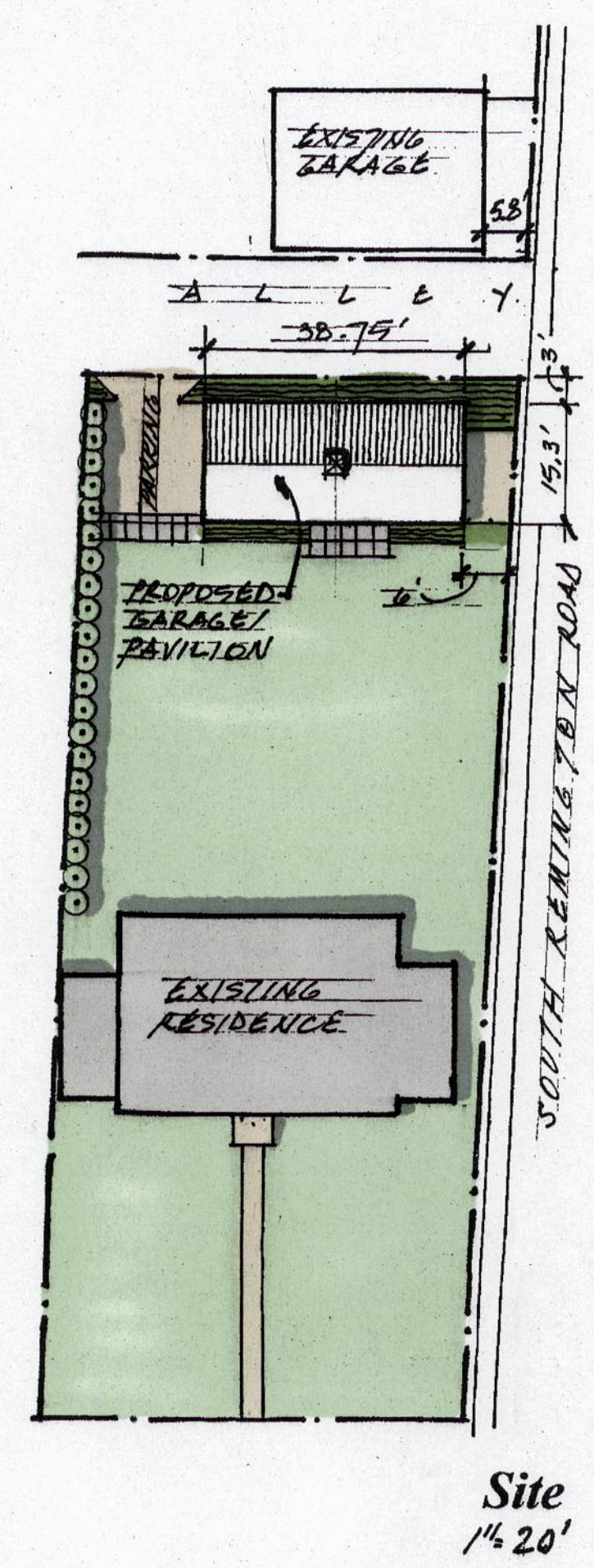
LOT WIDTH				REQ'D SETBACK OF PRIMARY STRUCTURE			
0'-0" - 39'-0"				10'-0"			
40'-0" - 49'-0"				15'-0"			
50'-0" - 99'-0"				20'-0"			
100'-0" - 149'-0"				25'-0"			

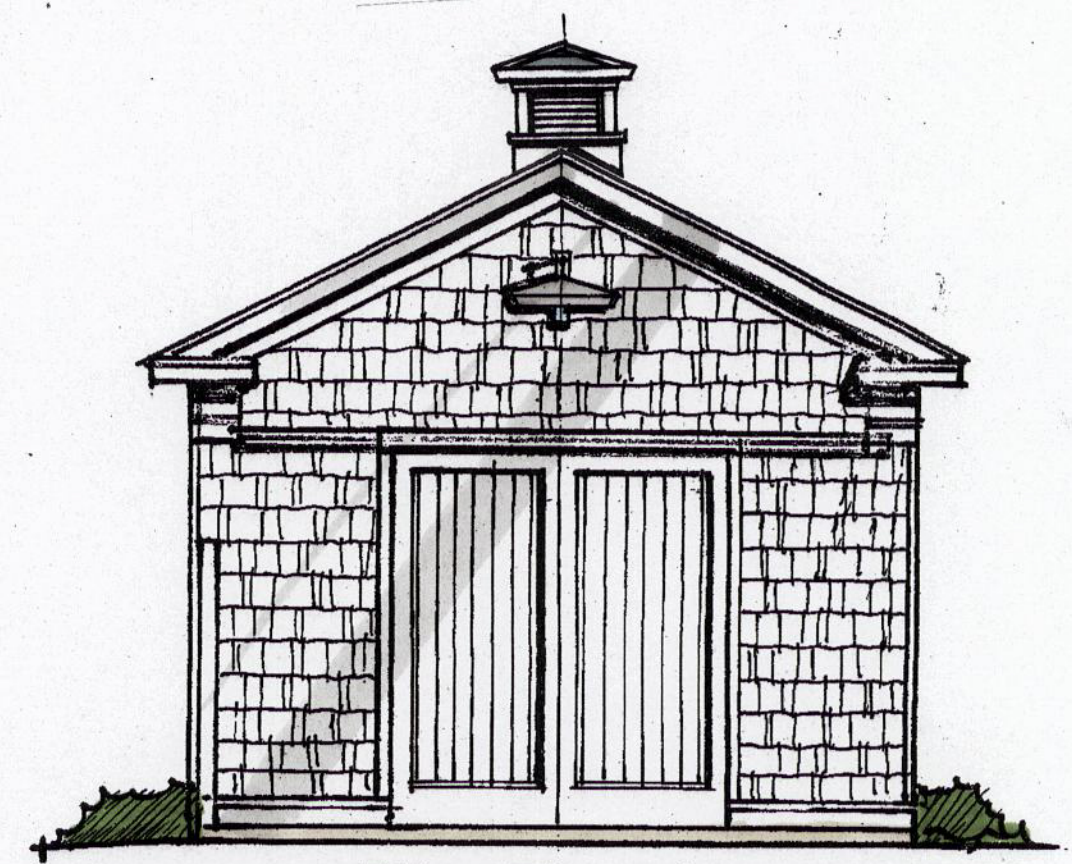
WEST SIDE OF REMINGTON				EAST SIDE OF REMINGTON						
ROW #	HOUSE	GARAGE	LOT WIDTH	REQ'D	#	HOUSE	GARAGE	LOT WIDTH	REQ'D	
1	2587	10'-8"	15'-8"	54'-0"	20'-0"	2601	8'-10"	20'-0"	62'-0"	20'-0"
2	2590	4'-8"	4'-4"	55'-0"	20'-0"	2604	14'-4"	N/A	75'-0"	20'-0"
3	2595	9'-6"	5'-10"	88'-0"	20'-0"	2605	10'-8"	29'-0"	75'-0"	20'-0"
4	2596	20'-10"	20'-0"	111'-0"	25'-0"	2610	10'-2"	21'-7"	50'-0"	20'-0"
5	2601	37'-0"	91'-0"	117'-0"	25'-0"	2619	25'-7"	30'-0"	75'-0"	20'-0"
6	2606	36'-8"	N/A	67'-0"	20'-0"	2624	33'-10"	N/A	199'-0"	25'-0"
7	2615	13'-8"	25'-0"	52'-0"	20'-0"	2629	15'-0"	N/A	100'-0"	25'-0"
8	2618	18'-9"	N/A	119'-0"	25'-0"	2630	21'-8"	N/A	65'-0"	20'-0"
9	2625	20'-0"	N/A	57'-0"	20'-0"	2641	46'-8"	70'-0"	100'-0"	25'-0"

AVERAGE PRIMARY STRUCTURE SETBACK FROM R.O.W. 20'-2"  
AVERAGE DETACHED GARAGE SETBACK FROM R.O.W. 23'-9"

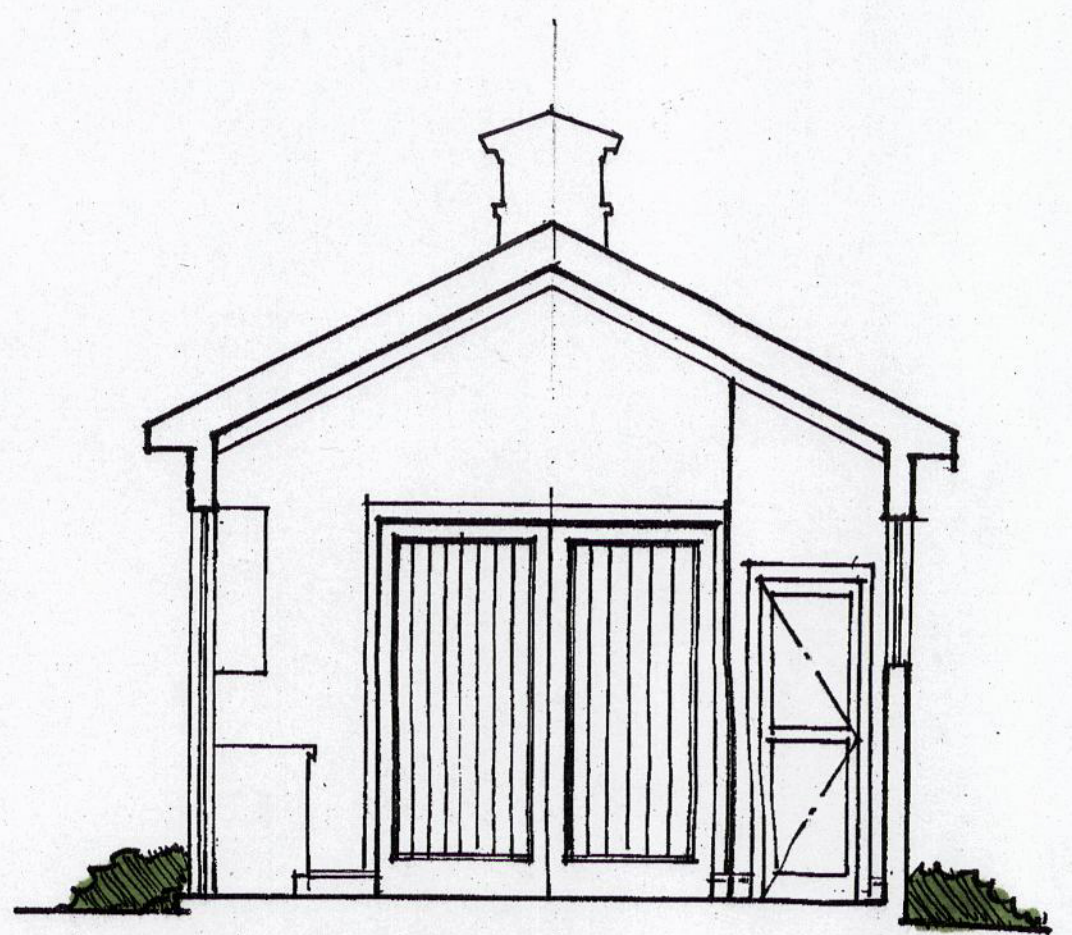
(9) PRIMARY STRUCTURES OUT OF (17) SIT CLOSER THAN THEIR REQUIRED SETBACKS.  
(4) DETACHED GARAGES OUT OF (11) SIT CLOSER THAN THEIR REQUIRED SETBACKS.  
(4) OF THE (6) DETACHED GARAGES ARE LOCATED ON A CORNER LOT AND DO NOT SIT 5'-0" BEYOND THE SIDE LINE OF THE PRIMARY STRUCTURE AND THEREFORE ARE NON-CONFORMING STRUCTURES.  
(13) STRUCTURES OUT OF (28) SIT CLOSER THAN THEIR REQUIRED SETBACKS.



