

May 14, 2020

Via E-mail to Petefastball@aol.com

Mr. Pete Foster
Pete Foster Residential Design LLC
2414 E. Main Street
Columbus, OH 43209

RE: City of Bexley BZAP Application No. 20-11
2590 Sherwood Road, Property Owners: Thomas & Sarah Fusonie

Dear Mr. Foster:

Bexley staff referred Application No. BZAP-20-11 and the plans for a 'detached garage/pavilion' in the rear yard of the property located at 2590 Sherwood Road that were filed with the application. The application is scheduled to be on the Agenda of the Architectural Review Board (ARB) today and on the Board of Zoning and Planning (BZAP) on May 28, 2020 for review of code compliance.

The property located at 2590 Sherwood Road is zoned R-6. Section 1262.02(a) of the Bexley City Code ("BCC") requires all residences in the R-6 district to provide two off-street parking spaces per dwelling unit. The application as originally submitted does not provide the required off-street parking on the property.

A variance cannot be approved and building permit cannot be issued for the property at 2590 Sherwood Road without an application and site plan that includes two off-street parking spaces that will be both constructed in accordance with the requirements of BCC 1262.01 and be permanently open and available for off-street parking. A revised site plan showing compliance with all zoning code standards will be required before any variances and certificates of appropriateness are approved or permits issued.

This does not prohibit your application from moving forward to ARB this evening since ARB jurisdiction is limited to making a recommendation on the architecture of the proposed building to the BZAP for its consideration and determination of the proposed variance and

certificate of appropriateness. However, should the off-street parking requirements materially change the proposed accessory building or its architecture, you may be referred back to the ARB for a second review, should you choose to move forward at ARB today.

Sincerely,

Catherine A. Cunningham

Catherine A. Cunningham
Special Counsel to the City of Bexley

cc: Marc Fishel, City Law Director
Mayor Kessler
Kathy Rose, Director of Zoning and Building