

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

Applicant



Brenda Parker

614-586-5514

brenda.parker@cbusarch.com

Location

2700 SHERWOOD RD

Bexley, OH 43209

BZAP-20-3

Status: Active

Submitted: Feb 10, 2020

A.1: Project Information

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

New 2-car detached garage with second floor storage space.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

What requires Minor Architectural Review

New construction detached garage.

Major Architectural Review

false

Minor Architectural Review

true

A.1: Attorney / Agent Information

Agent Name

Brenda Parker

Agent Address

930 Northwest Blvd

Agent Email

brenda.parker@cbusarch.com

Agent Phone

614-586-5514

A.2: Fee Worksheet

Estimated Valuation of Project

50000

Minor Architectural Review

true

Major Architectural Review

--

Variance Review

true

Variance Review Type

Zoning

Single Family

--

Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

exceeding height limit

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Review Type

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

--

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

--

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

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

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

97.5

Depth (ft)

144.9

Total Area (SF)

14093

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

1977

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

N/A

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

--

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

--

Proposed Addition (SF)

--

New Structure Type

Detached Garage

Ridge Height

22'-9"

Proposed New Structure (SF)

676

Is there a 2nd Floor

Yes

2nd Floor SF

406

Total of all garage and accessory structures (SF)

676

Total building lot coverage (SF)

2653

Total building lot coverage (% of lot)

19

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

No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1903

Existing Patio (SF)

246

Existing Private Sidewalk (SF)

155

Proposed Additional Hardscape (SF)

226

Total Hardscape (SF)

2530

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

5183

Total overall lot coverage (% of lot)

37

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

Garage Only

Existing Roof Type

--

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF

New Roof Style and Color

Slateline English Gray

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

Garage Only

Existing Window Type

--

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

Jeldwen

New Window Style/Mat./Color

Double Hung/Vinyl/Almond

C.1 Architectural Review Worksheet: Doors

Doors

true

Existing Entrance Door Type

--

Door Finish

Painted

Proposed Door Style

Carriage Style

Structure

Garage Only

Existing Garage Door Type

--

Proposed Door Type

Steel insulated

Proposed Door Color

Sandtone

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Proposed New Door Trim

Smart Trim 3-1/2"

Proposed New Window Trim

Smart Trim 3-1/2"

Do the proposed changes affect the overhangs?

No

Existing Door Trim

--

Existing Window Trim

--

Trim Color(s)

Almond

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes Manufacturer, Style, Color

--

Other Proposed Finishes

Stone veneer, stucco, cement board siding

Existing Finishes

--

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

Dutch Quality Limestone, natural stucco, HardiLap & HardiShingle siding

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Architect/Designer Phone

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Project Description

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Landscape Architect/Designer

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Architect/Designer E-mail

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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.

Request variance from Section 1252.15 (e) to increase the height of a new detached garage from 20'-0" to 22'-9". The height is driven by the overall width of the garage. The vehicles to be parked in the garage require 10' wide garage doors. The code requires 2'-0" between garage doors for structural bracing. These dimensions result in the 26' garage width. The style of the garage works best with a steep pitch and is shown at 11/12. The 11/12 pitch at 26'-0" width forces the height above the 20'-0" limitation. Many pitches of roof were studied that worked within the 20'-0" height limit, but the 11/12 was the most aesthetically pleasing.

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 height variance will allow for a detached garage that is aesthetically compatible with the existing house.

2. Is the variance substantial? Please describe.

The variance is not substantial; the request is to increase the height 2'-9" at the ridge above the 20'-0" limit.

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 essential character of the neighborhood would not be substantially altered with the variance. The composition of the garage creates interest and the garage looks best with the 11/12 roof pitch. Adjoining properties will not suffer substantial detriment as a result of the variance. The roof slope in the east/west direction allows for light to filter into the west neighbor's property. The additional height at the ridge will not greatly affect the shading to the neighbor to the north.

E.2 Variance Worksheet

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

The variance will have no impact on the delivery of governmental services.

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

The property owner did not have an in-depth knowledge of the Bexley zoning code and the detached garage height limitation when purchasing the property.

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

The pitch of the garage roof could be adjusted to work within the 20' height limit but the garage aesthetic would be sacrificed.

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

The spirit and intent behind the zoning requirement is observed and substantial justice is done. The height increase is minimal with aesthetics driving the variance request.

F.1 Fence Variance Worksheet

Lot Type

--

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.

--

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

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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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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.

--

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

--

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.

--

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.

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Attachments (9)



Photographs
Feb 10, 2020



020-003119 02/16/2017
2700 Sherwood-2.jpg
Feb 10, 2020

pdf Architectural Details

Feb 10, 2020

pdf Architectural Plan

Feb 10, 2020

pdf Exterior Elevations

Feb 10, 2020

pdf Floor Plan

Feb 10, 2020

pdf Site Plan

Feb 10, 2020

pdf A2.5.pdf

Feb 10, 2020

pdf 2020.0305 2700 Sherwood Exterior Elevation House-Garage.pdf

Mar 06, 2020

Timeline

Payment

Status: Paid February 11th 2020, 8:40 am

Zoning Officer

Status: Completed February 12th 2020, 7:45 am

Assignee: Kathy Rose

Kathy Rose February 12th 2020, 7:44:55 am

variance to height and size of accessory structure - March ARB & BZAP meetings

Brenda Parker March 4th 2020, 3:49:54 pm

Request variance from Section 1252.15 (e) to increase the height of a new detached garage from 20'-0" to 22'-9".

Kathy Rose March 4th 2020, 4:08:13 pm

I understand and have included that in the Notice sent to neighbors. I also think it would be most helpful to show the proposed garage and existing principal structure together in a scaled plan to allow Board Members to compare the size of the proposed garage with the existing principal structure.

Brenda Parker March 4th 2020, 4:20:16 pm

Floor plan or exterior elevation?

Kathy Rose March 4th 2020, 4:27:17 pm

3/12/2020

elevation - Thanks!

Brenda Parker March 6th 2020, 1:32:20 pm

I just uploaded the exterior elevation of the house with the garage in the background. The file is "2020.0305 2700 Sherwood Exterior Elevation House-Garage".

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

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



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-4

Applicant: Pete Foster

Owner: 75Shuffle LLC

Location: 633 Euclaire Ave.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which includes an attached garage.


BZAP: The applicant is seeking architectural review and approval to allow a new addition and attached garage. The applicant is also seeking a 22' variance from Bexley code Section 1252.09 (R-6) Zoning District, which requires a setback of 25' from the rear yard property line, to allow the addition to the rear of the principal structure to be constructed 3' from the rear property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-27-2020

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

Applicant

 Pete Foster
 614-778-4701
 petefastball@aol.com

Location

633 EUCLAIRE AV
Bexley, OH 43209

BZAP-20-4

Status: Active

Submitted: Feb 13, 2020

A.1: Project Information

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

A one story addition to the west of the existing residence to include a new gathering room/ mud room and attached two car garage. The project shall also include a new second floor shed dormer to the west side of the existing residence to allow for a new second floor bedroom and bathroom.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

The new addition to the west of the existing residence

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Pete Foster

Agent Address

685 Montrose Avenue

Agent Email

petefastball@aol.com

Agent Phone

614 778 4701

A.2: Fee Worksheet

Estimated Valuation of Project

350000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Zoning

Single Family

--

Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

encroaching into required setback

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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

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B: Project Worksheet: Property Information

Occupancy Type

Zoning District

Residential

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

Depth (ft)

50

135

Total Area (SF)

6750

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

Proposed Addition (SF)

1400.97

963.5

Removing (SF)

Type of Structure

223.86

residence

Proposed New Primary Structure or Residence (SF)

Total Square Footage

963.5

2140.61

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 (% of lot)

--

Total building lot coverage (SF)

--

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

--

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

162

Existing Private Sidewalk (SF)

48

Total Hardscape (SF)

1784

Existing Patio (SF)

0

Proposed Additional Hardscape (SF)

1622

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

3924.61

Total overall lot coverage (% of lot)

58

C.1 Architectural Review Worksheet: Roofing**Roofing**

--

Existing Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

Structure

House or Principal Structure

New Roof Type

Arch. Dimensional Shingles

New Roof Style and Color

Match existing

C.1 Architectural Review Worksheet: Windows**Windows**

--

Existing Window Type

Casement

New Window Manufacturer

Marvin

Structure

House or Principal Structure

Existing Window Materials

Aluminum Clad Wood

New Window Style/Mat./Color

Match existing

C.1 Architectural Review Worksheet: Doors**Doors**

--

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

see drawings

Existing Garage Door Type

Wood

Proposed Door Type

Fiberglass

Proposed Door Color

undecided

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

--

Existing Door Trim

Cedar

Proposed New Door Trim

James Hardie

Existing Window Trim

Redwood

Proposed New Window Trim

James Hardie

Trim Color(s)

white

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

wood shingle

Proposed Finishes

Other

Other Proposed Finishes

--

Proposed Finishes Manufacturer, Style, Color

James Hardie

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

--

Landscape Architect/Designer

--

Architect/Designer Phone

--

Architect/Designer E-mail

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Project Description

--

I have read and understand the above criteria

true

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

--

E.1 Variance Worksheet

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

The new single story addition involves a new two car garage that is attached to the principle structure sits within the required rear yard side back. The new garage is being placed at the rear of the property to create a buffer from both the neighboring athletic field and busy alley resulting in a new private urban garden space.

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 resulting exterior courtyard space adds a unique amenity to the property while providing separation from the neighboring activity to the west. Sensitivity has been given to the adjacent neighbors in keeping the addition to a one story piece in an attempt to respect both the scale and architecture of the existing residence and the fabric of this particular block that abuts the university athletic field. The properties on this block have included rental properties as well as private owners over the years. The client in this particular case is willing to make a substantial investment in this property in order to be close to Bexley's evolving Main Street amenities/ activity. The requested variance would provide the privacy that the homes on this street have always lacked.

2. Is the variance substantial? Please describe.

No. The proposed placement of the new attached garage does not sit closer to the rear yard property line than it would if it were to be a detached garage and it does not invade the required principle side yard setback for this zoning district.

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 adjoining properties will not be negatively impacted. The new design will provide a buffer from the athletic fields and the busy cut thru alley to the west and provide the privacy to the rear yard that the homes on this block have always lacked.

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.

yes. The owners are long time resident of Bexley as well as prominent real estate agents and are aware of most of the zoning codes as it pertains to residential properties. I also have engaged in conversations with the owners to help them navigate the zoning code to result in a sensitive design solution that will not negatively impact the neighboring properties.

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

Not in order to attain an attached garage. In my professional opinion, if the new garage were to be unattached and the required ten feet from the new primary structure the impact on the neighboring properties no different in this case than if the garage is attached.

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

Yes. Zoning codes, in my opinion, exist in order to protect the "in between" spaces, the views and the density with in different districts. In this case, the design respects the separation between the adjacent properties by not violating the required side yard setbacks on either side of the property. The new addition is only a one story addition which minimizes the impact on the views from the neighboring properties. The new attached garage is respectful of the scale of the other garages on the block and provides

a much needed buffer from the institutional activities to the west of the property. This new design does not exceed the allowable footprint coverage or the development coverage for this lot.

F.1 Fence Variance Worksheet

Lot Type

Interior (non-corner) lot

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

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

F.3 Fence Variance Worksheet

Front Yard Restrictions

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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.

--

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.

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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. 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.

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Attachments (11)



Photographs
Feb 13, 2020



IMG_0726.jpg
Feb 13, 2020



IMG_0724.jpg
Feb 13, 2020



IMG_0733.jpg
Feb 13, 2020



IMG_2096.jpg
Feb 13, 2020



IMG_2094.jpg
Feb 13, 2020



IMG_2097.jpg
Feb 13, 2020



IMG_2098.jpg
Feb 13, 2020

pdf **Architectural Details**
Feb 13, 2020

pdf **Architectural Plan**
Feb 13, 2020

Timeline

Payment

Status: Paid February 13th 2020, 10:36 am

Zoning Officer

Status: Completed March 4th 2020, 3:28 pm

Assignee: Kathy Rose

Kathy Rose February 13th 2020, 11:55:06 am

March ARB & BZAP

Pete Foster March 4th 2020, 4:46:19 pm

Variance to allow the principle structure to sit within the required rear yard setback

