

**BZAP-24-38**

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

Status: Active

Submitted On: 10/4/2024





Primary Location

2610 BRYDEN RD
Bexley, OH 43209

Owner

Bass
Bryden 2610 BRYDEN RD
Bexley,, Ohio 43209

Applicant

 Bryce Jacob
 614-296-9534
 bryce@element1.design
 4443 N. High St.
Columbus, OH 43214

A.1: Project Information

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

I'm being told the existing height of the detached structure that we are adding a
dormer to is non-conforming.

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

What requires Major Architectural Review ?

What requires Minor Architectural Review ?

I'm being told the existing height of the detached structure that we are adding a dormer to is non-conforming.

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*

Bryce Jacob

Agent Address

4443 N. High St.

Agent Email*

bryce@element1.design

Agent Phone*

614.296.9534

Property Owner Name*

Geoffery Bass

Property Owner Email

Property Owner Address

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project

118500

Minor Architectural Review

☐

Major Architectural Review

☐

Variance Review

☐

Zoning

☐

Zoning Review Type

exceeding height limit

Sign Review and Architectural Review for
Commercial Projects

☐

Review Type

Special Permit, Conditional Uses and All
Others

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

Bexley

Use Classification ?

R-1 (25% Building and 40% Overall)

B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

142

Total Area (SF)

7100

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)

480

Proposed Addition (SF)

9

New Structure Type

Dormer

Ridge Height

26'4"

Proposed New Structure (SF)

489

Is there a 2nd Floor

—

Total of all garage and accessory structures (SF)

960

Total building lot coverage (SF)

480

Total building lot coverage (% of lot)

4.6

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

256

Existing Patio (SF)

160

Existing Private Sidewalk (SF)

144

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

560

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2220

Total overall lot coverage (% of lot)

31.9

C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

Garage Only

Existing Roof Type

Slate

New Roof Type

Metal

New Single Manufacturer

CMG

New Roof Style and Color

Dark Bronze

C.1 Architectural Review Worksheet: Windows

Windows**Structure**

—

Existing Window Type

Double Hung

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

Windsor Next Dimension

New Window Style/Mat./Color

Bronze Double hung

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**

Wood

Proposed New Window Trim

Boral

Trim Color(s)

Matching

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes**Existing Finishes**

Wood Shingle

Existing Finishes Manufacturer, Style, Color

Shake

Proposed Finishes

Wood Shingle

Proposed Finishes Manufacturer, Style, Color
Matching

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

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.

Seeking approval to work in an existing structure that is non-conforming

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.

Yes. The existing structure would need to be torn down to comply

2. Is the variance substantial? Please describe.

No. All new work proposed complies other than the origional structure

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.

Not at all.

E.2 Variance Worksheet

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

No.

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

No. They assumed that the detached garage had been approved by Bexley when it was constrcuted.

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

It can not.

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

It would be.

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

☐

F.3 Fence Variance Worksheet: Front Yard Restrictions

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

—

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.

—

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.

—

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.

—

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.

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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**
BASS - 11x17 X10 - ARB SET.pdf
Uploaded by Bryce Jacob on Oct 4, 2024 at 2:00 PM
- **Exterior Elevations**
BASS - 11x17 X10 - ARB SET.pdf
Uploaded by Bryce Jacob on Oct 4, 2024 at 2:00 PM
- **Site Plan and Vicinity Map of immediate surrounding lots** **REQUIRED**
Bryden Survey.pdf
Uploaded by Bryce Jacob on Oct 4, 2024 at 1:57 PM
- **2610 Bryden ARB ROA 2024-10-10.pdf**
2610 Bryden ARB ROA 2024-10-10.pdf
Uploaded by Karen Bokor on Oct 14, 2024 at 6:54 PM

History

Date	Activity
10/14/2024, 6:55:25 PM	Karen Bokor altered approval step Architectural Review Board, changed status from Inactive to Complete on Record BZAP-24-38
10/14/2024, 6:55:14 PM	altered payment step Payment, changed sequence from "1" to "0" on Record BZAP-24-38
10/14/2024, 6:55:14 PM	Karen Bokor assigned approval step Architectural Review Board to Karen Bokor on Record BZAP-24-38
10/14/2024, 6:55:09 PM	Karen Bokor approved approval step Design Planning Consultant on Record BZAP-24-38

Date	Activity
10/7/2024, 8:27:58 AM	Matt Klingler added Record BZAP-24-38 to project October BZAP
10/4/2024, 2:00:52 PM	approval step Zoning Officer was assigned to Matt Klingler on Record BZAP-24-38
10/4/2024, 2:00:52 PM	approval step Design Planning Consultant was assigned to Karen Bokor on Record BZAP-24-38
10/4/2024, 2:00:51 PM	Bryce Jacob submitted Record BZAP-24-38
10/4/2024, 1:42:33 PM	Bryce Jacob altered Record BZAP-24-38, changed ownerPhoneNo from "" to "518.423.1730"
10/4/2024, 1:42:33 PM	Bryce Jacob altered Record BZAP-24-38, changed ownerEmail from "" to "geoffery.bass@gmail.com"
10/4/2024, 1:42:33 PM	Bryce Jacob altered Record BZAP-24-38, changed ownerName from "Carlos Rodriguez & Ana Maria Peralta" to "Bass"
10/4/2024, 1:40:30 PM	Bryce Jacob started a draft of Record BZAP-24-38

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	10/4/2024, 2:00:51 PM	-	Bryce Jacob	-	Active
 Zoning Officer	10/4/2024, 2:00:51 PM	-	Matt Klingler	-	Active
 Design Planning Consultant	10/4/2024, 2:00:51 PM	10/14/2024, 6:55:09 PM	Karen Bokor	-	Completed
 Architectural Review Board	-	10/14/2024, 6:55:25 PM	Karen Bokor	-	Completed
 Board of Zoning and Planning	-	-	-	-	Inactive