



Board of Zoning and Planning

Staff Report

March 28, 2024

Kathy Rose, Zoning Officer

NEW BUSINESS:

1) Application Number: BZAP-24-4

Address: 2498 Fair

Applicant: Amy Lauerhass

Owner: Kyle Barger

Request: The applicant is seeking a Certificate of Appropriateness and approval of a special permit from the Board of Zoning and Planning for a new detached garage with a functional dormer.

Background:

This property is located in the R-6 zoning district.

The property currently has a detached 20' x 20' garage with a second floor.

The applicant is proposing an additional 24' x 23' garage with a second floor.

Building Lot coverage allowed is 35% - The proposed structure takes it to 25.5" (meets code)

Overall lot coverage allowed is 60% - The proposed structure and hardscape takes it to 46.7% (Meets code)

Accessory structures cannot exceed 60% of the lot width in the instance of detached garages. The two garages total 44' and the lot is 75' in width, making 60%=45'.

The proposed structure was designed to meet code in its placement, size and dormer design. The fact that it is a functioning dormer, requires a Special Permit from the BZAP.

The Architectural Review Board questioned the overall design in comparison to the existing detached garage and suggested that perhaps the new structure should mirror the existing garage to further match the rear elevation of the house.



Update since the ARB meeting:

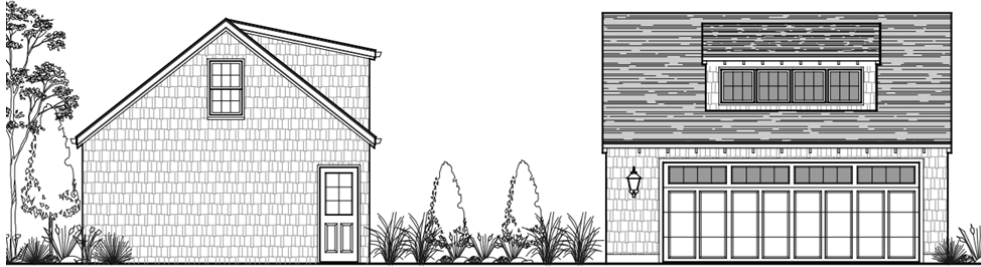
The applicant has submitted updated plans. The existing and new garages are different in size, but the recent changes now make the two structures similar in design.

The changes triggered a few variances from Bexley Code Section 1252.15, in the effort to better mirror the existing garage. The following items would be variances: dormer size, attachment to ridge and 2nd floor square foot limit of 50%.

The applicant has also proposed an arbor structure, which is not necessarily lot coverage, but may or may not contribute to the 60% of the lot width limit for detached garages and was also a design suggestion from the ARB members.

I will defer to our Design Consultant; Karen Bokor, to share the detail of that conversation.

Things to consider:



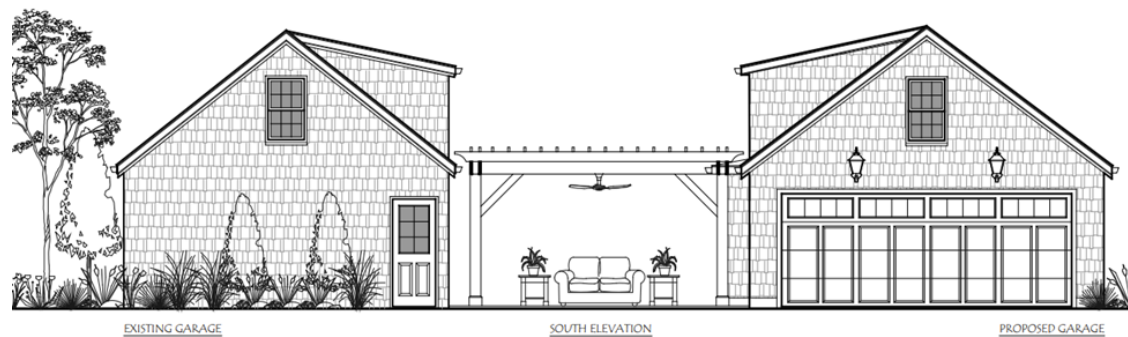
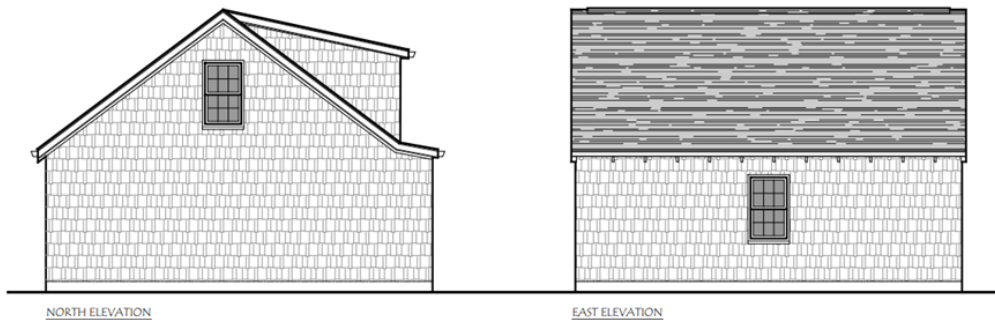
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Date: 12 Mar 2024
Drawing Title: S. Garage Elevations
Scale: 3/16" = 1'-0"
Project Number: 23-099
Project Name: The Barger Residence
Sheet Number: 1 of 1



