



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

Applicant

 Dean Wenz
 6142396868
 dwenz@wenz-architects.com

Location

407 NORTHVIEW DR
Bexley, OH 43209

BZAP-20-38

Submitted On: Oct 15, 2020

A.1: Project Information

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

This project is for: The complete remodeling of the principal residence with small additions to the first and second floors; Additions to the detached garage structure for a covered porch & fitness room; and the addition of an inground swimming pool.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Additions to house and garage.

What requires Minor Architectural Review

Roof, siding and Window replacement.

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Dean A Wenz

Agent Address

2463 E. Main St.

Agent Email

dwenz@wenz-architects.com

Agent Phone

614 239 6868 e 111

Property Owner Name

Jeremy and Jamie Hinesman

Property Owner Email

jhinesman@gmail.com

Property Owner Address

407 Northview Drive

Property Owner Phone number

614 832 7227

A.2: Fee Worksheet

Estimated Valuation of Project

250000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

--

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

--

Detailed explanation of appeal

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R3

Use Classification

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

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

173.73

Depth (ft)

149.50

Total Area (SF)

29975

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

1486

Proposed Addition (SF)

115

Removing (SF)

32

Type of Structure

Single Family Residence

Proposed New Primary Structure or Residence (SF)

--

Total (footprint) square foot of all structures combined

1569

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

582

Proposed Addition (SF)

548

New Structure Type

Addition of Fitness room and covered porch

Ridge Height

17'-8"

Proposed New Structure (SF)

--

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

1130

Total building lot coverage (SF)

2699

Total building lot coverage (% of lot)

10.3

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

No

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

1692

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

192

Proposed Additional Hardscape (SF)

1870

Total Hardscape (SF)

3754

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

7037

Total overall lot coverage (% of lot)

27.1

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

true

Structure

House & Garage

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

New Roof Style and Color

Landmark - Black

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

true

Existing Window Type

Double Hung

New Window Manufacturer

TBD

Structure

House & Garage

Existing Window Materials

Wood

New Window Style/Mat./Color

Double Hung/Aluminum Clad Wood/White

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

true

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

See exterior elevations

Structure

House & Garage

Existing Garage Door Type

Wood

Proposed Door Type

Painted Wood

Proposed Door Color

TBD

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

true

Proposed New Door Trim

Boral TruExterior

Proposed New Window Trim

Boral TruEXterior

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Pine

Existing Window Trim

Wood

Trim Color(s)

White

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

true

Existing Finishes Manufacturer, Style, Color

--

Other Proposed Finishes

Cultured Stone (Chimney)

Existing Finishes

Wood Siding

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

Smooth Fiber-Cement Lap Siding with 4" exposure, Dark Gray

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

D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project**

--

Architect/Designer Phone

--

Project Description

--

I have read and understand the above criteria

--

Landscape Architect/Designer

--

Architect/Designer E-mail

--

E.1 Variance Worksheet

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

We are requesting a variance to the Bexley Zoning code section 1525.15 (a) which limits the size of accessory structures to 624 sf. The existing garage is 581 sf. We are proposing a 311 sf addition to that structure for use as a pool restroom and fitness area, and a 311 sf open porch with outdoor fireplace.

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.

We feel that a variance is necessary to make the best use of this property. This property is quite large relative to the size of the house that sits on it, and the proposed additions to the detached structure do not work well as an addition to the principal structure because they would block light and view from the existing rooms.

The placement of the existing garage on the property, creates many small unusable regions on the lot, and an expanded accessory structure helps to make better use of some of those regions.

2. Is the variance substantial? Please describe.

Although the request would seem substantial relative to the accessory structure size limit, in reality, it is minor when the total building cover of 10.1% is considered.

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.

We feel that the essential character of the neighborhood could only be enhanced from the improvements the new Owners are seeking approval for.

Proposed new structures are placed at least 34 feet from neighboring properties.

E.2 Variance Worksheet

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

No service changes are anticipated.

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

The limits of the size of accessory structures size was not apparent to them at the time of purchase.

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

We believe that the proposed additions to the accessory structure can not be located as additions to the principal structure without significant compromise to:

- The quality of light into the existing rooms
- The view from the existing rooms
- The relationship of interior spaces to outdoor spaces.

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

The restriction on the size of accessory structures is obviously to assure that they do not dominate the principal structure or overburden the lot. We feel that our proposal does neither of these.

F.1 Fence Variance Worksheet

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

--

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

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

--

Is your property architecturally significant? Please attached supporting documentation. Recomend 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.

--