Site  
1/4" = 20'



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



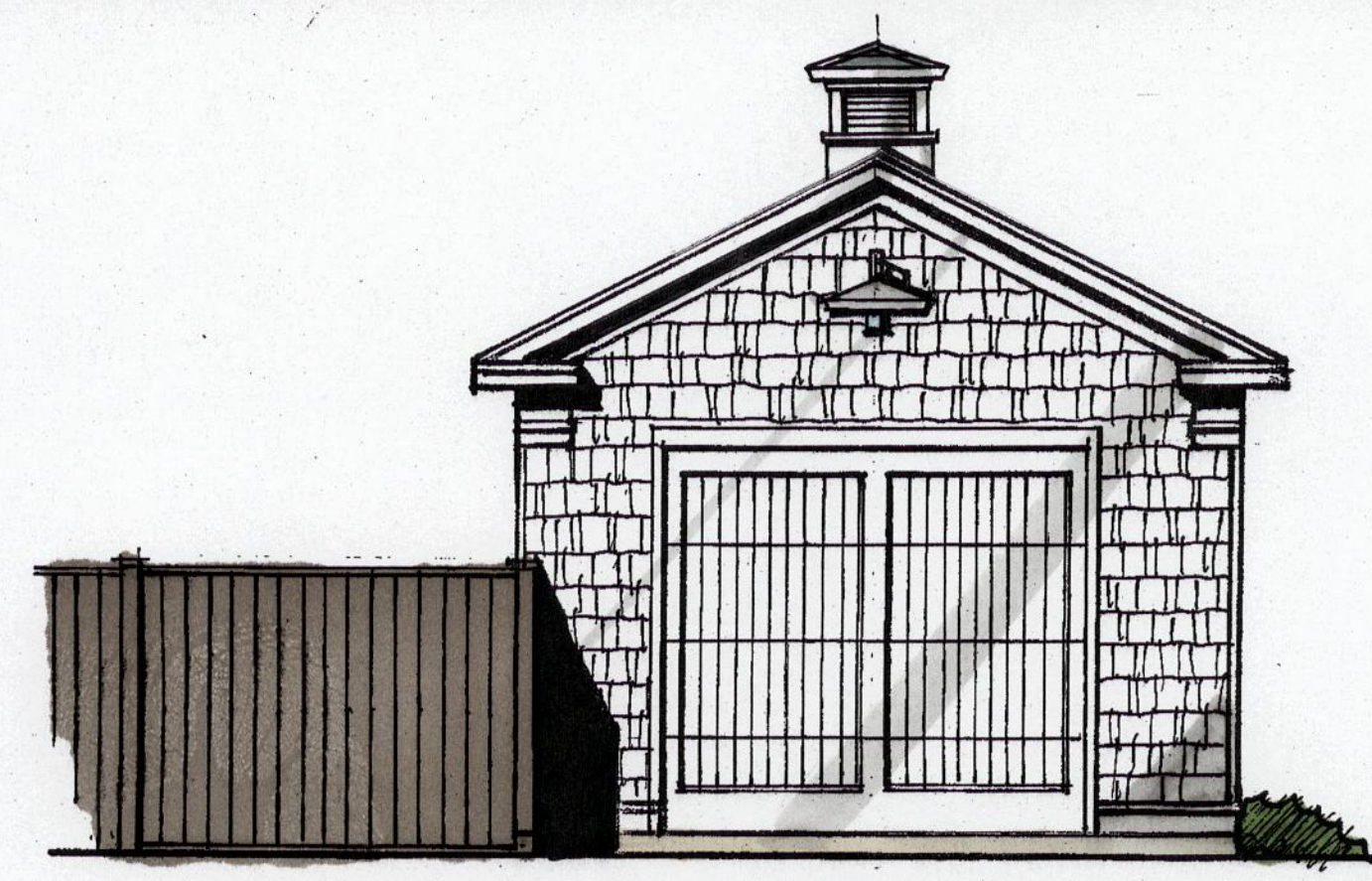
Section  
1/4" = 1'-0"



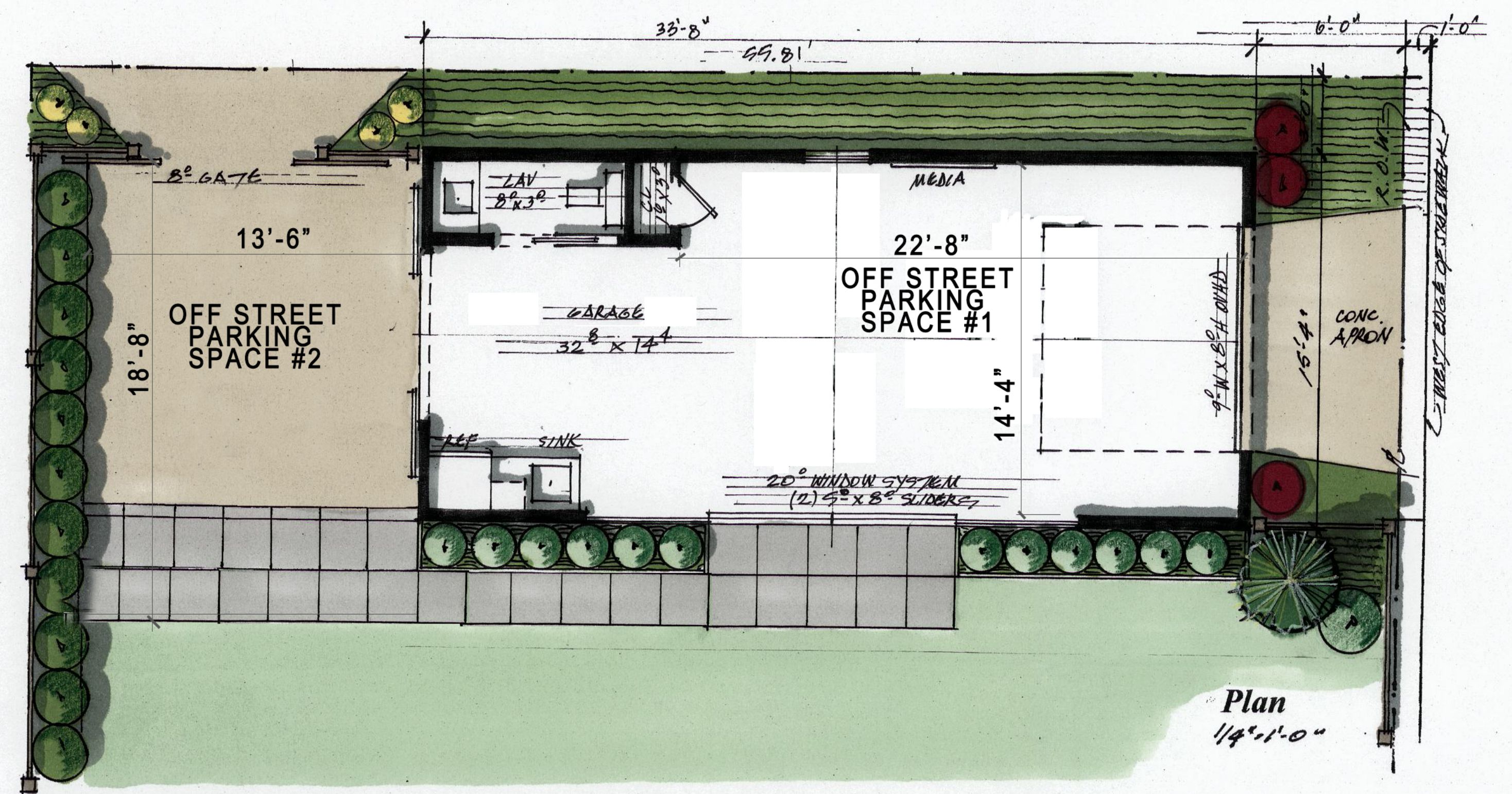
South Elevation  
1/4" = 1'-0"



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



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



Plan  
1/4" = 1'-0"





City of Bexley  
Architectural Review Board

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**Decision and Record of Action – May 14, 2020**

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The City of Bexley Architectural Review Board took the following action at this meeting:

Location: 2590 Sherwood Road  
Application No.: BZAP-20-11  
Applicant: Pete Foster  
Owner: Thomas and Sarah Fusonie  
Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 33.6' x 15.3' detached garage/pavilion in the rear yard.

**MOTION:** The findings of fact and decisions of the Board for application number BZAP-20-11 for the property located at 2590 Sherwood Road: the Architectural Review Board recommends that a Certificate of Appropriateness should be issued by BZAP pending zoning approval to allow a 33.6' x 15.3' detached garage/pavilion in the rear yard.

The applicant agreed to the findings of fact.

**VOTE:** The vote was 4 in favor and 1 opposed.

**RESULT:** The application for the recommendation to BZAP for a Certificate of Appropriateness was approved.

Staff Certification: Recorded in the Official Journal this 14th day of May, 2020.

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Kathy Rose, Zoning Officer

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Karen Bokor, Design Consultant

cc: Applicant, File Copy



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

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, May 14, 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, May 28, 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-20-12

Applicant: Pete Foster

Owner: Jason Lessard & Anne Brown

Address: 69 S. Cassingham

ARB Request: In the event that a variance is required, the applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, for a 587sq' detached garage with 2<sup>nd</sup> floor shed dormers.

BZAP: The applicant is appealing the Zoning Officer's decision and interpretation of the proposed detached garage to be a 2-story structure in accordance with Bexley Code Section 1230.77. If found to be a 2-story structure, the applicant is seeking the alternative of a variance from Bexley Code Section 1252.15 (e) which limits accessory structures to one story in height, ridgeline not to exceed 20', to allow a 2<sup>nd</sup> floor hobby room in the proposed detached garage and architectural approval of a 587 sq' detached garage with 2<sup>nd</sup> floor dormers.

