



Board of Zoning and Planning Staff Report July 25th, 2025

Kathy Rose, Zoning Officer

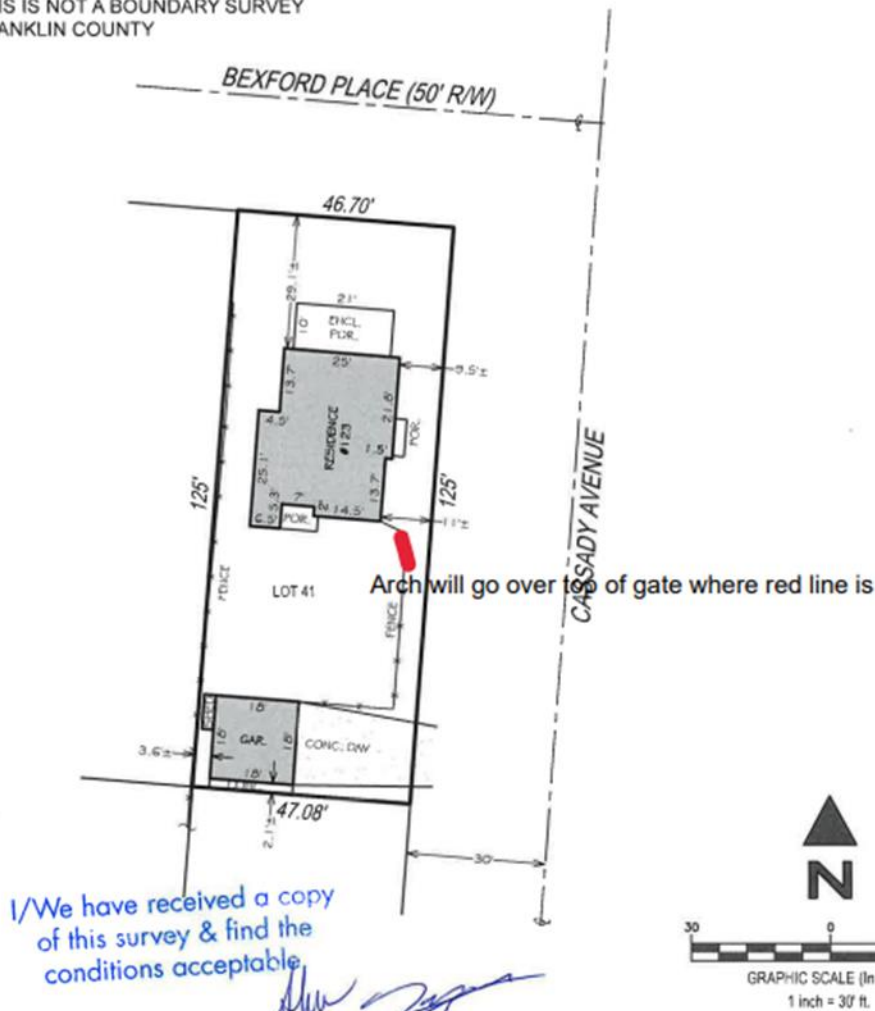
NEW BUSINESS:

- 1) Application Number: BZAP-24- 16
Address: 123 S Cassady
Applicant: Taylor Patterson
Owner: Alexa Lowe

Request: The applicant is seeking a variance from Bexley Code Section 1252.10(a) (2) In residential districts, accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure is allowed, in order to construct 8' tall decorative arched trellis over the gate of the 48" high fence along the eastern side of the property.



2306.1803
MORTGAGE LOCATION SURVEY
THIS IS NOT A BOUNDARY SURVEY
FRANKLIN COUNTY



POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 177052

BUYER: LOWE

SELLER: WILLIAMS

LOT: 41

BLOCK:

PLAT: 7

PG: 423

SUBDIVISION: BULLITT PARK PLACE NO. 2

COUNTY: FRANKLIN

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS



BACKGROUND

- R-6 Zoning District – Corner lot Minimum dimensions 70' x 120'
- This corner lot is a 46.8' x 125' deep
- The front yard is plated to Bexford Place (north) however; the front door faces Cassady Avenue. The applicant has constructed a 48" high fence along the Cassady Avenue side of the property, which meets code. There is an entry gate along included with the fence along the east side of the lot and that is where the applicant would like to add an arched trellis.