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

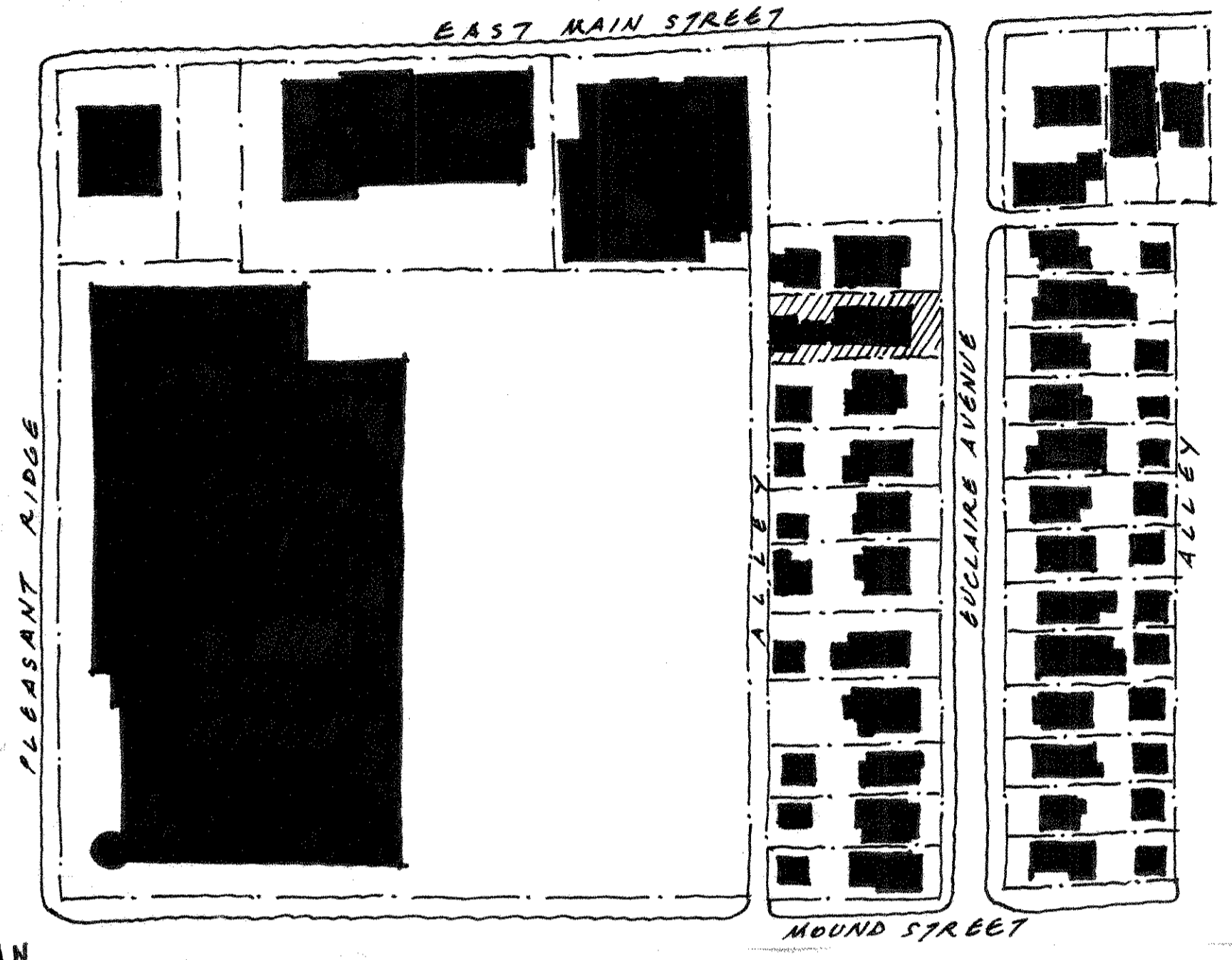
Status: In Progress

Tree Commission

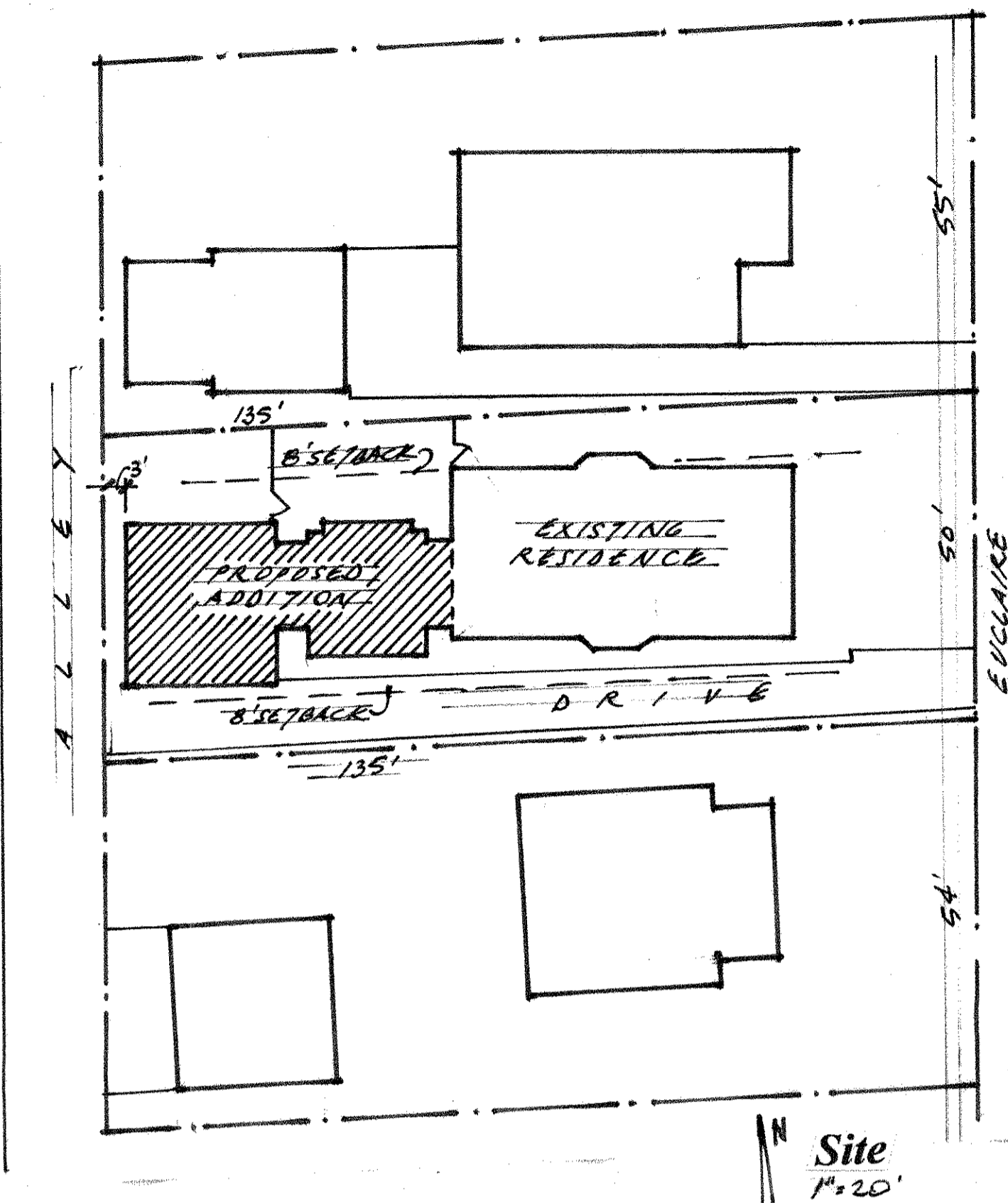
Status: In Progress

Arborist

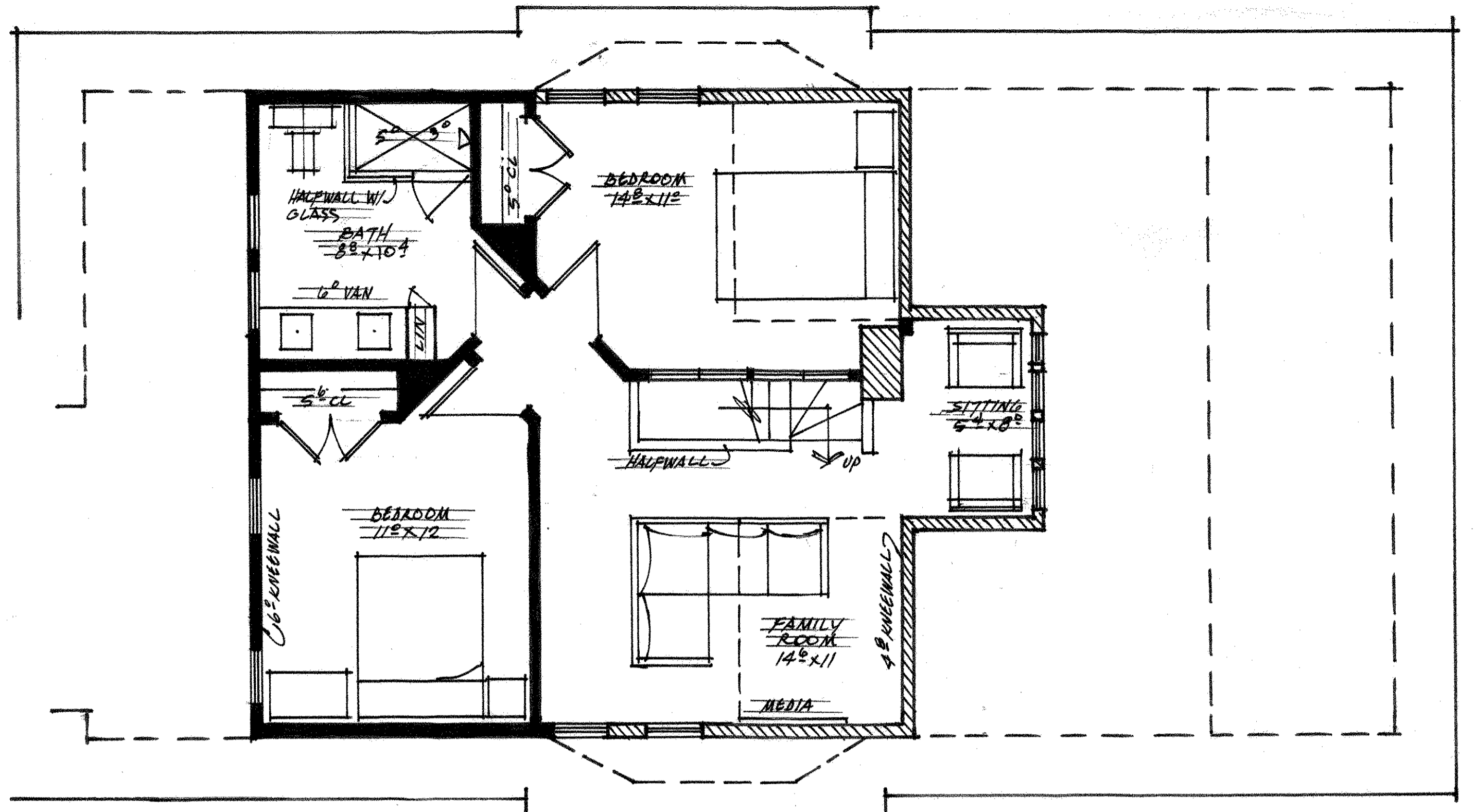
Status: In Progress



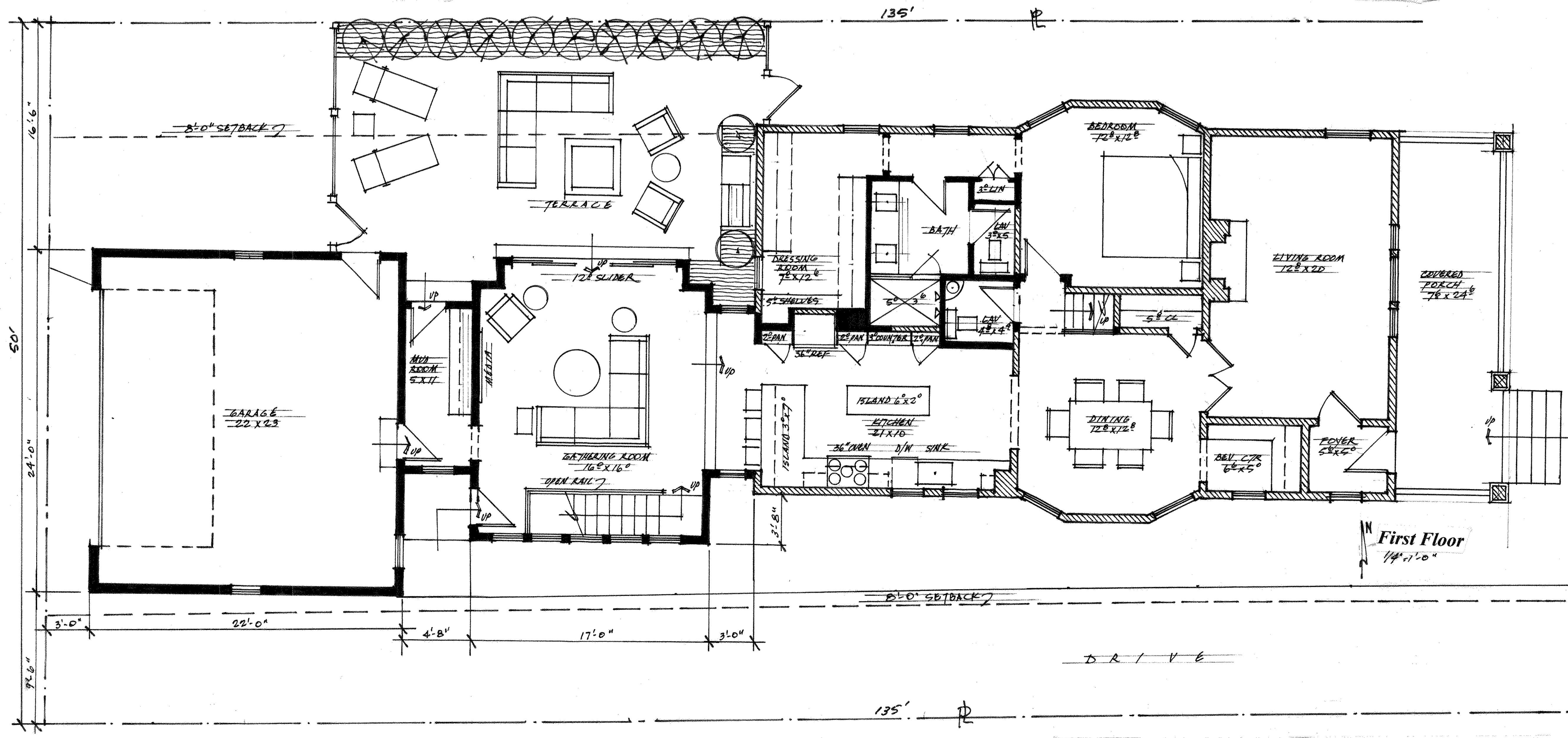
Figure/ Ground
N-79



Site
1"=20'



