



## Board of Zoning and Planning

### Staff Report

January 26, 2023 6:00 PM

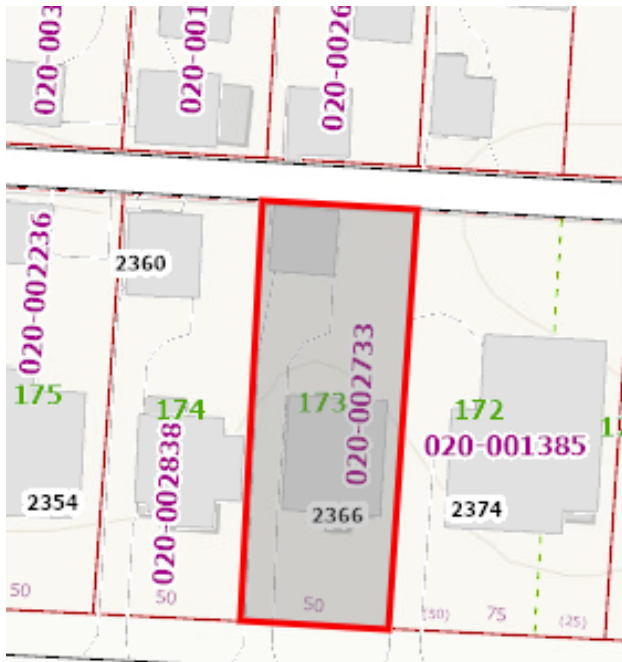
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- 1) Application Number: BZAP-22-46  
Address: 2366 Bexley Park  
Applicant: Gary Alexander  
Owner: Laura S. Schick

Request: The applicant is seeking Architectural review and approval of a Certificate of Appropriateness from the Board of Zoning and Planning, to allow a 2<sup>nd</sup> floor expansion at the rear of the principal structure. The applicant is also seeking a 0.3' variance from Bexley Code Section 1252.09 (R-6 Zoning) which requires an 8' setback from the side yard property line, to allow the 2<sup>nd</sup> floor expansion of the principal structure which is located 7.7' from the east side property line.

**Background** – R-6 Zoning -lots standard 50' x 120' 35%bldg /60% overall





This lot is 50' x 141.7'. The existing house is non-conforming, in that it sits 7.7' from the (east) side property line. The request is to allow a 2<sup>nd</sup> story above the existing 1-story portion at the rear of the structure. The addition is proposed at the same side yard setback, but also cantilevers 2.5' beyond the rear wall of the existing first floor which also adds a cover over the rear entrance. It would require a 2 ½" variance from the 8' setback from the side yard property line. This is a minor variance.

The proposed design did generate some discussion at the ARB meeting related to the connection of the cantilever along the back of the structure that Karen Bokor may want to relay.