- Fences that exceed the 48" height limit along a street side property line are allowed with a Special Permit from the Board of Zoning and Planning, when submitted along with an overall landscape plan, specific fence design criteria to make the panels less solid and a height limit of 6'.
- Staff would consider the 8' high "archway" over the fence gate as an accessory structure, similar to a trellis. Accessory structures are limited to 10' in height, and required to be setback a minimum of 3' from a side or rear property line. The fact that this is a corner lot, it would require a 20' setback from the east side property line along Cassady Avenue. That 20' setback is based on the property width.
- The proposed arch is more of a decorative feature than a typical trellis and guides you to the entry gate. I did not have any concerns related to zoning and this design has been reviewed by the City Design consultant, who can share her review with the Board.

STAFF COMMENTS

- The mortgage survey shows the gate location is approximately 5' back from the (east) side property line along Cassady Avenue. It also shows the right-of-way to be 60'.
- The map I have in my office shows this section of the Cassady right-of-way to be 70' in width. This might place the fence on the property line instead of 5' back from the east side property line.
- If the Board finds it appropriate to grant a 20' variance from 1252.10(a)(2), to allow the 7' arched trellis over the entry gate at the east side property line, Staff would recommend that the East side property line location be surveyed and verified by the Zoning Officer.

2) Application Number: BZAP-24- 9

 Address: 129 S Cassingham

 Applicant: Brenda Parker

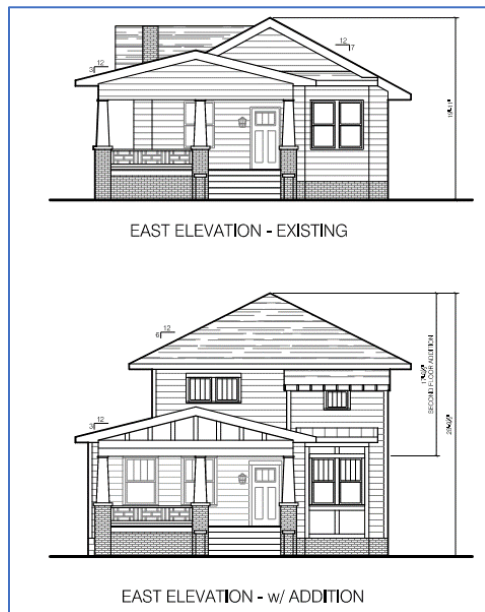
 Owner: John & Stacey Barnard

Request: The applicant is seeking approval of a Certificate of Appropriateness to allow second & third floor additions as well as single-story addition at the south. The applicant is also seeking 2 variances from Bexley Code Section 1252.09 (R-6 Zoning). The first is a 1'8" variance to allow an addition to the house to encroach into the required 8' setback from the side yard property line. The second variance is from the required 60% overall lot coverage limit, to allow for the additions which will take the overall lot coverage to 61%.

BACKGROUND

- R-6 Zoning District – lot Minimum dimensions 50' x 120'
 - This lot is a 50' x 142'