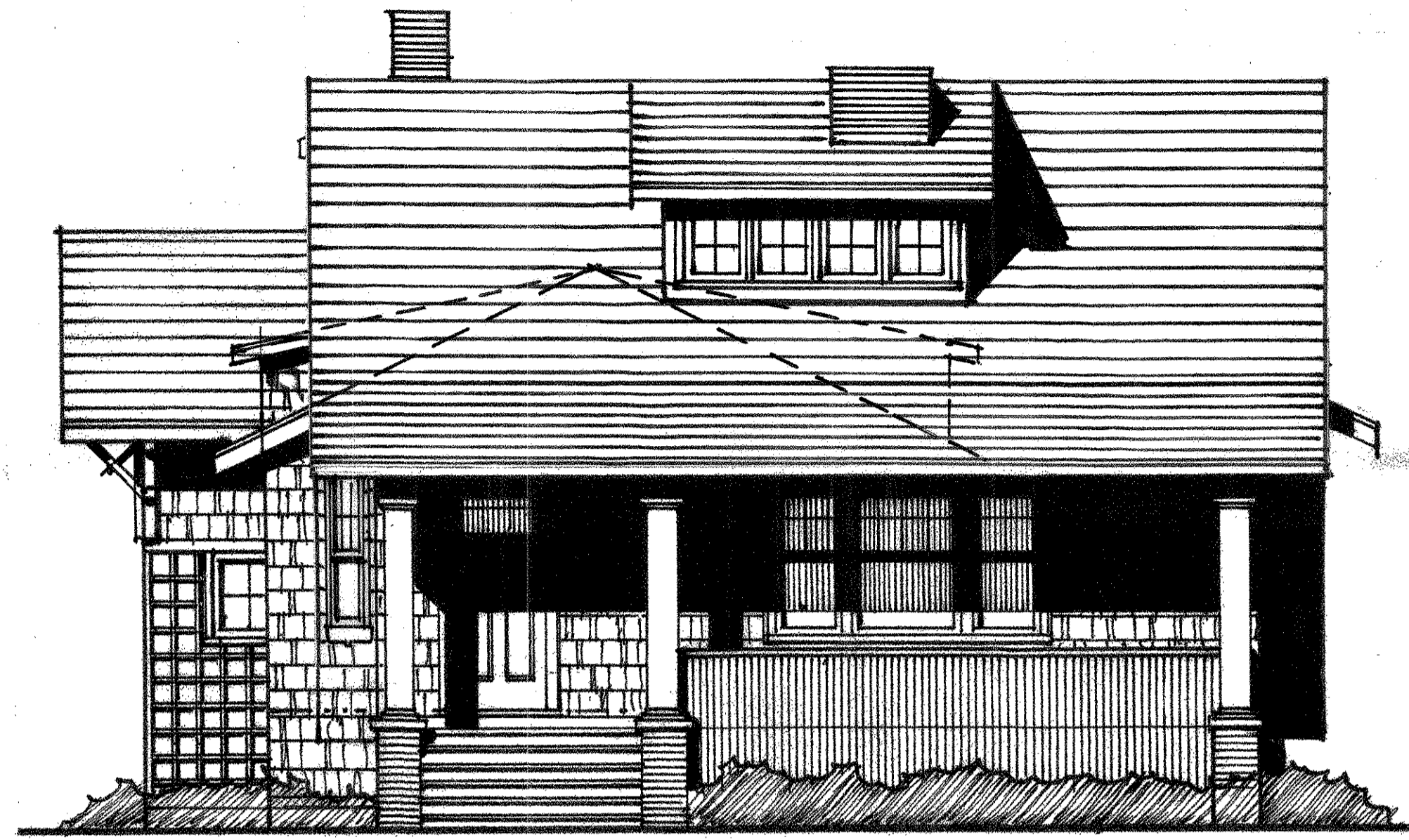
Second Floor
1/4"=1'-0"



First Floor
1/4"=1'-0"



Residential Design
LLC
Powers Residence
633 Euclaire Avenue
Bexley, Ohio
February 12, 2020



East Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"













PEED
MIT
5









PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-5

Applicant: Brian Jones

Owner: Jeffrey & Jennifer McCloskey

Location: 209 N. Columbia

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which would attach and enclose the detached garage and add a detached garage.

BZAP: The applicant is seeking architectural review and approval to allow an addition to the rear of the principal structure, which would attach and enclose the existing detached garage and add a new detached garage. The applicant is also seeking a 5'4" variance and 2' variance from Bexley Code Section 1252.09 (R-3) Zoning District, which requires a setback of 12' from the side yard property line, to allow the addition to the rear of the principal structure that will attach to the existing detached garage that is 6'8" from the side property, and an addition that is 10'8" from the side yard property line. The existing garage will be converted to living space.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-27-2020

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

BZAP-20-5

Status: Active

Submitted: Feb 13, 2020

Applicant



Brian Jones

(614) 358-3729

brian@thejonesstudio.com

Location

209 S COLUMBIA AV

Bexley, OH 43209

A.1: Project Information

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

Add 2 story addition to rear of existing home that will attached to an existing garage. This garage is to be converted to living space making it non conforming as it is located in the side yard setback. Also, adding a one story addition off the back of the new space and a detached garage to the south of the site. The project will also include a rear terrace with pergola and pool.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Entire project

What requires Minor Architectural Review

NA

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Brian Marzich

Agent Address

--

Agent Email

bmarzich@wowway.com

Agent Phone

614-314-0260

A.2: Fee Worksheet

Estimated Valuation of Project

800000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Zoning

Single Family

--

Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

encroaching into required setback

--

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

--

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

Residential

--

Use Classification

R-3 (25% Building and 50% Overall)

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

100

250

Total Area (SF)

25000

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

1933

1551

Removing (SF)**Type of Structure**

--

addition/converting existing garage

Proposed New Primary Structure or Residence (SF)**Total Square Footage**

--

3484

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

1746

--

New Structure Type**Ridge Height**

garage

--

Proposed New Structure (SF)**Is there a 2nd Floor**

--

No

Total of all garage and accessory structures (SF)

1677

Total building lot coverage (SF)

5161

Total building lot coverage (% of lot)

21

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

Yes

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

3006

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

282

Proposed Additional Hardscape (SF)

813

Total Hardscape (SF)

4101

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

9262

Total overall lot coverage (% of lot)

37

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House & Garage

Existing Roof Type

Slate

New Roof Type

Slate

New Single Manufacturer

--

New Roof Style and Color

Match existing

C.1 Architectural Review Worksheet: Windows**Windows**

--

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

White to match existing

C.1 Architectural Review Worksheet: Doors**Doors**

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

Patio doors @ addition

Existing Garage Door Type

Wood

Proposed Door Type

Clad wood`

Proposed Door Color

white

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Proposed New Door Trim

composite

Proposed New Window Trim

Composite

Existing Door Trim

Cedar

Existing Window Trim

Wood

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 Manufacturer, Style, Color

stone and cedar chingle

Proposed Finishes Manufacturer, Style, Color

thin stone, cedar shingle, fiber cement panels

Existing Finishes

Natural Stone

Proposed Finishes

Natural Stone

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.

The project is too include attaching an existing garage and converting it to livable space. This existing garage is built in the side yard setback.

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, No. The current location of the garage requires driving behind the house to enter and the accompanying driveway separates the house from the rear yard. The proposed plan allows the have a normal relationship to their backyard by removing this connecting driveway.

2. Is the variance substantial? Please describe.

No. The area requiring a variance is an existing condition. All other work conforms to current zoning code.

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.

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

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

No. The current location of the garage requires driving behind the house to enter and the accompanying driveway separates the house from the rear yard. The proposed plan allows the have a normal relationship to their backyard by removing this connecting driveway.

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

--

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

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.

--
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 (3)

pdf **Architectural Details**
Feb 13, 2020

pdf **Photographs**
Feb 13, 2020

pdf **Site Plan**
Feb 13, 2020

Timeline

Payment

Status: Paid February 18th 2020, 9:36 am

Brian Jones February 13th 2020, 3:14:56 pm

I will drop off hard copies and pay fee in person

Zoning Officer
Status: In Progress
Assignee: Kathy Rose

Design Planning Consultant
Status: Pending

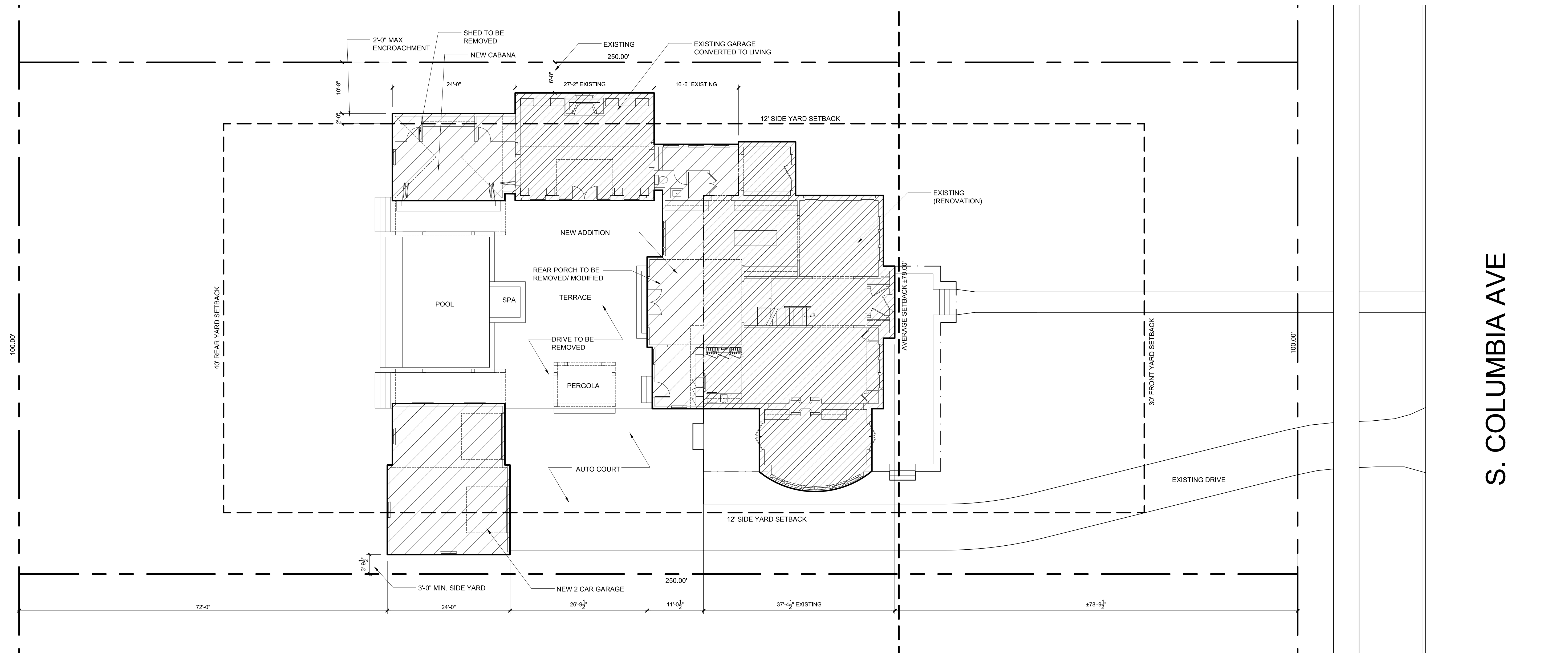
Architectural Review Board
Status: Pending

Board of Zoning and Planning
Status: Pending

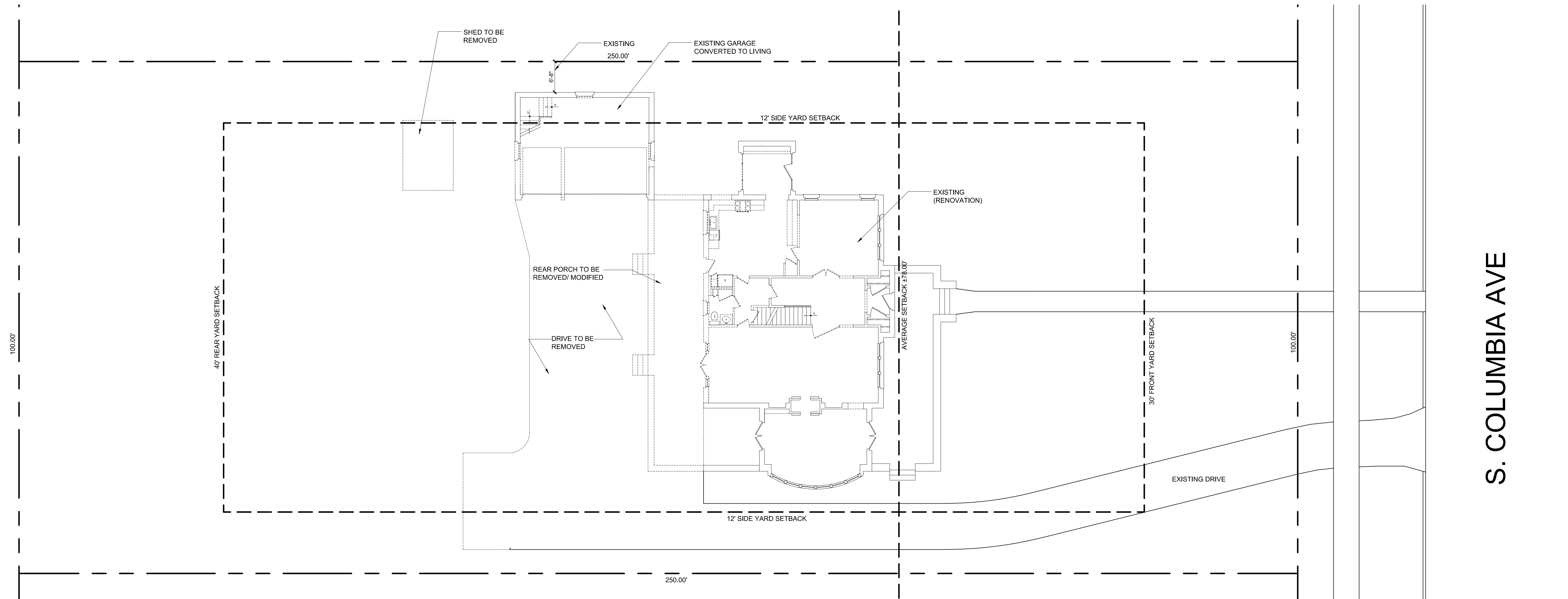
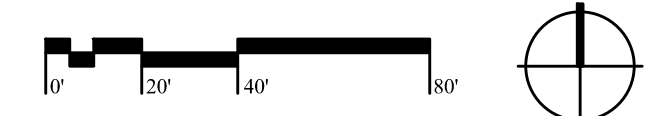
City Council
Status: Pending

Tree Commission
Status: Pending

Arborist
Status: Pending



PROPOSED ARCHITECTURAL SITE PLAN
Scale: 1" = 10' - 0"



EXISTING CONDITIONS AND DEMOLITION SITE PLAN
Scale: 1" = 10' - 0"