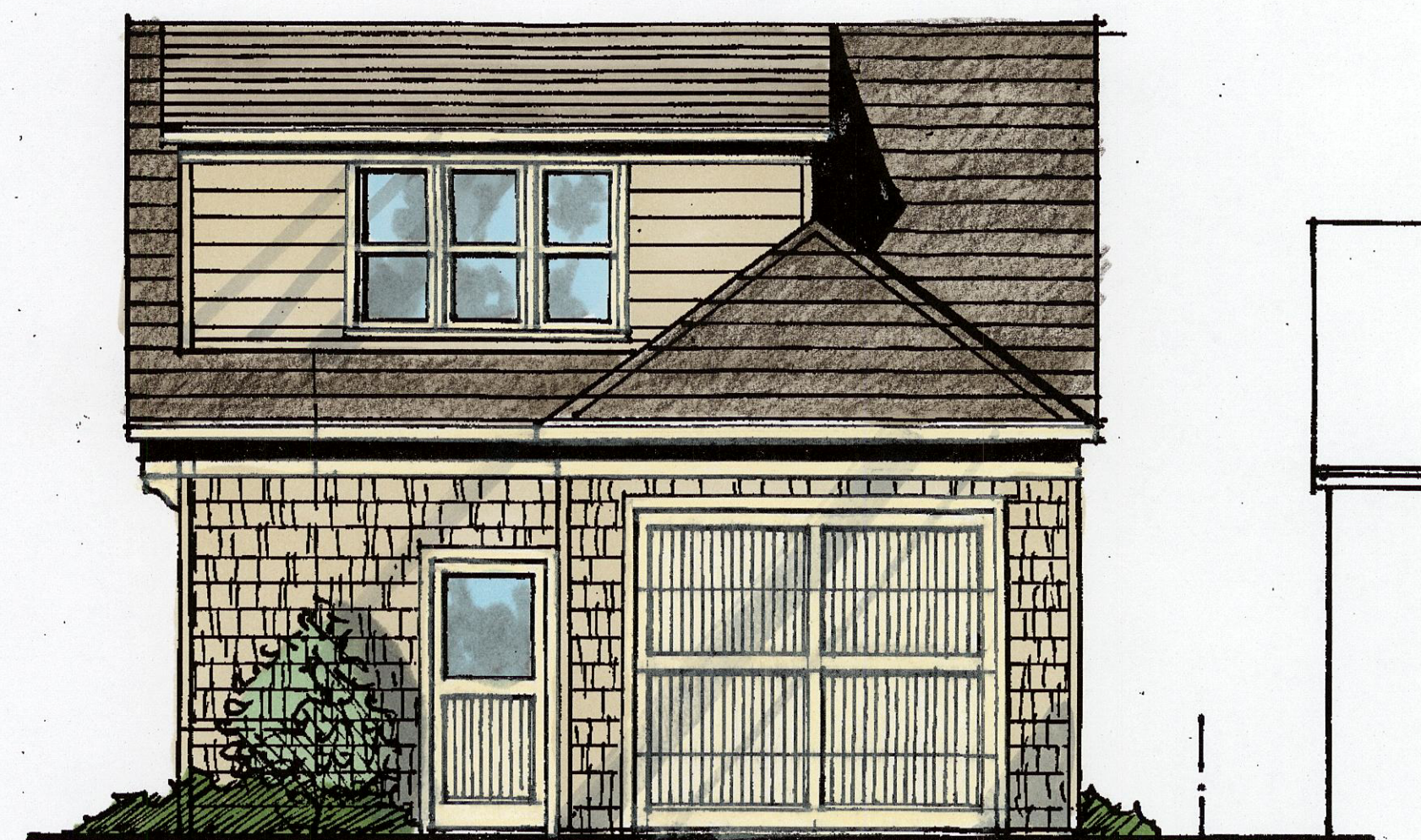
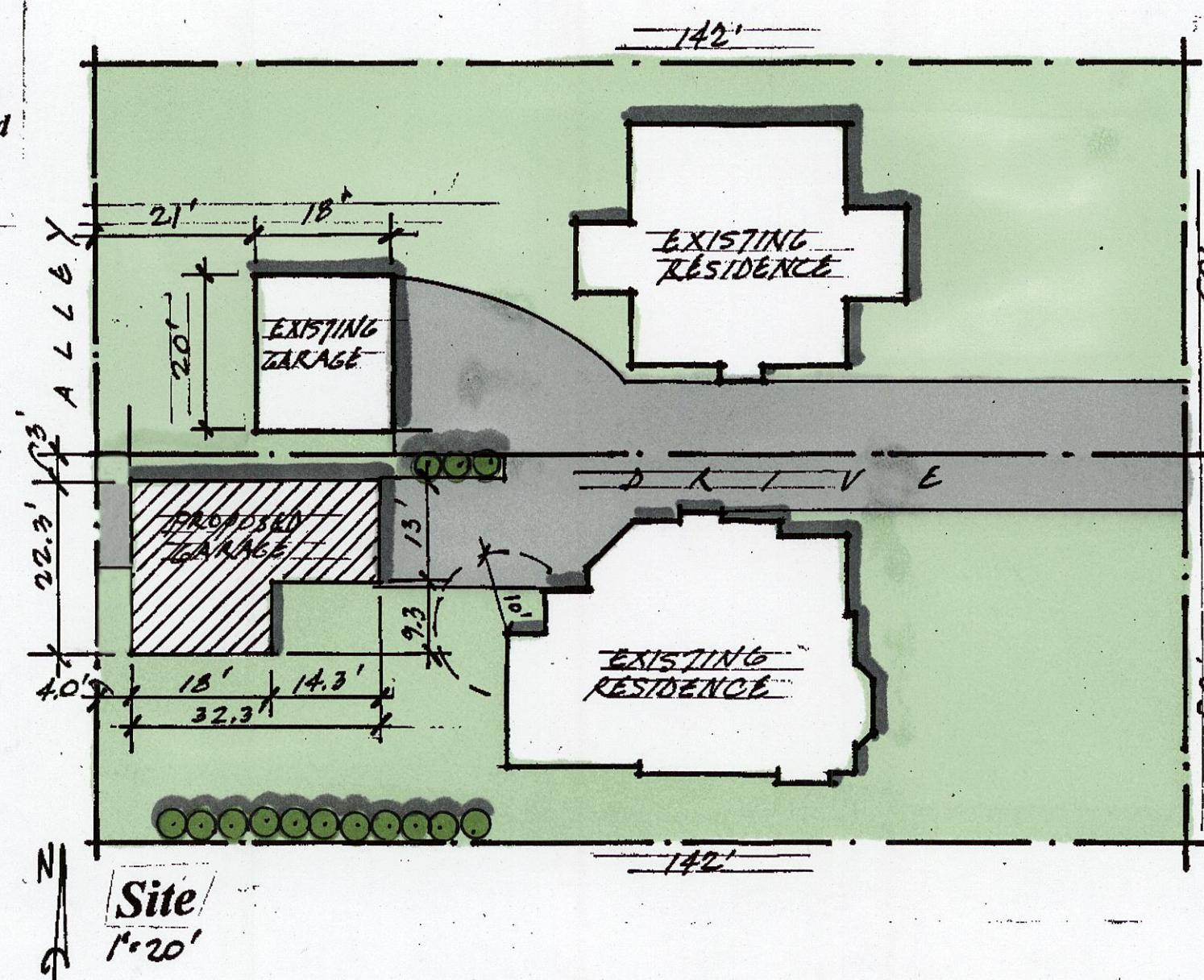
A copy of this application will be available on our website 1 week prior to the meeting.

**\*\*\*PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website:

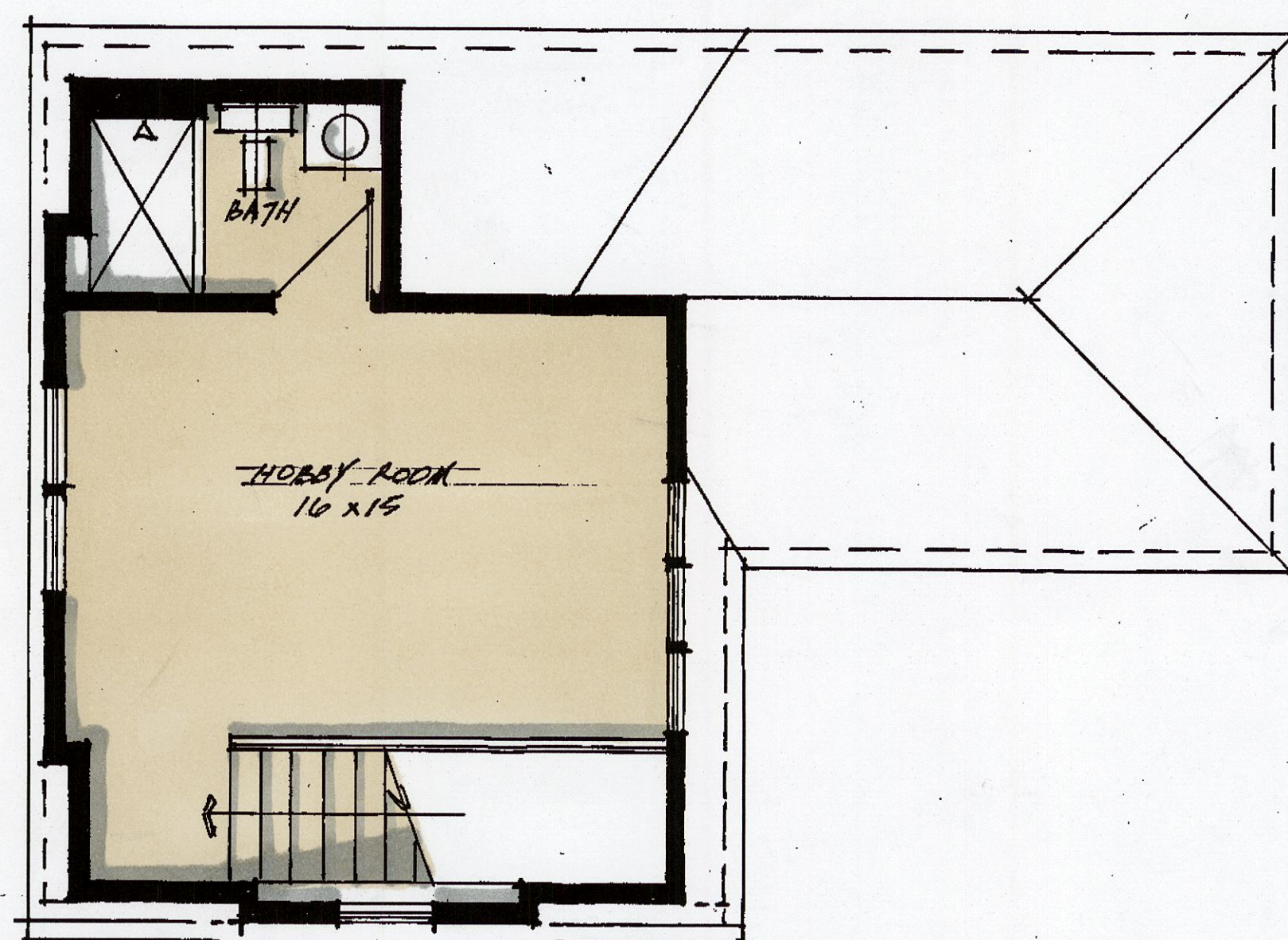
[www.bexley.org](http://www.bexley.org) for any special instruction in the event we need have applicants and neighbors with standing to attend a virtual meeting. Any questions regarding an application should be emailed to Kathy Rose at: [krose@bexley.org](mailto:krose@bexley.org) and write **ARB** or **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: 04-30-2020





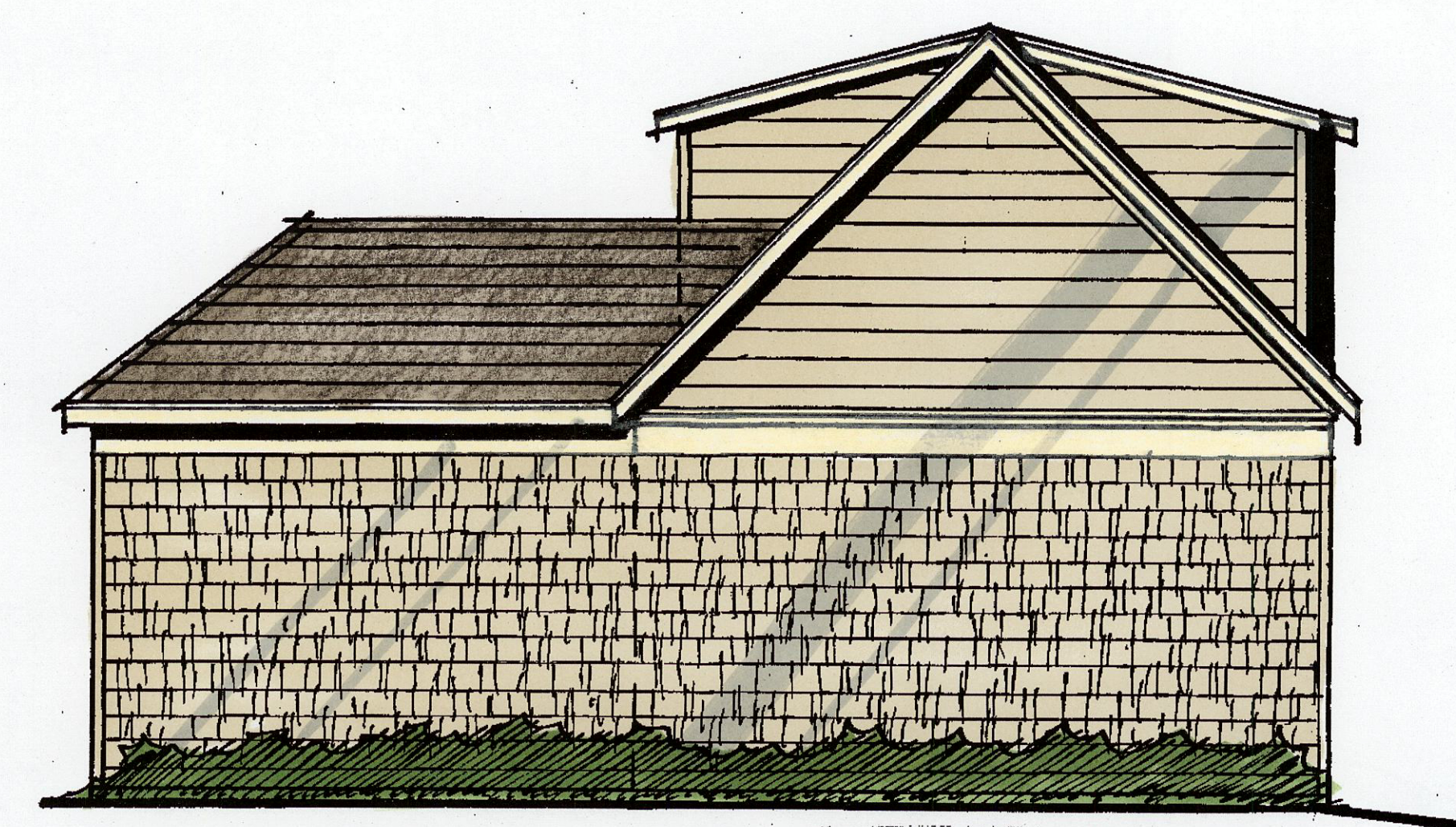
**East Elevation**  
1/4"=1'-0"