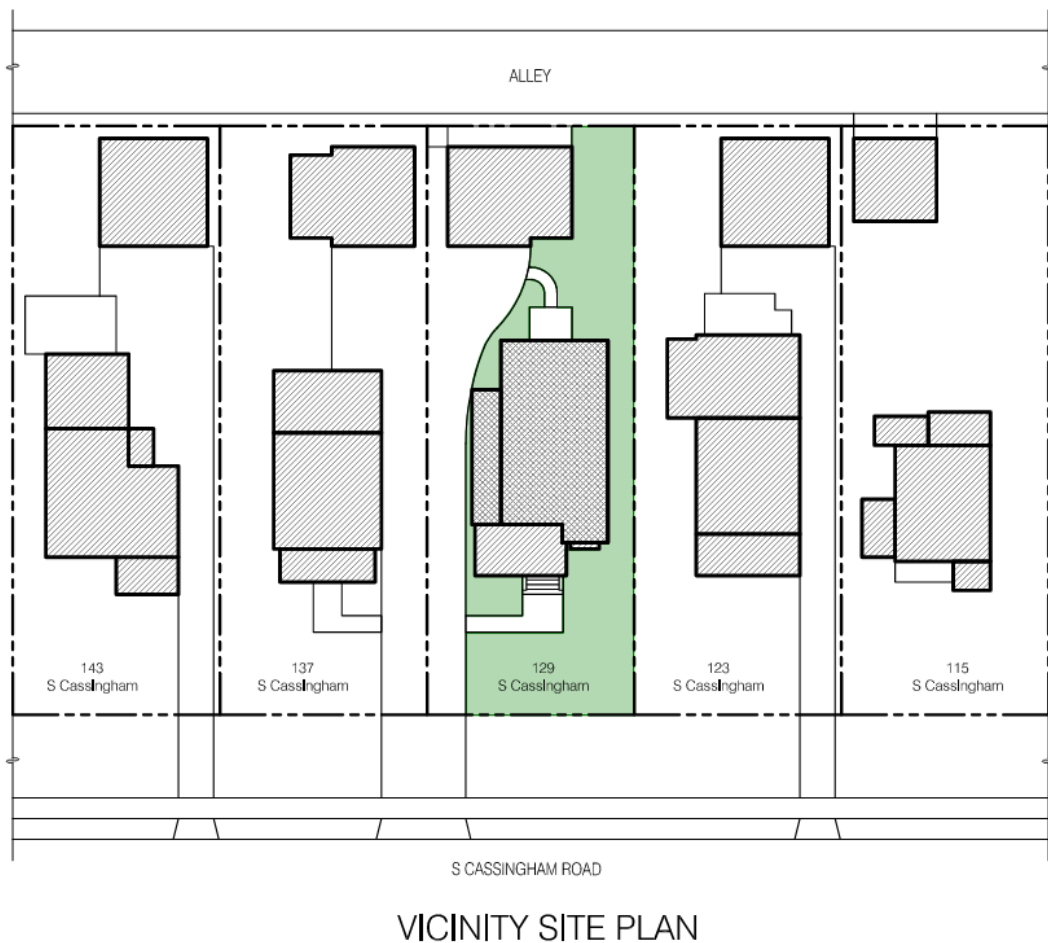
- This applicant originally went before the ARB during the April, 11, 2025 meeting. After feedback from the Architectural review board, it was then tabled for the May meeting. It was presented at the June ARB meeting, and more feedback regarding the massing and detailing was given by the ARB.
- At the July, 2025 ARB meeting the **Architectural Review Board recommended to BZAP the issuance of a certificate of appropriateness to allow second & third floor additions as well as single-story addition at the south. with the condition that the 2nd floor window above the bay window on the east elevation be reconfigured subject to review by the City's Design Consultant.**



Staff Comments

- The R-6 zoning code allows for 60% of lot coverage, and the applicant has submitted a design that with the additions covers 61% of the property.
 - Lot meets the minimum width therefore, R-6 dictates that the side yard setback be 8 feet.
 - The north wall of the existing single-story house sits 6'-4" from the property line.
 - In order for the wall of the second floor addition to align with the first floor (so the structural load path is continuous) it also needs to be located 6'-4" from the property line.
 - This encroaches 1'-8" into the side yard setback.
- The request to increase the lot coverage from 60% to 61% allows for addition at the south which allows the main living spaces in the house to be generous enough in size to support the large family.

- Staff feels that this request is not unreasonable given the very unique nature of this house and development that this design has gone through the reduce the massing and develop the details.



3) Application Number: BZAP-24- 20
Address: 2505 E Main (2511 E Main)
Applicant: Matthew Eshelbrenner
Owner: Matthew Eshelbrenner

Request: The applicant is requesting approval for a food truck to be regularly located at the rear of the building.