2) Application Number: BZAP-22-47

Address: 110 S. Stanwood

Applicant: Valerie Halas

Owner: Nathan Render and Tal Bendor

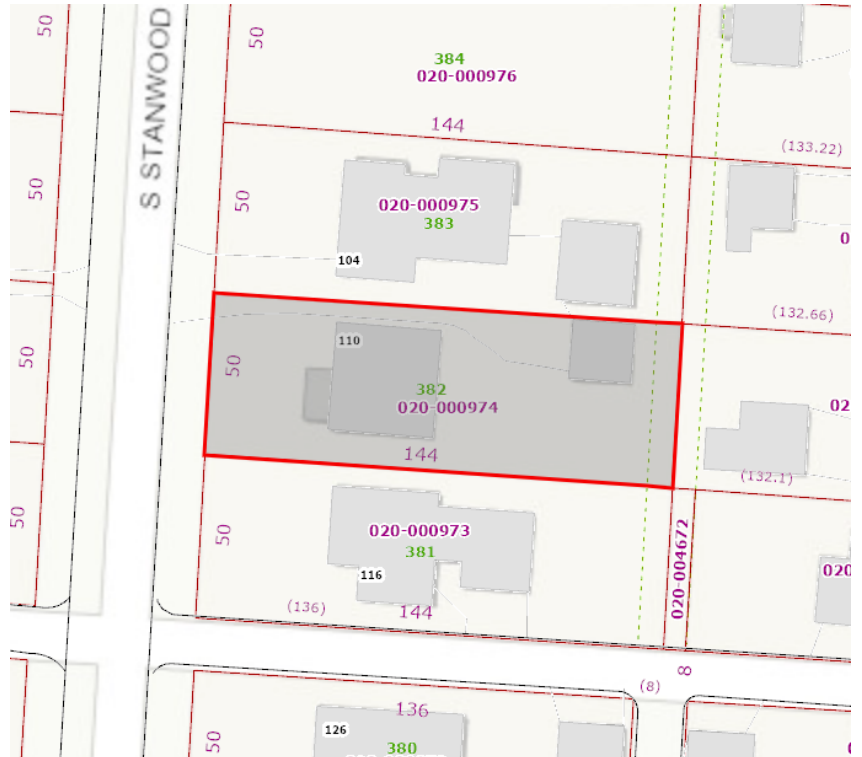
Request: The applicant is seeking approval from the Board of Zoning and Planning for Architectural review and approval of a Certificate of Appropriateness to allow a new detached garage which will replace the existing detached garage. The applicant is also seeking a 3' variance from Bexley Code Section 1252.15(g)(1) which requires a 3' setback from all property and right-of-way lines, to allow the garage to be 3' from the side property line and 8' from the rear property line and at the edge of the city 8' right-of-way easement along the rear property line.

**Background** – R-6 Zoning standard lot 50' x 120', 35% bldg./60% overall

The applicant would like to replace the existing 18' x 18' detached garage which has a flat roof, is located 3' from the north side property line and 15.2' from the rear property line. There is also a shed located behind the garage. It currently encroached 4' into the 8' easement at the rear of the property.

The proposed 26' x 22' detached garage would accommodate 2 full parking spaces and some storage. Although it is encroaching 3' into the required setback from the easement, the

structure will not be within the easement where there is a city sanitary sewer. The new location of the garage is at the edge of the utility easement. Staff would like to point out that it is an improvement, based on the fact that the existing shed currently encroaches 4' into the easement.

