

**BZAP-24-34**

(BZAP)Board of Zoning
& Planning Application -
Review of Variance
requests for Residential
and Commercial
Development

Status: Active

Submitted On: 9/17/2024





Primary Location

509 N CASSADY RD
Bexley, OH 43209

Owner

CASSADY NORTH LLC
PO BOX 24550 COLUMBUS, OH
43224

Applicant

 Tom Branham, Jr.
 740-964-9550
 tbranham@branhamsign.com
 127 Cypress Street Southwest
Reynoldsburg, Ohio 43068

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES OF PLANS TO THE BUILDING DEPARTMENT.

Install new Ground Sign for Cassady North Apartments

Architecture Review**Conditional Use****Planned Unit Dev****Rezoning****Variance or Special Permit**

What requires Major Architectural Review ?

What requires Minor Architectural Review ?**Major Architectural Review**☐**Minor Architectural Review**☐**Appeal of ARB or Staff Decision to BZAP**☐**State the specific nature of the Appeal.**

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)

10/10/2024

Upcoming BZAP hearing --- (Hearings held the 4th Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)*

10/24/2024

All BZAP (Board of Zoning & Planning) applications that also require ARB (Architectural Review Board) design review must go to the ARB hearing PRIOR to being heard by BZAP

Applicant (or representative of the project) must be present at the appropriate hearings

A.1: Attorney / Agent Information

Agent Name*

Stephen Butsko

Agent Address127 Cypress St. SW, Reynoldsburg, OH,
43068**Agent Email***

sbutsko#branhamsign.com

Agent Phone*

740-964-9550

Property Owner Name*

Cassady North LLC

Property Owner Email

cassady.apartments@spgggroup.com

Property Owner Address

PO Box 24550, Columbus, OH, 43224

Property Owner Phone number

614-595-1481

A.2: Fee Worksheet

Estimated Valuation of Project

7000

Minor Architectural Review☐**Major Architectural Review**☐**Variance Review**☐**Zoning**☐**Zoning Review Type**

—

**Sign Review and Architectural Review for
Commercial Projects**☒**Review Type**

—

Appeal of ARB decision to BZAP

☐

Appeal of BZAP decision to City Council

☐

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

Appeal of Zoning Officer determination to BZAP

☐

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Commercial

Zoning District

PUD

Use Classification ?

—

B: Project Worksheet: Lot Info

Width (ft)

4

Depth (ft)

2

Total Area (SF)

8

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

8

Proposed Addition (SF)

0

Removing (SF)

8

Type of Structure

Ground Sign

Proposed New Primary Structure or Residence (SF)

8

Total (footprint) square foot of all structures combined

8

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

—

Proposed Addition (SF)

—

New Structure Type**Ridge Height****Proposed New Structure (SF)**

—

Is there a 2nd Floor

—

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

—

Total building lot coverage (% of lot)

—

Is this replacing an existing garage and/or accessory structure?

—

B: Project Worksheet: Hardscape

Existing Driveway (SF)

—

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

—

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

—

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

—

Total overall lot coverage (% of lot)

—

C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows



Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

C.1 Architectural Review Worksheet: Doors

Doors☐**Structure**

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type**Proposed Door Style****Proposed Door Color**

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim☐**Existing Door Trim**

—

Proposed New Door Trim**Existing Window Trim**

—

Proposed New Window Trim**Trim Color(s)****Do the proposed changes affect the overhangs?**

—

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☐

Existing Finishes

—

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

—

Proposed Finishes Manufacturer, Style, Color

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant, and Bldg. Dept Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior to the next scheduled meeting and to be placed on the Agenda. This includes the ARB meeting when Design Recommendation is needed prior to Board of Zoning and Planning Review. I understand that incomplete applications may be withheld from the agenda or only offered informal review.*

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D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

—

Landscape Architect/Designer

Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

☐

D: (Staff Only) Tree & Public Gardens Commission Worksheet

🔒 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

☐

🔒 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

☐

🔒 Applicant has been advised that Landscape Designer/Architect must be present at meeting

☐

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

2. Is the variance substantial? Please describe.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

F.1 Fence Variance Worksheet

Lot Type

—

Narrative description of how you plan to meet the pertinent outlined variance criteria

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

7. Finished Side: 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. Please verify that your design complies with this requirement.

F.3 Fence Variance Worksheet

Front Yard Restrictions

☐

Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

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

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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.

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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

—

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.

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

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

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

—

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

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G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

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Is your property architecturally significant? Please attached supporting documentation. Recomend sources include a letter of opinion from an architect or expert with historical preservation expertise.

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If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

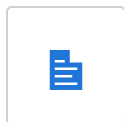
I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

☐

Provide a narrative time schedule for the replacement project

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

Attachments



Architectural Details

PRINT Cassady North Apartments Monument Sign Print4.pdf

Uploaded by Tom Branham, Jr. on Sep 17, 2024 at 8:44 AM



Landscape Plan

LANDSCAPING TO REMAIN (2).JPG

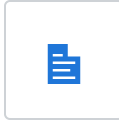
Uploaded by Tom Branham, Jr. on Sep 17, 2024 at 8:43 AM



Photographs

EXISTING SIGN.JPG

Uploaded by Tom Branham, Jr. on Sep 17, 2024 at 8:44 AM

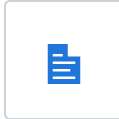


Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

site plan.pdf

Uploaded by Tom Branham, Jr. on Sep 17, 2024 at 8:43 AM



Branham- Letter of Authorization.pdf

Branham- Letter of Authorization.pdf

Uploaded by Tom Branham, Jr. on Sep 17, 2024 at 8:45 AM

History

Date	Activity
10/7/2024, 8:31:01 AM	Matt Klingler added Record BZAP-24-34 to project October BZAP
9/18/2024, 11:00:29 AM	Matt Klingler added Record BZAP-24-34 to project October BZAP
9/17/2024, 8:46:28 AM	completed payment step Payment on Record BZAP-24-34
9/17/2024, 8:45:47 AM	approval step Zoning Officer was assigned to Matt Klingler on Record BZAP-24-34
9/17/2024, 8:45:47 AM	approval step Design Planning Consultant was assigned to Karen Bokor on Record BZAP-24-34
9/17/2024, 8:45:46 AM	Tom Branham, Jr. submitted Record BZAP-24-34
9/12/2024, 10:36:09 AM	Tom Branham, Jr. started a draft of Record BZAP-24-34

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
\$ Payment	9/17/2024, 8:45:46 AM	9/17/2024, 8:46:28 AM	Tom Branham, Jr.	-	Completed
✓ Zoning Officer	9/17/2024, 8:45:46 AM	-	Matt Klingler	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
✓ Design Planning Consultant	9/17/2024, 8:45:46 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive