




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

Applicant

 john spiropoulos
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Location

902 S CASSINGHAM RD
Bexley, OH 43209

BZAP-19-15

Submitted On: Oct 08, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

New 2 car garage to replace original 1 car garage

Architecture Review

true

Conditional Use

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Demolition

true

Planned Unit Dev

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Rezoning

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Variance or Special Permit

true

What requires Major Architectural Review

Height and square footage of new garage

What requires Minor Architectural Review**Major Architectural Review**

true

Minor Architectural Review

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A.1: Attorney / Agent Information

Agent Name

n/a

Agent Address

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Agent Email

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Agent Phone

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A.2: Fee Worksheet

Estimated Valuation of Project

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Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Others

Zoning

--

Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

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Review Type

Appeal of ARB decision to BZAP

Special Permit, Conditional Uses and All Others

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Appeal of BZAP decision to City Council

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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)****Depth (ft)**

48

135

Total Area (SF)

6480

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

985

0

Removing (SF)**Type of Structure**

0

House

Proposed New Primary Structure or Residence (SF)**Total Square Footage**

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985

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

324

0

New Structure Type**Ridge Height**

Garage

23 ft

Proposed New Structure (SF)**Is there a 2nd Floor**

728

Yes

2nd Floor SF**Total of all garage and accessory structures (SF)**

728

1456

Total building lot coverage (SF)

1713

Total building lot coverage (% of lot)

26

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

Yes

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

776

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

776

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

2489

Total overall lot coverage (% of lot)

39

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

true

Structure

Garage Only

Existing Roof Type

--

New Roof Type

--

New Single Manufacturer

--

New Roof Style and Color

to match style/color of main house

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

true

Structure

Garage Only

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

to complement style of house

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

true

Structure

Garage Only

Existing Entrance Door Type

--

Door Finish

--

Proposed Door Style

to complement style of house

Existing Garage Door Type

--

Proposed Door Type

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

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Proposed New Door Trim

to complement style of house

Existing Window Trim

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Proposed New Window Trim

to complement style of house

Trim Color(s)

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Do the proposed changes affect the overhangs?

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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

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Existing Finishes Manufacturer, Style, Color

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Proposed Finishes

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Proposed Finishes Manufacturer, Style, Color

to complement style/color of house

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

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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.

Variance for Square Footage of 728 (vs 624) and Roof Height of 23' (vs 20') . This will allow for two vehicles and additional storage space. This enhancement will compensate for lack of storage space within the main structure.

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. A new and improved garage will add modern functionality to the property as a whole, making it comparable to other updated properties in the area.

2. Is the variance substantial? Please describe.

No. The size and placement of the proposed garage works efficiently on this particular parcel, which incorporates a vacated alley. The scale/roof pitch matches that of the main structure, and the height is similar to other garages in the area.

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. Much attention has been taken to improve functionality, aesthetics, and the preservation of existing accessibility for all adjacent properties.

E.2 Variance Worksheet

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

No. The new garage will not interfere with utilities or city services.

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

No. There were no plans to replace the garage when property was purchased 25 years ago.

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

No. A modern garage of standard dimensions is essential for two automobiles and adequate storage of household items.

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

Yes. The new garage will be a reasonable and impactful improvement over the existing structure. It will greatly enhance the layout of the property as a whole, while improving the visual and aesthetic qualities of the back area.

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

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Fences Adjacent to Commercial Districts

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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

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.

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

The fence and/or wall shall have a minimum of 50% transparency.

That the lot exhibits unique characteristics that support the increase in fence height.

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

Is your property architecturally significant? Please attached supporting documentation. Recomend sources include a letter of opinion from an architect or expert with historical preservation expertise.

No

No

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.

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.

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.

true

Provide a narrative time schedule for the replacement project

Contingent upon approval of variance request

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

Existing garage is 90 years old and in very poor condition. The proposed replacement will be much more appropriate for modern needs.