S. COLUMBIA AVE

S. COLUMBIA AVE

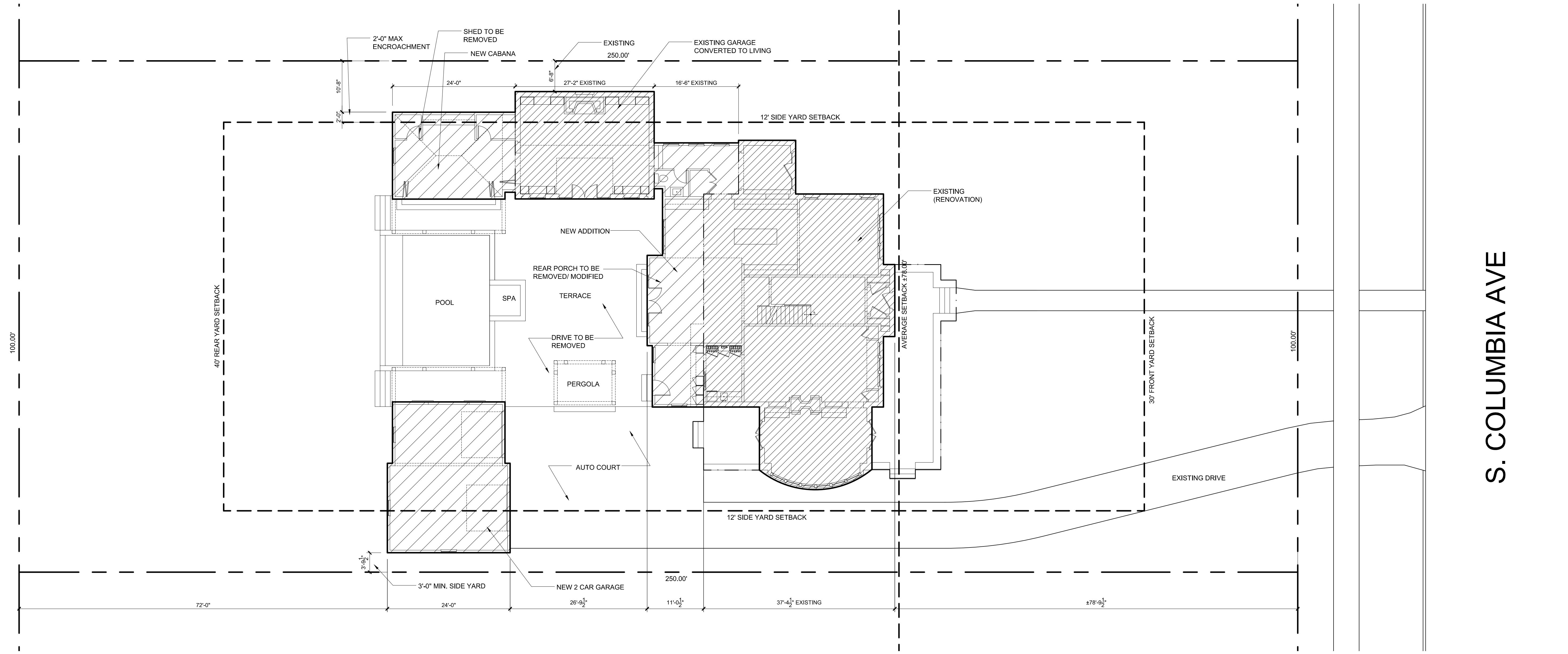
MCCLOSKEY RESIDENCE
209 SOUTH COLUMBIA AVE
BEXLEY, OHIO 43209

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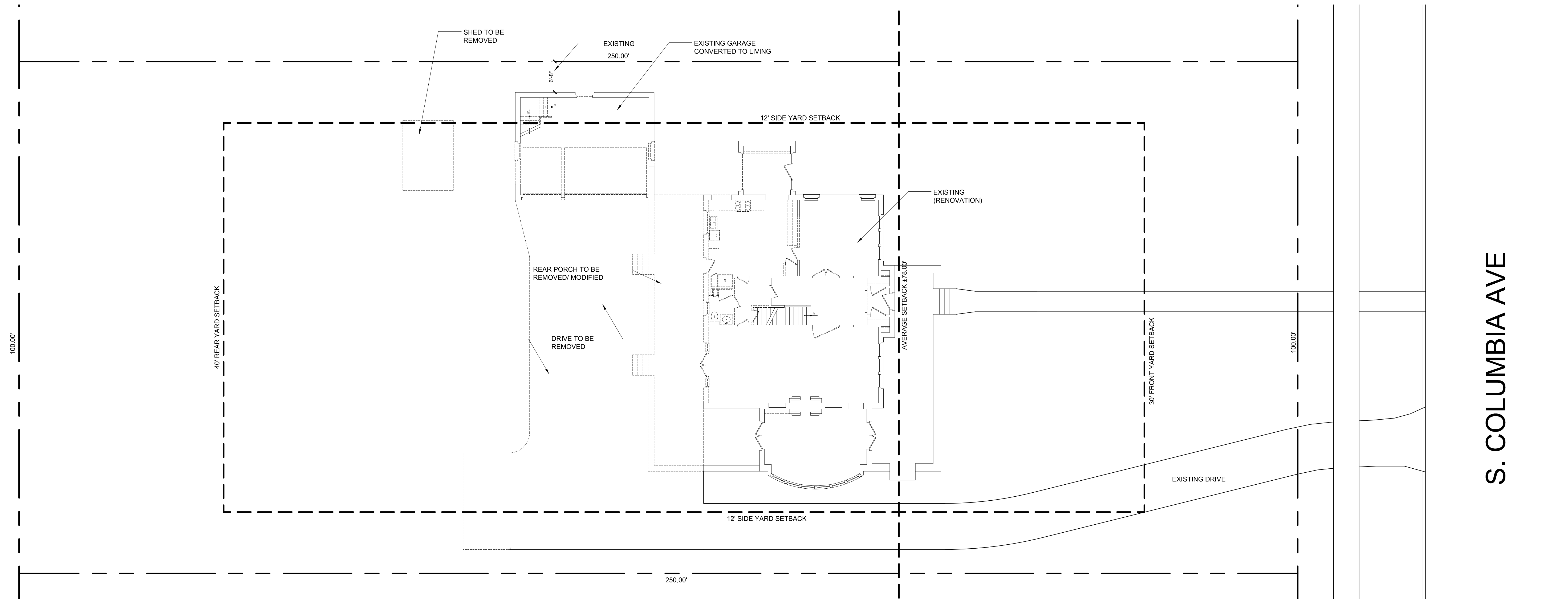
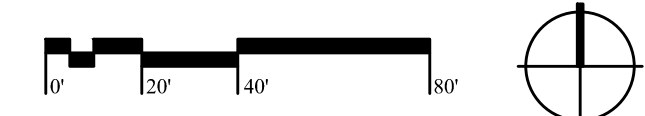
SITE PLANS
190659
13 FEBRUARY 2020
SCHEMATIC DESIGN

REVISIONS
SP.1

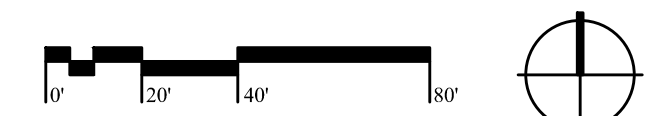
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PROPOSED ARCHITECTURAL SITE PLAN
Scale : 1" = 10' - 0"



EXISTING CONDITIONS AND DEMOLITION SITE PLAN
Scale : 1" = 10' - 0"



S. COLUMBIA AVE

S. COLUMBIA AVE

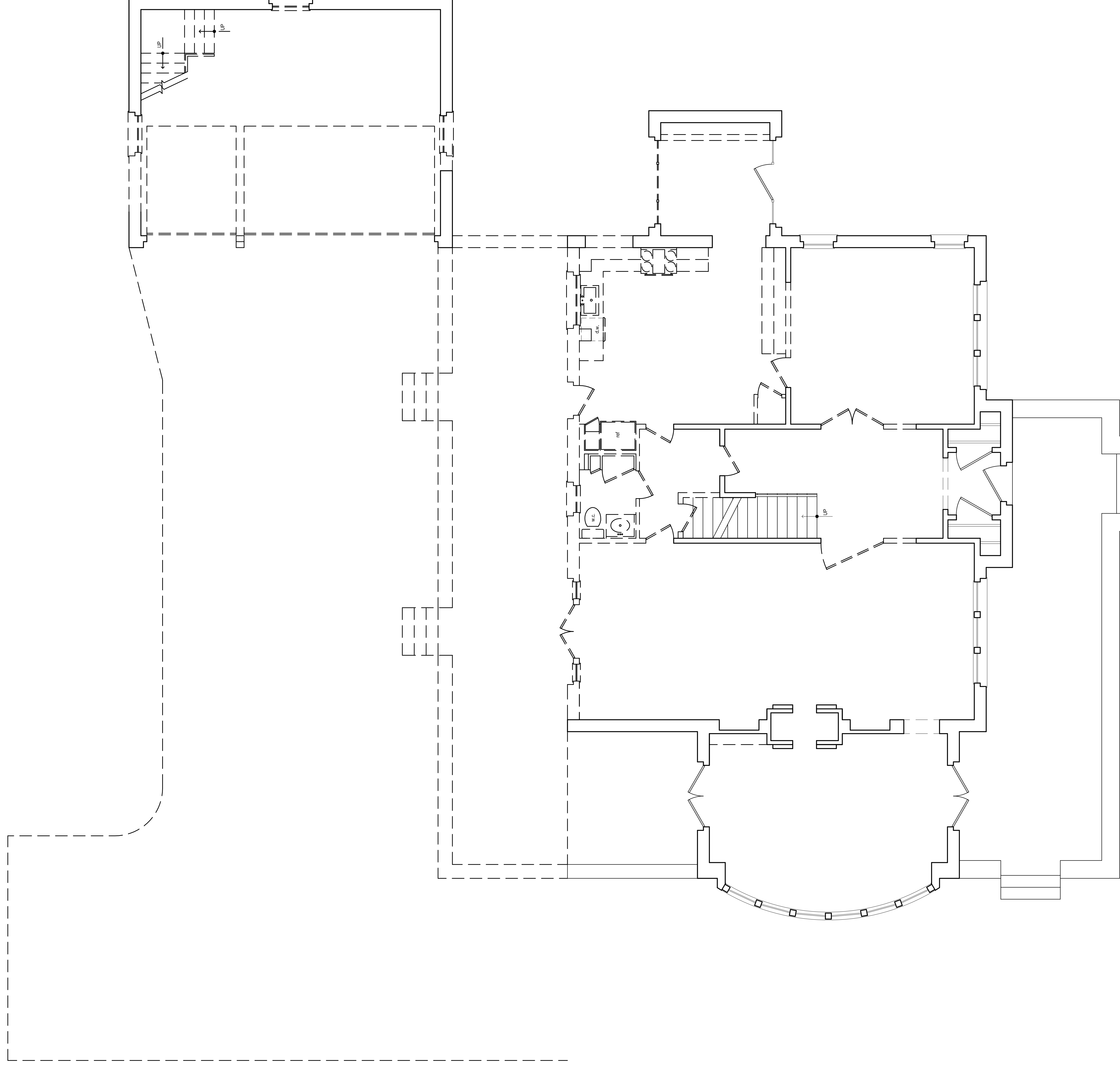
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DEMOLITION FIRST FLOOR PLAN
1/4"=1'-0"

REVISIONS

D1.1

DEMOLITION FIRST FLOOR PLAN

19059
13 FEBRUARY 2020

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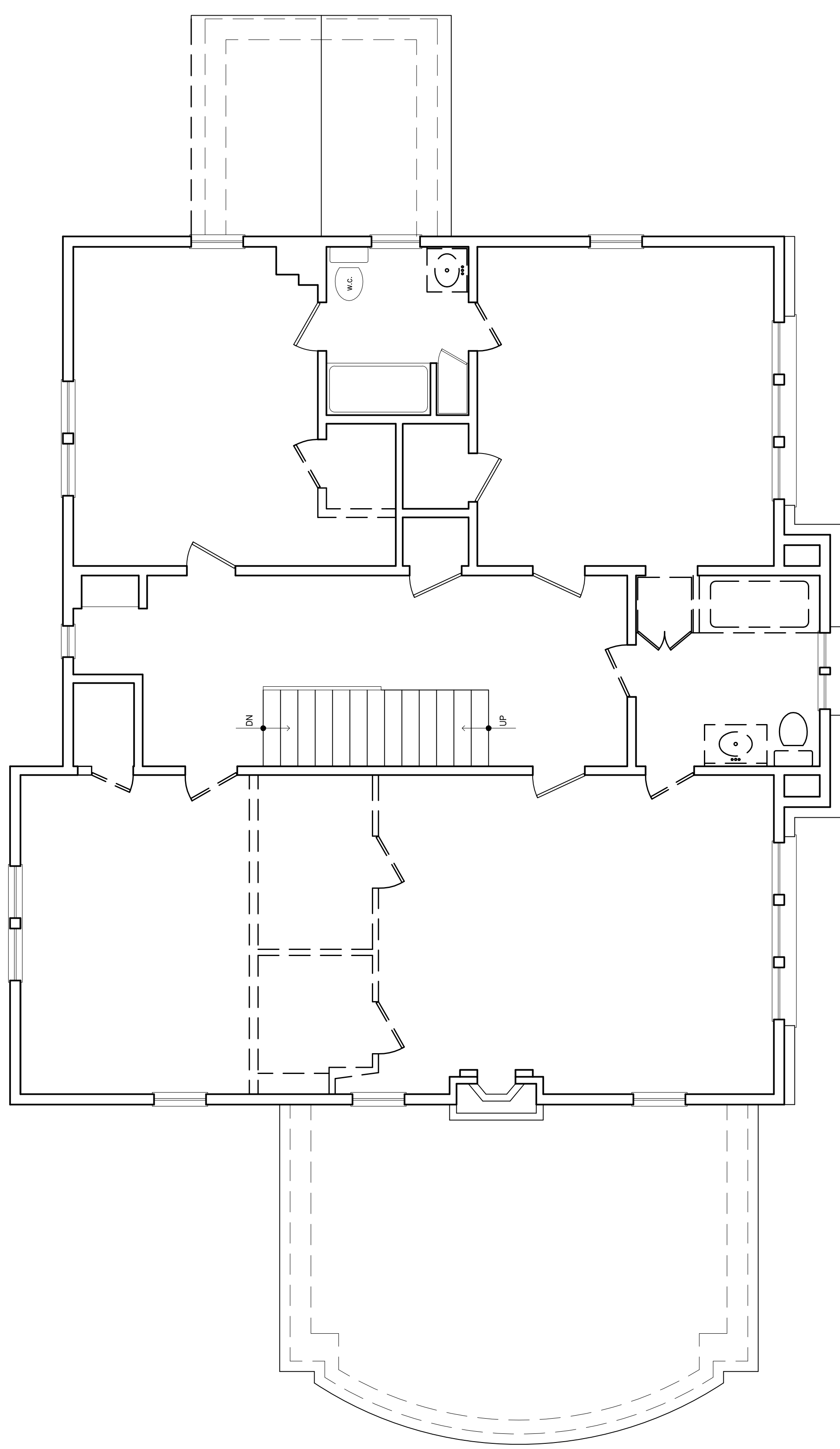
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ARCHITECT.



