

## BZAP-24-49

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

Status: Active

Submitted On: 12/12/2024





### Primary Location

2300 E LIVINGSTON AV  
Bexley, OH 43209

### Owner

Bexley Apartments LLC  
Dartmouth Street 185 Boston, MA  
02116

### Applicant

 Bill Downing  
 419-996-9801  
 bill.downing@tcbinc.org  
 736 Oak Street  
Columbus, OH 43205

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## Staff details

 ARB Mtg Date

02/13/2025

 BZAP Mtg Date

01/23/2025

 Tabled?

 Attend Both ARB & BZAP?

 Staff Notes

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## A.1: Project Information

### Brief Project Description\*

The 2300 E Livingston project is a thoughtfully designed multi-family development located in a dynamic mixed-use commercial (MUC) district. This project features 27 affordable housing units, offering a mix of one-, two-, and three-bedroom options to meet diverse community needs. A 3-story structure, it is equipped with on-site management and maintenance staff to ensure a high-quality living experience for residents.

In addition to ample parking, the development includes carefully curated exterior amenities such as a naturally inspired playground area (tot lot) and vibrant landscaping, fostering a welcoming and family-friendly environment. The project is purposefully designed to harmonize with the commercial vision of the Livingston Area District Overlay while respecting the residential character of Francis Avenue, creating a seamless blend of community-oriented living and urban vibrancy.

This development prioritizes accessibility, sustainability, and community integration, contributing to the area's growth while maintaining its unique character.

#### Architecture Review

#### Conditional Use

#### Planned Unit Dev

#### Rezoning

#### Variance or Special Permit

#### Side or rear yard Fence Variance

#### Front yard fence variance

#### What requires Major Architectural Review

Project includes the demolition of existing structures and the creation of a multi-family residential building.

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)\*

01/09/2025

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

01/23/2025

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

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## A.1: Attorney / Agent Information

Agent Name\*

David Hodge, Underhill & Hodge LLC

Agent Address

8000 Walton Pkwy., Ste. 120

Agent Email\*

david@uhlfirm.com

Agent Phone\*

(614)306-4649

Property Owner Name\*

Bexley Apartments LLC

Property Owner Email

bill.downing@tcbinc.org

Property Owner Address

736 Oak Street, Columbus, OH 43205

Property Owner Phone number

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## A.2: Fee Worksheet

Estimated Valuation of Project\*

8470500

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type\*

Commercial Property

Zoning

Zoning Review Type\*

Conditional Use request

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**

Section 1254.03 (MUC). The Applicant requests a conditional use to permit first floor residential use within the Mixed-Use Commercial District and the Livingston Avenue District.

**Appeal of Zoning Officer determination to BZAP**

**Detailed explanation of appeal**

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**B: Project Worksheet: Property Information**

**Occupancy Type**

Residential

**Zoning District**

MUC & LA

**Use Classification** ?

Other

**Other Classification**

Mixed-Use Commercial (MUC) and Livingston Area Overlay (LA)

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**B: Project Worksheet: Lot Info**

**Width (ft)**

214.55

**Depth (ft)**

148.23

**Total Area (SF)**

31586

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## B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
4633	12311
Removing (SF)	Type of Structure
4633	Multi-Family
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
12311	12311

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## 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?
—	—

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)

16952

Existing Patio (SF)

–

Existing Private Sidewalk (SF)

–

Proposed Additional Hardscape (SF)

13700

Total Hardscape (SF)

13700

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

12311

Total overall lot coverage (% of lot)

39

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## C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type

–

New Roof Type

TPO Rubber

New Single Manufacturer

Carlisle or similar

New Roof Style and Color

Adhered/ White

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## C.1 Architectural Review Worksheet: Windows

### Windows



### Structure

House or Principal Structure

### Existing Window Type

—

### Existing Window Materials

—

### New Window Manufacturer

Silverline, Pella, or similar

### New Window Style/Mat./Color

Single-Hung/Vinyl/"Fossil"

