



City of Bexley, OH

05/04/2021

BZAP-21-19

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

Status: Active

Date Created: Apr 19, 2021

Applicant

Chris Vallette
chris@dsaarchitectsinc.com
72 Mill Street
Gahanna, Ohio 43230
614.840.0986 ex 303

Location

2455 E MAIN ST
Bexley, OH 43209

Owner:

MATTLIN HOLDINGS
241 S PARKVIEW AVE BEXLEY, OH 43209

A.1: Project Information

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

New canopy built in front of existing building

Architecture Review



Conditional Use



Demolition



Planned Unit Dev



Rezoning



Variance or Special Permit



What requires Major Architectural Review

new outdoor structure

What requires Minor Architectural Review

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Major Architectural Review



Minor Architectural Review



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

chris vallette

Agent Address

72 mill street

Agent Email

chris@dsaarchitectsinc.com

Agent Phone

614.840.0986 ex 303

Property Owner Name

MATTLIN HOLDINGS LLC

Property Owner Email

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Property Owner Address

241 S PARKVIEW AVE

Property Owner Phone number

(614) 252-5065

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

12,000

Minor Architectural Review☐**Major Architectural Review**☒**Variance Review**☒**Variance Review Type**

Commercial Property

Zoning☐**Zoning Review Type**

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

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP☐**Appeal of BZAP decision to City Council**☐**Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria**

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Detailed explanation of appeal

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

Commercial

mixed use commercial

Use Classification

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

41.5

Depth (ft)

32

Total Area (SF)

1,328

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

1,444

Proposed Addition (SF)

1,328

Removing (SF)

1

Type of Structure

pre-mfg awning

Proposed New Primary Structure or Residence (SF)

1,328

Total (footprint) square foot of all structures combined

2,674

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

2,026

Proposed Addition (SF)

1,328

New Structure Type

pre-mfg awning

Ridge Height

1067

Proposed New Structure (SF)

1,328

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

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Total building lot coverage (SF)

2,960

Total building lot coverage (% of lot)

41

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1,500

Existing Patio (SF)

2,026

Existing Private Sidewalk (SF)

258

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

2,026

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

5,496

Total overall lot coverage (% of lot)

76

C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

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Existing Roof Type

EPDM Rubber

New Roof Type

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New Single Manufacturer

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New Roof Style and Color

retractable awning

C.1 Architectural Review Worksheet: Windows

Windows

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Structure

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Existing Window Type

Fixed

Existing Window Materials

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New Window Manufacturer

n/a

New Window Style/Mat./Color

n/a

C.1 Architectural Review Worksheet: Doors

Doors

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Existing Entrance Door Type

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Door Finish

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Proposed Door Style

n/a

Structure

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Existing Garage Door Type

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Proposed Door Type

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Proposed Door Color

n/a

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

☐

Proposed New Door Trim

n/a

Proposed New Window Trim

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Existing Door Trim

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Existing Window Trim

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Trim Color(s)

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Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

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Existing Finishes Manufacturer, Style, Color

brick, stucco and tile

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

black columns supporting taupe retractable awning

Existing Finishes

Brick

Other Proposed Finishes

aluminum column

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

Commercial Landscape

Landscape Architect/Designer

Chris Vallette with DSA Architects

Architect/Designer Phone

614.840.0986 ex 303

Architect/Designer E-mail

chris@dsaarchitectsinc.com

Project Description

new retractable awning over existing patio.

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.

new retractable awning over existing outdoor dining area

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.

Outdoor dining is existing but is limited to good weather only.

2. Is the variance substantial? Please describe.

With Covid outdoor dining is now a must. The awning will increase times patio can be used.

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.

Its belived it will add to the area.

E.2 Variance Worksheet

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

n/a

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

yes

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

no its a cover to allow outdoor dining and more times

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

will make property more useful

F.1 Fence Variance Worksheet

Lot Type

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

n/a

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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

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

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

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

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

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

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

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Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

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

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

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

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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. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

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

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

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

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

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Provide a narrative time schedule for the replacement project

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

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Attachments

 SEALED SET 04-19-21.pdf

Uploaded by Chris Vallette on Apr 19, 2021 11:28 AM

-  SEALED SET 04-19-21.pdf
Uploaded by Chris Vallette on Apr 19, 2021 11:28 AM
-  S1.pdf
Uploaded by Chris Vallette on Apr 19, 2021 11:29 AM
-  SEALED SET 04-19-21.pdf
Uploaded by Chris Vallette on Apr 19, 2021 11:28 AM
-  EXIST. AWNING RELOCATED TO BEXLEY.pdf
Uploaded by Chris Vallette on Apr 19, 2021 11:50 AM
-  S1.pdf
Uploaded by Chris Vallette on Apr 19, 2021 11:28 AM

History

Date	Activity
Apr 16 2021 11:19 am	Chris Vallette started a draft of Record BZAP-21-19
Apr 19 2021 10:15 am	Chris Vallette altered Record BZAP-21-19, changed ownerStreetName from "" to "S PARKVIEW AVE"
Apr 19 2021 10:15 am	Chris Vallette altered Record BZAP-21-19, changed ownerStreetNo from "2455 E MAin " to "241 "
Apr 19 2021 11:50 am	Chris Vallette submitted Record BZAP-21-19
Apr 19 2021 11:50 am	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-21-19