



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 8, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, November 29th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 029 Z
Applicant: Darryl Schrock
Owner: Steve & Elizabeth Olson
Location: 2600 Fair Avenue
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a covered patio addition off the back (north side) of the principal structure.

BZAP Request: The applicant is seeking architectural review and approval of a proposed covered patio on the back (north side) of the principal structure. The applicant is also seeking two variances. The first is a 5.5' variance from Bexley Code Section 1252.09 (R-6 Zoning), which requires an 8' setback from the side property line for a principal structure, to allow the proposed covered patio addition to be constructed 3.8' from the east side property line. The second variance from Bexley Code Section 1252.15(g) detached garage shall not be located less than ten feet from a principal structure; to allow the proposed covered patio addition to be constructed 5' from the detached garage.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240. Mailed by: 10-25-2018

BZ

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review
 Conditional Use
 Demolition
 Planned Unit Dev.
 Rezoning
 Special Permit

Property & Project Information:

Property Address:

Brief Project Description:

Applicant Information:

Applicant Name:

Applicant Address:

Applicant Email & Phone:

Property Owner Information:

Owner Name:

Owner Address:

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address:

Agent Email & Phone:

- Completed Worksheets: Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet C)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #:

Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

Project Worksheet

Residential Commercial

Property Address:

2600 Fair Ave Bexley 43209

Zoning District:

R-1 (25% Building & 40% Overall)

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

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

R-12 (35% Building & 70% Overall)

R-3 (25% Building & 50% Overall)

Other:

** Overall coverage includes hardscape*

Lot Info:

Width (ft.):

50

Depth (ft.):

145

Total Area (SF):

7250

Primary Structure Info:

Existing Footprint (SF):

1423

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1423

(Type of Structure):

Wood Framed

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

360

Proposed Addition (SF):

Proposed New Structure (SF):

396

Total of all garage and accessory structures (SF):

756

Total building lot coverage (SF):

2179

New Structure Type:

Wood Framed

Ridge Height:

12 feet

Is there a 2nd floor?

Yes

No

2nd Floor SF:

= 30 % of lot

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

Yes

No

Hardscape:

Existing Driveway (SF):

1132

Existing Patio (SF):

291

Existing Private Sidewalk (SF):

0

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

1423

Totals:

Total overall lot coverage (SF):

3602

= 50

% of lot

Applicant Initial:

DS

Internal Use:	Staff Review Date:	<input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments:	<input type="text"/>			Staff Initial: <input type="text"/>

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

2000

Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Description of the Proposed Variance

Please provide a thorough description of the variance being sought, and the reason why.

In order for this space to be useable by the homeowner, the size and placement of this structure is fringes on zoning law.

Variance Question 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.

There will be an increased return on the property with this structure.
No benefit w/out the variance

Variance Question 2

Is the variance substantial? Please describe.

I believe the variance to be minor due to the fact that the ratio already exists

Variance Question 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, This structure will not in fringe on anyones property or block any view.

Variance Worksheet (Continued)

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Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Variance Question 4

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

Governmental services will not be affected by this construction.

Variance Question 5

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

This property was purchased with a patio as is, there was no knowledge of this zoning restriction.