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## C.1 Architectural Review Worksheet: Doors

### Doors



### Structure

House or Principal Structure

### Existing Entrance Door Type

—

### Existing Garage Door Type

—

### Door Finish

—

### Proposed Door Type

Alum entrance, kawneer or similar;  
ThermaTru Fiberglass

### Proposed Door Style

Wide Stile, Full Glass; Crafstman - 3  
lite/2panel

### Proposed Door Color

Permafluor "Antique Bronze"; SW2816  
Rockwood Green

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## C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

–

Proposed New Door Trim

Fibercement or PVC

Existing Window Trim

–

Proposed New Window Trim

Fibercement or PVC

Trim Color(s)

SW 7008 Alabaster

Do the proposed changes affect the overhangs?

No

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## C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

–

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Other

Other Proposed Finishes

Brick, architectural precast cement, fibercement lap or shake siding

Proposed Finishes Manufacturer, Style, Color

Brick A: Glen-Gery "Autumn Harvest Blend"; Brick B: Glen-Gery "Beige Gray Velour"; Precast: Rockcast "Reisling"; Lap siding: James Hardie, smooth, "Roycroft Vellum" and "Butter Up"; Shake Siding: James Hardie, straight edge, Alabaster

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

Commercial Landscape

POD Design

Architect/Designer Phone

Architect/Designer E-mail

(614)360-3055`

tfoley@poddesign.net

### Project Description

The site focuses on enhancing the outdoor functionality and aesthetic appeal for the proposed project at Livingston Avenue, while meeting criteria set forth by City of Bexley Code. The site is designed to include Joint Livingston Plan streetscape elements, accessible pathways, an outdoor amenity courtyard, etc., emphasizing a gateway blending the transition between commercial and residential districts.

Additional materials available upon request.

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

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### E.1 Variance Worksheet

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

Section 1264.05(a) – Required commercial fences adjacent to residential districts. The Applicant requests a variance to reduce the minimum height from 96 inches to 48 inches for a limited portion of the required fence. Specifically, the Applicant proposes that the fence step down in height from 96 inches to 72 inches, and then to 48 inches as the fence approaches Francis Avenue. The purpose of this step-down form is to provide vision clearance for the adjacent residential property driveway.

It should be noted that these *Duncan* factors below are a balancing test and no single factor alone warrants approval or rejection of a variance request.

**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. \***

The variance to reduce a limited segment fence height will not determine whether this property may realize a reasonable return. However, this variance is requested in the interest of being a good neighbor and ensuring that the adjacent property owner has sufficient vision clearance for their driveway.

**2. Is the variance substantial? Please describe. \***

The requested variance to reduce a limited segment of fence height is not substantial. A large majority of the proposed fence will be compliant with underlying fence development standards. The requested reduction is only made to the smallest extent possible while still providing sufficient vision clearance for the adjacent property owner.

**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. \***

The requested variance to reduce a limited segment of fence height will not alter the essential character of the neighborhood or cause substantial detriment to adjacent property owner. Indeed, this variance request is made in consideration of the adjacent property owner. The adjacent property owner will only suffer detriment if the variance request is denied. If denied, the Applicant would be required to install a fence which interferes with the adjacent property owner's driveway vision clearance.

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## E.2 Variance Worksheet

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

The requested variance to reduce a limited segment of fence height will not interfere with the delivery of governmental services.

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

The Applicant has knowledge of the underlying fence development standards. However, this request is made in consideration of the adjacent property owner's driveway vision clearance.

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

The requested variance to reduce a limited segment of fence height is the only means by which the Applicant can avoid interference with the adjacent property owner's driveway vision clearance.

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

The Applicant submits that the requested variance to reduce a limited segment of fence height is within the spirit and intent of the zoning code because it is made out of consideration and to reduce detriment felt by the adjacent property owner.

