



02/09/2021

BZAP-20-46

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

Status: Active

Date Created: Dec 17, 2020

Applicant

Brenda Parker
brenda.parker@cbusarch.com
930 Northwest Blvd
Columbus, Ohio 43212
614-586-5514

Location

2404 FAIR AV
Bexley, OH

Owner:

Tyler Chamblin
2404 Fair Avenue, , Bexley, Ohio 43209

A.1: Project Information

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

New two-story addition at rear of house.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

Two-story addition.

What requires Minor Architectural Review

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Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information

Agent Name

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Agent Address

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Agent Email

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Agent Phone

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Property Owner Name

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Property Owner Email

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Property Owner Address

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Property Owner Phone number

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A.2: Fee Worksheet

Estimated Valuation of Project

200000

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

Zoning District

Residential

R-6

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft)

76.43

Depth (ft)

132

Total Area (SF)

10088

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1245

Proposed Addition (SF)

242

Removing (SF)

0

Type of Structure

Addition

Proposed New Primary Structure or Residence (SF)

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Total (footprint) square foot of all structures combined

1487

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

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Total of all garage and accessory structures (SF)

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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?

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B: Project Worksheet: Hardscape

Existing Driveway (SF)

962

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

227

Proposed Additional Hardscape (SF)

434

Total Hardscape (SF)

1623

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3637

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

Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

aluminum clad wood

C.1 Architectural Review Worksheet: Doors

Doors

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

Full-lite with muntins

Structure

House or Principal Structure

Existing Garage Door Type

Wood

Proposed Door Type

Aluminum-clad

Proposed Door Color

black

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Proposed New Door Trim

Cedar

Proposed New Window Trim

Cedar

Existing Door Trim

Cedar

Existing Window Trim

Wood

Trim Color(s)

Black

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

Stone at first floor & cedar shingle at second floor w/ 10" exposure

Proposed Finishes

Wood Shingle

Proposed Finishes Manufacturer, Style, Color

Cedar shingle w/ 10" exposure

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.

Request variance from Section 1252.15 (g) to reduce the required distance between a detached garage and a primary residence from 10'-0" to 3'-11".

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 does require a variance in order to yield a reasonable return. Being a corner lot, there is very little allowable building area for an addition.

2. Is the variance substantial? Please describe.

The variance is not substantial as it is merely reducing a distance between a garage and the primary house.

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.

The essential character of the neighborhood would not be altered as the variance is requesting a reduction of air space between two structures on the same property.

E.2 Variance Worksheet

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

The variance would not adversely affect the delivery of governmental services.

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

The property owner was not aware of the distance limitation between structures.

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

Other options were explored but the addition at the northeast corner of the house was the most suitable from an interior and exterior perspective.

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

The spirit and intent behind the zoning requirement is observed.

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

 2404 Fair Elevations.pdf
Uploaded by Brenda Parker on Dec 17, 2020 2:25 PM

 2404 Fair Plans.pdf
Uploaded by Brenda Parker on Dec 17, 2020 2:25 PM



2404 Fair South - Front.JPG
Uploaded by Brenda Parker on Dec 17, 2020 2:27 PM

 2404 Fair Site Plan.pdf
Uploaded by Brenda Parker on Dec 17, 2020 2:25 PM



2404 Fair North - Rear.JPG
Uploaded by Brenda Parker on Dec 17, 2020 2:28 PM



2404 Fair East - Side.JPG
Uploaded by Brenda Parker on Dec 17, 2020 2:28 PM



2404 Fair West - Side.JPG
Uploaded by Brenda Parker on Dec 17, 2020 2:29 PM

 2404 Fair Alternate Exterior Elevations.pdf
Uploaded by Brenda Parker on Jan 13, 2021 8:00 PM

 2021.0120 2404 Fair Original Design w 3D.pdf
Uploaded by Brenda Parker on Jan 20, 2021 11:18 AM

 2021.0120 2404 Fair Alternate w Connector.pdf
Uploaded by Brenda Parker on Jan 20, 2021 11:18 AM

History

Date	Activity
Dec 17 2020 6:29 pm	Brenda Parker started a draft of Record BZAP-20-46
Dec 17 2020 6:38 pm	Brenda Parker altered Record BZAP-20-46, changed ownerPhoneNo from "" to "6143782122"

Date	Activity
Dec 17 2020 7:27 pm	Brenda Parker added attachment 2404 Fair North - Rear.JPG to Record BZAP-20-46
Dec 17 2020 7:28 pm	Brenda Parker added attachment 2404 Fair East - Side.JPG to Record BZAP-20-46
Dec 17 2020 7:28 pm	Brenda Parker added attachment 2404 Fair West - Side.JPG to Record BZAP-20-46
Dec 17 2020 7:29 pm	Brenda Parker submitted Record BZAP-20-46
Dec 17 2020 7:29 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-46
Dec 17 2020 7:31 pm	completed payment step Payment on Record BZAP-20-46
Jan 14 2021 1:00 am	Brenda Parker added attachment 2404 Fair Alternate Exterior Elevations.pdf to Record BZAP-20-46
Jan 20 2021 4:17 pm	Brenda Parker added attachment 2021.0120 2404 Fair Original Design w 3D.pdf to Record BZAP-20-46
Jan 20 2021 4:18 pm	Brenda Parker added attachment 2021.0120 2404 Fair Alternate w Connector.pdf to Record BZAP-20-46