DEMOLITION SECOND FLOOR PLAN
1/4"=1'-0"

REVISIONS

D2.1

DEMOLITION SECOND FLOOR PLAN

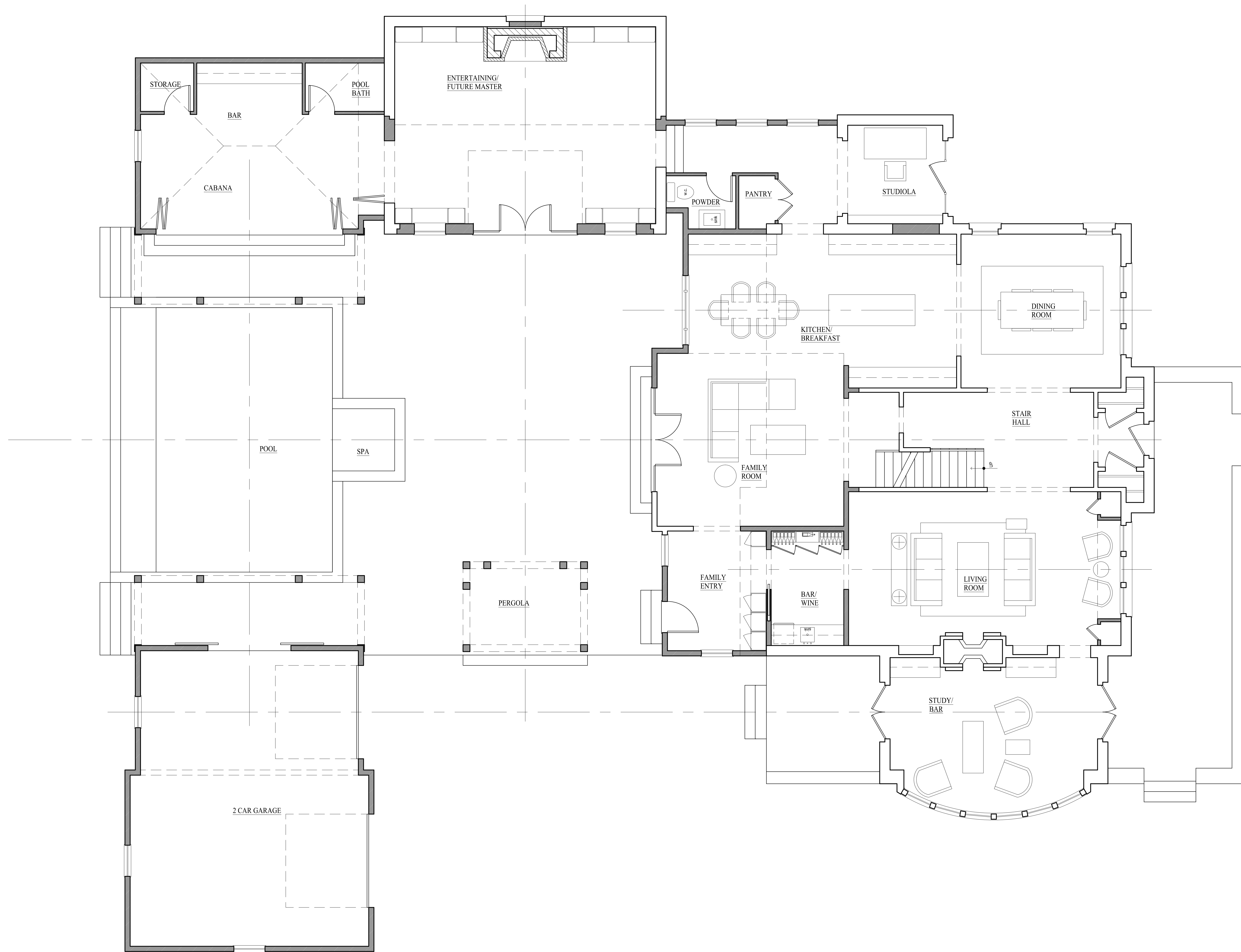
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PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

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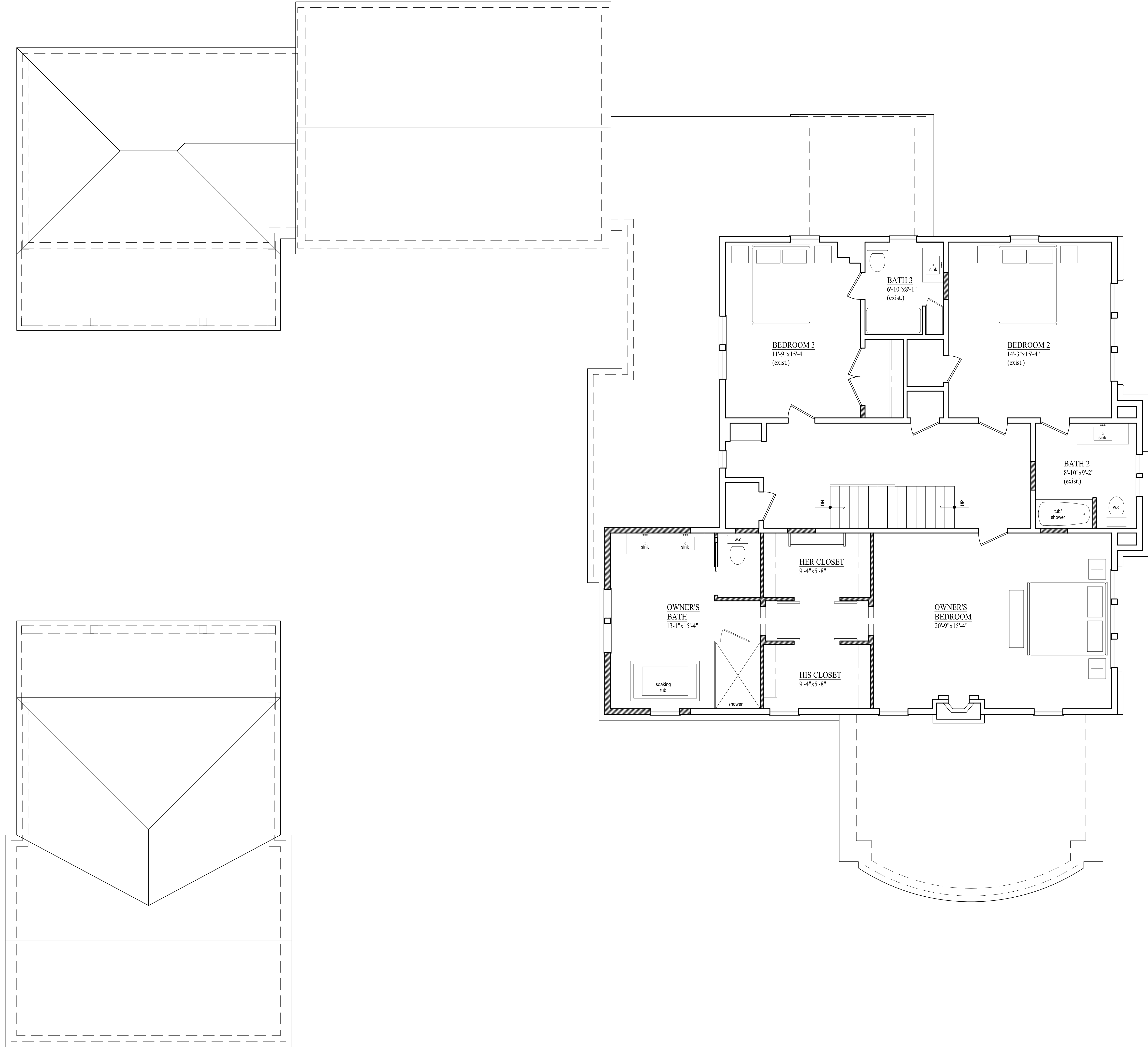
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PROPOSED FIRST FLOOR PLAN
19059
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A1.1

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PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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BEXLEY, OHIO 43209

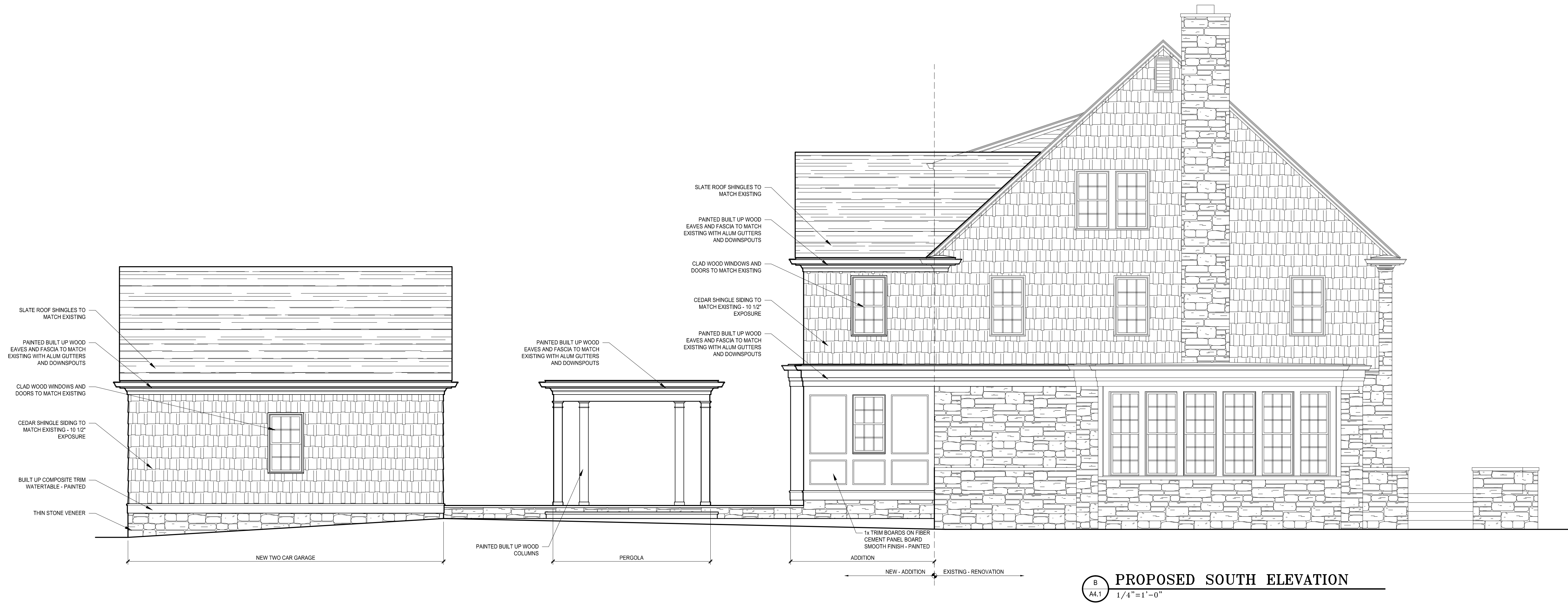
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PROPOSED SECOND FLOOR PLAN
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B
A4.1 **PROPOSED SOUTH ELEVATION**
1/4"=1'-0"



A
A4.1 **EXISTING SOUTH ELEVATION**
1/4"=1'-0"

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BEXLEY, OHIO 43209

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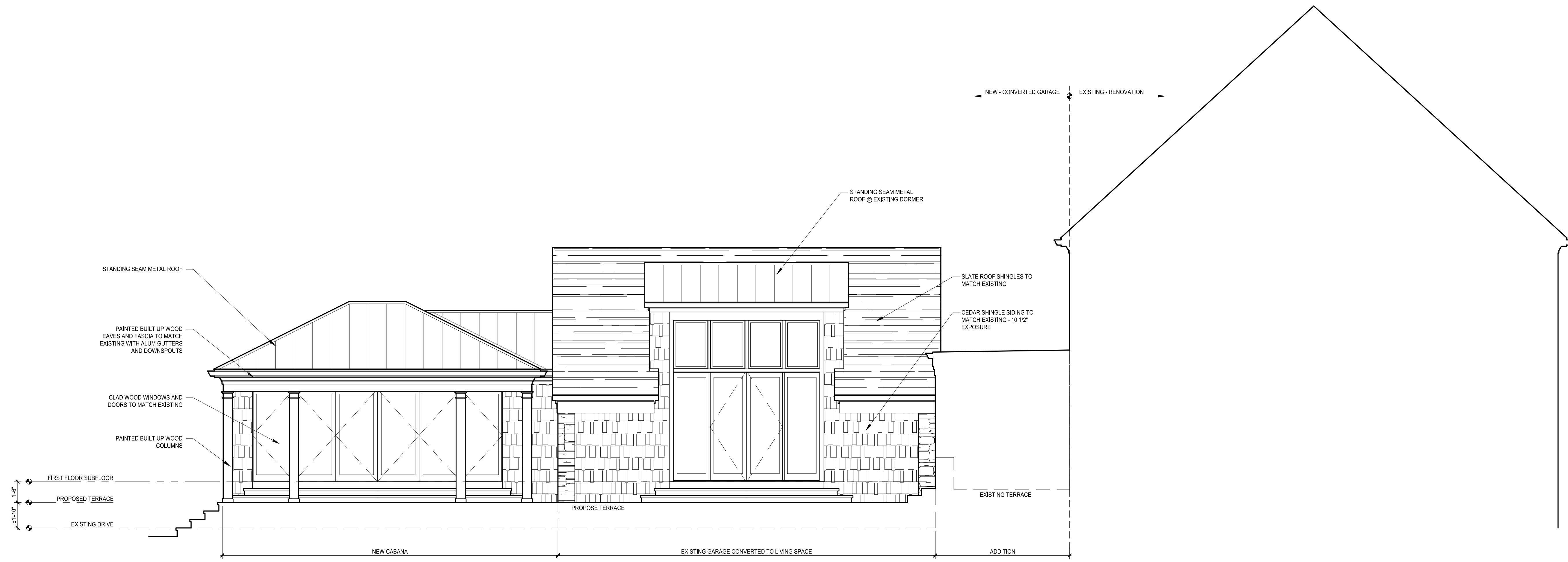
EXTERIOR ELEVATIONS

