

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

Applicant

Ashley Coey

614-329-4050



ashleycoey@innovativedesignforyou.com

Location

2395 CHARLES ST

Bexley, OH 43209

BZAP-19-17

Status: Active

Submitted: Dec 05, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

Rear second floor addition. Raise 3rd floor roof and add 2 dormers. Change front porch roof line.

Architecture Review

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Conditional Use

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Demolition

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Planned Unit Dev

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Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

--

What requires Minor Architectural Review

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Major Architectural Review

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Minor Architectural Review

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A.1: Attorney / Agent Information**Agent Name**

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Agent Address

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Agent Email

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Agent Phone

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A.2: Fee Worksheet**Estimated Valuation of Project**

0

Minor Architectural Review

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Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

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Zoning Review Type

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

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Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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

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B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

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Use Classification

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B: Project Worksheet: Lot Info**Width (ft)**

64

Depth (ft)

160

Total Area (SF)

10240

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

1482

Proposed Addition (SF)

170

Removing (SF)

0

Type of Structure

2nd Floor Room Addition

Proposed New Primary Structure or Residence (SF)

2204

Total Square Footage

2374

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

0

Proposed Addition (SF)

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New Structure Type

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Ridge Height

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Proposed New Structure (SF)

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Is there a 2nd Floor

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Total of all garage and accessory structures (SF)**Total building lot coverage (SF)**

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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)	Existing Patio (SF)
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Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
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Total Hardscape (SF)	
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B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
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C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
true	House or Principal Structure
Existing Roof Type	New Roof Type
Arch. Dimensional Shingles	Arch. Dimensional Shingles
New Single Manufacturer	New Roof Style and Color
--	Charcoal Gray

C.1 Architectural Review Worksheet: Windows

Windows	Structure
true	House or Principal Structure
Existing Window Type	Existing Window Materials
Double Hung	Wood
New Window Manufacturer	New Window Style/Mat./Color
--	Double hung/Wood -Aluminum Clad/Black

C.1 Architectural Review Worksheet: Doors

Doors	Structure
true	House or Principal Structure
Existing Entrance Door Type	Existing Garage Door Type

Fiberglass

Insulated Metal

Door Finish

Proposed Door Type

Painted

Wood

Proposed Door Style

Proposed Door Color

Single Panel 6 lite door

Stained

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Aluminum Clad

Proposed New Door Trim

Wood

Existing Window Trim

Other

Other Existing Window Trim

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Proposed New Window Trim

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Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Aluminum Siding

Existing Finishes Manufacturer, Style, Color

Aluminum, White

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

Shaker and Clapboard Insulated Vinyl siding, White,

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Landscape Architect/Designer

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Architect/Designer Phone

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Architect/Designer E-mail

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Project Description

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I have read and understand the above criteria

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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

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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.

We would like to expand the house 10' with a 2nd floor addition to the rear of the house. We would like to request a variance so that the structure can be aligned with the existing side of house.

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.

Aligning the addition to the existing side of the house will provide a smooth consistency on the exterior and interior walls.

2. Is the variance substantial? Please describe.

No, we are requesting 8". This will not extend past the existing bay on the same side.

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, the character of the neighborhood would not be altered and the neighbors would not suffer any as this is a 2nd floor addition and first floor will be patio and remain open and airy as is now. This addition will not come any closer to their property than what is existing now.

E.2 Variance Worksheet

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

No, it would remain as is.

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

No

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

The addition cannot be completed as planned without a variance.

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

We will not be extending any further than the existing structure is currently.

F.1 Fence Variance Worksheet

Lot Type

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

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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?

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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.

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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.

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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.

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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.

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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.

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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.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

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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

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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.

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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.

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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. Recomendated 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. Recomendated 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.

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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.

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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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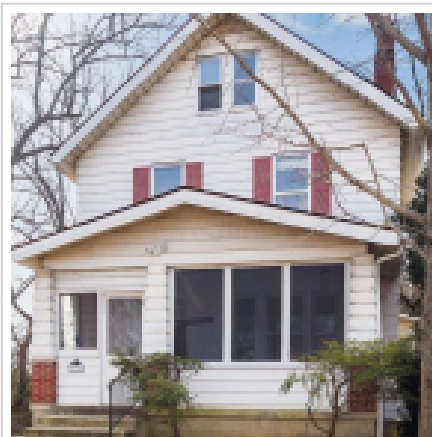
Provide a narrative time schedule for the replacement project

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

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Attachments (3)



Photographs
Dec 05, 2019



pdf Architectural Plan

Dec 05, 2019

pdf Site Plan

Dec 05, 2019

Timeline

Zoning Officer

Status: Completed December 6th 2019, 3:19 pm

Assignee: Kathy Rose

Kathy Rose December 6th 2019, 3:18:42 pm

I would like a site plan to provide specific side yard setback of the existing structure uploaded - concern that adding on in-line with the existing structure is not the best option, especially due to the fact that you are increasing the height as well. What is the new ridge height?

Kathy Rose December 6th 2019, 3:57:44 pm

Jordan - Jan. ARB & BZAP meeting envelopes

Ashley Coey December 6th 2019, 4:49:00 pm

Existing roof = 29'-6" proposed roof = 34'-10".

Payment

Status: Paid December 9th 2019, 8:19 am

Ashley Coey December 5th 2019, 11:49:12 pm

Will this full amount need paid or will the previous payment of \$90 for the architectural review application be applied? Leaving the balance of \$100? Please advise.

Kathy Rose December 6th 2019, 3:22:54 pm

I have waived the 90.00 fee paid with the ARB application. K. Rose

Ashley Coey December 9th 2019, 8:20:35 am

Thank you. Balance paid.

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Kathy Rose December 6th 2019, 3:24:48 pm

Karen - this looks long and narrow and tall. There is a variance to extend to house at the same setback and they are raising the roof. You may want to take a look and critique what's proposed, in case there are any suggested modifications.

Kathy Rose December 23rd 2019, 11:49:29 am

owner and applicant are the same (innovative design for you)

Karen Bokor January 2nd 2020, 1:02:40 pm

It looks like Dan Keiser did the plans ??? Let me know what I'm missing..... Also I think it looks good! The additional height is good.

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress