



City of Bexley, OH

01/21/2021

BZAP-20-37

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

Status: Active

Date Created: Oct 14, 2020

Applicant

Scott Baker
sbaker@sba-studios.com
1565 Dale Ford Road
Delaware, Ohio 43015
6145627761

Location

2754 SHERWOOD RD
Bexley, OH

Owner:

Ryan & Michelle O'Donnell
2754 Sherwood Rd, null, Columbus, OH 43209

A.1: Project Information

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

New detached garage with Rec Room space above. New covered porch and screen porch addition. Convert existing garage into living space.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

New garage, new covered porch, new screen porch, infilled garage door.

What requires Minor Architectural Review

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Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information**Agent Name**

Scott Baker

Agent Address

1565 Dale Ford Rd

Agent Email

sbaker@sba-studios.com

Agent Phone

614-562-7761

Property Owner Name

Ryan & Michelle O'Donnell

Property Owner Email

mlszames@gmail.com

Property Owner Address

2754 Sherwood Rd, Columbus, OH 43209

Property Owner Phone number

614-746-5540

A.2: Fee Worksheet**Estimated Valuation of Project**

250000

Minor Architectural Review**Major Architectural Review****Variance Review****Variance Review Type**

Single Family

Zoning**Zoning Review Type**

exceeding height limit

Sign Review and Architectural Review for Commercial Projects**Review Type**

Special Permit, Conditional Uses and All Others

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****Zoning District**

Residential

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Use Classification

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

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

63.18

Depth (ft)

143.95

Total Area (SF)

9085.127

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

2042.97

Proposed Addition (SF)

363.55

Removing (SF)

0

Type of Structure

Screen / Covered Porch

Proposed New Primary Structure or Residence (SF)

2406.52

Total (footprint) square foot of all structures combined

3025.22

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

0

Proposed Addition (SF)

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New Structure Type

Detached Garage

Ridge Height

23.0

Proposed New Structure (SF)

618.70

Is there a 2nd Floor

Yes

2nd Floor SF and total volume

592.15

Total of all garage and accessory structures (SF)

618.70

Total building lot coverage (SF)

3025.22

Total building lot coverage (% of lot)

33.2985

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1289.66

Existing Patio (SF)

310.88

Existing Private Sidewalk (SF)

133.09

Proposed Additional Hardscape (SF)

329.00

Total Hardscape (SF)

1779.35

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

4804.57

Total overall lot coverage (% of lot)

52.884

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House & Garage

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Std. 3-tab Asphalt Shingle

New Single Manufacturer

Unknown

New Roof Style and Color

Not Selected Yet

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House & Garage

Existing Window Type

Casement

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

New Window Style/Mat./Color

Unknown

Match Existing

C.1 Architectural Review Worksheet: Doors

Doors



Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

Match Existing

Structure

House & Garage

Existing Garage Door Type

Insulated Metal

Proposed Door Type

Wood / Glass

Proposed Door Color

Match Existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Proposed New Door Trim

House = Vinyl to Match Exg. Garage = Hardie Trim

Existing Door Trim

Vinyl

Existing Window Trim

Vinyl

Proposed New Window Trim

House = Vinyl to Match Exg. Garage = Hardie Trim

Trim Color(s)

Match Exg

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes Manufacturer, Style, Color

Vinyl Siding, Manufacturer Unknown

Existing Finishes

Vinyl Siding

Proposed Finishes

Other

Other Proposed Finishes

Culturerd Stone and Hardie-Siding

Proposed Finishes Manufacturer, Style, Color

House = Vinyl to Match Exg. Garage = Hardie Siding

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.

Variance is being requested to exceed the maximum allowable height of a detached garage for a new garage that is 23'-0" tall to the ridge so a recreational space can go above the proposed garage.

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.

The variance is not required for a reasonable return for this property. The property can still be used be used as a single-family residence without the variance.

2. Is the variance substantial? Please describe.

No, the variance is not substantial and would not increase lot coverage or propose a major impact on the neighboring properties.

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, the variance is not substantial and would not increase lot coverage or propose a major impact on the 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, the variance is for a detached garage in the rear of the property.

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

The Owner was not aware of the zoning restrictions at the time of property purchase.

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

No, there is no room on the property to add this size space without additional variance requests.

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

The variance being requested is for an additional 3 feet of height for the new detached garage. The garage footprint / size is within the allowable limits for a new garage. We feel the 3 additional feet of height is minimal and sensitive to the zoning requirements.

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 Elevations.pdf

Uploaded by Scott Baker on Jan 05, 2021 11:16 AM

 Plans.pdf

Uploaded by Scott Baker on Jan 05, 2021 11:16 AM



Landscape Plan.jpg

Uploaded by Scott Baker on Oct 14, 2020 4:51 PM



Garage.JPG

Uploaded by Scott Baker on Oct 14, 2020 5:00 PM

 Site Plan - 11x17.pdf

Uploaded by Scott Baker on Oct 14, 2020 4:52 PM

 2754 Sherwood Proposal.pdf

Uploaded by Scott Baker on Oct 14, 2020 4:55 PM

History

Date	Activity
Oct 12 2020 8:38 pm	Scott Baker started a draft of Record BZAP-20-37
Oct 14 2020 8:55 pm	Scott Baker added attachment 2754 Sherwood Proposal.pdf to Record BZAP-20-37
Oct 14 2020 9:02 pm	Scott Baker submitted Record BZAP-20-37
Oct 14 2020 9:02 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-37
Nov 02 2020 4:40 pm	completed payment step Payment on Record BZAP-20-37
Dec 07 2020 1:43 pm	Kathy Rose assigned approval step Board of Zoning and Planning to Kathy Rose on Record BZAP-20-37