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## F.1 Fence Variance Worksheet

**☞ Lot Type\***

Corner lot

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

Section 1264.05(a) – Required commercial fences adjacent to residential districts. The Applicant requests a variance to reduce the minimum height from 96 inches to 48 inches for a limited portion of the required fence. Specifically, the Applicant proposes that the fence step down in height from 96 inches to 72 inches, and then to 48 inches as the fence approaches Francis Avenue. The purpose of this step-down form is to provide vision clearance for the adjacent residential property driveway.

It should be noted that these *Duncan* factors below are a balancing test and no single factor alone warrants approval or rejection of a variance request.

1. Reasonable Return

The variance to reduce a limited segment fence height will not determine whether this property may realize a reasonable return. However, this variance is requested in the interest of being a good neighbor and ensuring that the adjacent property owner has sufficient vision clearance for their driveway.

2. Substantial

The requested variance to reduce a limited segment of fence height is not substantial. A large majority of the proposed fence will be compliant with underlying fence development standards. The requested reduction is only made to the smallest extent possible while still providing sufficient vision clearance for the adjacent property owner.

3. Essential Character and Detriment

The requested variance to reduce a limited segment of fence height will not alter the essential character of the neighborhood or cause substantial detriment to adjacent property owner. Indeed, this variance request is made in consideration of the adjacent property owner. The adjacent property owner will only suffer detriment if the variance request is denied. If denied, the Applicant would be required to install a fence which interferes with the adjacent property owner's driveway vision clearance.

4. Delivery of Government Services

The requested variance to reduce a limited segment of fence height will not interfere with the delivery of governmental services.

5. Knowledge

The Applicant has knowledge of the underlying fence development standards. However, this request is made in consideration of the adjacent property owner's driveway vision clearance.

6. Obviated Other Means

The requested variance to reduce a limited segment of fence height is the only means by which the Applicant can avoid interference with the adjacent property owner's driveway vision clearance.

7. Spirit and Intent

The Applicant submits that the requested variance to reduce a limited segment of fence height is within the spirit and intent of the zoning code because it is made out of consideration and to reduce detriment felt by the adjacent property owner.

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## 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?\*

The requested variance to reduce a limited segment of fence height is a minor deviation from the underlying fence development standards. Therefore, the proposed fence will be compatible in height with similarly situated commercial properties along the Livingston Corridor.

- ☞ **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 Applicant proposes that the fence step down in height from 96 inches to 72 inches, and then to 48 inches as the fence approaches Francis Avenue

- ☞ **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.\*

Please see submitted fence exhibit.

- ☞ **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.\*

The proposed fence will provide headlight screening from the adjacent residential property and the limited reduction of height will not inhibit the effectiveness of that screening.

⌘ 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.\*

The requested reduction in fence height is made in consideration of the adjacent property owner to ensure that they have sufficient vision clearance for their driveway.

⌘ 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.\*

Please see submitted fence exhibit.

⌘ 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.\*

Please see submitted fence exhibit.

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## 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

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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## 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

This project is anticipated to begin site preparation and construction by Spring of 2026. The project team anticipates nearly an 18-24 month construction timeline and anticipates the building being placed-in-service by the Spring of 2028.

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

The 2300 E Livingston development is poised to transform the subject property and its surrounding neighborhood by delivering a thoughtfully integrated multi-family housing project that meets critical community needs. The development will replace underutilized space with a vibrant, purpose-driven structure that aligns with the goals of the mixed-use commercial (MUC) district while enhancing the area's residential appeal.

This project addresses a pressing need for affordable housing in the community by introducing 27 units, catering to households of varying sizes with its mix of one-, two-, and three-bedroom options. The inclusion of on-site management and maintenance staff will not only ensure a safe, well-maintained living environment but also foster a sense of community and accountability among residents.

The exterior amenities, such as the naturally inspired playground area and professionally designed landscaping, will provide recreational and aesthetic value, creating inviting outdoor spaces for families and individuals to enjoy. These features will also contribute to the neighborhood's overall attractiveness, encouraging community engagement and social interaction.