Staff Comments

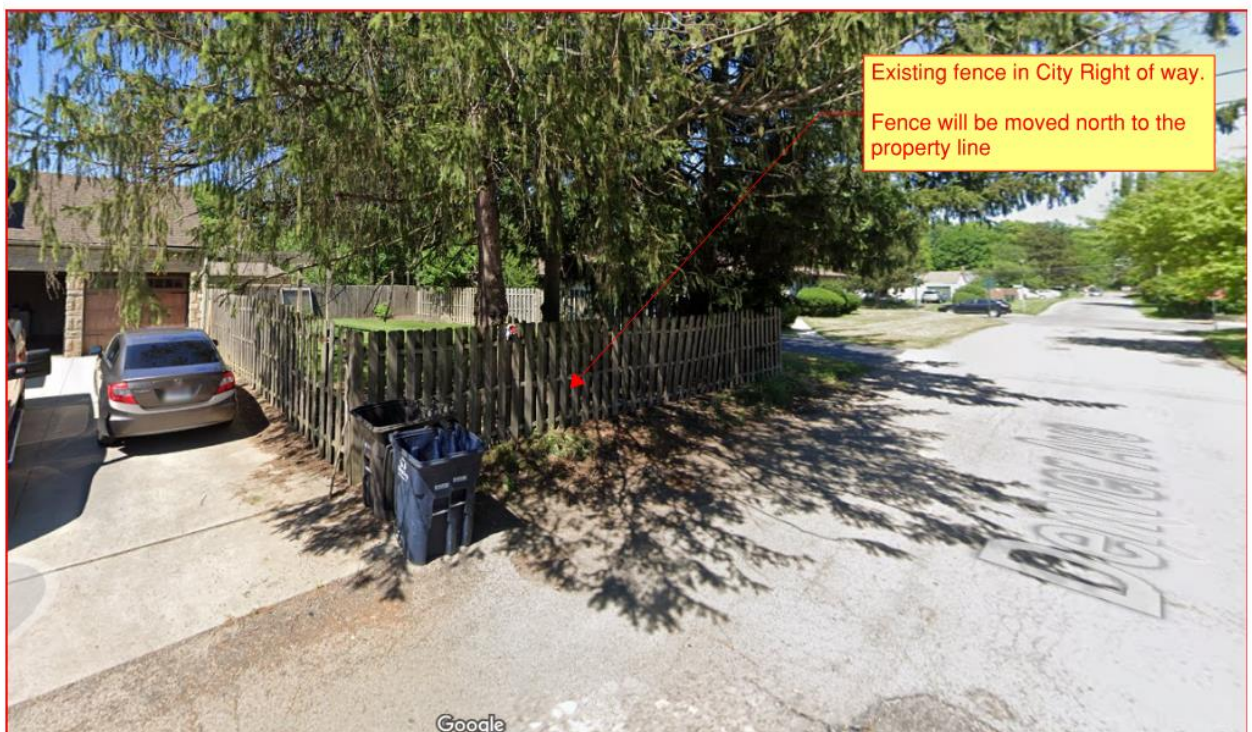
- See report from Jason Sudy, City Planner

4) Application Number: BZAP-24- 21
Address: 114 N Merkle
Applicant: Rianne Gebhardt
Owner: Rianne Gebhardt

Request: The applicant is requesting a Special Permit in accordance with Bexley Code Section 1264.03(b) which limits a fence or wall in the side yard setback area as it faces a street to 48", to allow a 6' fence along the south side yard property line along Denver Avenue.

