

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

**Applicant**



Amy Lauerhass

614-371-3523

amy@lauerhassarchitecture.com

**Location**

2336 BRYDEN RD

Bexley, OH 43209

## BZAP-20-9

**Status:** Active

**Submitted:** Mar 10, 2020

### A.1: Project Information

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

Two-story addition to the east of the existing residence (NO VARIANCE)

New detached garage

**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**

House addition & proposed detached garage

**What requires Minor Architectural Review**

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**Major Architectural Review**

true

**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**

400000

**Minor Architectural Review**

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**Major Architectural Review**

true

**Variance Review**

true

**Variance Review Type**

Single Family

**Zoning**

--

**Zoning Review Type**

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**Sign Review and Architectural Review for Commercial Projects**

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**Review Type**

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**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**

R-6

**Use Classification**

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

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

75

**Depth (ft)**

142.6

**Total Area (SF)**

10695

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

1830

**Proposed Addition (SF)**

270

**Removing (SF)**

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**Type of Structure**

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**Proposed New Primary Structure or Residence (SF)**

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**Total Square Footage**

2100

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

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**Proposed Addition (SF)**

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**New Structure Type**

Detached Garage

**Ridge Height**

18'-4"

**Proposed New Structure (SF)**

720

**Is there a 2nd Floor**

No

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

720

2820

**Total building lot coverage (% of lot)**

26.4

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

No

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

72

**Existing Patio (SF)**

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**Existing Private Sidewalk (SF)**

419

**Proposed Additional Hardscape (SF)**

611

**Total Hardscape (SF)**

1102

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

3922

**Total overall lot coverage (% of lot)**

36.6

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

true

**Structure**

House &amp; Garage

**Existing Roof Type**

Std. 3-tab Asphalt Shingle

**New Roof Type**

Arch. Dimensional Shingles

**New Single Manufacturer**

TBD

**New Roof Style and Color**

Dimensional Shingles; Color TBD

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

true

**Structure**

House &amp; Garage

**Existing Window Type**

Double Hung

**Existing Window Materials**

Other

**Other existing window materials**

Wood/Aluminum/Vinyl

**New Window Manufacturer**

Pella

**New Window Style/Mat./Color**

Double Hung/Clad Wood/White

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

true	House & Garage
<b>Existing Entrance Door Type</b>	<b>Existing Garage Door Type</b>
Wood	--
<b>Door Finish</b>	<b>Proposed Door Type</b>
Painted	Entry
<b>Proposed Door Style</b>	<b>Proposed Door Color</b>
French	White

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### C.1 Architectural Review Worksheet: Exterior Trim

<b>Exterior Trim</b>	<b>Existing Door Trim</b>
true	Std. Lumber Profile
<b>Proposed New Door Trim</b>	<b>Existing Window Trim</b>
Fiber Cement	Std. Lumber Profile
<b>Proposed New Window Trim</b>	<b>Trim Color(s)</b>
Fiber Cement	White
<b>Do the proposed changes affect the overhangs?</b>	
No	

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

<b>Exterior Wall Finishes</b>	<b>Existing Finishes</b>
true	Other
<b>Other Existing Finishes</b>	<b>Existing Finishes Manufacturer, Style, Color</b>
Brick & Aluminum Siding	--
<b>Proposed Finishes</b>	<b>Other Proposed Finishes</b>
Other	Fiber Cement Siding
<b>Proposed Finishes Manufacturer, Style, Color</b>	
Horizontal Beveled Siding; White	

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### D: Tree & Public Gardens Commission Worksheet

<b>Type of Landscape Project</b>	<b>Landscape Architect/Designer</b>
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<b>Architect/Designer Phone</b>	<b>Architect/Designer E-mail</b>
--	--
<b>Project Description</b>	
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<b>I have read and understand the above criteria</b>	
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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.**

Allowable size of a detached garage is 624 sf. Proposed garage is 720 sf.

**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 completed home will be a large home, and a larger garage is appropriate.

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

No, based on the lot size, as well as the placement of the garage.

**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 hipped roof is below the allowable height, and the width of the garage facing the alley is what is typical.

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## E.2 Variance Worksheet

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

No.

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

I am not aware.

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

A smaller garage could be built, but we feel this size is appropriate for the lot and house size.

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

Yes. We believe the garage is appropriately sized and positioned on the lot, and will not negatively affect the neighbors, but will add value to the property.

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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

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

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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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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.

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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.

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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 (10)**



Photographs  
Mar 10, 2020



East Elevation Photo  
Mar 10, 2020



West Elevation Photo  
Mar 10, 2020



Rear Elevation Photo  
Mar 10, 2020



East Elevation Photo II  
Mar 10, 2020

pdf **Architectural Plan**

Mar 10, 2020

pdf **Exterior Elevations**

Mar 10, 2020

pdf **Floor Plan**

Mar 10, 2020

pdf **Site Plan**

Mar 10, 2020

pdf **Signed Owner Permission**

Mar 10, 2020

### Timeline

**Payment**

**Status:** Paid March 10th 2020, 9:23 pm

**Zoning Officer**

**Status:** Completed March 17th 2020, 4:11 pm

**Assignee:** Kathy Rose

**Kathy Rose** March 17th 2020, 4:02:26 pm

ARB on house addition, BZAP on detached garage, based on the size of the principal structure, but will would meets code, once the addition is constructed.

**Amy Lauerhass** March 19th 2020, 10:23:18 am

The variance is only for the size of the garage.

**Kathy Rose** March 19th 2020, 11:41:38 am

correct

**Kathy Rose** April 2nd 2020, 2:12:25 pm

April 9, 2020 ARB & Garage portion to ARB & BZAP April 23, 2020

**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