Plan A - (Original Design)

If the Board finds it appropriate to approve the original garage, it requires a Special Permit in accordance with Bexley Code Section **1252.15(a)** to allow a functional dormer



Plan B - (Modified Design)

The applicant decided to also provide update a plan that will match the existing detached garage. If the Board finds it appropriate to approve the redesigned plan for the garage it needs to consider the following:

The new garage structure requires variances to **1252.15(d)** , as it has a larger dormer which exceeds the size limits and placement on the roof, Bexley code Section **1252.15(a)** to allow the second floor space to exceeds the 50% limit of the 1st floor space by 2.7%, and a Special Permit to allow for a functional dormer, 1252.15 (d)(1) to allow the dormer eave length to exceeds 50%(, **1252.15(d)(3)**, to allow the dormer to be at the ridge and **1252.15(b)(2)** If the arbor is approved as part of the redesigned plan.

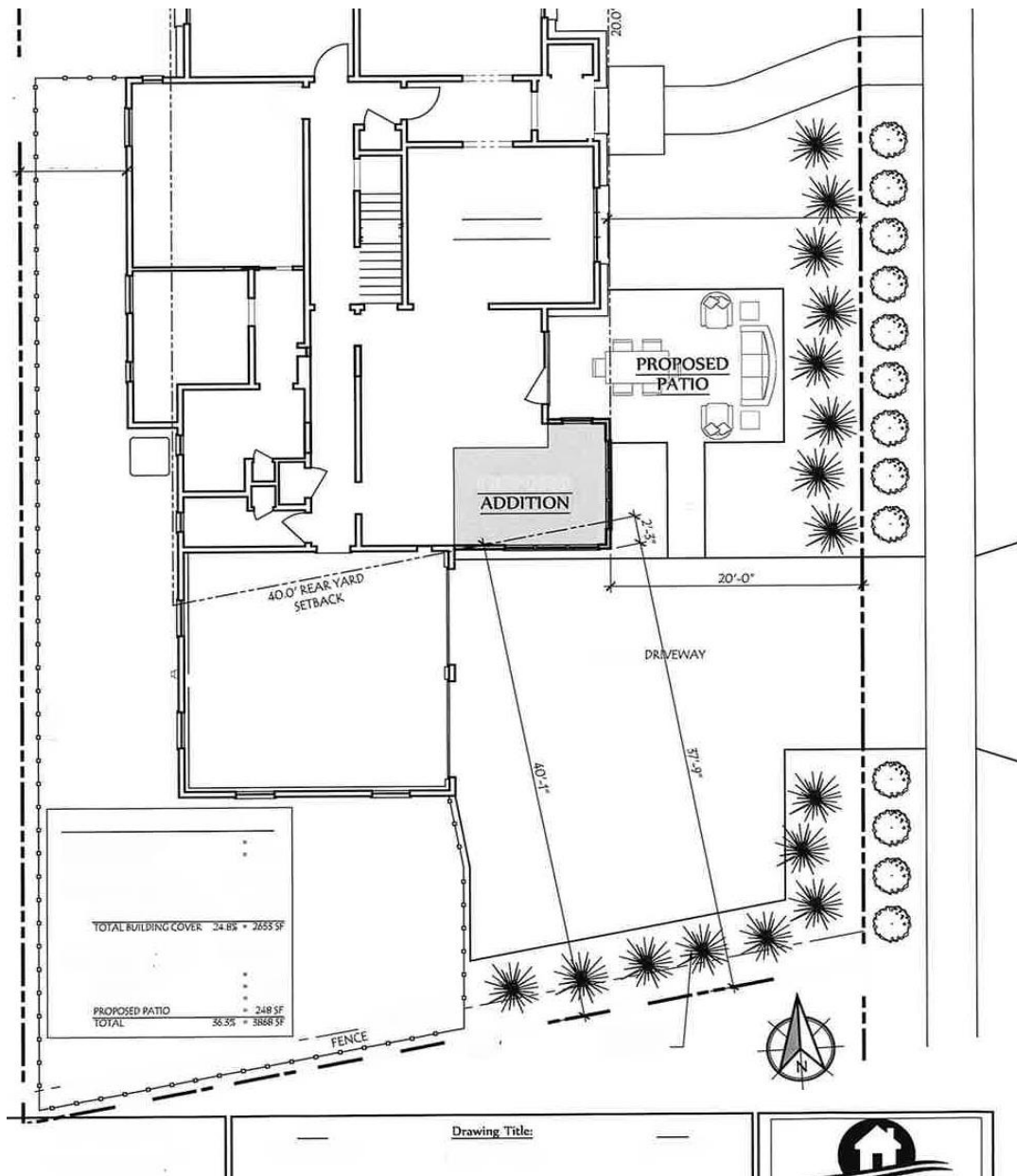
2) Application Number: BZAP-24-6

Address: 2529 E. Broad

Applicant: Amy Lauerhass

Owner: Marcel Bischoff and Melissa Salguero Rottier

Request: The applicant is a seeking a Certificate of Appropriateness and approval of a 2'3" variance from Bexley code Section **1252.09 (R-3)** zoning, to allow an addition to the east side of the principal structure.



Background

This property is located in the R-3 Zoning district.

