

*(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development · Add to a project


 **Expiration Date**
Active
⋮

BZAP 2011

 Print Record
 Print Original Record
 Delete Record

 **Details**
Submitted on Apr 08, 2020 12:01 PM

 **Attachments**
15 files

 **Activity Feed**
Latest activity on Apr 08, 2020

 **Applicant**
Pete Foster

 **Location**
2590 SHERWOOD RD, Bexley, OH 43209

Timeline

Add New ▾

Payment
Paid Apr 8, 2020 at 12:02pm

Zoning Officer
Completed Apr 15, 2020 at 4:03pm



Design Planning Consultant
In Progress



Architectural Review Board
In Progress



Board of Zoning and Planning
In Progress



City Council
In Progress



Tree Commission



In Progress



Arborist

In Progress



A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES OF PLANS TO THE BUILDING DEPARTMENT.

This project is the result the unexpected removal of a detached two car garage on this site due to a fallen tree in a storm a few weeks ago. The design is a one story detached garage to be placed close to the location of the previous garage. This placement requires a variance request to allow for the new garage to sit 19 feet closer to the east side yard property line than the required 25 foot setback.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

What requires Minor Architectural Review

Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information

Agent Name

Pete Foster

Agent Address

685 Montrose Avenue

Agent Email

petefastball@aol.com

Agent Phone

6147784701

A.2: Fee Worksheet

Estimated Valuation of Project

100,000

Minor Architectural Review

Major Architectural Review

Variance Review

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

🔗 Appeal of Zoning Officer determination to BZAP

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R6

Use Classification ⓘ

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

B: Project Worksheet: Lot Info

Width (ft)

55.6

Depth (ft)

134.7

Total Area (SF)

7,489.32

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1,188.95

Proposed Addition (SF)

Removing (SF)

Type of Structure

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)

0

Proposed Addition (SF)

515

New Structure Type

garage

Ridge Height

14'-6"

Proposed New Structure (SF)

515

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

515

Total building lot coverage (SF)

1,703.95

Total building lot coverage (% of lot)

23

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

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

120

Existing Patio (SF)

475

Existing Private Sidewalk (SF)

105

Proposed Additional Hardscape (SF)

243

Total Hardscape (SF)

943

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2,646.95

Total overall lot coverage (% of lot)

35

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

House & Garage

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

match existing

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

New Window Manufacturer

match existing

New Window Style/Mat./Color

match existing

C.1 Architectural Review Worksheet: Doors

Doors

Structure

Garage Only

Existing Entrance Door Type

Insulated Metal

Existing Garage Door Type

Door Finish
Painted

Proposed Door Type
slider

Proposed Door Style
full glass

Proposed Door Color
undecided

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim
Std. Lumber Profile

Proposed New Door Trim
match existing

Existing Window Trim
Std. Lumber Profile

Proposed New Window Trim
match existing

Trim Color(s)
undecided

Do the proposed changes affect the overhangs?
No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

Other

Other Existing Finishes

James Hardie Shake

Existing Finishes Manufacturer, Style, Color

match existing exposure

Proposed Finishes

Other

Other Proposed Finishes

James Hardie Shake

Proposed Finishes Manufacturer, Style, Color

match existing

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant, and Bldg. Dept Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior to the next scheduled meeting and to be placed on the Agenda. This includes the ARB meeting when Design Recommendation is needed prior to Board of Zoning and Planning Review. I understand that incomplete applications may be withheld from the agenda or only offered informal review. *

D: Tree & Public Gardens Commission Worksheet

Review Guidelines and List of Criteria

1. Project Description

Design Concept to include: Brief narrative describing the area to be designed/changed; relevance/significance to the community; general impact that will be created and affect on community; procedures to implement plan.

2. Research

- a. Provide significant examples (articles, visuals, and the like) relating to project's need and future effect on community
- b. Create an agenda describing present plans and future implications relating to project's initiatives and changes

3. Design Documentation Drawings

Design Plans to include:

- a. Plan drawing/s with north directional indication
- b. Elevations of all landscape orientations (north, south, east, west)
- c. Perspectives, isometrics or axonometric renderings, of important features that impact design
- d. A detailed model may substitute for all of the above
- e. Photographs to support design vision
- f. Construction plans, elevations, sections and details as needed for clarity

Specifications to include:

- a. Vegetation
- b. Hardscape
- c. Lighting
- d. Furniture & furnishings
- e. Equipment
- f. Accessories
- g. Materials
- h. Buildings
- i. Other

All documentation should be clear, precise and complete. Package should be presented to commission one week prior to presentation for a quick review check so amendments may be considered.

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

In order to add review of your project to the agenda, staff must verify that the following items have been submitted along with the application

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

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the criteria specified by Bexley City Code.

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

New single story detached one car garage to be placed "close" to the location of the previous two car garage that was on the site and destroyed by a fallen tree. The desired location requires a 19 foot variance to the required 25 foot required setback. Placing the garage in this proposed location creates a "gateway" to the alley with the existing garage to the north that is of similar scale.

