

**BZAP-24-36**

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

Status: Active

Submitted On: 10/1/2024

Primary Location

830 GRANDON AV
Bexley, OH 43209

Owner

Natasha Kelley
Grandon Ave 830 Grandon Ave
Bexley, OH 43209

Applicant

 Natasha Kelley
 614-378-3815
 nmkelley1381@gmail.com
 830 Grandon Ave
Bexley, OH 43209

A.1: Project Information

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

Exisitng fence was replaced matching footprint of previous fence and existing retaining wall. Partial portion is on an existing retaining wall making part of the fence over 6 ft as it slopes with the property line. Neighbors lot sits higher than my lot and therefore an existing retaining wall was in place. On the neighboring property, the fence is under 6 ft high.

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)

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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*

N/A

Agent Address

N/A

Agent Email*

N/A

Agent Phone*

N/A

Property Owner Name*

Natasha Kelley

Property Owner Email

nmkelley1381@gmail.com

Property Owner Address

Natasha Kelley

Property Owner Phone number

614-378-3815

A.2: Fee Worksheet

Estimated Valuation of Project

9200

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

Single Family

Zoning☐**Zoning Review Type**

exceeding height limit

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

Fences and Walls

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

Residential

Zoning District

R-6

Use Classification ?

Other

Other Classification

Fence

B: Project Worksheet: Lot Info

Width (ft)

40

Depth (ft)

127

Total Area (SF)

5080

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

—

Proposed Addition (SF)

—

Removing (SF)

—

Type of Structure**Proposed New Primary Structure or Residence (SF)**

—

Total (footprint) square foot of all structures combined

—

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**

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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.*



D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

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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.

The variance request is to keep the 6 ft fence on top of the retaining wall to maintain the previous fence height.

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.

Privacy for both my neighbor and myself would be lost if the fence is cut down to 6ft including the retaining wall which would impact property/resale values.

2. Is the variance substantial? Please describe.

From 5th post, retaining wall is 6 inches, with fence 6ft 6 inches. From 6th post, retaining wall is 12 inches, with fence 7 ft. From 8th post, retaining wall is 15 inches, with fence 7 ft 2 inches. At 9th post, retaining wall is 18 inches, with fence 7ft 8 inces.

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.

No character would be affected by having the 6ft fence on top of the retaining wall as it is in between my home and my neighbors home and has been this way since a fence has been between our properties. If the fence was shortened there would be a security concern as the fence could be jumped at the retaining wall and strangers could access each of our yards from the alley.

E.2 Variance Worksheet

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

No impact to water, sewer or garbage.

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

No, replaced a existing fence and was unaware a variance permit had not previously been obtained.

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

No

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

Yes, this would provide both my neighbor and me privacy when using our yards as the 6ft fence on top of the retaining wall has been in place this way since both of us purchased our homes.

F.1 Fence Variance Worksheet

Lot Type

Interior (non-corner) lot

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

Retaining wall was already in place and needs to remain. If variance is not approved, Fence will have to be lowered/shortened to meet 6 ft guidelines.

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?

N/A

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.

The rest of the fence falls within the 6ft guidelines except the north side. From 5th post, retaining wall is 6 inches, with fence 6ft 6 inches. From 6th post, retaining wall is 12 inches, with fence 7 ft. From 8th post, retaining wall is 15 inches, with fence 7 ft 2 inches. At 9th post, retaining wall is 18 inches, with fence 7ft 8 inches.

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.

Not a corner lot.

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.

Not a corner lot

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.

Not a corner lot

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.

Not a corner lot

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.

Not a corner lot

F.3 Fence Variance Worksheet

Front Yard Restrictions

☐

Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

☐

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

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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.

—

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

—

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

—

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. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

No

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

No

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.


None

Attachments

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Exterior Elevations
830 Grandon_ Fence Elevation.pdf
Uploaded by Natasha Kelley on Oct 1, 2024 at 7:40 PM
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Photographs
Retaining wall_2_ 6.3.2024.zip
Uploaded by Natasha Kelley on Oct 1, 2024 at 7:42 PM
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Site Plan and Vicinity Map of immediate surrounding lots REQUIRED
Arial 830 Grandon.pdf
Uploaded by Natasha Kelley on Oct 1, 2024 at 7:42 PM
- 



830 Grandon_Auditor_1.pdf
830 Grandon_Auditor_1.pdf
Uploaded by Natasha Kelley on Oct 1, 2024 at 7:42 PM

History

Date	Activity
10/7/2024, 8:49:11 AM	Matt Klingler added Record BZAP-24-36 to project October BZAP
10/7/2024, 8:48:44 AM	Matt Klingler waived approval step Architectural Review Board on Record BZAP-24-36
10/7/2024, 8:48:37 AM	Matt Klingler approved approval step Zoning Officer on Record BZAP-24-36
10/7/2024, 8:48:29 AM	Matt Klingler waived approval step Design Planning Consultant on Record BZAP-24-36

Date	Activity
10/1/2024, 7:44:03 PM	completed payment step Payment on Record BZAP-24-36
10/1/2024, 7:43:32 PM	approval step Zoning Officer was assigned to Matt Klingler on Record BZAP-24-36
10/1/2024, 7:43:32 PM	approval step Design Planning Consultant was assigned to Karen Bokor on Record BZAP-24-36
10/1/2024, 7:43:32 PM	Natasha Kelley submitted Record BZAP-24-36
9/20/2024, 5:26:48 PM	Natasha Kelley altered Record BZAP-24-36, changed ownerCity from "" to "Bexley"
9/20/2024, 5:26:48 PM	Natasha Kelley altered Record BZAP-24-36, changed ownerEmail from "" to "nmkelley1381@gmail.com"
9/20/2024, 5:26:48 PM	Natasha Kelley altered Record BZAP-24-36, changed ownerName from "" to "Natasha Kelley"
9/20/2024, 5:26:48 PM	Natasha Kelley altered Record BZAP-24-36, changed ownerPhoneNo from "" to "16143783815"
9/20/2024, 5:26:48 PM	Natasha Kelley altered Record BZAP-24-36, changed ownerPostalCode from "" to "43209"
9/20/2024, 5:26:48 PM	Natasha Kelley altered Record BZAP-24-36, changed ownerState from "" to "OH"
9/20/2024, 5:26:48 PM	Natasha Kelley altered Record BZAP-24-36, changed ownerStreetName from "" to "Grandon Ave"
9/20/2024, 5:26:48 PM	Natasha Kelley altered Record BZAP-24-36, changed ownerStreetNo from "" to "830 Grandon Ave"
9/20/2024, 5:26:23 PM	Natasha Kelley started a draft of Record BZAP-24-36

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	10/1/2024, 7:43:32 PM	10/1/2024, 7:44:03 PM	Natasha Kelley	-	Completed
 Zoning Officer	10/1/2024, 7:43:32 PM	10/7/2024, 8:48:37 AM	Matt Klingler	-	Completed

Label	Activated	Completed	Assignee	Due Date	Status
✓ Design Planning Consultant	10/1/2024, 7:43:32 PM	10/7/2024, 8:48:29 AM	Karen Bokor	-	Skipped
✓ Architectural Review Board	10/7/2024, 8:48:38 AM	10/7/2024, 8:48:44 AM	-	-	Skipped
✓ Board of Zoning and Planning	10/7/2024, 8:48:45 AM	-	-	-	Active