19069
13 FEBRUARY 2020
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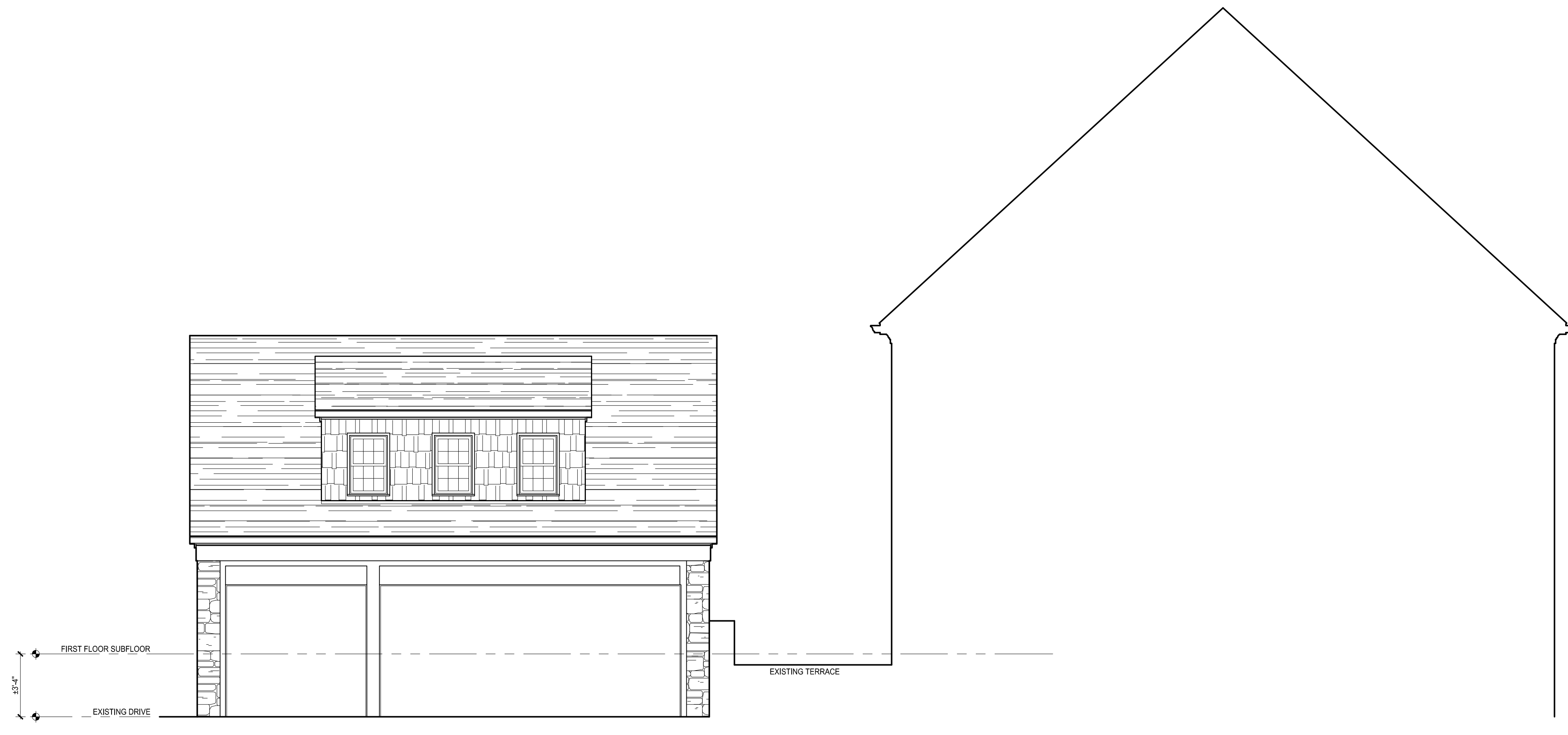
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B
A4.2 **PROPOSED SOUTH ELEVATION**
1/4"=1'-0"



A
A4.2 **EXISTING SOUTH ELEVATION**
1/4"=1'-0"

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BEXLEY, OHIO 43209

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EXTERIOR ELEVATIONS
190659
13 FEBRUARY 2020
SCHEMATIC DESIGN

REVISIONS

A4.2

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B
A4.3 **PROPOSED WEST ELEVATION**
1/4"=1'-0"



A
A4.3 **EXISTING WEST ELEVATION**
1/4"=1'-0"

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BEXLEY, OHIO 43209

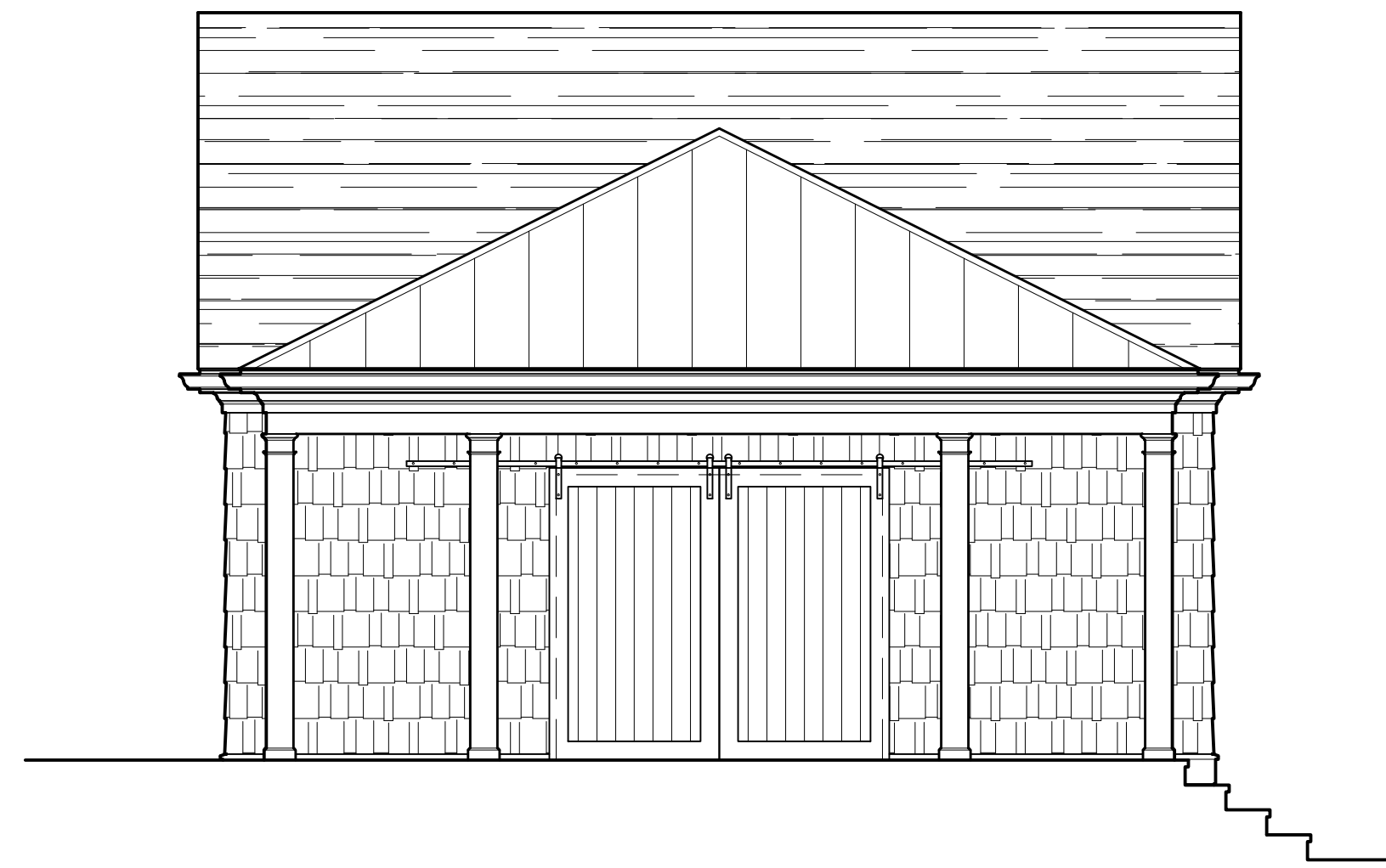
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EXTERIOR ELEVATIONS
19069
13 FEBRUARY 2020
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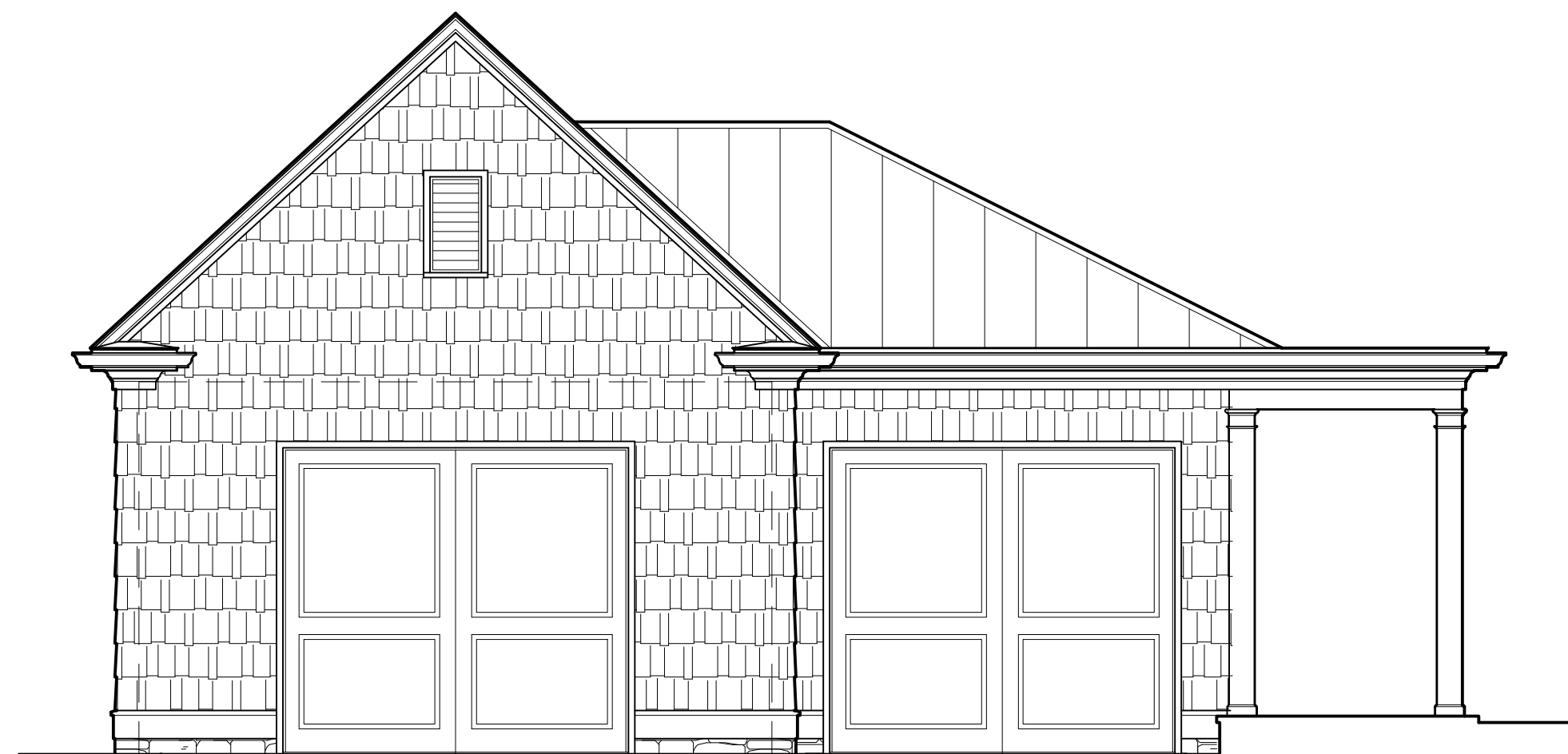
REVISIONS

A4.3

OWNERSHIP AND USE OF DOCUMENTS
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D GARAGE NORTH ELEVATION
1/4"=1'-0"



C GARAGE EAST ELEVATION
1/4"=1'-0"



B PROPOSED WEST ELEVATION
1/4"=1'-0"



A EXISTING WEST ELEVATION
1/4"=1'-0"

MCCLOSKEY RESIDENCE
209 SOUTH COLUMBIA AVE
BEXLEY, OHIO 43209

JONES
BRIAN KENT JONES ARCHITECTS, INC.
280 CITY CENTER
P.O. BOX 3279
F. 614.846.8015

EXTERIOR ELEVATIONS
19069
13 FEBRUARY 2020
SCHEMATIC DESIGN

REVISIONS

A4.4

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PROPOSED NORTH ELEVATION
 1/4" = 1'-0"



EXISTING NORTH ELEVATION
 1/4" = 1'-0"

BEXLEY, Ohio 43209

MCCLOSKEY RESIDENCE
 209 SOUTH COLUMBIA Ave

JONES
 BRIAN KENT JONES ARCHITECTS, INC.
 280 CITY CENTER
 P.O. BOX 3279 F 43148-3279

EXTERIOR ELEVATIONS

19069
 13 FEBRUARY 2020
 SCHEMATIC DESIGN

REVISIONS

A4.5

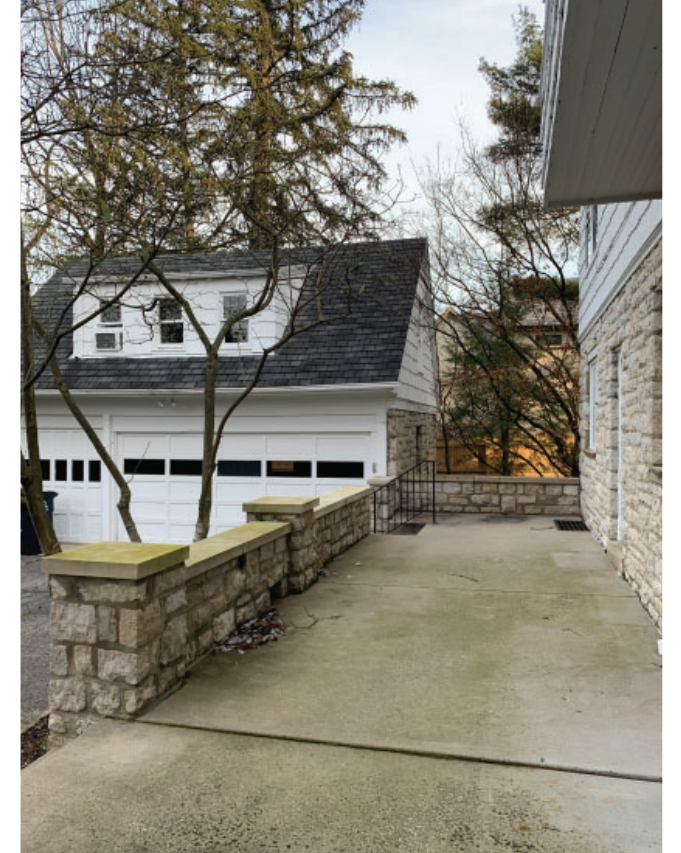
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MCCLOSKEY RESIDENCE



JONES

MCCLOSKEY RESIDENCE



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MCCLOSKEY RESIDENCE



JONES



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-6

Applicant: Brian Marzich

Owner: Laura Maddox & Kevin Keenan

Location: 796 S. Remington

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 2-story addition to the rear of the 2-story principal structure

BZAP: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the 2-story principal structure. The applicant is also seeking a 10" variance from Bexley Code Section 1252.09 (R-6) Zoning District, which requires a setback of 6'6" from the side yard property line for this 40' wide lot, to allow the addition to the rear of the principal structure to be 5'8" from the north side property line, and in-line with the existing principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-27-2020

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

Applicant

 Brian Marzich
 614-314-0260
 brian@marzich.com

Location

796 S REMINGTON RD
Bexley, OH 43209

BZAP-20-6

Status: Active

Submitted: Feb 13, 2020

A.1: Project Information

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

The project is to add a two story addition to the rear of the existing structure. Also to replace a one car garage with a new two car garage.