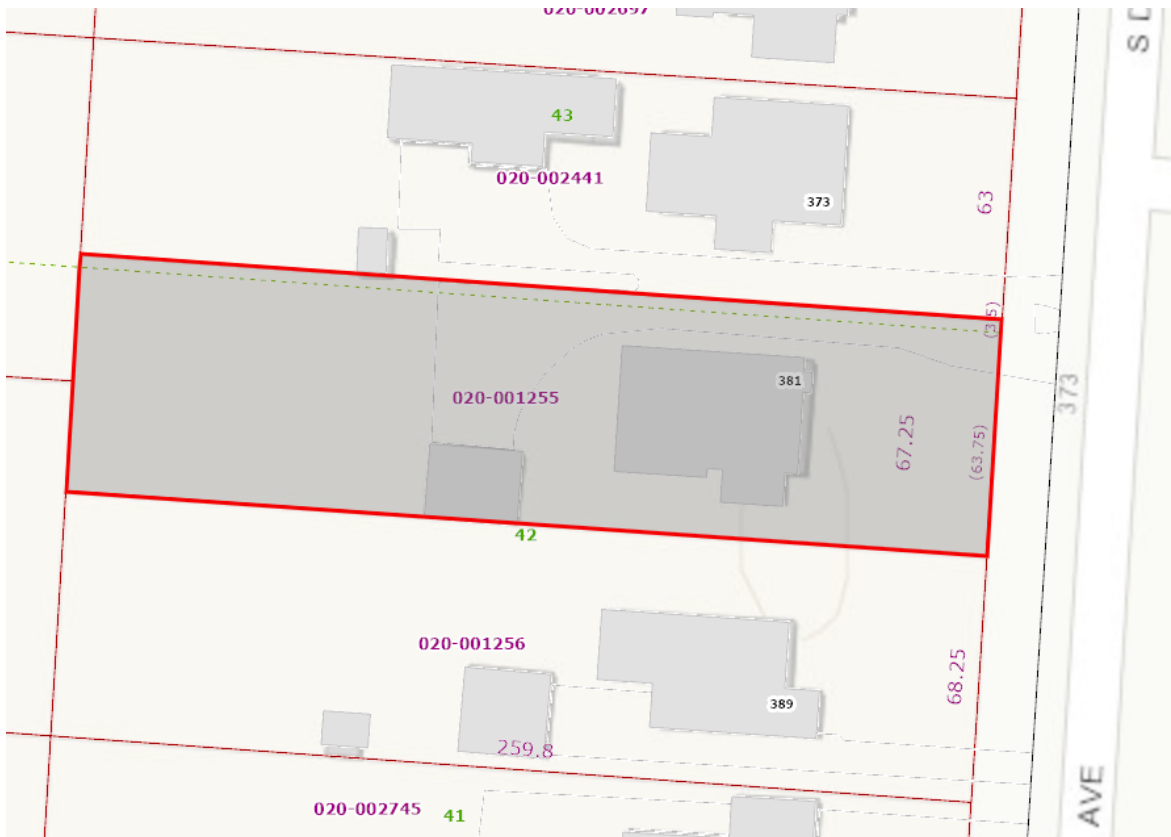




The ARB recommended that this case go forward to the BZAP with a request to remand the final design approval back to the ARB. This was based on the fact that the applicant also has a separate ARB application for this property for which they are seeking design approval for a 2-story addition to the rear of the house. If the BZAP finds it appropriate to grant a variance for the proposed location of the detached garage, they would like to make sure the final design details for both projects match.

- 3) Application Number: BZAP-22-51  
Address: 381 S. Drexel  
Applicant: Valerie Halas  
Owner: Sara Luck  
Request: The applicant is seeking Architectural review, approval of a Certificate of Appropriateness approval from the Board of Zoning and Planning for a new detached garage which will replace the existing detached garage. The applicant is also seeking variances from Bexley Code Section 1252.15(a), which requires a 3' side yard setback, to allow the detached garage to be 2' from the side property line, and also to allow the garage to be 78sq' greater than the 720sq' size limit.
- Background:** R-3 Zoning standard lot is 90'x 160' 25% bldg. / 50% overall





The original garage has a flat roof with a parapet wall at the front. The new design has a gable roof which meets the ridge and eave height limit.

