

PRELIMINARY ZONING MEMORANDUM

Date: 07.09.18, **Revised 08.13.18**

To: Darius Kandawalla and Laurette Bachman
292 N. Drexel Avenue
Bexley, OH 43209

Re: The Kandawalla-Bachman Residence
RKA Project Number 18006.00

Prepared By: Tim Shamblin

Note: All information pertaining to current (existing) conditions is approximate and based on information from a mortgage survey prepared by Myers Surveying Company dated 06/08/2016, information from Franklin County Auditor, City of Bexley maps, and a conversation with Kathy Rose, City of Bexley Zoning Officer, on 07.09.18. The Owner must provide a site survey, prepared by a State of Ohio professional surveyor, to verify the exact existing conditions. After a survey is created, this document will be re-evaluated and revised as required.

- *City of Bexley Zoning District: R-2, Intermediate*
- *Minimum lot requirements: 24,000 sq.ft*
Minimum 120' width
Minimum 200' depth
Current Lot Area: 34,299 sq.ft., OK
Current Lot Width: 131'-3", OK
Current Lot Depth: 260'-0" OK
- *Maximum lot coverage (Building): 25% (8574.8 sq.ft.) – Includes principal structure and accessory structures.*
Current Lot Coverage (Building): 11.8% (4,058.7 sq.ft.), OK.
Potential Additional Building Coverage: 13.2% (4,516.1 sq.ft.)
Proposed New Total Building Coverage: 14.6% (5,004.0 sq.ft.), OK
- *Maximum lot coverage (Overall): 40% (13,719.6 sq.ft.) – Includes Maximum Lot Coverage (Building) plus the ground area of all swimming pools, patios, driveways, sidewalks, required off-street parking and loading spaces to the horizontally projected area of the lot.*
Current Lot Coverage (Overall): 36.6% (12,546.8 sq.ft.), OK
Potential Additional Lot Coverage: 3.4% (1,172.8 sq.ft.)
Proposed New Total Lot Coverage: 34.4% (11,792.6 sq.ft.), OK

- *Minimum Yard Requirements:*
 - *front: 30 feet or average existing dwelling setback, whichever is greater. Average dwelling setback is average setback of 3 houses on either side of residence.*
 - *(1252.11) (c): Unenclosed porches may extend ten feet into the required front yard. If uncovered, a deck may extend four feet into a required side or rear yard.*
Current Average Dwelling Front Setback: +/- 88'-3"
Current Front Setback to Residence: +/-79'-10", existing nonconforming condition
Current Porch Encroaches into Front Yard: +/-22'-1", existing nonconforming condition
Proposed Front Setback to Residence: +/-79'-10", existing nonconforming condition
 - *side: 15 feet*
Required North Side Setback: 15'-0"
Current North Side Setback: +/-18'-11", OK
Required South Side Setback: 15'-0"
Current South Side Setback: +/-16'-10" for residence, OK +/-7'-6" for awning, existing nonconforming condition
Proposed North Side Setback: 15'-1", OK
Proposed South Side Setback: 6'-2", new nonconforming condition, Variance required
 - *rear: 50 feet*
Required Rear Setback: 50'-0"
Current Rear Setback: 80'-4", OK
- *Maximum mean height of ridge and eave on principal building is not to exceed 2 ½ stories and 40 feet in height.*
- *Per 1230.15 "Building height" means the vertical distance measured from the average grade of the ground at the front of the building (before construction) to the highest point of the roof for flat roofs, to the mean height between eaves and ridge for gable, hip and gambrel roofs*
Current Building Height: +/- 27'-9" (2 ½ stories) OK
- *Pool Requirements*
 - *A private swimming pool shall be permitted as an accessory use to any permitted residential use provided it meets the requirements of Chapter 1464 of the Building and Housing Code.*
Pool enclosed with fence greater than 4' tall and less than 6' tall:
 - Enclosed by Fence and Building: Yes, **OK**
 - Wood / Metal Yard Fence Height: +/- 72", **OK**
 - Rear Yard Stone Wall Height: +/- 76", existing nonconforming condition
- **Pool is greater than 5' within building setback lines:**
No, Existing encroachment

Maximum Fence Height Requirements:

- No fence, wall or combination thereof shall exceed seventy-two inches in height as measured from the average grade of that portion of the lot in the rear or side yard. No side yard fence shall extend beyond the front set-back line or the existing front building façade, whichever is greater. 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 restriction.*

Current Fence Height:

Metal Front / Side Yard Fence:

+/- 72", **OK**

Rear Yard Stone Wall:

+/- 76", existing nonconforming condition

Fence Encroaches Front Yard: Yes, existing non-conforming condition, but does not extend beyond front of house