

Staff Report

69 S. Cassingham

Accessory structures were once limited to 15' in height.

The height restriction was raised to 20' in height, when it was found that encouraging the pitch of the garage roof to match that of the principal structure could create the need for a variance.

1252.15 Accessory uses and structures

(a) It shall be no greater than thirty-five percent (35%) of the building footprint of the principal structure or 624 square feet, whichever is greater. (typically, 26'x 24')

(c) It shall not contain or be used as a dwelling unit.

(d) It may contain no more than two of the following elements: a bedroom; a kitchen; or a bathroom, so long as it does not qualify as a dwelling unit as defined in Chapter 1230.

(e) It shall not exceed one story in height, ridge line not to exceed 20' without approval from the Board of Zoning and Planning. Such special permit shall be strictly limited to permitting additional height of the accessory structure and shall not be used to apply conditions to restrict its use.

(f) No story in an accessory structure shall exceed ten feet in height.

I think the design is nice based on the detail, I'm struggling with the wall height, 2nd floor mass and in some cases length.

It is in my interpretation a 2-story garage that is over 35' in length and not typical at all.

The applicant in that past has designed structure with expansions to the upper portion of the structure without the need for a variance. This particular case in its original form and now is an exception to the rule, it is very close to the 2/3 volume of the first floor, which classifies it as a 2nd floor. The second proposal not so much.

The fact that this structure is over 35' in length and includes a shed dormer on both sides of the roof and is also shifted to one end of the garage. I do not find it follows the intent of the height and massing limits without becoming 2nd floor.

I'd like to further clarify the volume of "gross" space should be used in the calculations of volume, and not just the finished area. It originally did not appear to include the peak over the front unfinished portion of the garage door.

I question myself if this meets code, is an appropriate accessory structure in every back yard in Bexley? That would be my mistake if it is not, and why I would defer to the Board of Zoning and Planning's interpretation.

I have reached out to Catherine Cunningham who agrees that I have the option to defer cases to the BZAP for further clarification.

1230.77 Story, Residential

“Story” means that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. A basement is considered as one-half a story if one-half to two-thirds of its volume is above the average level of adjacent ground (before construction), and as one story if over two-thirds of its volume is above the level of adjacent ground or if it is used as a separate dwelling unit or establishment. An attic is considered as a story if it contains two-thirds or more as much volume as the story immediately below the building or if it is used as a separate dwelling unit or establishment. Buildings containing split-levels of stories are considered by the maximum number of stories in any individual section of the building.

I wonder if a simple solution might be a policy to consider any second level of an accessory structure with a permanent stair access as a 2nd floor, and always require a zoning board review.

There is also the height of the bottom space, when a 2nd floor is not indicated; however, the space from floor or grade to the soffit is higher than what was once considered normal.

A house with an attached garage typically has a garage door height of 7’ and the soffit is at 9’.

We now seem to see many 8’ doors with a soffit height of 10’ or more. The structure may be under the 20’ height limit, but should the extra height of the first floor wall height and or length, of the structure when beyond 26’ be an issue for the Board to address.

I do not find these structures appropriate in every back yard. Is this more of a matter of zoning district. The R-6 lots is where I am questioning these larger and longer than normal accessory structures.