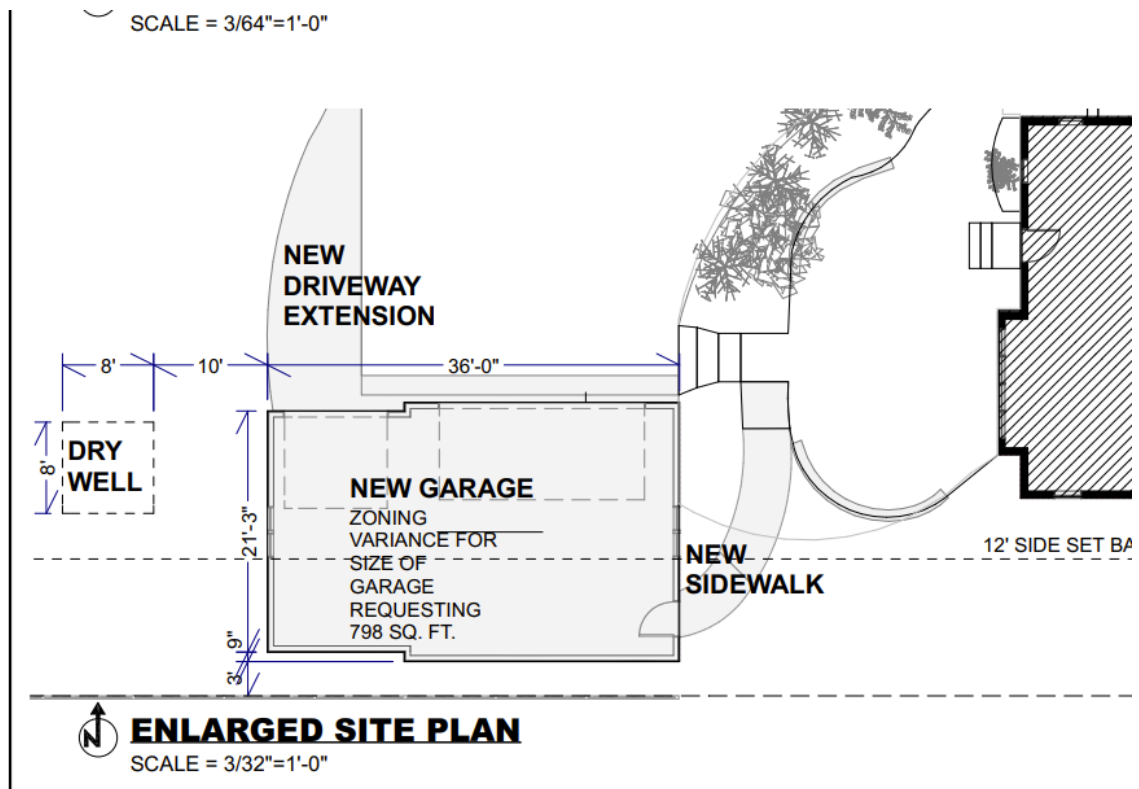
The Applicant was before the ARB Board and originally proposed the new garage 2' from the side property line. The Board advised the applicant to consider the 3' setback and the applicant has since modified the plans and will meet the 3' setback.

Bexley Code Section 1252.15(a) provides different size requirements based on the size of the lot.

If a lot is 14,400 square feet or greater the maximum building footprint for an accessory structure is 720 Square feet.

The next step is for lots 24,000 square feet or greater - the maximum building footprint is 936sq' or 35% of the primary structure floorplate.

This lot is 17,731sq' and the proposed structure is 798sq'. The variance request is to allow the proposed garage to be 78sq' over the limit.



To place this in a different perspective, the total building footprint is limited to 35% of the lot. With the proposed new garage, the total building footprint will be at 15% which is less than half of the total allowed.

If the Board finds the variance to be acceptable, the ARB requested a remand back to the ARB for final design review.

- 4) Application Number: BZAP-22-49  
 Address: 2456 Fair Ave  
 Applicant: Scott Baker  
 Owner: Anthony & Veronica Bradley  
 Request: The applicant is seeking Architectural review and approval of a Certificate of approval from the Board of Zoning and Planning for a covered porch at rear of house, and a new detached garage which replace the existing detached garage. The applicant is also seeking variances from Bexley code section 1252.15 to allow a new detached garage to be 2'-2" from the side property line (10"), 6' from the rear property line and at the edge of the 6' easement (3'), and an 18'-10" overall height (10") and eaves that exceed 9' in height (9'+).

**Background:** R-6 Zoning standard lot is 50' x 120' 35% bldg/60% overall

The existing garage is 21'x22' ( 466.4sq') and is located 2.1' from the east side property line (encroaching 10 1/2") and 5.3 from the (north) rear property and encroaching 9 1/2") into the easement.

The new garage is to be 21.5' x 21' with a 17' x 6.2' side storage bay for a total of 563sq'. It is proposed at 2'2" from the side property line (encroaching 10") and 6' from the rear property line (encroaching 3' into the setback but not encroaching into the easement).

The height of the garage is 18' 10" measured from grade (10" over the height limit) and the eaves are 9" over the 9' height limit.



There is also a porch addition proposed at the rear of the principal structure and requires design approval only. The ARB has recommended design approval (on their consent agenda)

for both the addition and garage, with the garage being subject to zoning review and approval.

Although the garage is slightly larger, it encroaches slightly less than the existing garage.

