

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

**Applicant**



Brian Jones

(614) 358-3729

brian@thejonesstudio.com

**Location**

209 S COLUMBIA AV

Bexley, OH 43209

# BZAP-20-5

**Status:** Active

**Submitted:** Feb 13, 2020

## 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**

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**Demolition**

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**Planned Unit Dev**

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**Rezoning**

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**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**

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## A.1: Attorney / Agent Information

**Agent Name**

Brian Marzich

**Agent Address**

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**Agent Email**

bmarzich@wowway.com

**Agent Phone**

614-314-0260

## A.2: Fee Worksheet

**Estimated Valuation of Project**

800000

**Minor Architectural Review**

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**Major Architectural Review**

true

**Variance Review**

true

**Variance Review Type**

**Zoning**

Single Family

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**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

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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****Zoning District**

Residential

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**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**

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addition/converting existing garage

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

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3484

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

1746

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**New Structure Type****Ridge Height**

garage

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

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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)**

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**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 &amp; Garage

**Existing Roof Type**

Slate

**New Roof Type**

Slate

**New Single Manufacturer**

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**New Roof Style and Color**

Match existing

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

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**Structure**

House &amp; 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**

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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.**

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.**

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### 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

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.

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)

pdf **Architectural Details**  
Feb 13, 2020

pdf **Photographs**  
Feb 13, 2020

pdf **Site Plan**  
Feb 13, 2020

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### 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