




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

**Applicant**

 Julie Bullock  
 614-935-0944  
 bullock.juliet@gmail.com

**Location**

476 N PARKVIEW AV  
Bexley, OH 43209

## BZAP-20-29

Submitted On: Sep 09, 2020

### A.1: Project Information

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

Construct a new single family home , demolish existing home, front setback variance.

**Architecture Review**

true

**Conditional Use**

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**Demolition**

true

**Planned Unit Dev**

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**Rezoning**

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**Variance or Special Permit**

true

**What requires Major Architectural Review**

construction of new single family home

**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**

Juliet Bullock

**Agent Address**

1182 Wyandotte Road

**Agent Email**

bullock.juliet@gmail.com

**Agent Phone**

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**Property Owner Name**

Judd and Carly Depew

**Property Owner Email**

judd@pensiondesigngroup.com

**Property Owner Address**

476 N. Parkview

**Property Owner Phone number**

6142644676

### A.2: Fee Worksheet

**Estimated Valuation of Project**

650000

**Minor Architectural Review**

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**Major Architectural Review**

true

**Variance Review**

true

**Variance Review Type**

Single Family

**Zoning**

true

**Zoning Review Type**

encroaching into required setback

**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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**Detailed explanation of appeal**

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**B: Project Worksheet: Property Information****Occupancy Type**

Residential

**Zoning District**

r-3

**Use Classification**

R-3 (25% Building and 50% Overall)

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

102.8

**Depth (ft)**

182.75

**Total Area (SF)**

20580.9

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

3029.5

**Proposed Addition (SF)**

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**Removing (SF)**

3029.5

**Type of Structure**

Single Family Residential

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

3627.9

**Total (footprint) square foot of all structures combined**

3627.9

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

0

**Proposed Addition (SF)**

0

**New Structure Type**

0

**Ridge Height**

0

**Proposed New Structure (SF)**

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**Is there a 2nd Floor**

No

**Total of all garage and accessory structures (SF)**

0

**Total building lot coverage (SF)**

3627.9

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

17.63

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

No

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

1684.14

**Existing Patio (SF)**

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**Existing Private Sidewalk (SF)**

125.57

**Proposed Additional Hardscape (SF)**

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**Total Hardscape (SF)**

1809.71

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

5437.61

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

26.42

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

true

**Structure**

House or Principal Structure

**Existing Roof Type**

EPDM Rubber

**New Roof Type**

Arch. Dimensional Shingles

**New Single Manufacturer**

gaf

**New Roof Style and Color**

grand sequoia black

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

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**Structure**

House or Principal Structure

**Existing Window Type**

Other

**Other existing window type**

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**Existing Window Materials**

Metal

**New Window Manufacturer**

Pella

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

impervia clad black

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

**Doors**

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**Existing Entrance Door Type**

Insulated Metal

**Door Finish**

Stained

**Proposed Door Style**

wood plank

**Structure**

House or Principal Structure

**Existing Garage Door Type**

Insulated Metal

**Proposed Door Type**

metal insulated

**Proposed Door Color**

black

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

**Exterior Trim**

true

**Other Existing Door Trim**

none

**Existing Window Trim**

Other

**Proposed New Window Trim**

brickmold

**Existing Door Trim**

Other

**Proposed New Door Trim**

harditrim

**Other Existing Window Trim**

brickmold

**Trim Color(s)**

black

**Do the proposed changes affect the overhangs?**

Yes

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

**Exterior Wall Finishes**

true

**Existing Finishes Manufacturer, Style, Color**

stone/stucco

**Proposed Finishes Manufacturer, Style, Color**

cream/black with smooth finish. also cultured stone and some cedar stained light color

**Existing Finishes**

Natural Stone

**Proposed Finishes**

Stucco

**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.**

true

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## D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

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Architect/Designer Phone

Architect/Designer E-mail

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Project Description

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I have read and understand the above criteria

true

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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.**

variance to average building setback to allow new house to be built at existing setback of house being removed. This will allow us to keep the large tree in the rear yard behind the master suite and positioning the new home along the existing house setback seems appropriate given the position of the homes on either side. In this case I am not sure the average setback calculation seems the most logical given the unique characteristics of the homes in the neighborhood. This is a very unique block with large early 1900 homes mixed with more contemporary 1950 homes. It also sits along a curve. The home to the north is set unusually far back from the road and the homes to the north vary quite a bit in terms of setback depending on the era of the home.

**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.**

It allows us to keep a large tree in the rear, and also the variance allows us to address the unique characteristics of this particular neighborhood.

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

No, we are merely trying to keep the established setback of the existing home being removed. This setback seems natural as it allows a gradual setback from the homes to the south and north.

**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 we feel the existing setback works well, and positioning this new home with a similar setback allows for a gracious transition as you round the curve on Parkview.

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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 as we are proposing a similar setback to that which is existing.

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

No, they assumed the existing setback would be the defining factor. They had also not planned initially on tearing down the house.

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

Not without removing the tree and also working to mediate between the homes on either side

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

Yes we feel that the intention to follow the existing setback of the existing home is within the spirit and intent of the code.

### 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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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. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

No

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.

No

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.

true

Provide a narrative time schedule for the replacement project

They would like to start construction as soon as plans are approved.

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

The existing home is in poor condition, with numerous roof leaks a soffit that requires continual work and mostly fixed glass stopped windows where most of the seals have failed. We originally tried to keep the existing house and remodel, however given all the extensive issues and work required, it was not feasible. The new home will fit in nicely with the eclectic vibe of the neighborhood.