Architecture Review

true

Conditional Use

--

Demolition

true

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Entire project

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Brian Marzich

Agent Address

--

Agent Email

brian@marzich.com

Agent Phone

614-314-0260

A.2: Fee Worksheet

Estimated Valuation of Project

175000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

encroaching into required setback

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

--

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

Residential

Zoning District

--

Use Classification

R-6 (35% Building and 60% Overall)

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

40

Depth (ft)

134.75

Total Area (SF)

5390

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

1008

Proposed Addition (SF)

336

Removing (SF)

--

Type of Structure

addition

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1344

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

216

Proposed Addition (SF)

--

New Structure Type

garage

Ridge Height

18

Proposed New Structure (SF)**Is there a 2nd Floor**

484

No

Total of all garage and accessory structures (SF)

Total building lot coverage (SF)

484

1828

Total building lot coverage (% of lot)

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

34

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

Existing Patio (SF)

213

--

Existing Private Sidewalk (SF)

Proposed Additional Hardscape (SF)

240

173

Total Hardscape (SF)

280

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

Total overall lot coverage (% of lot)

2108

39

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

true

House & Garage

Existing Roof Type

New Roof Type

Std. 3-tab Asphalt Shingle

Std. 3-tab Asphalt Shingle

New Single Manufacturer

New Roof Style and Color

--

Match Exist

C.1 Architectural Review Worksheet: Windows

Windows

Structure

true

House & Garage

Existing Window Type

Existing Window Materials

Double Hung

Wood

New Window Manufacturer

New Window Style/Mat./Color

Pella

Vinyl

C.1 Architectural Review Worksheet: Doors

Doors

Structure

true

House & Garage

Existing Entrance Door Type

Existing Garage Door Type

Wood

Wood

Door Finish

Proposed Door Type

Painted

Clad

Proposed Door Style

Proposed Door Color

Patio

white

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

true

Aluminum Clad

Proposed New Door Trim

Existing Window Trim

alum clad

Other

Other Existing Window Trim

Proposed New Window Trim

alum clad

alum

Trim Color(s)

Do the proposed changes affect the overhangs?

white

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

true

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

tan

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

clapboard style to match existing

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.

The proposed addition is required to align with the existing north wall of the residence. This wall is existing non-conforming as it encroaches into the side yard setback.

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 addition requires the use of the existing interior stair location which is against the north wall of the house.

2. Is the variance substantial? Please describe.

No, the addition will not be worse than the existing non conforming 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.

No, the addition will not be worse than the existing non conforming structure.

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

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

No, the addition requires the use of the existing interior stair location which is against the north wall of the house.

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

--

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

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.

No

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.

true

Provide a narrative time schedule for the replacement project

The project includes a new two car garage which will require the existing one car garage to be demolished

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

The proposed project will no negative impact on the neighborhood as 2 car garages are common to other houses and the new garage will be more slightly than the existing

Attachments (5)

pdf Architectural Details

Feb 13, 2020

pdf Exterior Elevations

Feb 13, 2020

pdf Floor Plan

Feb 13, 2020

pdf Photographs

Feb 13, 2020

pdf Site Plan

Timeline

Zoning Officer

Status: Completed February 14th 2020, 2:49 pm

Assignee: Kathy Rose

Kathy Rose February 14th 2020, 2:45:39 pm

Brian, What is the ridge height of the new 2-story addition?

Kathy Rose February 14th 2020, 2:48:54 pm

March ARB & BZAP 2020 variance from side yard setback requirement

Kathy Rose February 25th 2020, 2:14:42 pm

Brian - Fees are due!!!

Kathy Rose February 25th 2020, 3:10:55 pm

Found the check - Thank You!!

Kathy Rose March 6th 2020, 1:21:23 pm

There is a section of the house on the site plan that appears to be closer to the north property line than the proposed addition. Can you tell me if that is the case and what the distance is if it is. It could also just be referencing the soffit, so I thought I'd ask. Thanks!

Brian Marzich March 10th 2020, 1:06:52 pm

Kathy. That is the existing eve that projects a bit further than the rakes. The new addition north wall will align with existing as to not encroach further than existing. Thanks

Payment

Status: Paid February 25th 2020, 3:10 pm

Brian Marzich February 13th 2020, 4:03:03 pm

I will drop off hard copies and pay in person

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

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

BUILDING INFORMATION

GOVERNING CODE:
2019 RESIDENTIAL CODE OF OHIO

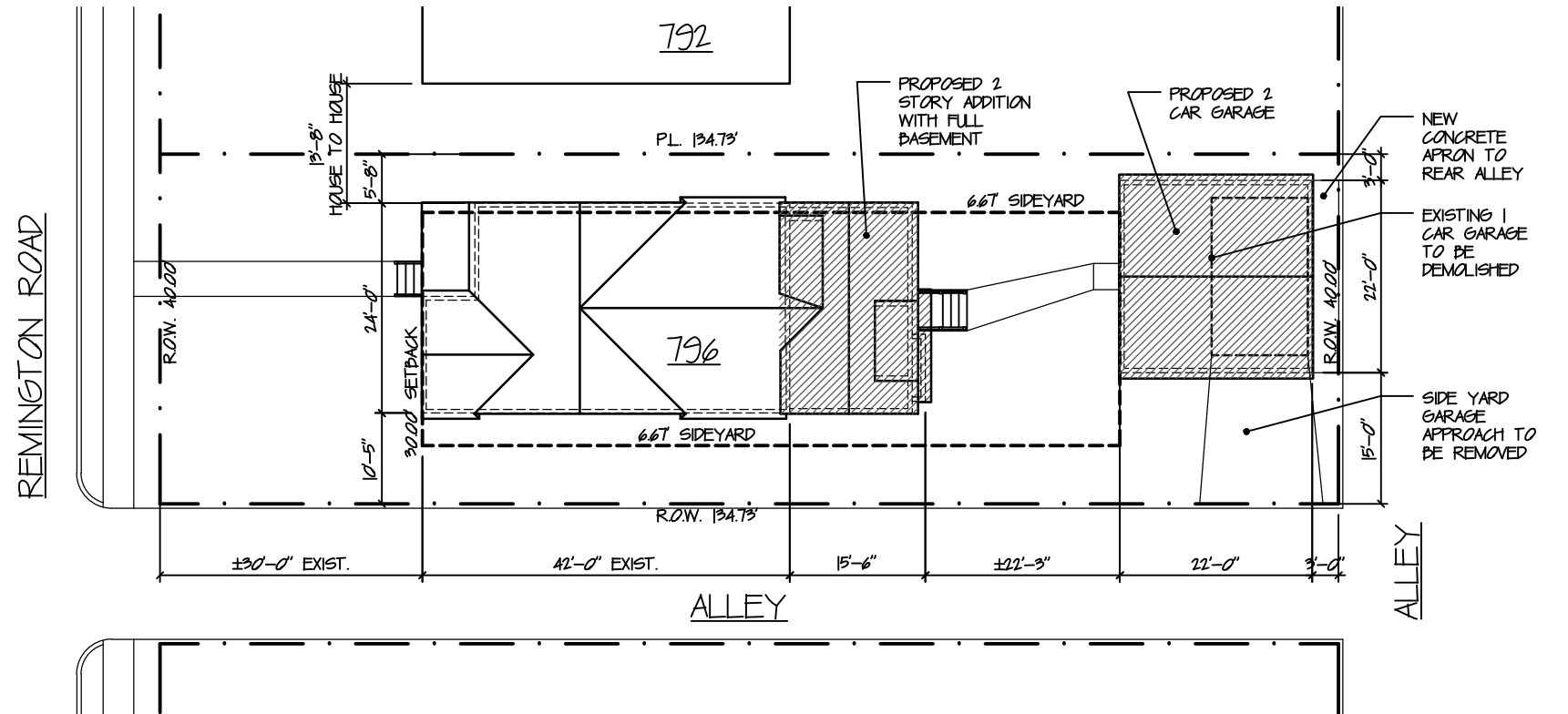
ZONING: R-6

SITE AREA: 5,389 SF.

	EXISTING	PROPOSED	TOTAL
HOUSE COVERAGE:	1,008 SF.	336 SF.	1,344 SF.
GARAGE COVERAGE:	216 SF.(DEMO)	484 SF.	484 SF.
BUILDING COVERAGE (35% MAX):	1,224 SF. (22.7%)		1,828 SF. (33.9%)
HARDSCAPE:	397 SF.	280	280 SF
TOTAL COVERAGE (60% MAX):	1,621 SF. (30.1%)		2,108 SF. (39.1%)

SQUARE FOOTAGE

	EXISTING	PROPOSED	TOTAL
FIRST FLOOR:	944 SF.	336 SF.	1,280 SF.
SECOND FLOOR:	337 SF.	336 SF.	673 SF.
TOTAL:	1,281 SF.	672 SF.	1,943 SF.



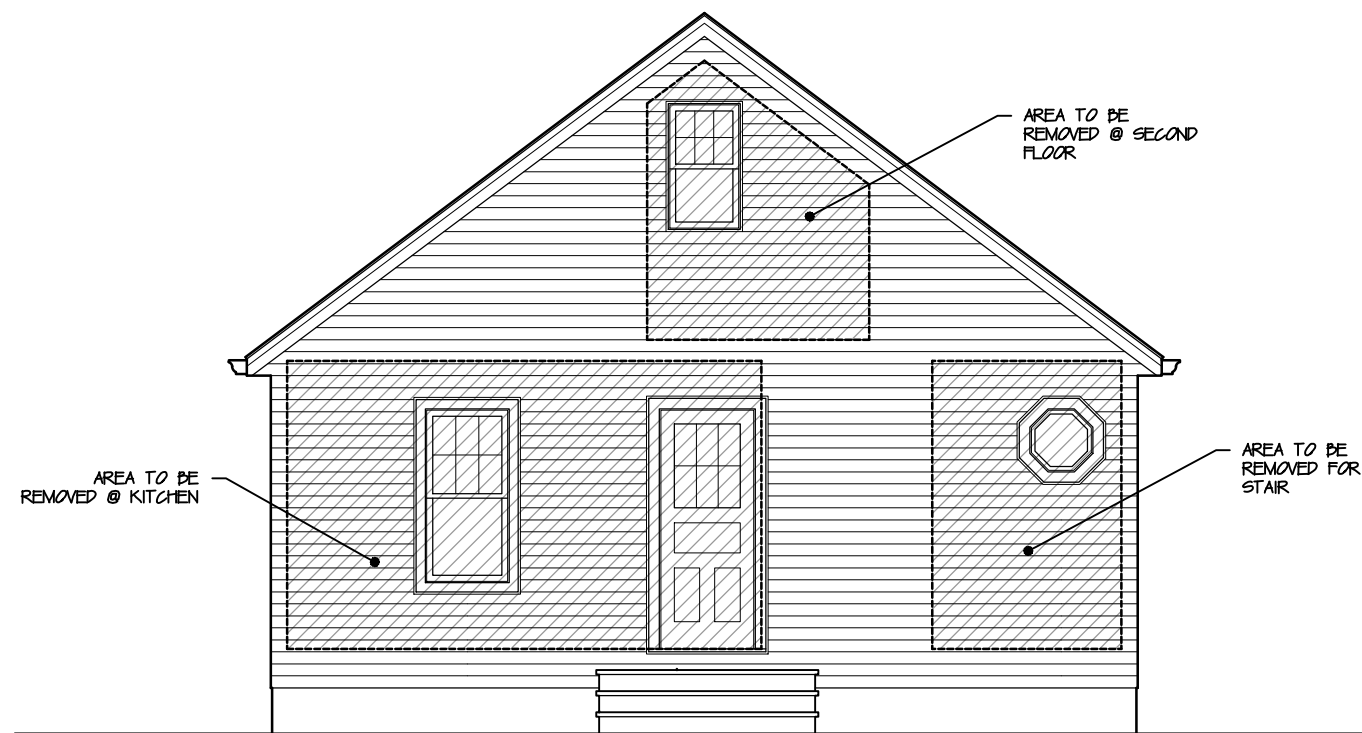


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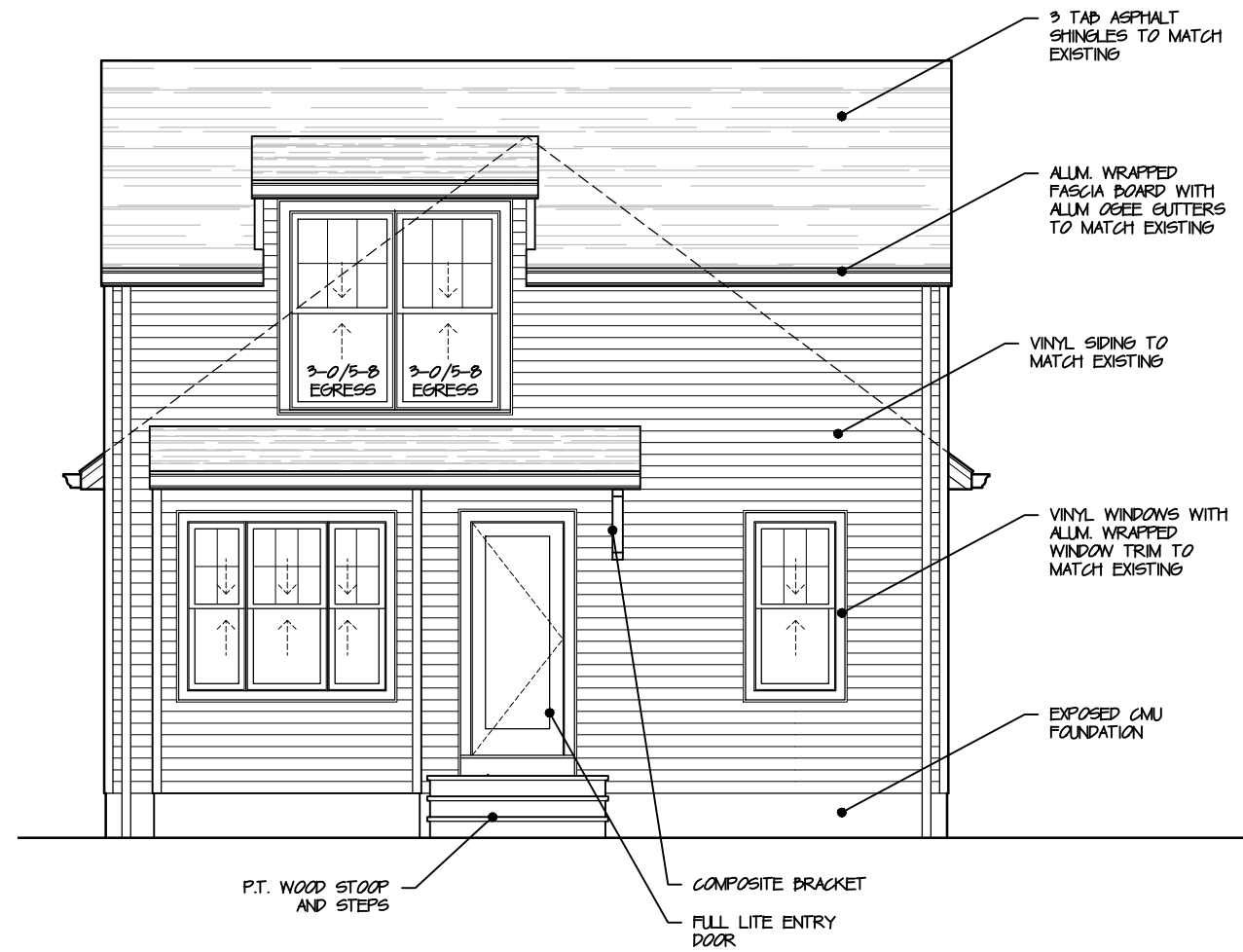