5) Application Number: BZAP-22-50

Address: 2831 Dale

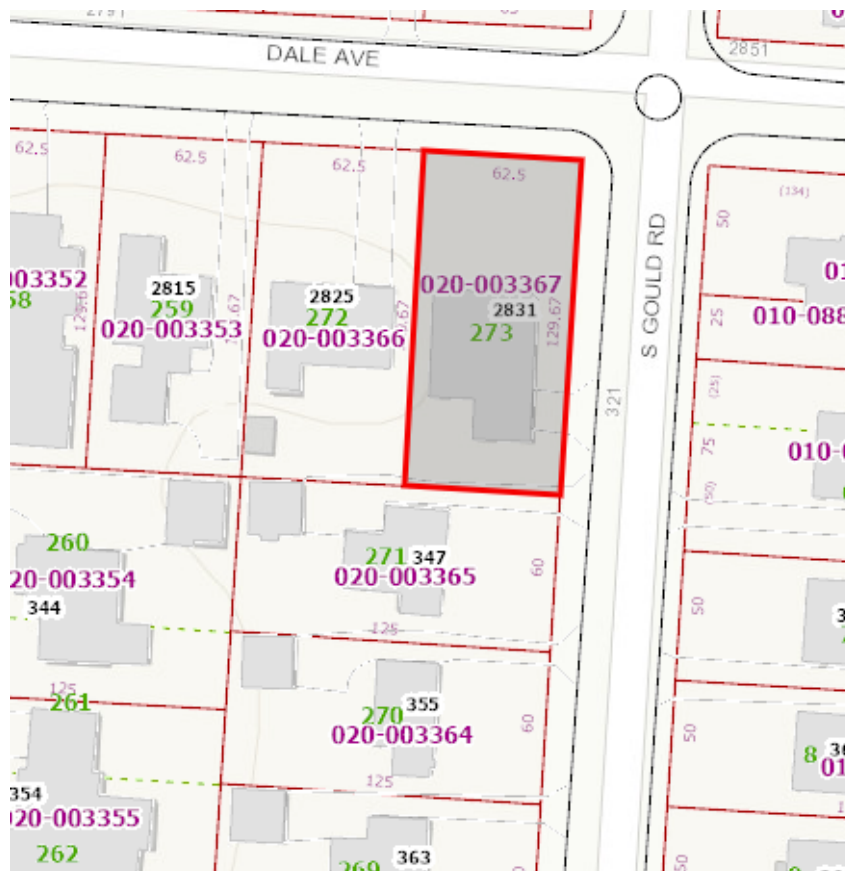
Applicant: Ryan Brothers' Landscaping- Pat Ryan

Owner: Matthew Gold

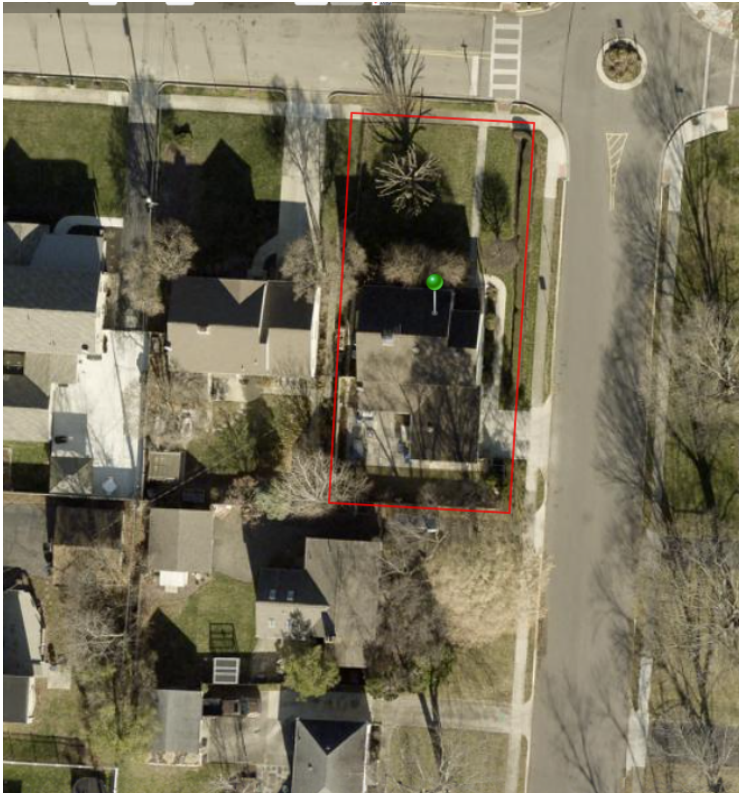
Request: The applicant is seeking a variance from Bexley Code Section 1264.03(b) which limits a fence to 48" in height, to allow the existing 48" high fence to be replaced with a 6' fence to replacing existing 4' fence, and located 2'6" from the east side property line. The applicant is also seeking a variance to allow the driveway to be expanded an additional 4' in width.

