



01/09/2021

BZAP-20-49

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

Status: Active

Date Created: Dec 17, 2020

Applicant

Pete Foster
petefastball@aol.com
685 Montrose Avenue
Bexley, Ohio 43209

Location

100 S CASSADY AV
Bexley, OH

Owner: Lisa Fleischer
100 South Cassady, null, Bexley, Ohio 43209

A.1: Project Information

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

A new second floor addition to be placed on top of an existing first floor family room. The original house and the existing first floor structure that shall be built upon (which was an addition from some years ago) are non conforming structures and sit 1'-4" closer to the southern property line than is allowed.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

The new second floor addition.

What requires Minor Architectural Review

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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

614-778-4701

Property Owner Name

Lisa Fleischer

Property Owner Email

lisad718@gmail.com

Property Owner Address

100 South Cassady

Property Owner Phone number

614-679-9898

A.2: Fee Worksheet

Estimated Valuation of Project

150000

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

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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

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Detailed explanation of appeal

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B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

142

Total Area (SF)

7100

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1369

Proposed Addition (SF)

256

Removing (SF)

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Type of Structure

residential

Proposed New Primary Structure or Residence (SF)

2546

Total (footprint) square foot of all structures combined

1897

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

Existing Footprint (SF)

528

Proposed Addition (SF)

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New Structure Type

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Ridge Height

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Proposed New Structure (SF)

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Is there a 2nd Floor

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Total of all garage and accessory structures (SF)

528

Total building lot coverage (SF)

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Total building lot coverage (% of lot)

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

No

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

750

Existing Patio (SF)

345

Existing Private Sidewalk (SF)

90

Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

1184

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

2553

Total overall lot coverage (% of lot)

36

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

House or Principal Structure

Existing Roof Type

Slate

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF

New Roof Style and Color

Slateline

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

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

double hung and casement

C.1 Architectural Review Worksheet: Doors

Doors

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

half glass

Structure

House or Principal Structure

Existing Garage Door Type

Insulated Metal

Proposed Door Type

insulated metal

Proposed Door Color

undecided

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Proposed New Door Trim

James Hardie

Proposed New Window Trim

James Hardie

Existing Door Trim

Std. Lumber Profile

Existing Window Trim

Std. Lumber Profile

Trim Color(s)

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Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

match existing

Proposed Finishes

Vinyl Siding

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

Type of Landscape Project

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Landscape Architect/Designer

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Architect/Designer Phone

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Architect/Designer E-mail

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Project Description

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I have read and understand the above criteria

D: (Staff Only) Tree & Public Gardens Commission Worksheet

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

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

The original house and the previous addition are non-conforming structures as they sit 1'-4" in to the required side yard setback.

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.

yes. Building directly above the existing one story structure, instead of holding the new second floor structure back the allowable 8" (as dictated by the code in the case of a non conforming structure, even though that will still not suffice the 1'-4" required setback) will result in a more

aesthetically pleasing architectural solution, a better long term maintenance detail and will cause the same minimal amount of impact to the neighboring residence as if it were the required 8" farther away.

2. Is the variance substantial? Please describe.

The variance is minimal. We are asking to be 8" closer than required.

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. This second floor addition will substantially upgrade the value of the property and not negatively impact the surrounding neighbors or the streetscape.

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 be obviated through some method other than a variance? Please describe.

The placement of the new second floor south wall to the north of the existing first floor south wall by 8" will result in a long term maintenance issue and a sub par architectural solution.

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

Yes. The variance is being requested to create the best economical and architectural second floor solution above this one story non-conforming previously built structure.

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

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.

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

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Is your property architecturally significant? Please attached supporting documentation. Recomendated sources include a letter of opinion from an architect or expert with historical preservation expertise.

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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.


Provide a narrative time schedule for the replacement project


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


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Attachments

 Fleischer sd color scan 11_23_2020.pdf
Uploaded by Pete Foster on Dec 17, 2020 7:48 PM


 Fleischer sd color scan 11_23_2020.pdf
Uploaded by Pete Foster on Dec 17, 2020 7:49 PM

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IMG_7925.jpg
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 Fleischer sd color scan 11_23_2020.pdf
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IMG_7952.jpg
Uploaded by Pete Foster on Dec 17, 2020 7:51 PM



IMG_8418.jpg
Uploaded by Pete Foster on Dec 17, 2020 7:52 PM



site with neighboring property.jpg
Uploaded by Pete Foster on Dec 17, 2020 9:00 PM



two story section from the east.jpg

Uploaded by Pete Foster on Dec 17, 2020 9:01 PM

docxARB permission.docx

Uploaded by Pete Foster on Dec 17, 2020 9:02 PM

History

Date	Activity
Dec 18 2020 12:08 am	Pete Foster started a draft of Record BZAP-20-49
Dec 18 2020 12:50 am	Pete Foster added attachment IMG_7935.jpg to Record BZAP-20-49
Dec 18 2020 12:50 am	Pete Foster added attachment IMG_7950.jpg to Record BZAP-20-49
Dec 18 2020 12:51 am	Pete Foster added attachment IMG_7952.jpg to Record BZAP-20-49
Dec 18 2020 12:52 am	Pete Foster added attachment IMG_8418.jpg to Record BZAP-20-49
Dec 18 2020 2:00 am	Pete Foster added attachment site with neighboring property.jpg to Record BZAP-20-49
Dec 18 2020 2:01 am	Pete Foster added attachment two story section from the east.jpg to Record BZAP-20-49
Dec 18 2020 2:01 am	Pete Foster added attachment ARB permission.docx to Record BZAP-20-49
Dec 18 2020 2:02 am	Pete Foster submitted Record BZAP-20-49
Dec 18 2020 2:02 am	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-49
Dec 18 2020 2:02 am	completed payment step Payment on Record BZAP-20-49
Dec 18 2020 6:50 pm	Kathy Rose approved approval step Zoning Officer on Record BZAP-20-49
Dec 18 2020 6:51 pm	Kathy Rose assigned approval step Design Planning Consultant to Kathy Rose on Record BZAP-20-49
Dec 18 2020 6:51 pm	Kathy Rose assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-20-49