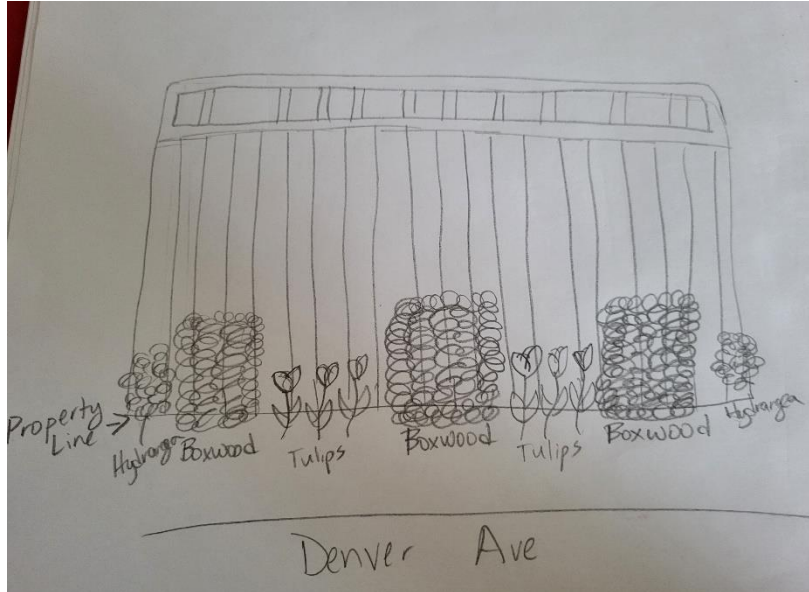
BACKGROUND

- R-6 Zoning District – CORNER lot Minimum dimensions 70' x 120'
 - This lot is a 53.67' x 135.50'
 - This lot is at the northeast corner of Denver and Merkle.
 - Side yard fence will be located on the south property line along Denver.
 - Existing fence is 6 ft tall however located in the City of right of way, and the City will be installing sidewalks along Denver so fence must be moved.
 - *Code section 1264.03 (b) Corner Lots. No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setback area as it faces a public or private street. 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. Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications:*



STAFF COMMENTS

- Applicant bought the house without realizing the fence was installed in the City ROW.
- The City through its sidewalk program has been trying to get sidewalks installed on all streets that do not have sidewalks.