**Background:** R-6 Zoning standard lot is 50' x 120' - 35% bldg./60% overall

This lot is 62.5 x 129.6 and has an existing fence that they would like to modify and move.







This corner lot is platted to Dale Avenue (to the north) the driveway is off of S. Gould Road and requires a 25' setback from the property line along Gould, for a fence over 48" in height.

The existing 48" high fence and graduate up to a 6' high fence. It is also 7' behind the city sidewalk along Gould.

The proposed fence is 6' high and the location would place it 1' closer to the sidewalk and provides a 2.5' wide space for a planting bed between the fence and the property line, which is 3.5' behind the sidewalk.

There is also a 5' easement along the rear (south) property line and it appears the existing fence is runs along the north edge of the easement.





The purpose of the relocation and height change of the fence is to gain yard space, privacy, and eliminate a problem with the current fence and hedge located along the south side of the driveway, which makes it difficult to exit your car when parked in the driveway.

The applicant would also like to expand the width of the driveway by 4'.

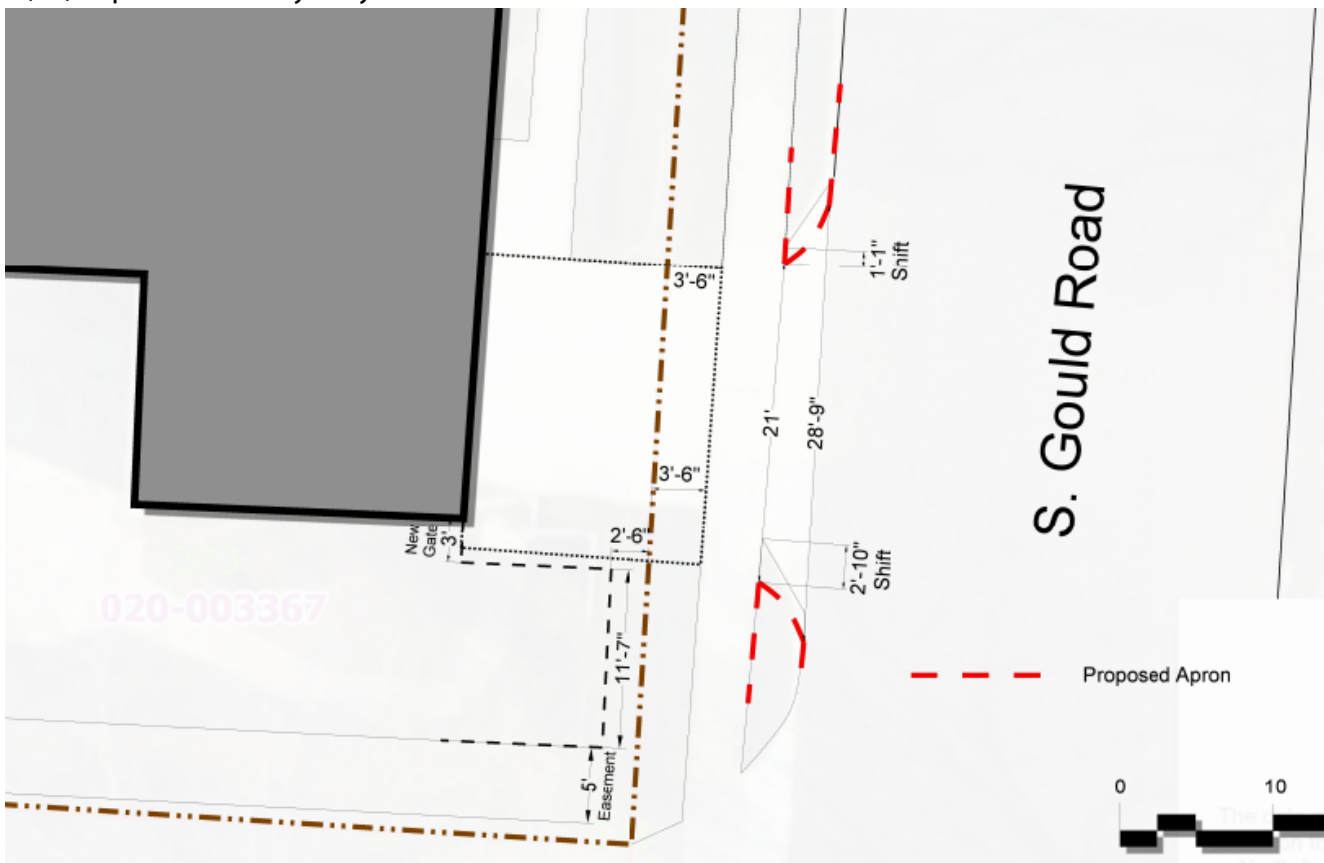
Bexley Code Section 1262.01(e) limits a driveway width to 12.5'. The existing driveway is 16' wide and lines up with the 16' wide garage door.