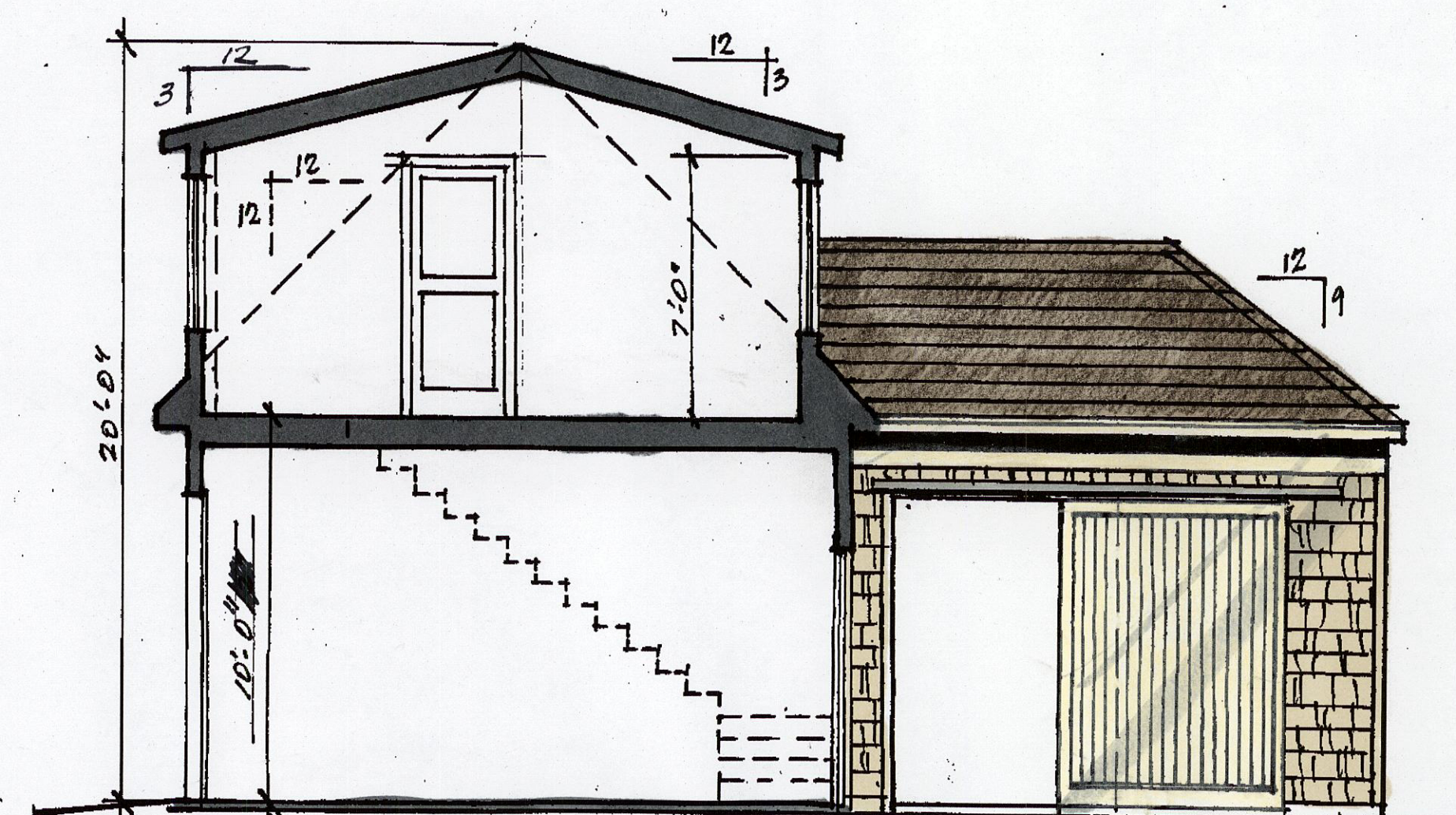
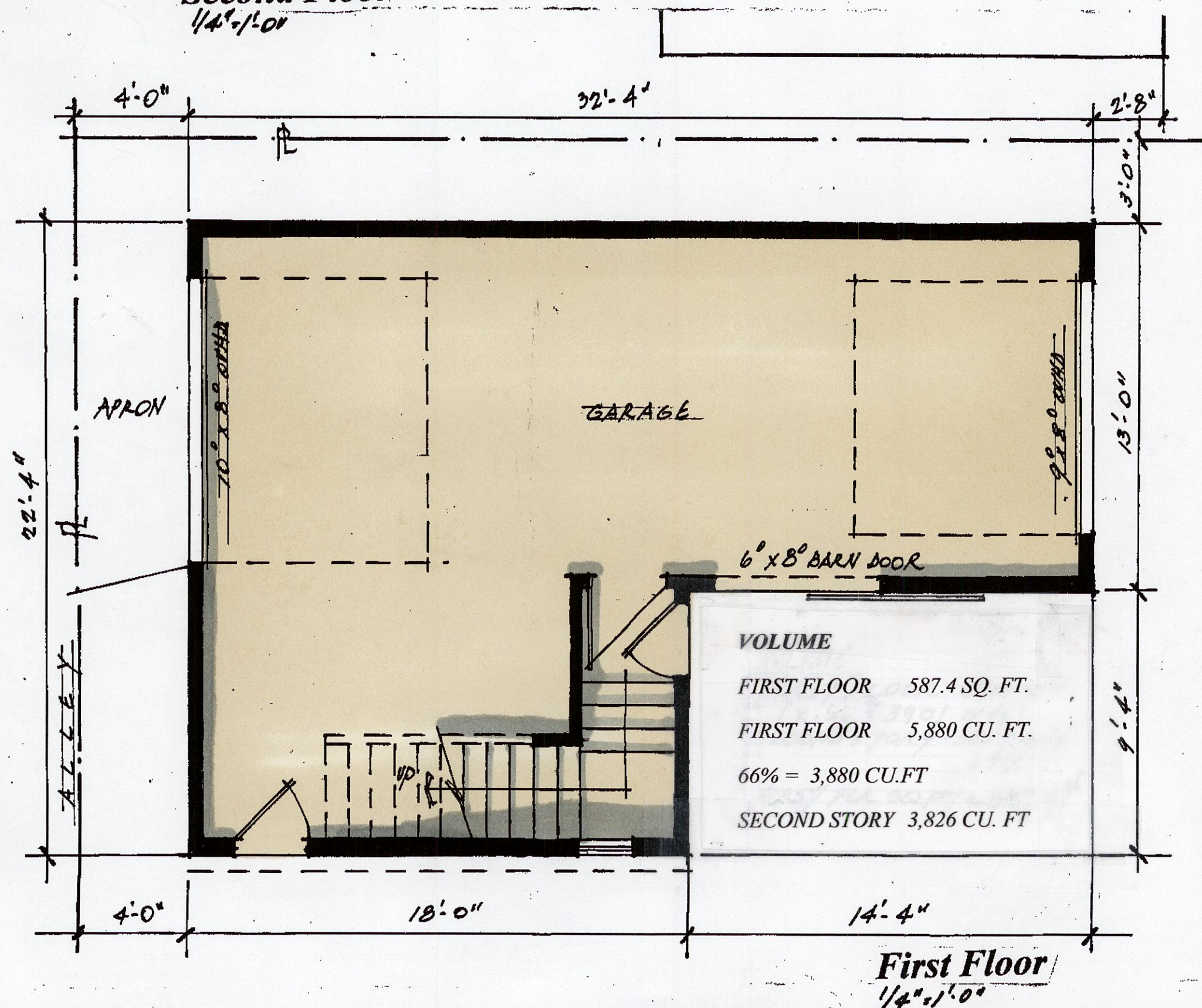
**Second Floor**  
1/4"=1'-0"



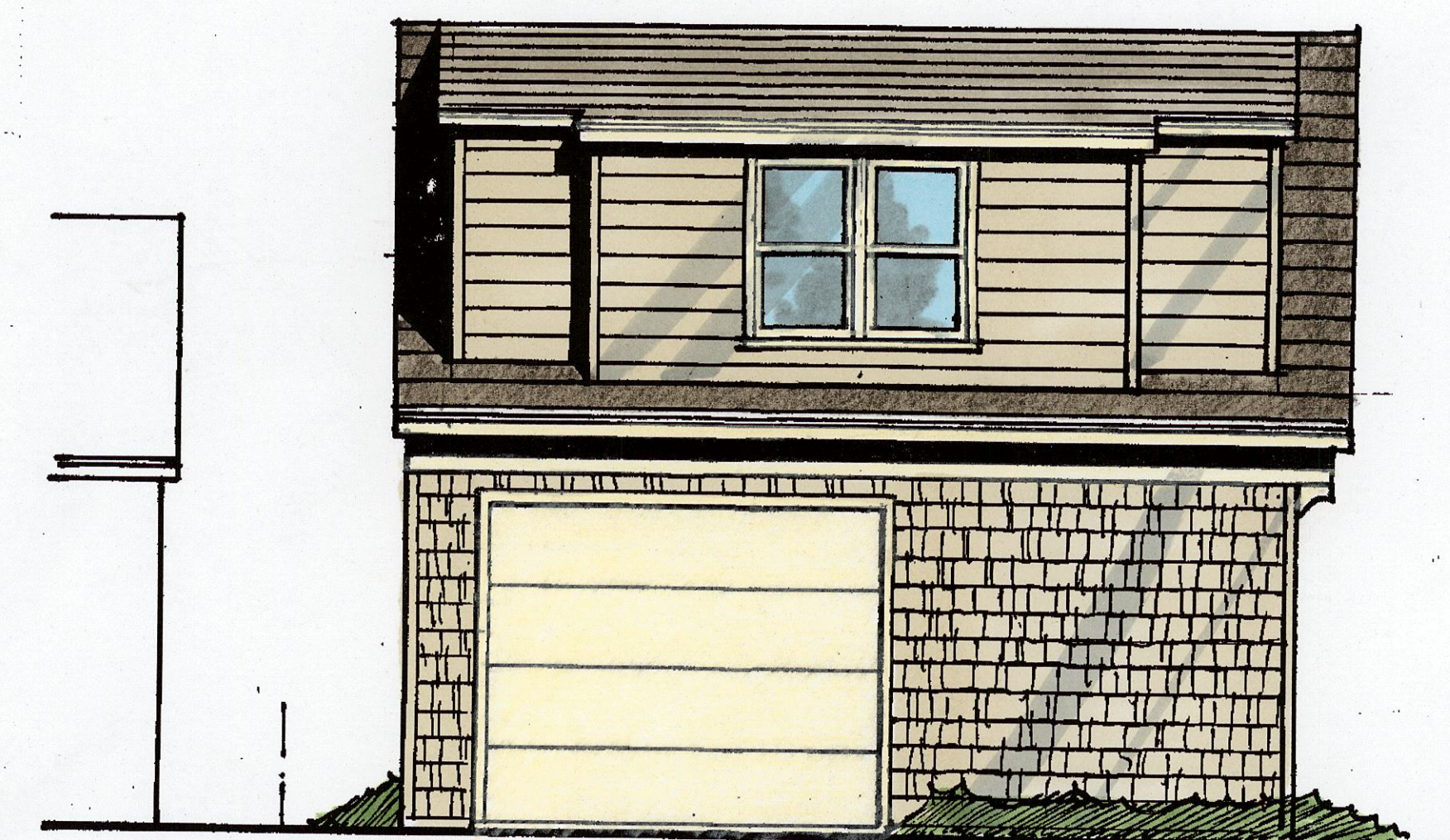
**South Elevation**  
1/4"=1'-0"