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.

There is room for the proposed garage to be placed farther west on the property, but the strength of the streetscape will suffer as it will lose the "edge" that exists from Fair Avenue to Main Street along South Cassingham Road. (In order to study the setbacks and tight street section that exists, please see the attached neighborhood plan as well as the street sections that I have created at

each block on South Remington Road) Many of the primary structures and accessory structures along South Remington Road are non conforming structures.

2. Is the variance substantial? Please describe.

yes. It is a variance of 19 feet.

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 proposed placement of the new garage will strengthen of the "edge" that exists from Fair Avenue to Main Street along South Cassingham Road. (In order to study the setbacks and tight street section that exists, please see the attached neighborhood plan as well as the street sections that I have created at each block on South Remington Road)

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.

yes if garage were to sit 25 feet to the west of the east property line

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

Yes. Placement of the new garage in the proposed location strengthens the streetscape along South Cassingham.

F.1 Fence Variance Worksheet

Background & Requirements

This worksheet is required to be reviewed and completed by property owners wishing to apply for a variance from the City's fence regulations. Fence regulations are outlined in the summary below. Please check next to the regulation you are seeking a variance from.

Side and Rear Yard Restrictions for Interior Lots (non-corner lots):

- **Height Limitations:** Maximum height of 72" (6') as measured from the average grade of the portion of the lot in the rear or side yard. Artificially raising the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height restriction.
- **Front Set-back Lines:** No side yard fence shall extend beyond the front set-back line or the existing front building facade, whichever is greater.
- **Finish Side Rules:** Any fence or wall erected along the front set back line, side or rear property lines must have the finished and no the structural side facing the adjacent property, or street. Interior lots having rear lot lines coincident with alley right-of-way shall be permitted to place the structural side of the fence facing the alley right of way. Chain link, wire mesh or other similar material allowed only along interior lot lines and along rear lot lines coincident with alley right-of-way.

Side and Rear Yard Restrictions for Corner Lots:

- **Height Limitations:** No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setbacks area as it faces a public or private street.
- **Special Permits for Taller Fencing:** Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications.

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

No person shall erect any fence or wall in any residential zoning district, between the front yard setback line and the street except with the following exceptions:

- Fences or walls which do not comply with this section may be allowed if approved as part of a detailed development plan for a Planned Unit Development District;
- Decorative landscaping walls and fences which do not exceed twenty-four inches in height above ground level may be allowed after review in accordance with subsections (c)(1) through (c)(5) of Chapter 1256 BRC, and issuance of a permit by the Building Department; and
- Decorative landscaping walls and fences which exceed twenty-four inches in height above ground level but not more than forty-two inches above ground level may be allowed with a special permit from the Board of Zoning and Planning. The Board of Zoning and Planning shall consider the following criteria in reviewing such applications:

Fences Adjacent to Commercial Districts

For residential lots abutting a commercial zoning district, no fence, wall or combination thereof shall exceed ninety-six inches in height along that abutting side, as measured from the average grade of that portion of the lot in the rear or side yard. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the ninety-six inch maximum height restriction. (a) Side yard fence shall be allowed to extend beyond the front setback line of the house if adjacent to paved vehicular service areas including parking lots and service drives. Any fence or wall erected along the side or rear property lines must have the finished and not the structural side facing the adjacent property. (b) The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

Require Commercial Fences Adjacent to Residential Districts

For commercial uses abutting a residential zoning district, a fence, wall or combination thereof shall be installed along the lot line of adjacency except as otherwise determined for adjacent uses contained in the same Planned Unit Development District. Commercial uses with residential zoning districts located directly across a public alley must also meet this requirement along the interior alley line, subject to sight triangle requirements required by the city Building Department. (a) The height shall be ninety-six inches, as measured from the average grade of that portion of the lot. (b) Any fence or wall erected along the property lines of the commercial use must have the finished and not the structural side facing the adjacent property. (c) The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. (d) No chain link, wire mesh or other similar material shall be installed. (e) The fence design shall be 100-percent opaque from any viewing angle, and approved by the Building Department.

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

Background

Per Bexley Codified Ordinance, demolition of a residence which is determined to be historically or architecturally significant and worthy of preservation is prohibited in the absence of economic hardship or the existence of unusual and compelling circumstances. Please fill out this worksheet to aid in the determination of eligibility of your property for demolition.

Process for Review

The Board, in deciding whether to issue a certificate of appropriateness approving the demolition or removal of an existing building or structure, shall determine the following:

1. That the structure to be demolished or removed is not historically or architecturally significant and worthy of preservation or;
2. If it is historically or architecturally significant and worthy of preservation, that denial of a certificate of appropriateness would cause:
 - i. A substantial economic hardship, or;
 - ii. That demolition is justified by the existence of unusual and compelling circumstances.
3. The Board may request and consider, among other evidence, a report concerning the proposed demolition and existing structure from a registered architect, historical conservator or other person with appropriate preservation experience.

Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

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.

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.