I have suggested just expanding the drive beyond the city sidewalk, but the applicant is interested in widening the approach as well.

I have two examples of these different views.



(#1) Expand driveway only



(#2) Expand driveway and approach

0 12' 5" 25' 0" 37' 5"

DALE AVENUE (50')

62.50'

54.8'

272

129.67'

2831  
STONE & STUCCO  
2-STORY

POR

14.5'

129.67'

SOUTH GOULD ROAD (50')

COMC. DRIVE 16'

14.1'

273

5' EASEMENT

62.50'

STONE PATIO

We hereby certify that the foregoing MONUMENTAL LOCATION SURVEY was prepared in accordance with Chapter 4733-16, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-17, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of improvements. Liability for this survey limited to actual cost of service.

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Owner: Andrew and Deanna Flora

Request: The applicant is seeking Architectural review, approval of a Certificate of

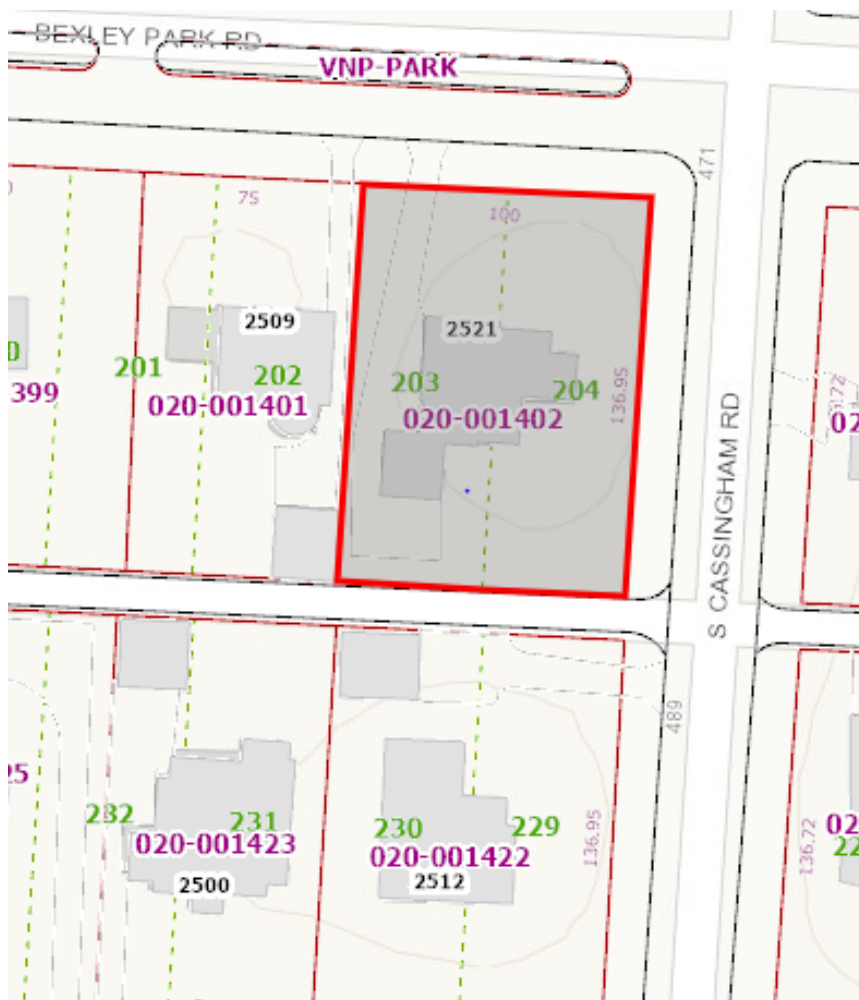
Appropriateness from the Board of Zoning and Planning for a pergola. The applicant is also seeking a variance from Bexley code section 1252.10(a)(2) which requires detached structures shall be located a minimum of 25' from the street side property for a 100' wide lot, to allow a proposed pergola in the rear yard to be 17' from the side property line along Cassingham Road.

**Background:** R-6 standard lot size is 50'x 120' - 35% bldg. / 60% overall

There is an existing swimming pool in the rear yard that has an existing patio along the south side of the pool. The applicant would like to add the 10' x 20' pergola.

The idea is to center the pergola alongside the pool, which places the corner post of the pergola 20' away from the (east) side property line and the overhang of the pergola would be 17' from the east side property line.

The overall height is around 10' which meets code.



The swimming pool most likely had received a variance to also encroach into the side yard setback and is closer to the lot line than the proposed pergola.