- A landscape was provided to Staff for review, and we do not have any issues with the design of the new fence and landscaping.
- This corner lot fence aligns with corner lot fences that have been special permitted.



5) Application Number: BZAP-24- 22
Address: 2474 Brentwood
Applicant: Amy Lauerhass
Owner: Rob & Michele Santini

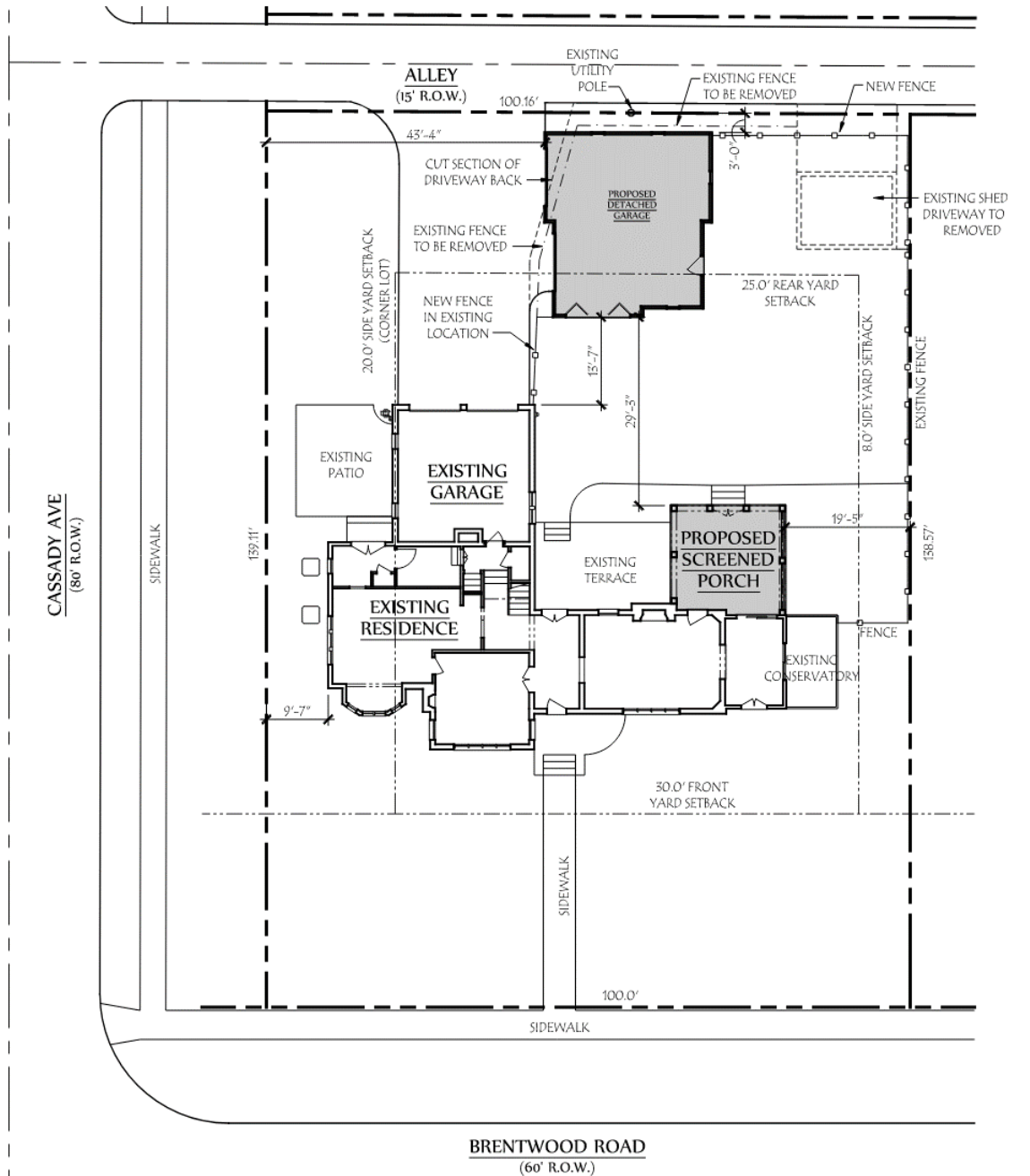
Request: The applicant is seeking a Certificate of Appropriateness for a screened porch addition to the rear (north) side of the house and meets code. The applicant is also seeking a variance from Bexley Code Section 1252.15(a), which limits detached garages to 18' in height, to allow a proposed new detached garage with a ridge height of 19', to match the existing home. The applicant is also seeking a variance from code section 1252.15 (a) which limits accessory structures to 624 sq. ft for this lot size.

