



01/09/2021

BZAP-20-43

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

Status: Active

Date Created: Dec 15, 2020

Applicant

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

Location

90 COLUMBIA AV
Bexley, OH

Owner: Thomas Hadley
90 Columbia Avenue, null, Bexley, Ohio 43209

A.1: Project Information

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

The addition of a new covered sitting terrace to the south east of the existing residence. The new covered structure requires a variance with regard to the required setback from Clifton Avenue. The addition shall sit approximately 16 feet in to the required 85 foot setback.

The existing home is a non-conforming structure as it currently also sits closer to Clifton Avenue than is required. The new structure will not project into the setback as much as the existing home.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

The addition of a new one story covered sitting terrace to the south east of the existing residence.

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

Thomas Hadley

Property Owner Email

tom.hadley@usi.com

Property Owner Address

90 Columbia Avenue

Property Owner Phone number

614-271-2062

A.2: Fee Worksheet

Estimated Valuation of Project

30000.00

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

R2

Use Classification

R-2 (25% Building and 50% Overall)

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

200

Depth (ft)

200

Total Area (SF)

34400

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

3744

Proposed Addition (SF)

314

Removing (SF)

0

Type of Structure

covered terrace

Proposed New Primary Structure or Residence (SF)

4058

Total (footprint) square foot of all structures combined

4058

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

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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

No

Total of all garage and accessory structures (SF)

0

Total building lot coverage (SF)

4058

Total building lot coverage (% of lot)

12

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1858

Existing Patio (SF)

432

Existing Private Sidewalk (SF)

150

Proposed Additional Hardscape (SF)

314

Total Hardscape (SF)

2754

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

6498

Total overall lot coverage (% of lot)

19

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

EPDM Rubber

New Single Manufacturer

undecided

New Roof Style and Color

flat

C.1 Architectural Review Worksheet: Windows

Windows

Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

New Window Style/Mat./Color

NA

NA

C.1 Architectural Review Worksheet: Doors

Doors

Existing Entrance Door Type

Insulated Metal

Door Finish

Painted

Proposed Door Style

NA

Structure

House or Principal Structure

Existing Garage Door Type

Wood

Proposed Door Type

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Proposed Door Color

NA

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Proposed New Door Trim

NA

Proposed New Window Trim

NA

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Molding

Existing Window Trim

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Trim Color(s)

match existing

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes Manufacturer, Style, Color

stucco

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

smooth cedar

Existing Finishes

Stucco

Other Proposed Finishes

smooth cedar

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

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



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 addition of a new covered sitting terrace to the south east of the existing residence. The new covered structure requires a variance with regard to the required setback from Clifton Avenue. The addition shall sit approximately 16 feet in to the required 85 foot setback.

The existing home is a non-conforming structure as it currently also sits closer to Clifton Avenue than is required. The new structure will not project into the setback as much as the existing 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.

The property has significant setbacks on all four sides and other than coming out directly from the center of the existing home any addition would require a variance.

2. Is the variance substantial? Please describe.

No. The new addition will not project in to the required setback any farther than the existing home.

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 character of the addition is in keeping with the existing home and as a one story open porch it has a minimal impact on 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.

yes

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

The addition could be placed elsewhere on the site but this placement works best with the adjacent spaces of the existing home.

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

The property currently has a non-conforming structure on it and this addition, which has been designed to be sensitive to the scale and character of the existing home as well as the required setback, is minimally extending into the setback to reach the proper architectural solution.

F.1 Fence Variance Worksheet

Lot Type

Corner lot

Narrative description of how you plan to meet the pertinent outlined variance criteria

NA

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?

NA

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.

NA

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.

NA

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.

NA

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.

NA

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.

NA

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.

NA

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. Recomendded 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. Recomendded 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

 Hadley ARB and BZA color scan.pdf
Uploaded by Pete Foster on Dec 15, 2020 5:30 PM

 Hadley ARB and BZA color scan.pdf
Uploaded by Pete Foster on Dec 15, 2020 5:31 PM

 Hadley ARB and BZA color scan.pdf
Uploaded by Pete Foster on Dec 15, 2020 5:31 PM



IMG_6032.jpg
Uploaded by Pete Foster on Dec 15, 2020 1:45 PM

 Hadley ARB and BZA color scan.pdf
Uploaded by Pete Foster on Dec 15, 2020 5:31 PM



IMG_6024.jpg
Uploaded by Pete Foster on Dec 15, 2020 1:46 PM



IMG_6031.jpg
Uploaded by Pete Foster on Dec 15, 2020 1:46 PM

 Hadley ARB & BZA permission.pdf
Uploaded by Pete Foster on Dec 17, 2020 9:17 AM

History

Date	Activity
Dec 15 2020 4:46 pm	Pete Foster started a draft of Record BZAP-20-43
Dec 15 2020 6:46 pm	Pete Foster added attachment IMG_6024.jpg to Record BZAP-20-43
Dec 15 2020 6:46 pm	Pete Foster added attachment IMG_6031.jpg to Record BZAP-20-43
Dec 15 2020 6:50 pm	Pete Foster altered Record BZAP-20-43, changed ownerEmail from "" to "tom.hadley@usi.com"

Date	Activity
Dec 15 2020 6:50 pm	Pete Foster altered Record BZAP-20-43, changed ownerPhoneNo from "" to "614-271-2062"
Dec 15 2020 6:52 pm	Pete Foster submitted Record BZAP-20-43
Dec 15 2020 6:52 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-43
Dec 15 2020 6:53 pm	completed payment step Payment on Record BZAP-20-43
Dec 17 2020 2:17 pm	Pete Foster added attachment Hadley ARB & BZA permission.pdf to Record BZAP-20-43