The actual distance from the proposed pergola and the street curb is a little over 35'

The pergola is designed as an open structure with working louver for weather protection when needed. If the Board find it appropriate to allow the pergola in the proposed location, I would like to share that the area is very well landscaped, but if additional is suggested, it should be subject to staff review and approval.



- 7)      Application Number: BZAP-22-53  
         Address: 394 S Columbia  
         Applicant: Yoaz Saar  
         Owner: Yoaz Saar  
         Request: The applicant is seeking a variance from Bexley code section 1262.01(e) which limits a driveway to 12.5' in width, to allow a 14' wide driveway.





Original driveway



New Driveway

**Background:** R-3 Zoning standard lot size is 90'x160' 25% bldg./ 50% overall

The existing lot is 133' x 250' and is also where a new house replaced the original structure. The project is not yet been completed.

The original driveway jogged slightly to the north, and was straightened out when replaced. The contractor did not realize that the site development permit was not issued yet for the drive and it was brought to their attention. The new driveway was widened at the point where a side loaded attached garage was proposed. They ended up replacing the entire drive, in line with the expansion at the garage which ended up being 14' wide at the street. Bexley Code Section 1262.01(e) allows a driveway to be 8' minimum and 12.5' maximum in width. This standard is for all zoning districts. We believe the original drive was around 8.5'-10' in width. Based on the fact that this driveway is for a lot 133' in width, does not impact any city trees, nor does it seem to be as much of an impact than it would be for the standard 90' wide lot in this district. If the Board finds it appropriate to grant the 1.5' variance, it would not require anything further.

Kathy Rose  
Zoning Officer