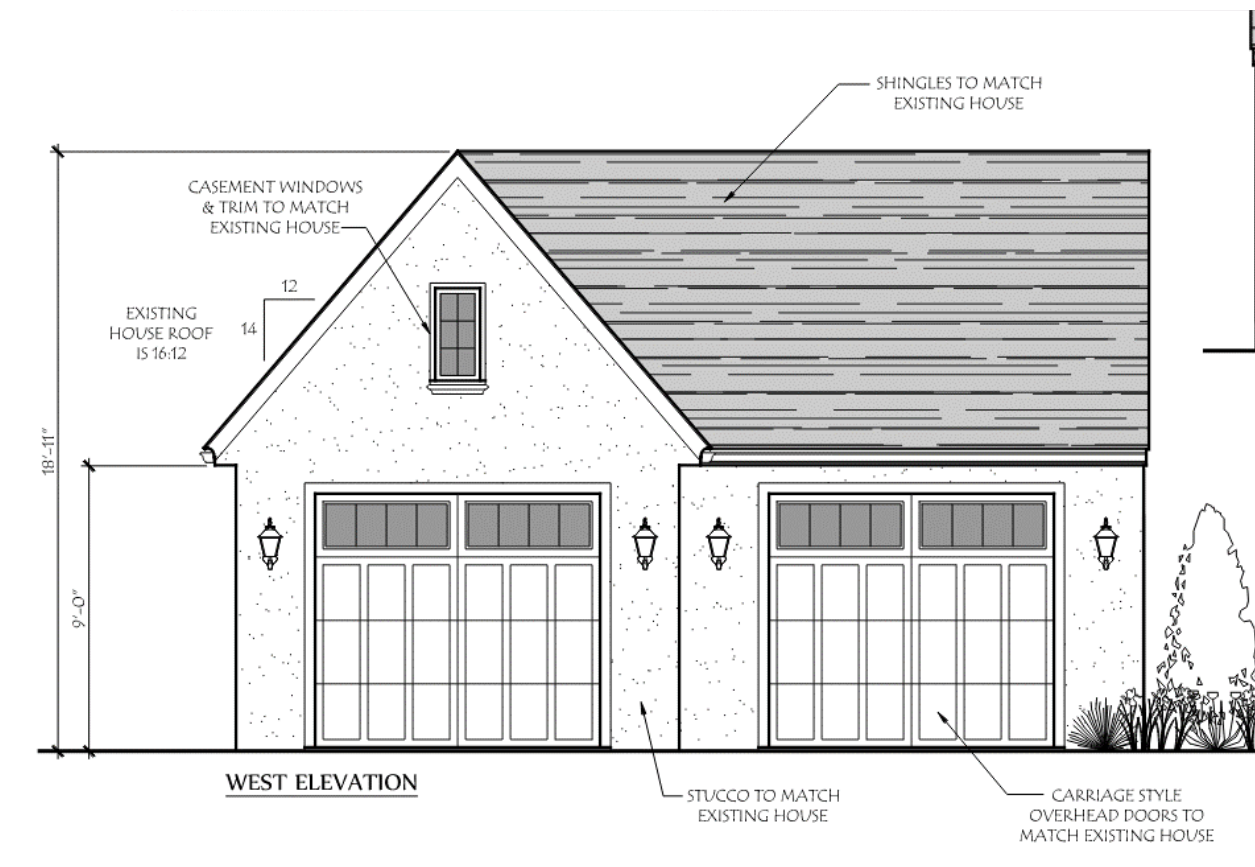
BACKGROUND

- R-6 Zoning District – Corner lot Minimum dimensions 70' x 120'
 - The corner lot is 100' x 138.84'

BACKGROUND (cont.)

- House sits at the Northeast corner of Cassady and Brentwood
- The existing house a very steep sloped roof, and in order to align with the architectural design of the house, the slope of the proposed garage should be steep as well. The architect has a proposed the lowest slope possible without the roof looking awkward. This puts the garage height at 19'-0" (18'-0" allowable)
- Proposed garage is 691 sq ft. vs. 624 sq ft allowable for this lot size per code 1252.15 (a).
- This lot is 15 sq. ft less than the next regulated lot size up.





Staff Comments

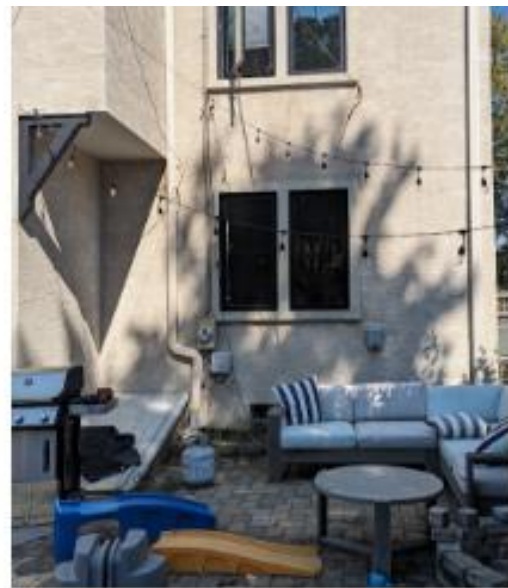
- The ARB unanimously approved this design which is driving the variances needed.
- The lot is 115 sq. ft. less than the next zoning classification up which is R-3 for bigger lots.
 - Therefore, the additional square footage of the garage is not noticeable on this size property, and acceptable to staff.
- In keeping with the design of the pitched roofs on the property, staff finds the 19'-0" tall roof to be appropriate.

6) Application Number: BZAP-24-23
 Address: 2557 E Broad
 Applicant: Stephanie Hayward
 Owner: Kelly Gebert

Request: The applicant is requesting approval to add an exterior cellar door with new exterior stairs to the basement. The Applicant is also seeking a variance from Bexley Code Section 1252.09 (R-6 Zoning) which requires an 8' side yard setback for principal structures, to allow a Cellar door in the east side yard to encroach 5'- 1.5" required side yard setback.