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



**Section**  
1/4"=1'-0"



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









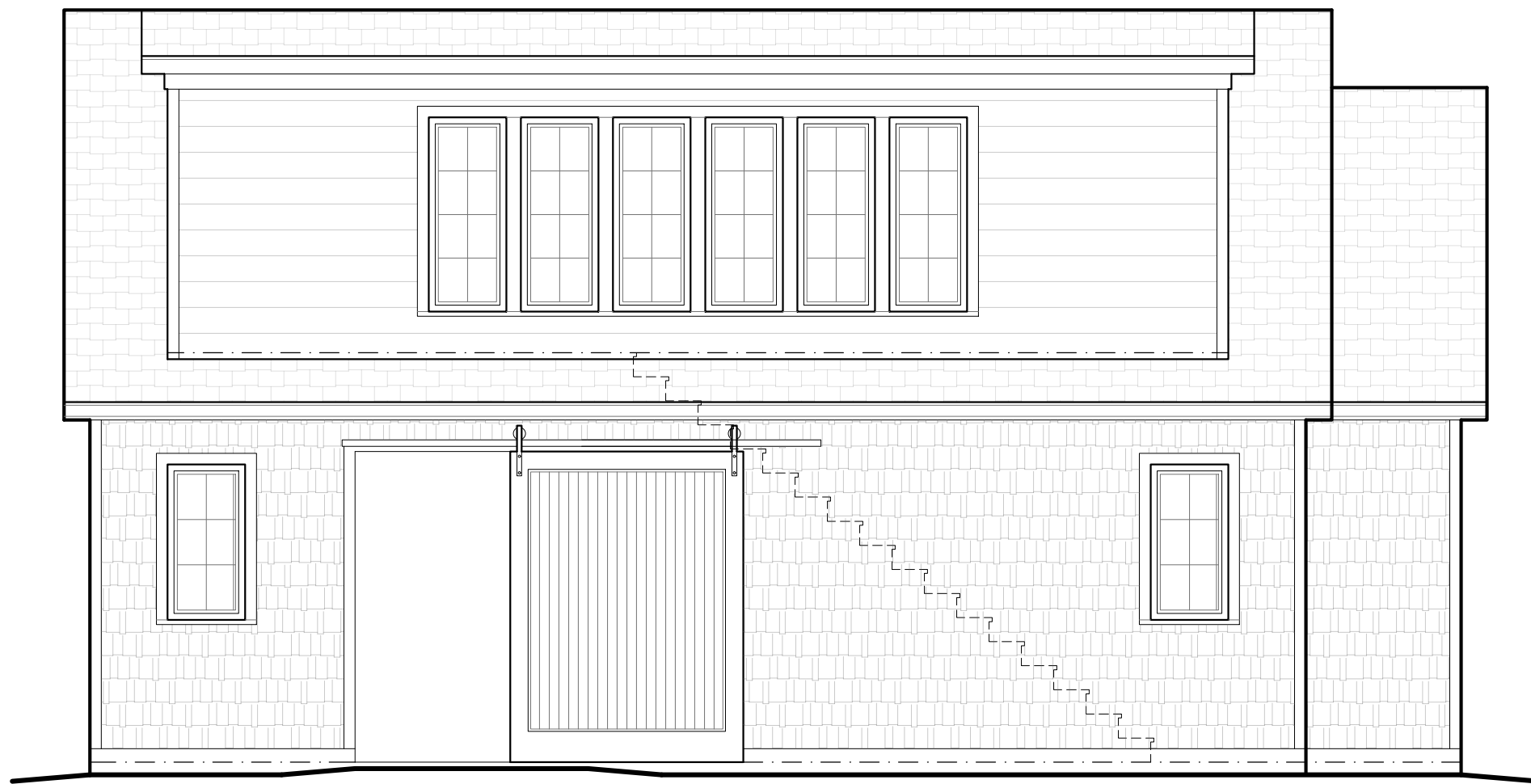