This lot is platted to Broad Street as the front of the lot. The primary entrance faces N. Cassady.

The existing structure meets the required 20' side yard setback along N. Cassady. The attached garage is considered part of the principal structure and it encroaches 20' into the required 40' rear yard setback.

The addition is proposed along the east side of the house (along Cassady) and will be located at the same setback from Cassady, as the existing house.

The rear property line is angled, which places a portion of the southeast corner of the proposed addition into the setback and encroaching from 1'- 2'3", along a 10' section of the south wall of the addition.



Staff Recommendation

If the Board finds it appropriate to grant a variance from Bexley code Section 1252.09 (R-3 Zoning District), the attached garage portion of the existing principal structure encroaches 20' into the rear yard setback, while the addition on the east side of the house will be 37' 9 " from the south (rear) property line. (which is a 2'3" encroachment)

3) Application Number: BZAP-24-7

Address: 394 S Columbia

Applicant: Karen McCoy

Owner: Michael Glimcher

Request: The applicant is seeking a Special Permit in accordance with Bexley code Section 1264.02(c) which limits front yard fences and walls 24" – 42", to allow three 36" high columns at the driveway entrance and at the northwest corner of the property and within the City right-of-way.

The proposed columns are 3' high with a 4" limestone cap. The columns are 2'4" wide.