Variance Question 6

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

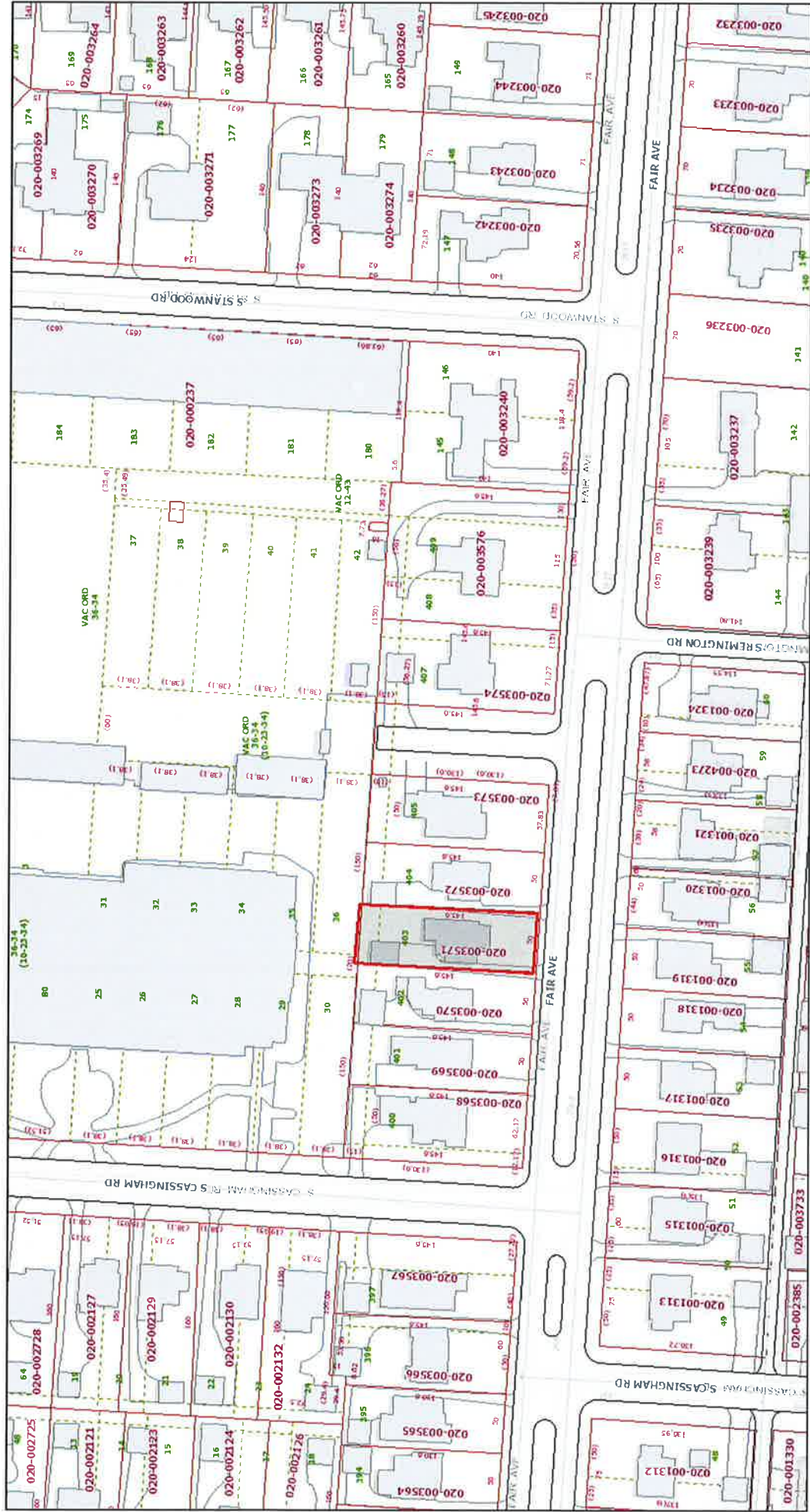
No. There is a limited space available. This area will become useable w/ this structure.

Variance Question 7

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

I believe it to be justified, we are only increasing the patio foot print by about a third.

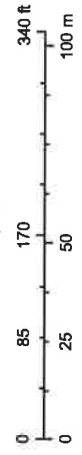
020L046 03500



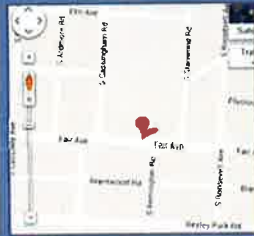
October 16, 2018

North ↑

1:1,247



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



A picture of the property is unavailable

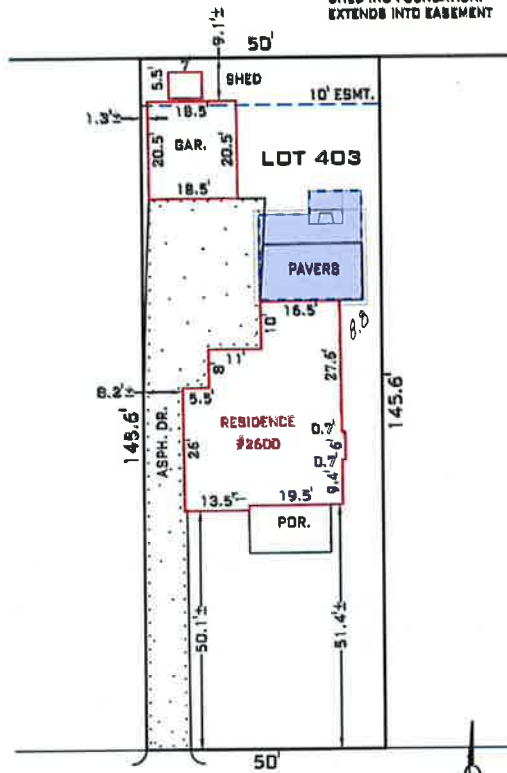
PROPERTY ADDRESS: 2600 FAIR AVENUE COLUMBUS, OHIO 43209

SURVEY NUMBER: 148532

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GARAGE ENCRDACHES INTO EASEMENT

SHED (NO FOUNDATION) EXTENDS INTO EASEMENT



Scott D. Grunde

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LSG#: 148532

FAIR AVENUE 70'



SCALE: 1" = 30'

POINTS OF INTEREST: GARAGE ENCRDACHES INTO EASEMENT ALSO SHED (NO FOUNDATION) EXTENDS INTO EASEMENT.

CLIENT NUMBER: 135790 DATE: 6/14/2013

BUYER: STEVEN TODD OLSON AND ELIZABETH ANN OLSON

SELLER: MARK S. COFFEY AND MINDY N. COFFEY

SUBLOT / ORIGINAL LOT: 403

SUBDIVISION: BEXLEY PARK EXTENSION

PLAT: 17 PG: 92 COUNTY: FRANKLIN

CERTIFIED TO: REAL LIVING TITLE AGENCY, LTD. + HUNTINGTON NATIONAL BANK

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey is proud to support:



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Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485.9003

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733.37, OHIO ADMINISTRATIVE CODE.