



Board of Zoning and Planning

Staff Report

March 23, 2023 6:00 PM

NEW BUSINESS

- 1) Application Number: BZAP-23-1
Address: 934 Grandon
Applicant: Valerie Halas
Owner: Todd Burger
Request: The applicant is Architectural review and approval of a Certificate of Appropriateness for a 2-story addition at the rear of the house. The applicant is also seeking a 1' 3 1/2" variance from Bexley Code Section 1252.09 (R-6 Zoning) which requires a side yard setback of 1/6th of the lot's width; need not exceed 8', to allow a 2-story addition to be constructed 5'4 1/2" from the north side property line.

Background: (R-6 Zoning) Standard lot size 50' x 120'. This lot is 40' x 127

Due to the smaller lot size of 40'— it has a 6'8" setback requirement from the side property lines (which is 1/6th of the lot's width).

I would like to point out that the house is at a slight angle. The addition is to be constructed in line with the existing structures, placing the addition 2" further from the north property line than the existing house.



View of north side property area between homes



View of south side property area between homes

This application was before the ARB on March 9th 2023, at which time a plan was provided with an additional cover over the rear entrance. It received a favorable recommendation. There were suggestions that the applicant may want to consider a deck as opposed to a 6' x 7' stoop. Should the applicant decide to add a deck instead, that is something that staff could review and approve if it meets zoning requirements.

Should the Board find it appropriate to grant a variance, staff does not have any further recommendations other than what the ARB has recommended, but wanted to ask if there are any large trees on the property that would be impacted by this addition.

- 2) Application Number: BZAP-23-3
Address: 273 S Dawson
Applicant: Amy Lauerhass
Owner: Natalie Cohen

Request: The applicant is Architectural review and approval of a Certificate of Appropriateness for a one-story addition, which would connect the house to the detached garage. The applicant is also seeking a 2'5" (to rear) and 3' (to side) variances from Bexley Code Section 1252.09 (R-6 Zoning District) which requires a principal structure to be 25' from the rear property, to allow and addition to connect the principal structure to the detached garage.

Background (R-6 Zoning) Standard lot size 50' x 120' This lot is 100'x 180.

This lot is located at the southwest corner of Dale and S. Dawson. The front of this lot is platted to Dawson. A detached garage can be located 3' from a side and rear property line. The garage in this case is locate 22'7" from the rear (west) property line and 5' from the (south) side property line.



The existing principal structure is 2 ½ stories. The 331sq' addition proposed is one-story with a flat roof and decorative railing. It is small in comparison the even the existing garage.

Being the addition will connect the detached garage to the principal structure; the principal structure will no longer meet the 25' rear yard setback or 8' side yard setback; therefore, the applicant is seeking a 2'5" and 3' variance, to allow only the garage portion to encroach. All other setbacks and lot coverage will meet code.



The structures are located more to the south side of the lot, and set back from Dale Avenue side. The property is heavily screened.

The Architectural Review Board recommended a certificate of appropriateness be granted as part of their consent Agenda. If the BZAP finds it appropriate to grant the variances, staff would be interested in knowing if any of the existing vegetation would be removed, to discuss if additional landscaping should be considered as a condition.

- 3) Application Number: BZAP-23-4
Address: 181 Ashbourne
Applicant: Amy Lauerhass
Owner: Debora Ortega-Carr

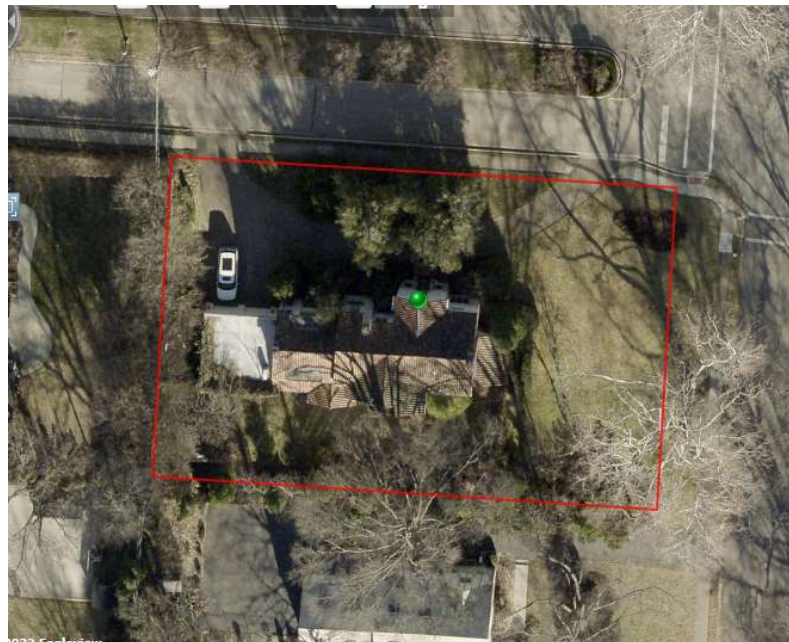
Request: The applicant is seeking Architectural review and approval for a Certificate of Appropriateness, for a porch addition to the house. The applicant is also seeking a 23'8" variance from Bexley Code 1252.09 (R-3 Zoning District) which requires a principal structure to be 40' from the rear property line, to allow a covered porch addition on the south side of the attached garage.

Background: (R-3 Zoning)–Corner lots: 90'x 160' - This lot 101'x 160

This lot is located at the southwest corner of Ashbourne Road and Denver Avenue. The front of the lot is platted to Ashbourne Road.



The principal structure includes an attached garage, and is non-conforming in that it is located 14'4" off the west "rear" property line. The required rear yard setback is 40'.



The garage has a flat roof. The covered porch, also has a flat roof, and would be located at the south side of the attached garage. It will be 16'4" from the rear property line, which is 2' further from the rear property line than the existing attached garage, but would encroach 23'8" in the 40' rear yard setback. All other setbacks and lot coverage will meet code. The lot has many mature trees but I don't believe any will be impacted.

This was reviewed at the March 9th, 2023 ARB meeting and was also approved as part of the consent Agenda.

- 4) Application Number: ARB-23-1 & Appeal 23-2
Address: 2555 East Main - Montrose Elementary School
Applicant: Bexley City Schools
Owner: Bexley City Schools
Request: The neighboring property owner is appealing the approval of Sun shades at Montrose Elementary School .

7) Other Business:

BZAP recommendation to Bexley City Council on Ord. 06-23 and Ord 07-23 related to Amending Official Zoning Map. – Staff Report provided by Jason Sudy

8) Adjourn