



Board of Zoning and Planning

Staff Report

July 27, 2023 6:00 PM

Kathy Rose, Zoning Officer

2572 Brentwood

2529 E. Broad – Tabled to the August 24, 2023 meeting.

New Business:

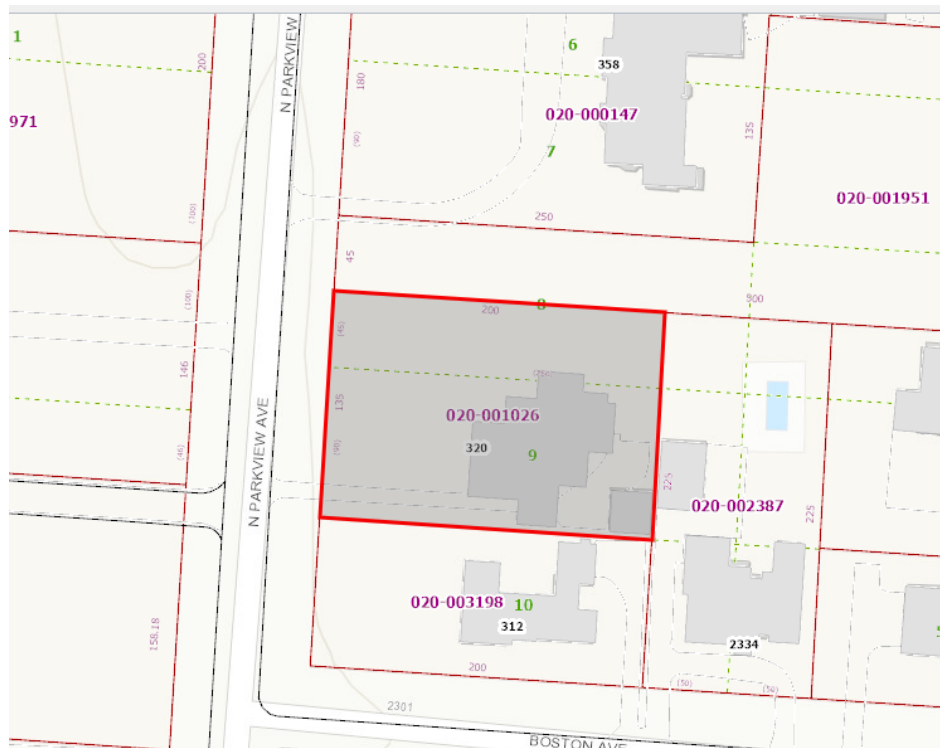
1) Application Number: BZAP-23-14

Address: 320 N. Parkview

Applicant: Paul Avelluto

Owner: Paul Avelluto

Request: The applicant would like to construct a turn-around in the front of the property. The applicant is also seeking a variance from Bexley code Section 1262.04(b), No spaces, aisles, or any portion of a driveway that does not access a rear yard parking space or garage shall be located in the front yard in an R-1, R-2, R-3, R-6, R-12 or OS District, to allow a turn-around, recently installed, to remain.



Site plan



Aerial of lot



020-001026 07/21/2022

Background

The applicant had submitted an application that includes a paver pad located in the front yard that crosses the driveway. Mr. Avelluto has a lot with a single lane driveway that passes through a portico attached alongside the house, in order to access the rear yard and a small paved area.

Criteria to consider:

This property is located on the west side of North Parkview, and is directly across the street from the private drive into the Jeffrey Subdivision that leads back to 6 houses. It is also just south of the Governor's Mansion. The applicant has indicated that there is limited space in the rear yard for cars to maneuver, and the number of visitors and occasional events taking place at the Governor's mansion generates cars parking along North Parkview and Maryland Avenue. He proposed the turn-around to improve safety, by allowing cars to then exit facing forward from his driveway, and why he replaced the front walk with a space that could be used in this manner.

Bexley Code Section 1262.04 (b) does not allow parking spaces in the front yard and the proposed “turn-around” which could possibly be used as a temporary parking space is something the Board should also address.

If the Board finds it appropriate to allow the turn-around to remain, there could be limits such as “No overnight parking” and perhaps a landscape plan to screen the hardscape yet not block a driver’s view of the driveway.

2) Application Number: BZAP-23-16 – Tabled until August 24, 2023

Address: 2529 E. Broad

Applicant: Melissa Rottier

Owner: Melissa Rottier & Marcel Bischoff

Request: The applicant is seeking a special permit to allow a 42” high black aluminum fence in the front yard, along Broad Street.

*Staff plans to have the Tree & Public Garden Commission review any landscape prior to the August hearing.

3) Application Number: BZAP-23-20

Address: 2572 Brentwood

Applicant: Kiernan Smith

Owner: Marion Handler

Request: The applicant is seeking Architectural Review and approval of a Certificate of appropriateness for a new detached garage. The applicant is also seeking a variance to allow a detached garage to be 782 square feet.



Site Plan



Aerial of existing garage

Background – R-6 Zoning District Lot size 50' x 120' - This lot is 70' x 136'

Bexley code Section 1252.15 Accessory Uses and Structures limits accessory structures to 624sq' for lots that are 6,000 to 13,999 square feet. The property in question is 9,520 square feet and has an existing 660'sq' (22' x 30') garage built in 1922 and has a flat roof.

The owner would like to replace the garage with a slightly larger garage (782sq') that has a pitched roof, which will match the principal structure. The extra space they are looking to add to the 2 parking spaces would be used for storage accessed through an exterior door and flex space that interacts with the outdoor living area.

Kathy Rose

Zoning Officer