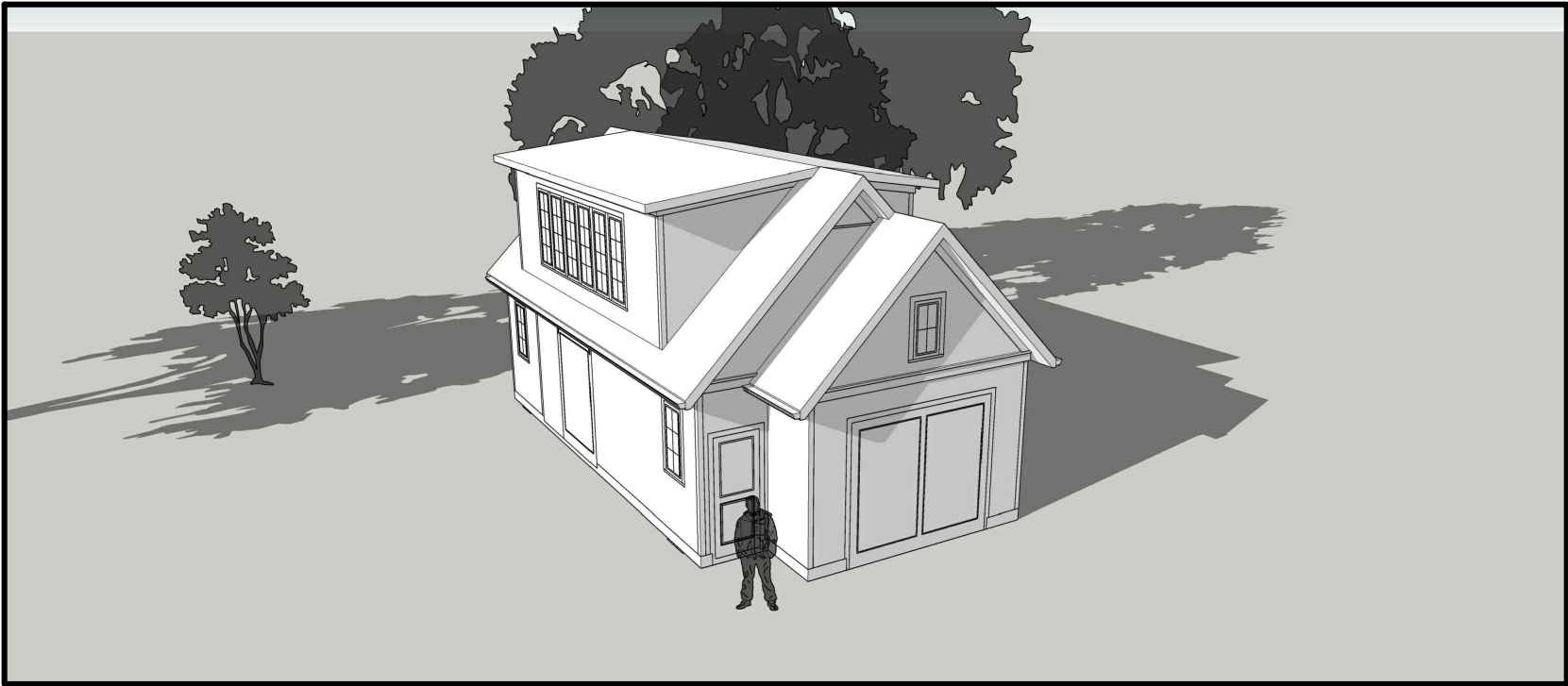
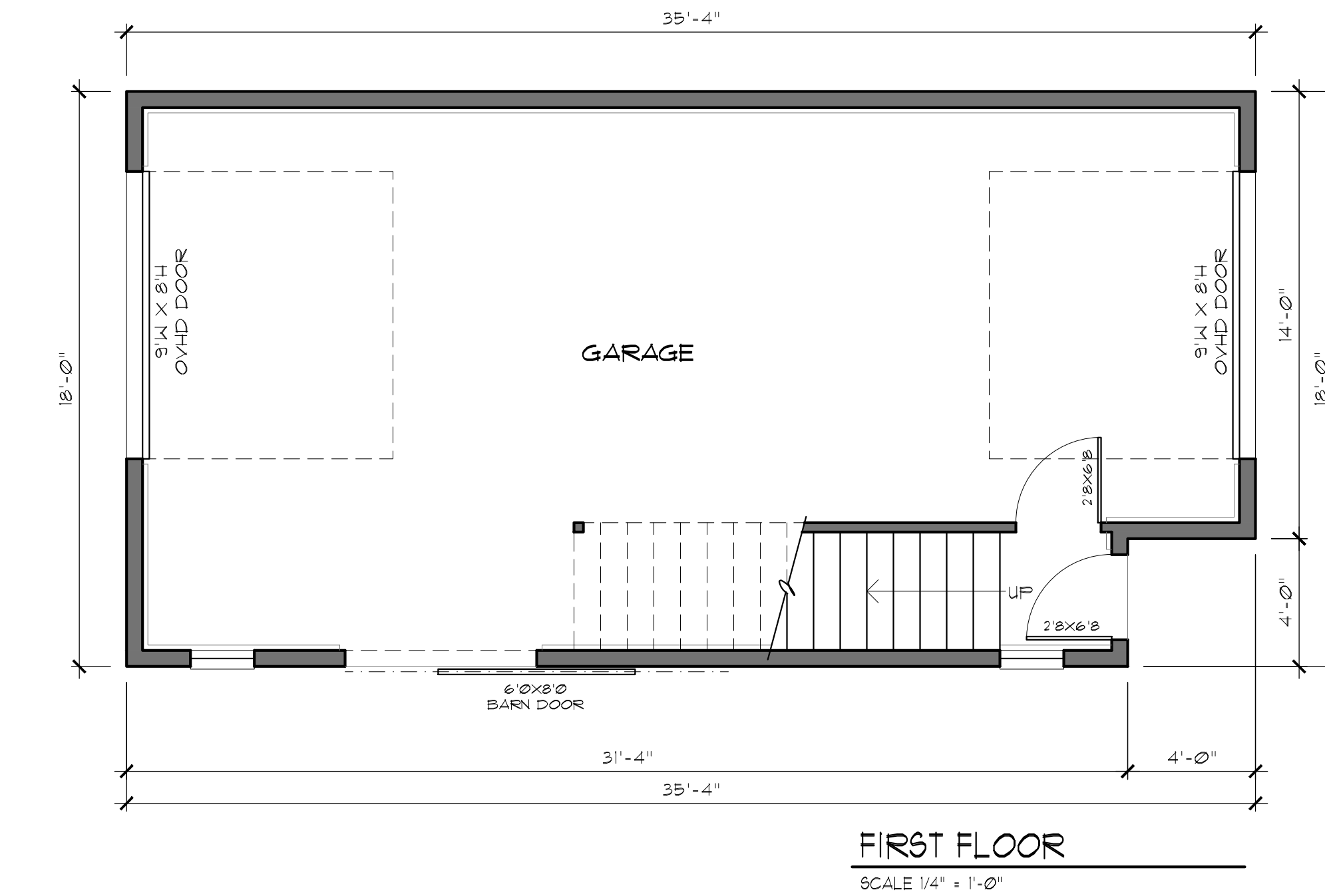
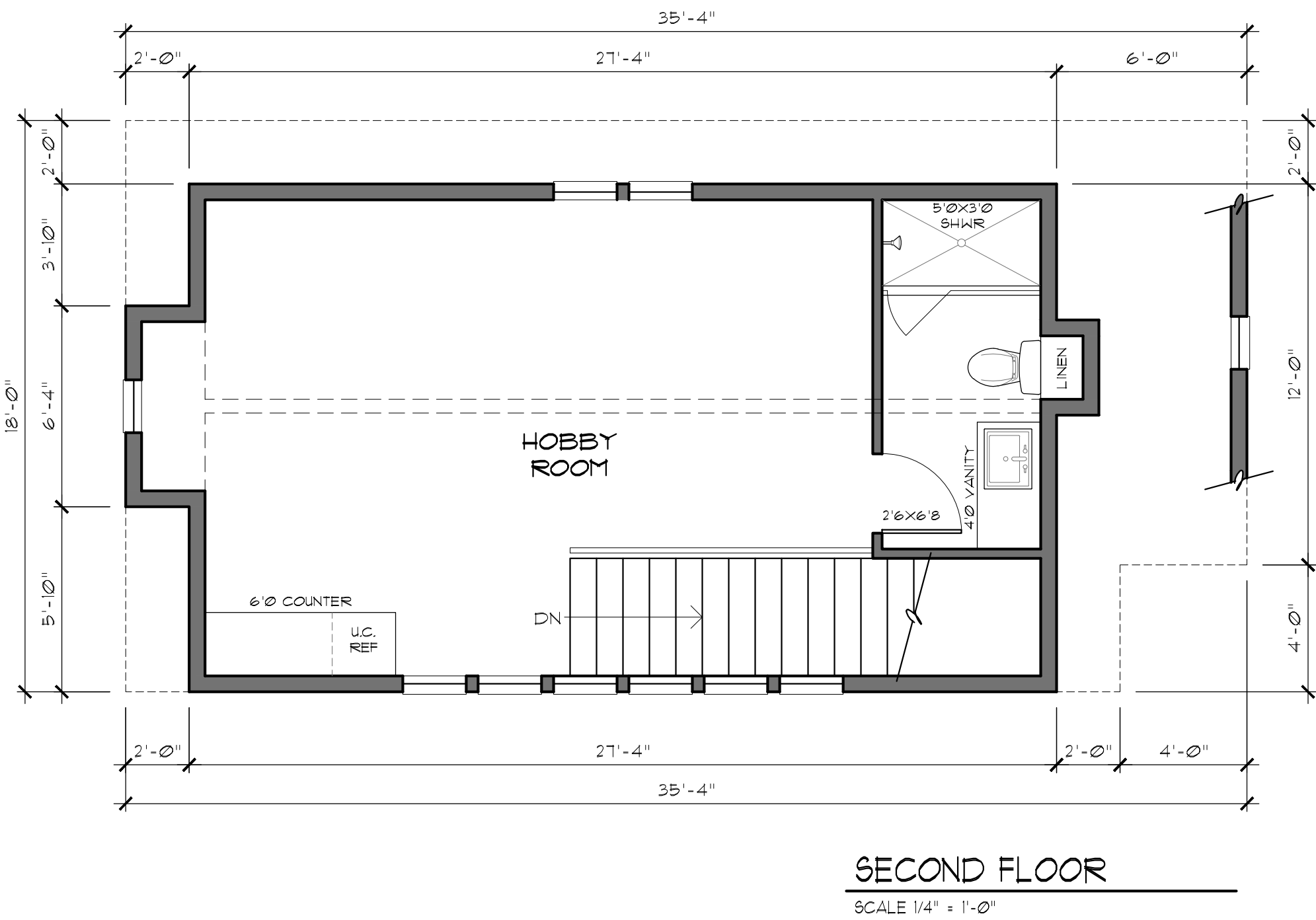
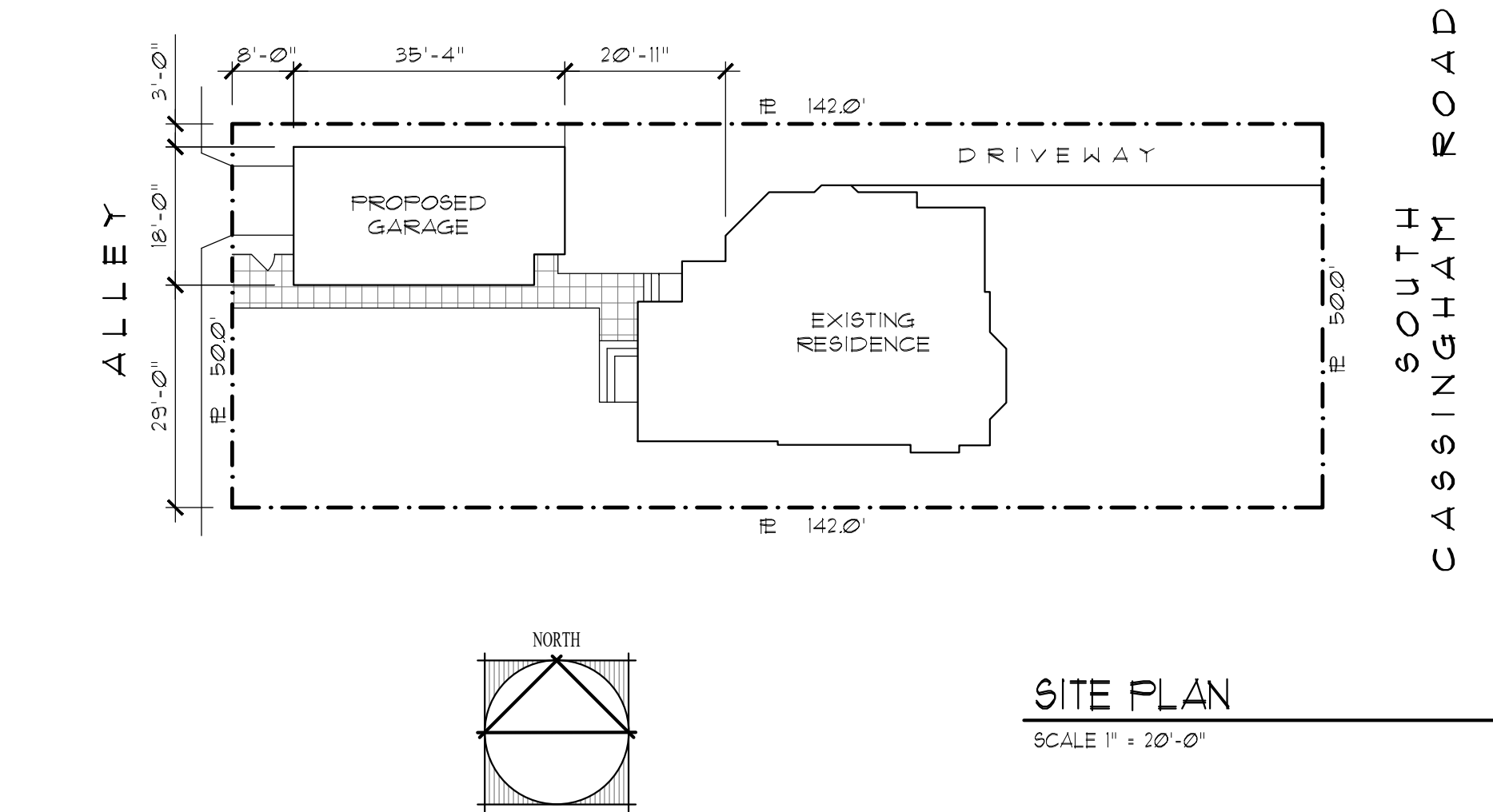




