



03/04/2021

### BZAP-21-3

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

**Status:** Active

**Date Created:** Feb 10, 2021

#### Applicant

Marica McKeel  
gina@maricamckeel.com  
15 Broad Street  
#3324  
New York, NY 10005  
8137896463

#### Location

269 S ARDMORE RD  
Bexley, OH 43209

#### Owner:

Jacob and Elizabeth Garrett  
269 South Ardmore Road Bexley, OH 43209

#### A.1: Project Information

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

Renovation/addition of porch and bedroom to main house and addition/renovation of existing detached garage.

#### Architecture Review

#### Conditional Use

#### Demolition

#### Planned Unit Dev

#### Rezoning

#### Variance or Special Permit

#### What requires Major Architectural Review

Detached garage, Main bedroom 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**

250,000

**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**

Use to remain the same (residential)

**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)

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**B: Project Worksheet: Lot Info**

**Width (ft)**

60

**Depth (ft)**

128

**Total Area (SF)**

7,683

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**B: Project Worksheet: Primary Structure Info**

**Existing Footprint (SF)**

1,248

**Proposed Addition (SF)**

187

**Removing (SF)**

0

**Type of Structure**

Residence

**Proposed New Primary Structure or Residence (SF)**

492

**Total (footprint) square foot of all structures combined**

1,435

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

**Existing Footprint (SF)**

504

**Proposed Addition (SF)**

134

**New Structure Type**

Garage

**Ridge Height**

20'

**Proposed New Structure (SF)**

547

**Is there a 2nd Floor**

Yes

**2nd Floor SF and total volume**

413

**Total of all garage and accessory structures (SF)**

958

**Total building lot coverage (SF)**

614

**Total building lot coverage (% of lot)**

8.77

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

Yes

**B: Project Worksheet: Hardscape**

**Existing Driveway (SF)**

1,796

**Existing Patio (SF)**

431

**Existing Private Sidewalk (SF)**

0

**Proposed Additional Hardscape (SF)**

224

**Total Hardscape (SF)**

2,451

**B: Project Worksheet: Total Coverage**

**Total overall lot coverage (SF)**

4,719

**Total overall lot coverage (% of lot)**

58.6

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

**Roofing**



**Structure**

House & Garage

**Existing Roof Type**

Slate

**New Roof Type**

EPDM Rubber

**New Single Manufacturer**

Firestone

**New Roof Style and Color**

Flat, Black

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

**Windows**



**Structure**

House & Garage

**Existing Window Type**

Casement

**Existing Window Materials**

Metal

**New Window Manufacturer**

**New Window Style/Mat./Color**

Marvin

Aluminum-Clad/Wood Frame/Black

### C.1 Architectural Review Worksheet: Doors

**Doors**



**Existing Entrance Door Type**

Wood

**Door Finish**

Painted

**Proposed Door Style**

No change

**Structure**

House & Garage

**Existing Garage Door Type**

Wood

**Proposed Door Type**

No change

**Proposed Door Color**

No change

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

**Exterior Trim**



**Other Existing Door Trim**

Stone

**Existing Window Trim**

Other

**Proposed New Window Trim**

None

**Existing Door Trim**

Other

**Proposed New Door Trim**

No change

**Other Existing Window Trim**

Brick

**Trim Color(s)**

None

**Do the proposed changes affect the overhangs?**

No

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

**Exterior Wall Finishes**



**Existing Finishes Manufacturer, Style, Color**

Red Brick

**Proposed Finishes**

Wood Siding

**Existing Finishes**

Brick

**Proposed Finishes Manufacturer, Style, Color**

Wood, Flush, 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.**

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**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**

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**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**

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**E.1 Variance Worksheet**

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

Accessory space in garage to be used as a studio - roof of the main house extends to within 2' of the garage, but the walls of the proposed addition are 14' away from the 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.**

Yes. We believe we need a variance in order for our clients to live comfortably in their home. They could use it as it is, but they'd prefer to change it.

**2. Is the variance substantial? Please describe.**

No, see attached images.

**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, see attached images.

**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, the owner grew up in the house. His parents purchased it in 1979.

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

No, we are limited in the addition because we want a usable backyard.

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

Yes

**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**

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### 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.**

It will add character to the street, which already has a range of diverse houses.

## Attachments

-  096\_Plans.pdf  
Uploaded by Marica McKeel on Feb 25, 2021 2:37 PM
-  096\_Elevations.pdf  
Uploaded by Marica McKeel on Feb 25, 2021 2:37 PM
-  096\_Site Plan.pdf  
Uploaded by Marica McKeel on Feb 25, 2021 2:37 PM
-  Render 3.pdf  
Uploaded by Marica McKeel on Feb 10, 2021 4:56 PM
-  Render 4.pdf  
Uploaded by Marica McKeel on Feb 10, 2021 4:56 PM
-  Street Diagram.pdf  
Uploaded by Marica McKeel on Mar 04, 2021 11:14 AM
-  Site Survey.pdf  
Uploaded by Marica McKeel on Feb 25, 2021 2:40 PM

## History

Date	Activity
Feb 09 2021 2:40 pm	Marica McKeel started a draft of Record BZAP-21-3
Feb 09 2021 2:48 pm	Marica McKeel altered Record BZAP-21-3, changed ownerEmail from "" to ""
Feb 09 2021 2:48 pm	Marica McKeel altered Record BZAP-21-3, changed ownerName from "" to "Jacob and Elizabeth Garrett"
Feb 09 2021 2:48 pm	Marica McKeel altered Record BZAP-21-3, changed ownerPhoneNo from "" to ""
Feb 09 2021 2:49 pm	Marica McKeel altered Record BZAP-21-3, changed ownerName from "Jacob and Elizabeth Garrett" to ""
Feb 09 2021 4:53 pm	Marica McKeel altered Record BZAP-21-3, changed ownerCity from "" to "Bexley"
Feb 09 2021 4:53 pm	Marica McKeel altered Record BZAP-21-3, changed ownerEmail from "" to "jgarrett99@hotmail.com"
Feb 09 2021 4:53 pm	Marica McKeel altered Record BZAP-21-3, changed ownerName from "" to "Jacob and Elizabeth Garrett"
Feb 09 2021 4:53 pm	Marica McKeel altered Record BZAP-21-3, changed ownerPostalCode from "" to "43209"
Feb 09 2021 4:53 pm	Marica McKeel altered Record BZAP-21-3, changed ownerState from "" to "OH"
Feb 09 2021 4:53 pm	Marica McKeel altered Record BZAP-21-3, changed ownerStreetName from "" to "South Ardmore Road"
Feb 09 2021 4:53 pm	Marica McKeel altered Record BZAP-21-3, changed ownerStreetNo from "" to "269"
Feb 09 2021 4:53 pm	Marica McKeel altered Record BZAP-21-3, changed ownerUnit from "" to ""

<b>Date</b>	<b>Activity</b>
Feb 10 2021 4:55 pm	Marica McKeel added attachment Render 3.pdf to Record BZAP-21-3
Feb 10 2021 4:56 pm	Marica McKeel added attachment Render 4.pdf to Record BZAP-21-3
Feb 10 2021 4:57 pm	Marica McKeel added attachment Street Diagram.pdf to Record BZAP-21-3
Feb 10 2021 5:07 pm	Marica McKeel submitted Record BZAP-21-3
Feb 10 2021 5:07 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-21-3
Feb 10 2021 5:07 pm	Marica McKeel submitted Record BZAP-21-3
Feb 11 2021 10:21 am	Marica McKeel added attachment 096_A101 DIM.pdf to Record BZAP-21-3