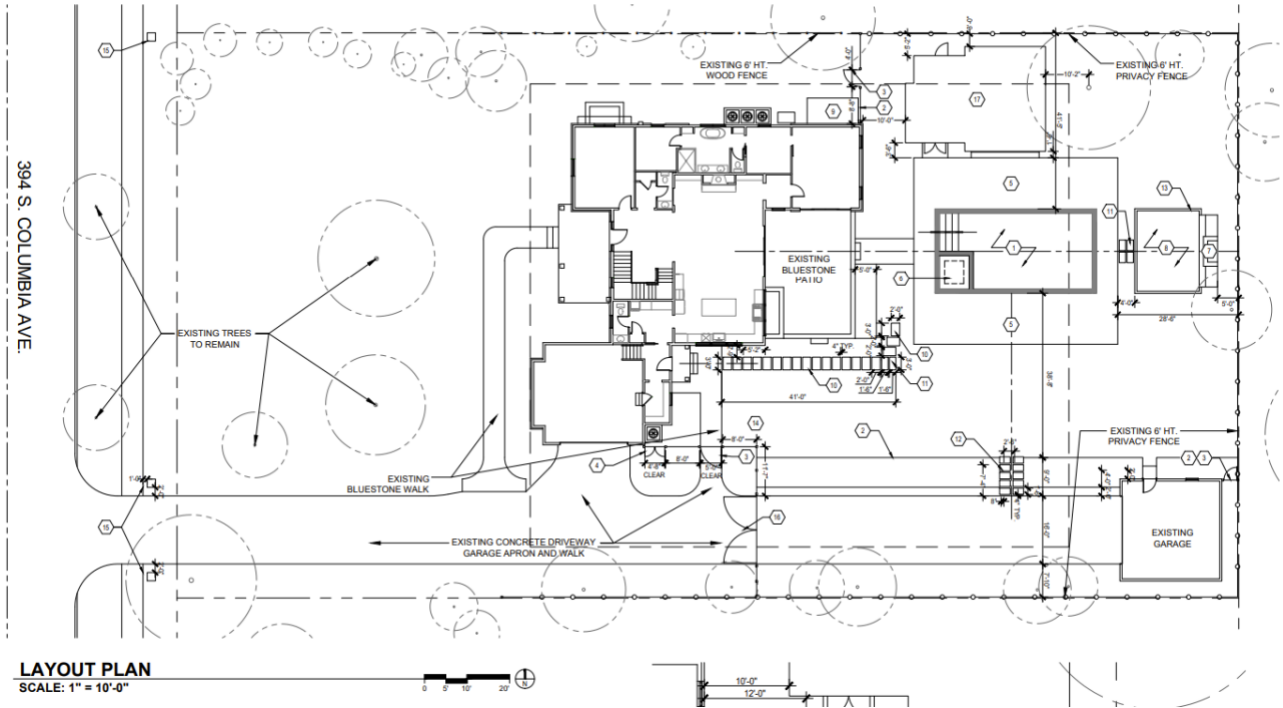
The fact that the columns are proposed in the City right-of-way, further requires approval of City Council and a Hold Harmless Agreement.

The owners have indicated that because of the existing Oak tree, they would like to construct these with a 1.0' offset from the east edge of the existing sidewalk which would permit construction of the columns without impact to the existing Oak tree root structure.

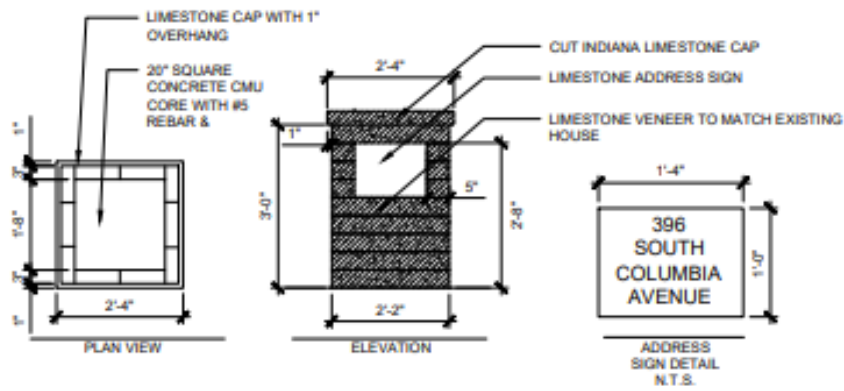








NOTE: MASON TO PROVIDE FOOTING
DESIGN- 20" CMU BLOCK CORE ON
3"X3"X12" CIC FOOTING AT 38" DEPTH



C STONE ENTRY COLUMNS
SCALE: 1/2" = 1'-0"

Information from the application:

1264.02 FRONT YARD RESTRICTIONS.

No person shall erect any fence or wall in any residential zoning district, between the front yard setback line and the street. Except with the following exceptions:

(a) Fences or walls which do not comply with this section may be allowed if approved as part of a detailed development plan for a Planned Unit Development District;

(b) Decorative landscaping walls and fences which do not exceed twenty-four inches in height above ground level may be allowed after review in accordance with subsections (c)(1) through (c)(5) hereof, and issuance of a permit by the Building Department; and

(c) Decorative landscaping walls and fences which exceed twenty-four inches in height above ground level but not more than forty-two inches above ground level may be allowed with a special permit from the Board of Zoning and Planning. The Board of Zoning and Planning shall consider the following criteria in reviewing such applications:

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

(2) 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.

(3) Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels.

(4) 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.

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

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

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

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

F.3 Fence Variance Worksheet: Front Yard Restrictions

Edit

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

Yes

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.

Yes

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

Yes

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.

Yes

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

Yes

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

Yes

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

Yes

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

Staff recommendation:

The Board should discuss both the placement and style of the proposed columns. There would be landscaping proposed around the columns. If the Board finds it appropriate to grant a Special Permit, it should be subject to the landscape review and approved by the Bexley Tree & Public Garden Commission and approval from city Council of a Hold Harmless due to the location in the right-of-way.

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