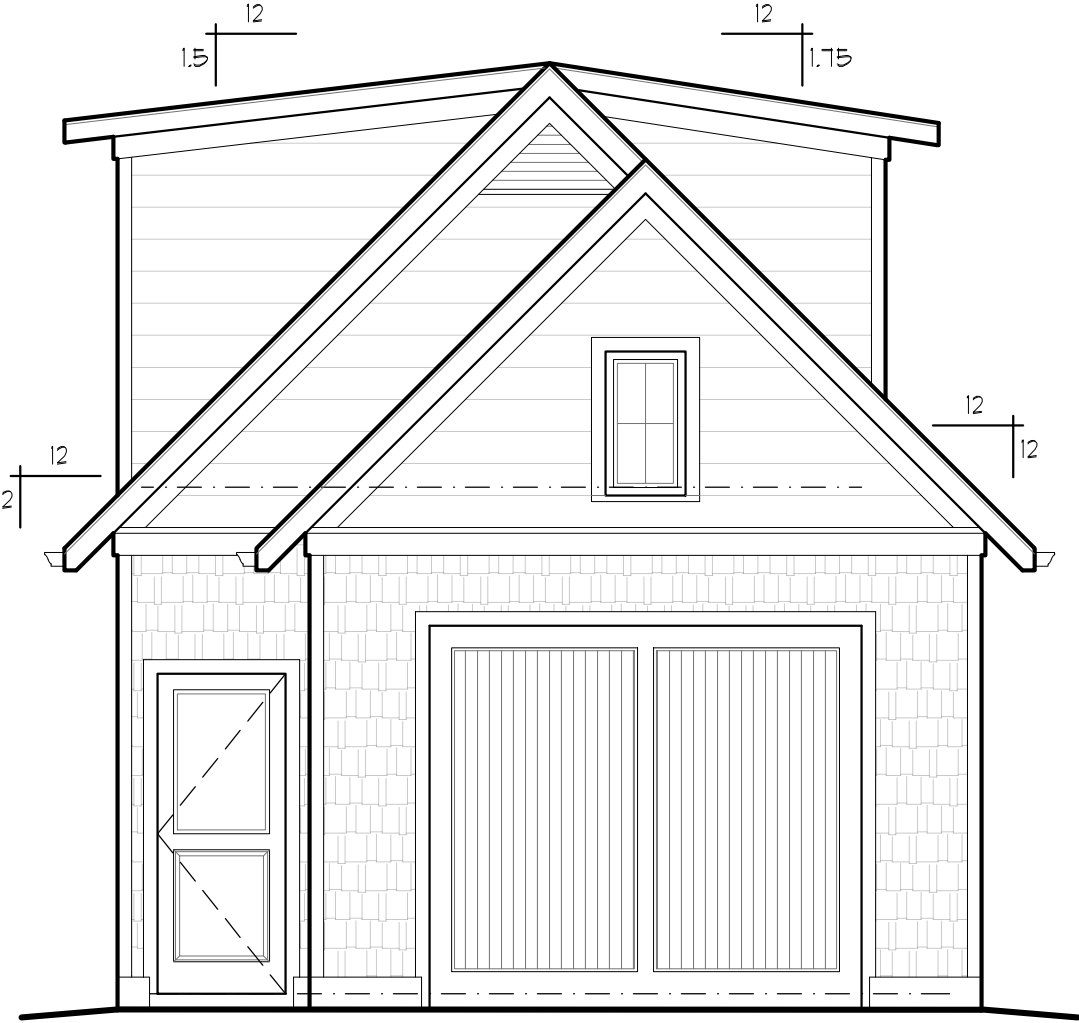


LESSARD/ BROWN RESIDENCE

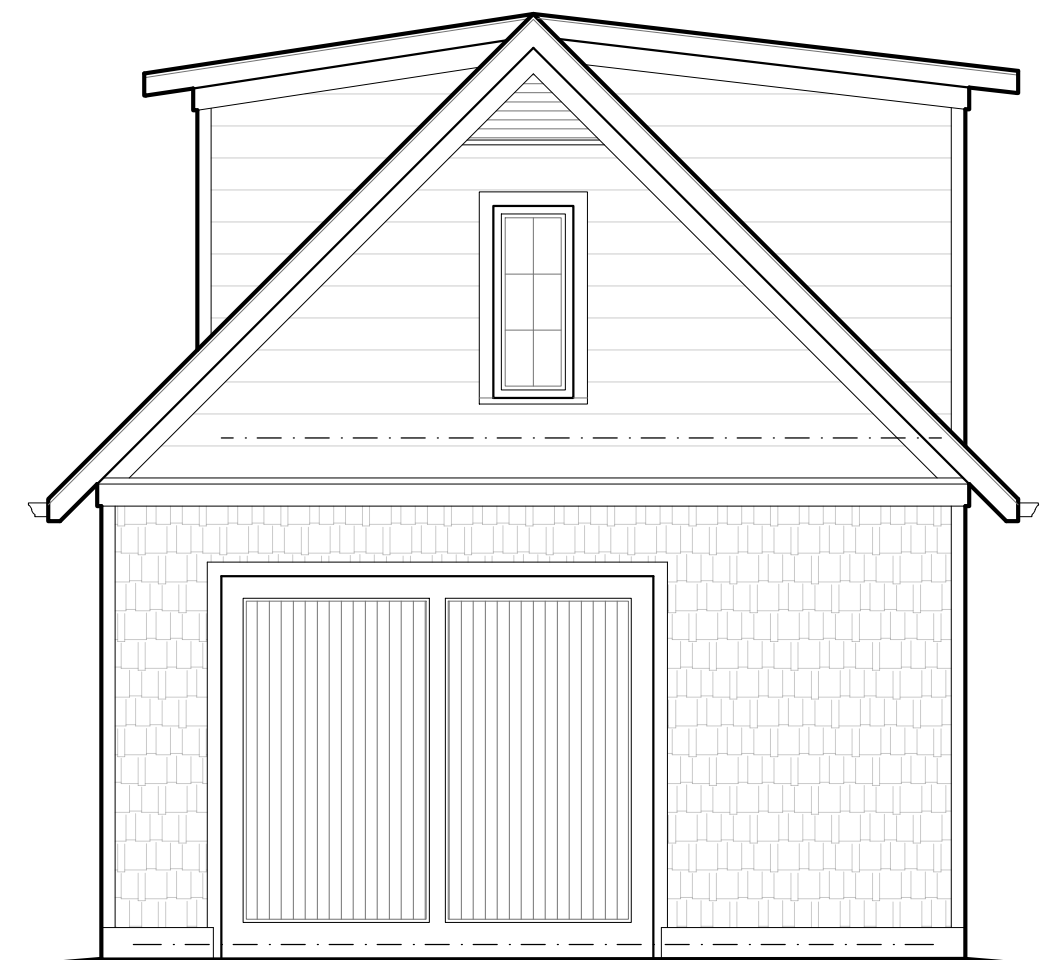
PREVIOUSLY SUBMITTED SET  
69 South Cassingham Road  
Bexley, Ohio  
March 18, 2020



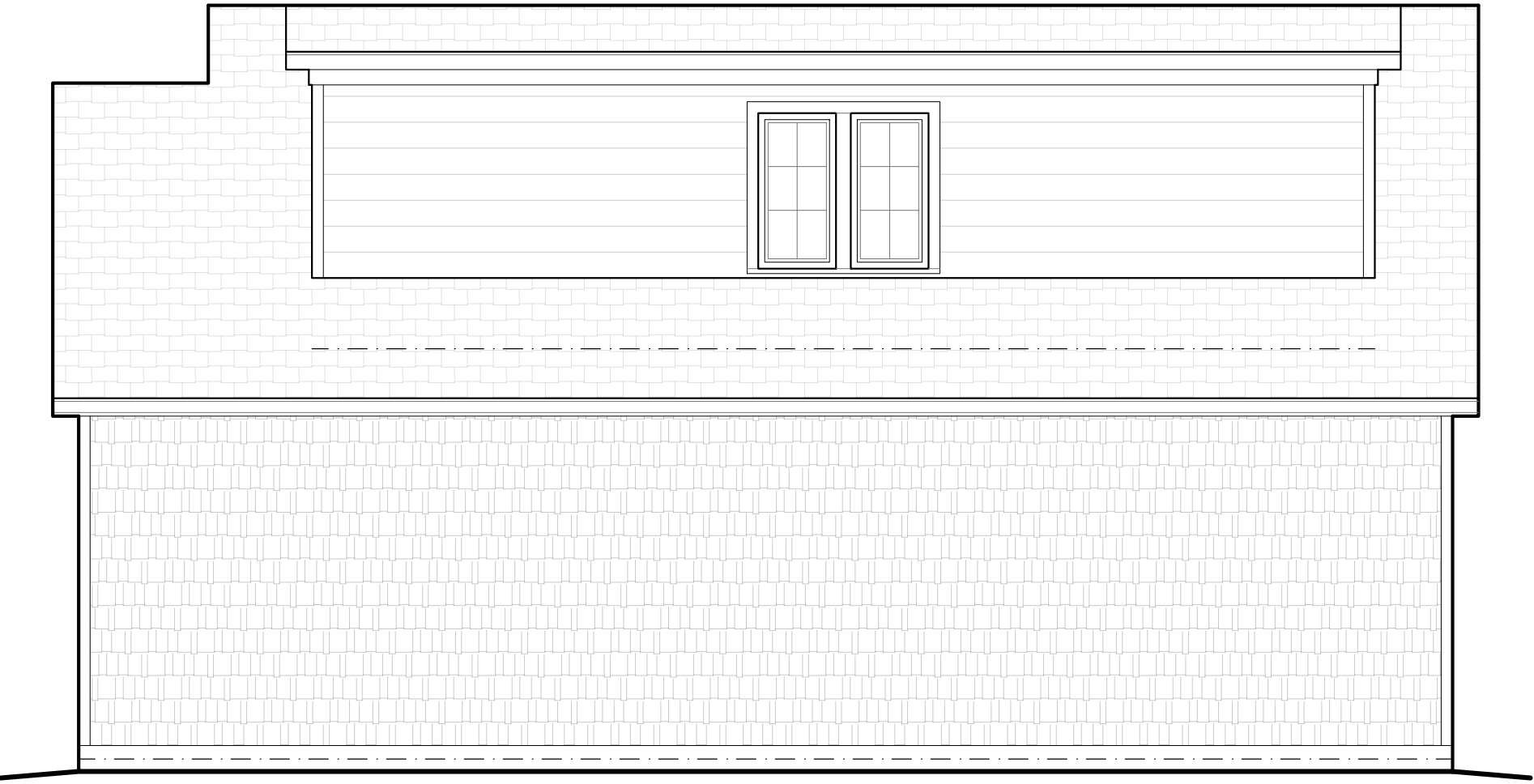
**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

**Pete Foster Residential Design, LLC**  
**685 Montrose Avenue**  
**Bexley, Ohio 43209**

April 19, 2020

City of Bexley  
Department of Building and Zoning  
Attn: Ms. K. Rose - Director of Building and Zoning  
2242 East Main Street  
Bexley, Ohio 43209

Kathy,

*This correspondence is a response to an email that I received from you regarding the design of a new accessory structure that I have done at 69 South Cassingham Road.*

*In the email you expressed that you would like to send this design to the BZAP for clarification because, as you write, you are “of the impression that this is a 2-story structure and if the Board finds these types of structures appropriate, I need to know”.*

*First, I would like to thank you for your timely response as we all seem to be a little more under the gun with the current working scenario and the inefficiencies that exist for the time being.*

*The design of this garage is smaller than the allowable square feet that garages are allowed to be and it meets ALL of the zoning code requirements as well as the intent of the ordinances that deal with accessory structures in the R-6 zoning district. Yet, I am being directed to go to BZAP for review without the need for any variances. I am confused by this.*

*I feel as if this project, which is completely different from the previous tabled solution that you had viable concerns with, is being used by the building department as a means to gain more clarity about their own ordinances regarding accessory structures at the expense of my client’s schedule and my professional fee.*

*The unnecessary time and dollars that this review process is taking at such a critical time for everyone is very frustrating to me and my client. I have designed a project that meets all of the zoning requirements and that compliments the architecture and the details of the primary structure on this property but I am still required to go in front of the BZAP because you feel this is a “2-story structure”. This leads me to wonder how design professionals, like myself, are supposed to structure their fees and communicate the Bexley process to their clients when such a subjective position can be taken.*

*It was such a great idea when the powers to be finally decided to allow for smaller projects (garages included) that meet the zoning requirements and are in line with the intent of the approved ordinances that deal with such projects to be reviewed by Staff. This allowed projects, while perhaps small in size but not in impact, to be reviewed by Karen Bokor and you so that good architecture and planning could be viewed from an educated perspective. This change in the process also seemed to ensure that “good” architecture and proper site planning would be monitored so that all of the residents of Bexley as well as the contractors involved could benefit in a timely manner. In this case, I am having a hard time understanding why this project requires review beyond Staff.*

*After receiving your short email, following our various discussions, I went out to drive each street and alley in south, central and north Bexley to take an accurate inventory of garages past, recent and*



*currently being built. I did this to shed some light on the aspects of height, volume and roof lines, which you have mentioned numerous times during our discussions, of accessory structures in our community.*

*In an effort to clarify my approach to this design to you, due to your unease about this project, I have broken this response into specific sections as it pertains to my design; site placement/ volume/ height/ and dormers.*

*I am well aware that one of the reasons the code dictates both height and volume when it comes to accessory buildings is to alleviate the 2-story garages that were designed essentially as two story vertical walls and then a rake board slapped on to each end in hopes of disguising the true two story structure as something of a smaller scale. (I have included photos of these structures that we have in Bexley as part of my application upload.) If I am correct, this is what you are comparing my design to when you state that it is a “2-story structure”.*

#### Site placement

*Time has been spent during my design process to be sensitive to the new buildings scale and placement on the site so that this proposed structure relates well with the location of the neighboring garage to the north and at the same time creates both “edges” and a vibrant, useable green space to this urban yard that the homeowner has spent a lot of time, dollars and care cultivating. In the past, the rear yard of this property has been enhanced by the planting of a line of hornbeams down the south property line to create a natural and substantial separation between the neighboring property while providing privacy for both parties. This proposed garage intends to add to the property’s “edges” by creating a buffer from the alley along the west property line and to block views of the neighbor’s garage and driveway to the north when sitting in the back garden.*

#### Volume

*As I have been working through this design and designs in the past, I have been cognizant of the code that states that the second story of an accessory structure may not exceed 66% of the volume of the story below. While I cannot find a definition for “volume” in our zoning code, I have gained some clarity, through our discussions, as to how you determine “volume”. I find it odd that when dealing with a structure that has a “second story” your calculations are based on any space that is under roof, whether it has living space within it or not. I am not clear as to why this is the case. You had mentioned to me that this approach gave you a tool to control massing of the structure. If I understand correctly, this volume calculation is only considered when there is a permanent stair leading to a “second story”. This would mean that an accessory structure that doesn’t have a “second story” by definition could have an unregulated volume under roof as long as it remained under 20 feet? I ask because my proposed design, while under the maximum 66% at 65%, would only be around 53% if the volume under the roof of the projecting east arm, which lacks second floor living space, were not part of your calculations.*

*I have included photos from my trip around town this afternoon of several recently constructed garages that have “second stories”. As you can see in the photos, there is no way that if the volume is calculated as being all of the space under roof they can be less than 66% of the volume of the floor below. Perhaps variances were granted in all of these situations?*

#### Height

*I have also become more aware of the code that states that no “story” of an accessory structure can exceed 10 feet in height. (Though while on my garage research escapade, I measured the height of several of the new garages shown in the attached photos and several of them have soffits exceeding 10 feet. One even measured 11 feet!) As we both seemed to learn during a recent phone call with each other, a story is defined in part, as the height from the finished floor to the finished floor of the story*



above. This would then include the floor structure of the story above in the allowable 10 feet of height. This presents an issue with today's desired garage doors due to the size of current day SUV and minivans and I feel that this requirement should be re-evaluated.