By incorporating design elements that blend seamlessly into the Livingston Area District Overlay and the residential character of Francis Avenue, the project will enhance the architectural cohesion of the neighborhood. Its alignment with universal design standards ensures accessibility for all, promoting inclusivity and equity in housing.

Furthermore, the development will contribute to the neighborhood's economic vitality by increasing foot traffic and supporting nearby businesses, while maintaining the balance between commercial and residential uses. The addition of modern, sustainable housing will elevate the property's value and set a precedent for future developments in the area.

In summary, the 2300 E Livingston project will breathe new life into the subject property and neighborhood, delivering affordable housing, fostering community cohesion, and reinforcing the area's character and economic growth.

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## I: Conditional Use Worksheet

**The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.**

Yes

**The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.**

Yes

**The use will not be hazardous to or have a negative impact on existing or future surrounding uses.**

Yes

**The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.**

Yes

The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.

Yes

The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

Yes

The use is in character and keeping and compatible with the adjacent structures and uses.

Yes

Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Yes

Yes

**Please provide a narrative for how you meet the above criteria.**

Section 1254.03 (MUC). The Applicant requests a conditional use to permit first floor residential use within the Mixed-Use Commercial District and the Livingston Avenue District.

(a) The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Design Guidelines.

Following a multi-year public engagement process, the Cities of Bexley and Columbus adopted the Joint Livingston Avenue Plan in 2022. The Livingston Avenue Plan detailed long-term goals and urban development principles for the commercial portion of the Livingston Avenue corridor, including enhanced pedestrian spaces; development of new structures to the street frontage; encouraging mixed-use commercial and affordable and market rate housing; relocating parking to the rear or properties; and encouraging rear access roads and consolidated curb cuts, among other recommendations. The City of Bexley then amended the Planning and Zoning Code by Ordinance No. 04-24 to further incorporate the provisions of the Livingston Avenue Plan into the commercial zoning district along Livingston Avenue.

Goals of the Mixed-Use Commercial District (MUC) include encouraging redevelopment with infill, new forms of mixed-use residential, commercial, office and pedestrian-oriented retail development, increasing development of residential spaces to provide additional support for retail oriented activities and supporting the creation of complementary commercial, offices, retail and residential uses individually or in combination in the District. Development standards within the District should be flexible to promote appropriate redevelopment while preserving and enhancing the unique character of the MUC through the adoption and application of design guidelines.

The subject site is comprised of four parcels located north-west of the intersection of Livingston Avenue and Francis Avenue and is zoned MUC. This site is also situated with the west "commercial area" of the Livingston Avenue Plan. However, this is the last property in the west commercial area and the corridor shifts to "residential area" at Francis Avenue.

The Applicant requests a conditional use to permit residential uses on the first floor so that it may develop the site with a mixed-income, multi-unit residential development. The Applicant endeavors to redevelop this site in a manner which incorporates many of the Joint Livingston Avenue Plan goals and the MUC design standards as codified by Ordinance No. 04-24. The Applicant believes that the proposed multi-family residential development will serve as a transition from commercial uses on the west to lesser dense residential uses on the east. Specifically, the Applicant proposes townhomes along the Francis Avenue frontage to complement the character of the lower density residential uses across the street, and this is only possible if the conditional use is granted.

(b) The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.

The requested conditional use for ground floor residential use will not have a negative impact on neighboring land uses and the larger community. Indeed, the conditional use will make a positive contribution toward the development goals of this neighborhood as described by Joint Livingston Avenue Plan. The City of Bexley has a vision to spur commercial development, enhance building design, and improve public infrastructure along Livingston Avenue and particularly between Alum Creek and Francis Avenue. This development will bring new Bexley residents to the neighborhood so that they may support and encourage the future commercial uses along the Livingston corridor between Alum Creek and Francis Avenue.

(c) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

The Applicant requests a conditional use to allow ground floor residential uses and this is not something that could be considered hazardous. Also, ground floor residential uses will not have a negative impact on the existing or surrounding uses because these residents will support and encourage future commercial development.