BACKGROUND

- The owner is requesting to install a new cellar door on the side of the house at an existing basement window. The access to the basement inside the home is too small to be able to move any large items in and out of the basement (a furnace, a sofa, etc) and the new sunroom addition is covering the existing exterior basement access. Installing a new door to the west of the sunroom would require the relocation of the gas line and meter and creating a new opening in the wall. Owner will plant boxwoods in mulched area surrounding the door to further conceal it from the street.



Existing cellar door to be covered with new sunroom.

Staff comments

- If the Board approves this variance request, City Staff asks that BZAP remand this back to Karen to approve the design of the cellar door.

7) Application Number: BZAP-23-19
Address: 733 Vernon
Applicant: K Bryon Wernicke
Owner: Barbara Wernicke Trustee

Request: The applicant is seeking a variance from Bexley Code Section 1252.10(2), which requires accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure, to allow a 6' high screened garden structure to be located 1.2' from the north side property line along E. Mound Street.

BACKGROUND

- R-6 Zoning District – Corner lot Minimum dimensions 70' x 120'
 - This corner lot is 52.5' x 134.94'
 - Located at SW corner of Vernon & E. Mound St.
 - Garden screen located in the side yard of a corner lot.
 - Req'd side yard setback for this property is 20 feet plus an additional 5 feet for accessory uses.

1252.10 ADDITIONAL YARD REQUIREMENTS.

(a) Yard requirements along the side street of a corner lot shall be as follows:

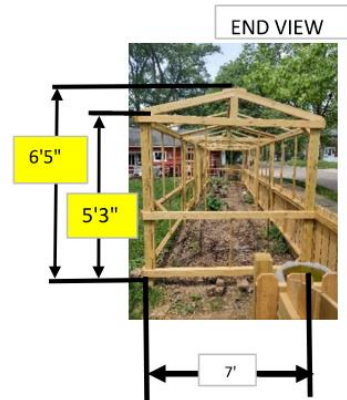
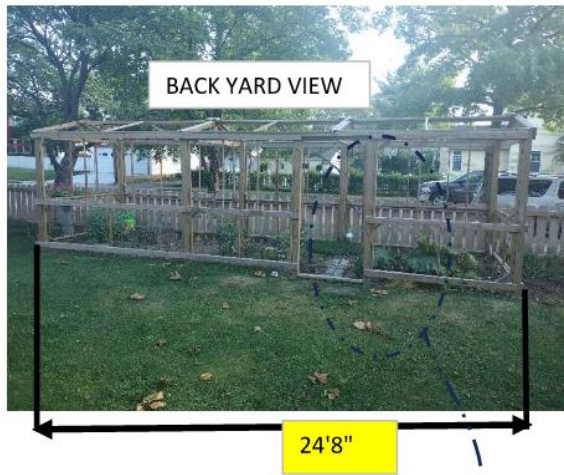
(1) In residential districts, the side yard requirement from the street side property line shall be:

- lots of 40 feet or less it shall be 10 feet
- lots over 40 to 50 feet it shall be 15 feet
- lots over 50 to 100 feet it shall be 20 feet
- lots over 100 to 150 feet it shall be 25 feet
- lots over 150 feet it shall be 30 feet

(2) In residential districts, accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure is allowed.

Staff Comments

- The applicant has worked with City staff and gone through several iterations of design to get to this point.
- Applicant has reduced the height of the garden screen to 6 ft. and reduced the overall length (32 ft to 24 ft) of it from the first version.
- Per the applicant, the top of the garden screen will be on it a few months of the year and then will be taken down.
- With the setback distances per 1252.10, this garden screen would have to be located in the middle of the backyard.



MATERIAL LIST

2X4 TRUSSES &
FRAME

(12) 4X4 POSTS

(20) 2X2 SCREEN
FRAMES

6X42" DOG EARED
PICKET FENCING

8) Application Number: BZAP-24-14
 Address: 236 N Columbia
 Applicant: John Behal
 Owner: Yoaz Saar

Request: The applicant is appealing to the Board of Zoning and Planning the decision of the Architectural Review Board from the May 9, 2024 ARB hearing.