The typical garage door is 8 feet tall to allow for these vehicles (with and without rooftop racks) to enter into the garage. The days of the 7 foot tall garage doors are gone. When these 8 foot tall garage doors are paired with automatic garage door openers, the height from the top of the garage door to the bottom of the floor structure above needs to be between 16"-18" minimum to allow for the opener and the rails that the garage door travels on. That puts the bottom of the floor structure above at between 9'-4" and 9'-6" above the floor. This only leaves 8" to 6" for the second floor structure. That size structure is far below adequate to support the live loads involved with a living space. So, unless a homeowner has the funds to afford a special wall hung opener, an atypical second floor structure design and additional labor, the first story of a typical garage is incapable of staying below 10 feet. In some cases, the height of this floor may be camouflaged from the exterior with large overhangs, deep soffits or modified framing, but the height from floor to floor will still exceed 10 feet.

The structural design has been modified on my design to allow for the 8 foot tall doors and to still meet both the maximum 10 foot story requirement as well as the maximum 20 foot overall height for the structure. Again, no height variances are required with this design.

### Dormers

My investigation of garages also included a study of dormer size, length and the placement of their exterior faces with regard to the exterior face of the first floor walls below. The attached photographs include garages that have recently been built and others that are still under construction. (some of them are even my own projects). Particular attention should be given, and has been given in my design, to the dimension of the overhangs at the soffits and the size of exposed roofing material that occurs in front of the second floor exterior wall. The more roofing material that is present, the more the second floor dormer is "softened". (If you look again at the older true 2-story garages, you can see that the second floor soffit/ gutter line is absent exploiting the second floor of these structures.) It often helps when creating a dormer, as I have done, to also set the face of the second floor wall back from the exterior face of the floor below by some distance. This isn't always possible and can often times create a structural dilemma, but when it is executed well it too minimizes the impact of the second floor soffit.

I would now like to address the size and length of the dormers involved in this design. The dormer on the east elevation extends less than  $\frac{3}{4}$  of the length of the roof, while the west facing dormer has been designed so that both the north and south ends of the dormer retreat back from the center portion that has windows placed within it. While this design move is not always possible, it has in this case, prevented a long continuous second floor wall. In comparison, some of the previously approved and constructed garages shown in my attached photos, again some of them mine, do not have any relief in the dormer wall and in a few cases have a dormer wall that sits directly above the wall below creating a more prominent second floor. Perhaps, these examples lean more in the direction of your "2-story impression"?

It should also be understood, that the bearing height of my proposed dormer(s) has been reduced to 7 feet above the second floor and not the traditional 8 foot ceiling height. I have designed it like this to allow for a more minimal exterior exposure of the second floor wall height which also results in a 3/12 roof pitch on the dormer. This is a historically common roof pitch seen on dormers and porch roofs of both hundreds of older homes and accessory structures here in Bexley as well as thoughtfully designed new structures in other communities. This attention to roof slope successfully minimizes the scale of the second floor dormer while at the same time often blends the dormer roof with the main roof in a pleasing way.

I have done residential architecture in this community for 23 years now and I have been involved in over 300 Bexley homes. Over the years, I have also been a part of 30+ accessory structures in Bexley alone; from garages to pool houses to garden pavilions, some of which have occurred since the more efficient



*review process has been in effect. In doing so, I have become very familiar with the design/ zoning criteria that is expected with these ancillary structures. However, this is the first time, even though I have checked all the boxes, a project has to be clarified beyond the Staff review and I don't understand why.*

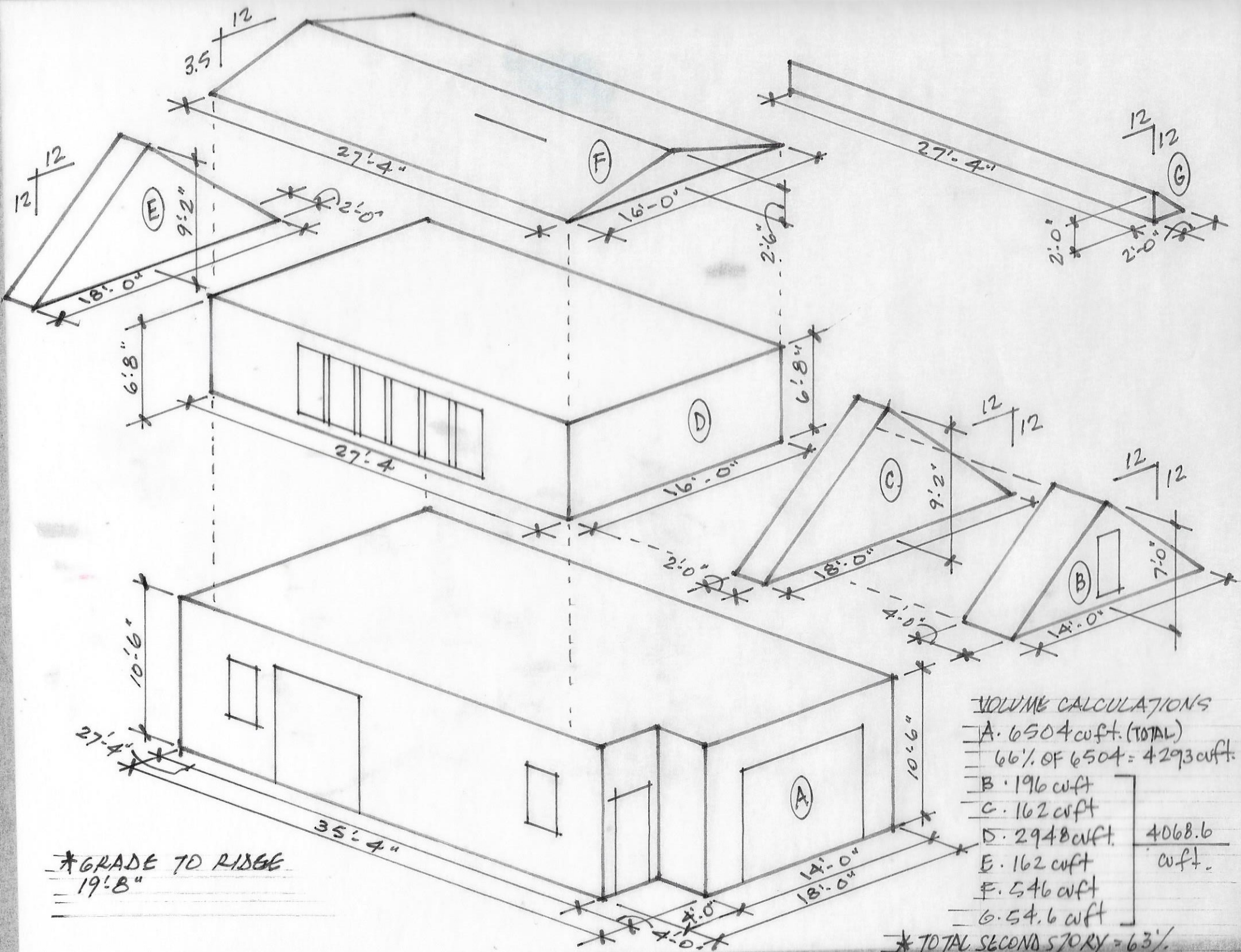
*I am not looking to be involved in a project that negatively impacts a property or a neighboring property. I take a lot of pride in the sensitive placement and attention to detail on all of my projects. I strive hard to solve the various residential "puzzles" that I encounter in a way that doesn't require a variance. Clients do not always agree with my desire to be reluctant to ask for a variance, but at the end of the day I have to remember that all I can do is offer advice. It is their home and not mine.*

*I will be submitting this letter and my drawings, paying the required fee and presenting to the Board as requested so that my clients project can move along. Hopefully, I will receive approval for this project and we can then get on with building this pleasant structure that will not only add to the value to my client's property and provide their family with an amenity that is necessary to their lifestyle, but it will also be a positive addition to the urban fabric of our neighborhood.*

*Sincerely,*

*Pete Foster  
Pete Foster Residential Design, LLC*







## Two Story Examples



A



B



## Two Story Examples



A



B



C



# Volume



A



B



# Volume



A



B



# Volume



A



B



# Volume



A



B



# Dormers



A



B



# Dormers



A



B



## Board of Zoning & Planning

May 28, 2020

### Staff Report by Kathy Rose for 69 S. Cassingham

#### Bexley Code Section 1252.15 Accessory uses and structures

- (a) It shall be no greater than thirty-five percent (35%) of the building footprint of the principal structure or 624square feet, whichever is greater. **(Typically, 26'x 24')**
- (c) it shall not contain or be used as a dwelling unit.
- (d) It may contain no more than two of the following elements: a bedroom; a kitchen; or a bathroom, so long as it does not qualify as a dwelling unit as defined in Chapter 1230.
- (e) It shall not exceed one story in height, ridgeline not to exceed 20' without approval from the Board of Zoning and Planning. Such special permit shall be strictly limited to permitting additional height of the accessory structure and shall not be used to apply conditions to restrict its use.
- (f) No story in an accessory structure shall exceed ten feet in height.

**I'd like to start with the fact that accessory structures where once limited to 15' in height.**

**The height restriction was raised to 20' in height, when it was found that encouraging the pitch of the garage roof to match that of the principal structure could create the need for a variance.**

#### Bexley Code Section 1230.77 Story, Residential

"Story" means that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. A basement is considered as one-half a story if one-half to two-thirds of its volume is above the average level of adjacent ground (before construction), and as one story if over two-thirds of its volume is above the level of adjacent ground or if it is used as a separate dwelling unit or establishment. An attic is considered as a story if it contains two-thirds or more as much volume as the story immediately below the building or if it is used as a separate dwelling unit or establishment. Buildings containing split-levels of stories are considered by the maximum number of stories in any individual section of the building.

**The majority of which have been an increase in the upper portion of the structure and more centered in the structure.**

**This particular case in it's original form exceeded the 2/3 of the floor below and the first floor exceeded 10', which classified it as 2-story. It was then revised and is still very close to the 2/3 volume of the first floor, and the first floor was shortened from 10' 1/2" to 10'. I think the design is nice based on the detail; however, I'm struggling more with the wall height, 2<sup>nd</sup> floor mass, the length**



(which went from 35' 2" to 32' 4") and also the fact that it can be located 3' from the side property line.

The fact that the structure includes a shed dormer on both sides of the roof and is also shifted to one end of the garage, does not follow the intent of the height and massing limits without becoming 2<sup>nd</sup> floor.

This further leaves the neighboring property owners no say if it has a negative impact their properties, when it is something that is simply subject to Staff approval.

I question if this does in fact meet code, is it an appropriate accessory structure in every back yard in Bexley? That would be my mistake if it is not, and why I would defer to the Board of Zoning and Planning for an interpretation.

The applicant is appealing my decision in considering this to be a 2-story accessory structure.