



01/09/2021

BZAP-20-51

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

Status: Active

Date Created: Dec 21, 2020

Applicant

Hristina Panovska
panovska@grad.cc
330 W Spring Street
Suite 265
Columbus, OH 43215

Location

231 DREXEL AV
Bexley, OH
Owner: Matthew & Abigail Grossman
231 N Drexel Ave, , Bexley, OH 43209

A.1: Project Information

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

The applicant is seeking architectural review and approval to allow the addition of a covered porch, which will include an outdoor fireplace, an outdoor kitchenette and a restroom on the South side of their existing garage. The applicant would also like to construct a pool and accompanying pool deck along the southern edge of the property.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

Accessory structure addition exceeds SF requirement.

What requires Minor Architectural Review

Pergola, porch addition, new windows and doors (to match existing), new roof.

Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information**Agent Name**

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Agent Address

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Agent Email

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Agent Phone

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Property Owner Name

Matthew & Abigail Grossman

Property Owner Email

matthew@idegy.com

Property Owner Address

231 N Drexel Ave, Bexley OH 43209

Property Owner Phone number

614-214-8448

A.2: Fee Worksheet**Estimated Valuation of Project**

150000

Minor Architectural Review**Major Architectural Review****Variance Review****Variance Review Type**

Single Family

Zoning**Zoning Review Type**

exceeding lot coverage

Sign Review and Architectural Review for Commercial Projects**Review Type**

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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**

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Detailed explanation of appeal

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B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-2

Use Classification

R-2 (25% Building and 50% Overall)

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

91.66

Depth (ft)

250

Total Area (SF)

22915

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

2745

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

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Proposed New Primary Structure or Residence (SF)

0

Total (footprint) square foot of all structures combined

2745

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

560

Proposed Addition (SF)

440

New Structure Type

accessory (porch / pergola)

Ridge Height

17'

Proposed New Structure (SF)

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Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

1000

Total building lot coverage (SF)

3745

Total building lot coverage (% of lot)

16

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

3375

Existing Patio (SF)

1535

Existing Private Sidewalk (SF)

556

Proposed Additional Hardscape (SF)

875

Total Hardscape (SF)

6341

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

9507

Total overall lot coverage (% of lot)

41

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

Garage Only

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Metal

New Single Manufacturer

McElroy Metals

New Roof Style and Color

Patrician Bronze

C.1 Architectural Review Worksheet: Windows

Windows



Structure

Garage Only

Existing Window Type

Fixed

Existing Window Materials

Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Aluminum Clad Wood / Match Existing Style and Color

C.1 Architectural Review Worksheet: Doors

Doors



Existing Entrance Door Type

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Door Finish

Painted

Proposed Door Style

Six-panel / Match existing

Structure

Garage Only

Existing Garage Door Type

Wood

Proposed Door Type

Wood / Match existing

Proposed Door Color

Black / Match existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Proposed New Door Trim

Match Existing

Proposed New Window Trim

Match Existing

Existing Door Trim

Wood Composite

Existing Window Trim

Wood

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes Manufacturer, Style, Color

White stucco

Proposed Finishes

Stucco

Proposed Finishes Manufacturer, Style, Color

White stucco / match existing

Existing Finishes

Stucco

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.

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Landscape Architect/Designer

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Architect/Designer Phone

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Architect/Designer E-mail

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Project Description

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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.

Accessory use structure exceeds size per code.

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

The property can be put to beneficial use without the variance, however the value of the proposed investment in the property is enhanced significantly (and in a non-linear manner) by the requested variance.

2. Is the variance substantial? Please describe.

No, the variance is not substantial. The variance allows for the homeowners to connect their proposed patio and pergola to the roof structure of the garage.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No - the essential character of the neighborhood would not be altered. The proposed addition sits in a very private back yard that is flanked by mature trees in all areas. There is no alley way or public way behind the property - the only people who would be able to see and interact with this are the homeowners. Trees around the property lines in all directions are dense and mature. We have attached several images for review.

E.2 Variance Worksheet**4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.**

No - this would not affect any services.

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

No, when the property was purchased in 2008 there was no knowledge of the zoning restrictions. There was no plan for this project at the time of purchase.

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

Unfortunately we have exhausted all possibilities to have avoided a variance.

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

We believe that granting of this variance is justified and it is done in the spirit and intent behind the zoning requirement. The project will not impact any neighboring properties, is not substantial, and will not be seen from the public.

F.1 Fence Variance Worksheet**Lot Type**

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

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F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots**1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?**

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2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

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3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

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4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

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5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

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6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

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7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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.

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

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**Posts, columns and finials may extend up to 6” above the maximum allowed height of the fence panels.
CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance**

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A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

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

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

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

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

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G. Demolition Worksheet

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

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

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

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I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

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

 12 17 2020 - Grossman Garage Addition - ARB SUBMISSION.pdf
Uploaded by Hristina Panovska on Dec 21, 2020 12:50 PM



IMG_6389.jpeg
Uploaded by Hristina Panovska on Dec 21, 2020 12:40 PM

 Site Survey.pdf
Uploaded by Hristina Panovska on Dec 21, 2020 12:39 PM



IMG_0074.jpg
Uploaded by Hristina Panovska on Dec 21, 2020 12:41 PM



IMG_0072.jpg
Uploaded by Hristina Panovska on Dec 21, 2020 12:41 PM



IMG_6382.jpeg
Uploaded by Hristina Panovska on Dec 21, 2020 12:42 PM



IMG_0071.jpg
Uploaded by Hristina Panovska on Dec 21, 2020 12:42 PM

 IMG_4237.HEIC
Uploaded by Hristina Panovska on Dec 21, 2020 12:43 PM

 IMG_4244.HEIC
Uploaded by Hristina Panovska on Dec 21, 2020 12:43 PM

 IMG_4250.HEIC
Uploaded by Hristina Panovska on Dec 21, 2020 12:46 PM

 IMG_4253.HEIC
Uploaded by Hristina Panovska on Dec 21, 2020 12:46 PM



IMG_4251.HEIC

Uploaded by Hristina Panovska on Dec 21, 2020 12:50 PM

History

Date	Activity
Oct 15 2020 4:59 pm	Hristina Panovska started a draft of Record BZAP-20-51
Dec 21 2020 5:41 pm	Hristina Panovska added attachment IMG_0074.jpg to Record BZAP-20-51
Dec 21 2020 5:41 pm	Hristina Panovska added attachment IMG_0072.jpg to Record BZAP-20-51
Dec 21 2020 5:42 pm	Hristina Panovska added attachment IMG_6382.jpeg to Record BZAP-20-51
Dec 21 2020 5:42 pm	Hristina Panovska added attachment IMG_0071.jpg to Record BZAP-20-51
Dec 21 2020 5:43 pm	Hristina Panovska added attachment IMG_4237.HEIC to Record BZAP-20-51
Dec 21 2020 5:43 pm	Hristina Panovska added attachment IMG_4244.HEIC to Record BZAP-20-51
Dec 21 2020 5:46 pm	Hristina Panovska added attachment IMG_4250.HEIC to Record BZAP-20-51
Dec 21 2020 5:46 pm	Hristina Panovska added attachment IMG_4253.HEIC to Record BZAP-20-51
Dec 21 2020 5:50 pm	Hristina Panovska added attachment IMG_4251.HEIC to Record BZAP-20-51
Dec 21 2020 7:48 pm	Hristina Panovska submitted Record BZAP-20-51
Dec 21 2020 7:48 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-51
Dec 21 2020 7:50 pm	completed payment step Payment on Record BZAP-20-51