PROPOSED

← EXISTING | NEW →



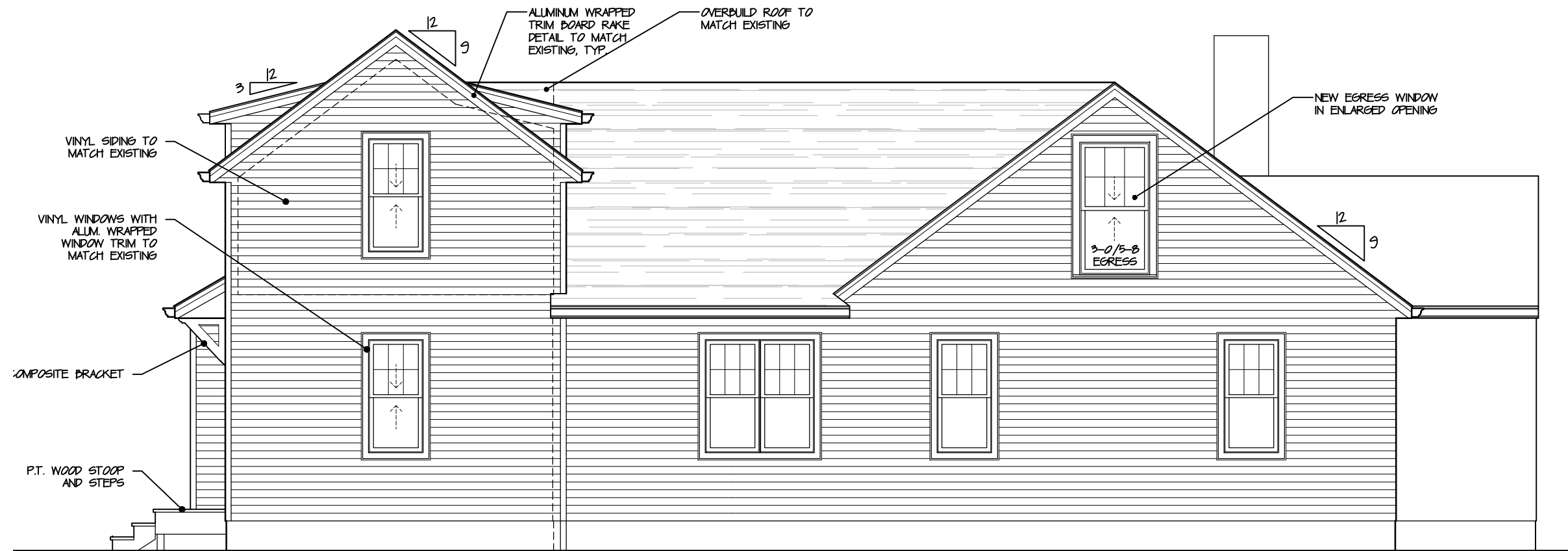
EXISTING



PROPOSED



EXISTING



PROPOSED

← NEW | EXISTING →



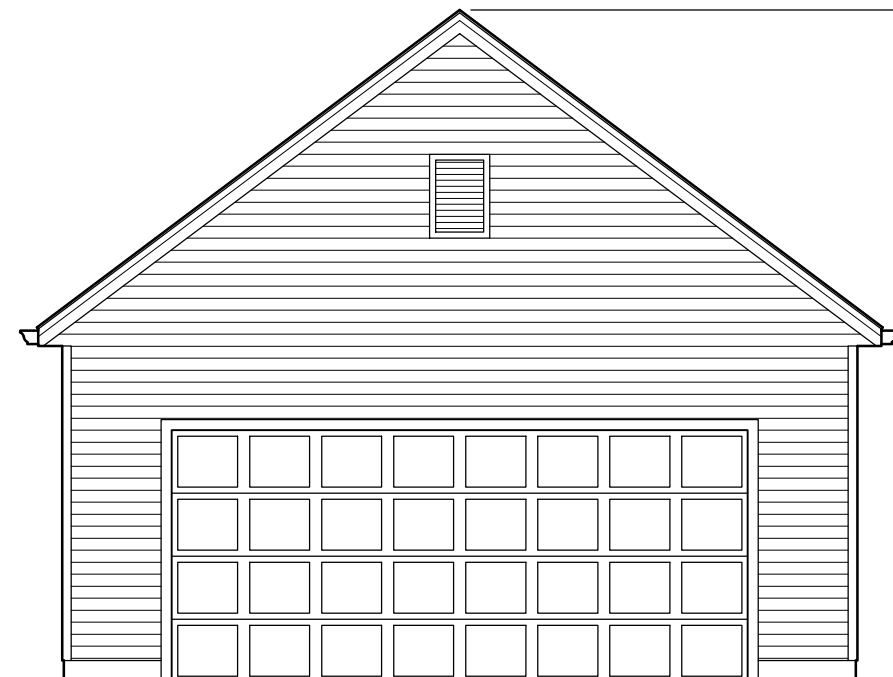
SOUTH



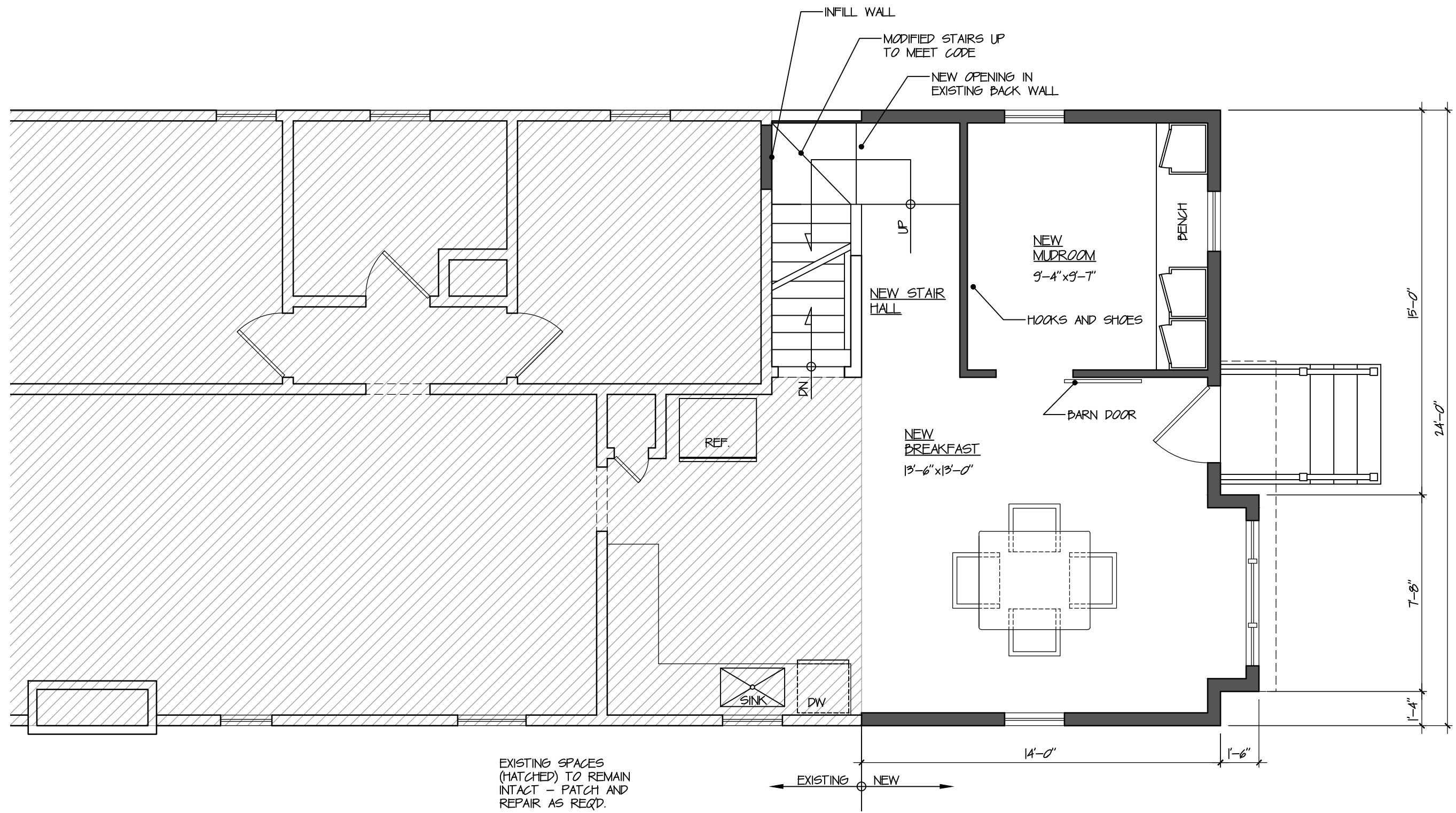
WEST

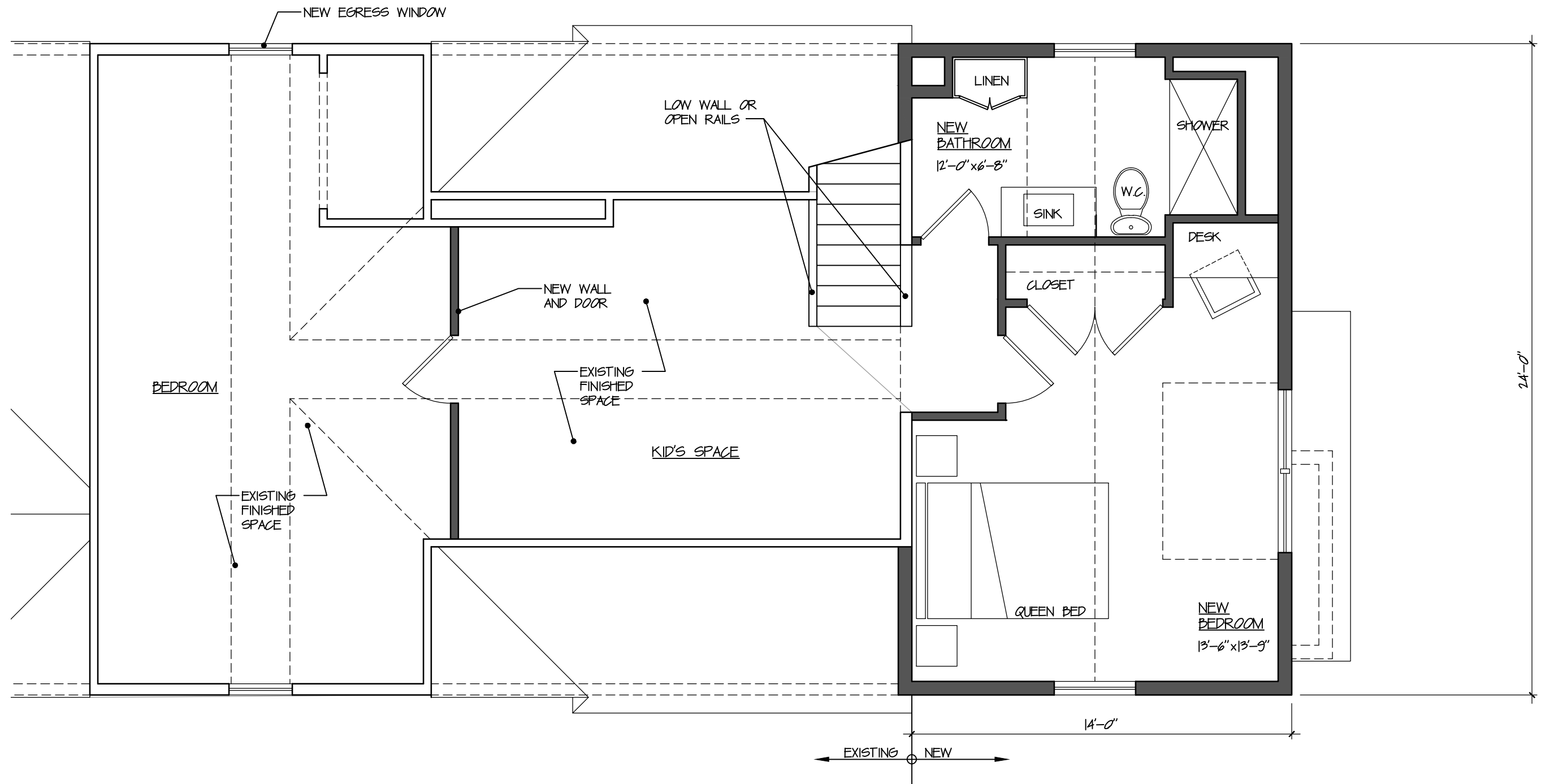


NORTH



EAST (ALLEY)







FROM SOUTHEAST



FROM SOUTHWEST



FROM NORTHWEST



FROM NORTHWEST



EXISTING GARAGE FROM SOUTHEAST



EXISTING REAR (EAST) ELEVATION