(d) The property and any proposed modifications meet or satisfy the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted, except that BZAP may grant minor area variances necessary for the proposed conditional use.

The requested conditional use for ground floor residential uses does not generate any modifications from the underlying MUC development standards. The proposed development meets all standards except for the companion variance to reduce a portion of the required fence height. However, that height variance is not a result of the proposed use of the site, rather it is requested in consideration of the adjacent property's driveway vision clearance.

(e) The use does not create an undue burden on existing public facilities and services such as street, utilities, schools or refuse disposal.

The requested conditional use for ground floor residential uses will not create an undue burden on existing public facilities and services. The development will utilize existing water and sewer connections where feasible.

The City of Bexley has a plan for significant commercial economic development along Livingston Avenue between Alum Creek and Francis Avenue. New development like this in the neighborhood will serve to spur desired economic development and implementation of public infrastructure goals described in the Livingston Avenue Plan.

(f) The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

As discussed above, the requested conditional use for ground floor residential use aligns with and will encourage the development goals of the Livingston Avenue Plan. Ground floor residential uses will not decrease the property values of adjacent properties because many properties within the neighborhood are zoned residential and have ground floor residential uses. The Applicant believe that this development will contribute to the desired economic development of the neighborhood, which will in turn increase property values and create a positive economic impact.

(g) The use is in character and keeping and compatible with the adjacent structures and uses or uses permitted or conditionally permitted in the zoning classification.

As discussed above, the requested conditional use for ground floor residential use is compatible with adjacent properties and their uses. This site is a transition between commercial and residential corridor and ground floor residential use is within character of that transition point.

(h) Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The Applicant is committed to prevent any destruction, loss, or damage of natural or historic features as a result of the construction. Specifically, the proposed development will include the demolition of the existing Woodyard Funeral Home and adjacent single family home fronting East Livingston Avenue, neither of which is of historic significance or major importance

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# J: Home Occupation Worksheet

**Business Name**

**Business Description**

No person other than members of the family residing on the premises shall be engaged in such occupation.

—

The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

—

There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.

—

There shall be no sales in connection with a home occupation.

—

No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.

—

Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.

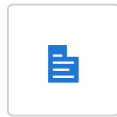
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Please provide a narrative for how you meet the above criteria.

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## Attachments

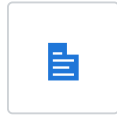
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### Exterior Elevations

20163\_2300 E Livingston\_Elevs-color\_2024-12-09.pdf  
Uploaded by Bill Downing on Dec 12, 2024 at 4:35 PM

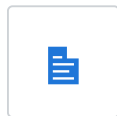
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### Floor Plan

20163\_2300 E Livingston\_Floor plans\_2024-12-11.pdf  
Uploaded by Bill Downing on Dec 12, 2024 at 4:37 PM

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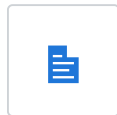


### Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

2024-12-12\_Livingston ARB Site Plans\_DRAFT.pdf  
Uploaded by Bill Downing on Dec 12, 2024 at 4:34 PM

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### 20163\_2300 E Livingston\_Elevs-annotated\_2024-12-11.pdf

20163\_2300 E Livingston\_Elevs-annotated\_2024-12-11.pdf  
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### 2024-12-12\_Livingston Looking at Apartment.jpg

2024-12-12\_Livingston Looking at Apartment.jpg  
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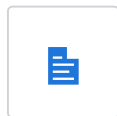
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### 2024-12-12\_Livingston Looking at Townhome.jpg

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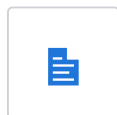
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### BZAP PL Fence.pdf

BZAP PL Fence.pdf  
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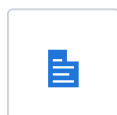
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### 20163\_2300 Livingston\_Materials\_2024-12-12.pdf

20163\_2300 Livingston\_Materials\_2024-12-12.pdf  
Uploaded by Bill Downing on Dec 12, 2024 at 4:37 PM

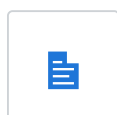
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### 2300 Livingston - Vicinity Map.pdf

2300 Livingston - Vicinity Map.pdf  
Uploaded by Bill Downing on Dec 12, 2024 at 4:49 PM

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### 2300 Livingston ARB ROA 2025-01-09.pdf

2300 Livingston ARB ROA 2025-01-09.pdf  
Uploaded by Karen Bokor on Jan 20, 2025 at 5:54 PM

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## Record Activity

bill.downing@tcbinc.org started a draft Record	11/26/2024 at 9:57 am
Bill Downing added file 2024-12-12_Livingston ARB Site Plans_DRAFT.pdf	12/12/2024 at 4:34 pm
Bill Downing added file 20163_2300 E Livingston_Elevs-color_2024-12-09.pdf	12/12/2024 at 4:35 pm
Bill Downing added file 20163_2300 E Livingston_Elevs-annotated_2024-12-11.pdf	12/12/2024 at 4:35 pm
Bill Downing added file 2024-12-12_Livingston Looking at Apartment.jpg	12/12/2024 at 4:36 pm
Bill Downing added file 2024-12-12_Livingston Looking at Townhome.jpg	12/12/2024 at 4:36 pm
Bill Downing added file BZAP PL Fence.pdf	12/12/2024 at 4:37 pm
Bill Downing added file 20163_2300 E Livingston_Floor plans_2024-12-11.pdf	12/12/2024 at 4:37 pm
Bill Downing added file 20163_2300 Livingston_Materials_2024-12-12.pdf	12/12/2024 at 4:37 pm
Bill Downing added file 2300 Livingston - Vicinity Map.pdf	12/12/2024 at 4:49 pm
Bill Downing submitted Record BZAP-24-49	12/12/2024 at 4:51 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-24-49	12/12/2024 at 4:51 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-24-49	12/12/2024 at 4:51 pm
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-24-49	12/12/2024 at 4:51 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-24-49	12/12/2024 at 4:51 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-24-49	12/12/2024 at 4:51 pm
OpenGov system completed payment step Payment on Record BZAP-24-49	12/12/2024 at 4:53 pm
Matt Klingler added Record BZAP-24-49 to project January BZAP	12/13/2024 at 9:17 am



Matt Klingler added BZAP Mtg Date to Record BZAP-24-49	12/13/2024 at 2:19 pm
Matt Klingler added ARB Mtg Date to Record BZAP-24-49	12/13/2024 at 2:19 pm
Matt Klingler removed Record BZAP-24-49 from project January BZAP	12/24/2024 at 9:47 am
Matt Klingler added approval step City Planner Review to Record BZAP-24-49	01/16/2025 at 2:06 pm
Karen Bokor added file 2300 Livingston ARB ROA 2025-01-09.pdf to Record BZAP-24-49	01/20/2025 at 5:54 pm
Karen Bokor altered approval step Architectural Review Board, changed status from Inactive to Active on Record BZAP-24-49	01/20/2025 at 5:54 pm
Karen Bokor assigned approval step Architectural Review Board to Karen Bokor on Record BZAP-24-49	01/20/2025 at 5:55 pm
Karen Bokor approved approval step Design Planning Consultant on Record BZAP-24-49	01/21/2025 at 4:52 pm
Matt Klingler changed form field entry ARB Mtg Date from "01/09/2025" to "02/13/2025" on Record BZAP-24-49	01/22/2025 at 9:45 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	12/12/2024, 4:51:07 PM	12/12/2024, 4:53:41 PM	Bill Downing	-	Completed
✓ Zoning Officer	12/12/2024, 4:51:07 PM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	12/12/2024, 4:51:07 PM	1/21/2025, 4:52:35 PM	Karen Bokor	-	Completed
✓ City Planner Review	1/16/2025, 2:06:43 PM	-	Jason Sudy	-	Active
✓ Architectural Review Board	1/20/2025, 5:54:59 PM	-	Karen Bokor	-	Active
✓ Board of Zoning and Planning	-	-	-	-	Inactive