

# Bexley Board of Zoning and Planning

## Planning Staff Report – October 25, 2018



### Residential Variance and Certificate of Appropriateness: 292 N Drexel Avenue

**Application #:** 18-026 Z

**Location:** 292 N. Drexel Avenue

**Zoning:** Intermediate Density Single-Family Residential District (R-2)

**Request:**

The applicant is seeking a certificate of appropriateness for:

- Architectural review and approval of a two-story garage addition to the north side of the principal structure, and remodel of the north and west facades.

The applicant is seeking a variance:

- The applicant is seeking an 11’ variance from Bexley Code Section 1252.09 (R-2), which requires a 15’ setback from the side property line for a principal structure, to allow the proposed trellis addition to be constructed 6’ from the south side property line.

**Applicant:** Darryl Rogers – Rogers Krajnak Architects, Inc.

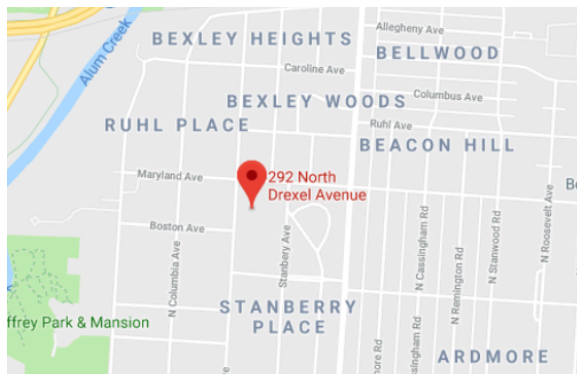
**Owner:** Darius Kandawalla

#### A. STAFF RECOMMENDATION

The applicant seeks a Certificate of Appropriateness and a variance from site development code standards in an R-2 District. The applicant has proposed a trellis to be placed in the location of a current awning extending over a porch area on the east side of the residence.

The ARB approved a Certificate of Appropriateness for the proposed addition and architectural modifications at the October 11, 2018 meeting with the conditions listed in the report below.

#### B. BACKGROUND



The site is located on the east side of N Drexel Avenue, Between Maryland Avenue and Denver Avenue.

Zoning: The project is located in the Intermediate Density Single-Family Residential District (R-2) (1252.04).

## C. CONSIDERATIONS

### Site Considerations

There is an existing front porch that encroaches into the side lot area which will remain as previously allowed. The location of the proposed trellis is behind this exiting front porch, in the place of an awning that had been covering another side yard porch area. It is at the discretion of the board, based on the variance criteria below, whether the request is appropriate. In practicality, the trellis will function similarly to the awning, but is considered a permanent structure, hence the request for the encroachment variance. With regard to the design of the trellis, the ARB has recommended approval of all architectural elements at their October 11, 2018 meeting.

### Variance Criteria

Under the code, the following establishes the framework for consideration of variance requests:

From (1226.11(b): On a particular property extraordinary circumstances may exist, making a strict enforcement of the applicable requirements of this Code unreasonable, and therefore, the variance procedure is provided to allow the flexibility necessary to adapt to changed or unusual conditions that meet the standards of review for variances. In granting any variance, the BZAP or City Council shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the zoning district in conformity with the Zoning Code.

From (1226.11(c): BZAP and City Council shall only approve a request for an area (non-use) variance in cases where the evidence demonstrates that the literal enforcement of this Code will result in practical difficulty and the granting of a variance complies with the purpose and intent of this Code.

Area (Non Use) Variance Criteria
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
2. Whether the variance is substantial.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of governmental services ( <i>e.g.</i> , water, sewer, garbage);
5. Whether the property owner purchased the property with knowledge of the zoning restriction
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance

The intent of the R-2 district is described in the code as follows:

From (1252.04): This District, designated by the symbol "R-2" in this Zoning Code and on the official zoning map, is intended to preserve an area of existing single-family residential development at an intermediately low density compatible with the existing scale and character of this section of the City. This

section needs to be protected from random new development or redevelopment of a higher density or incompatible use. The R-2 Zoning District is intended to preserve the established density and scale of this area. Any development or redevelopment of a moderately higher residential density should generally be allowed only by planned unit development, as described in section 1256, in appropriate locations and carefully designed to harmonize with nearby development

#### **D. ADDITIONAL COMMENTS**

##### **Architectural Review Board Recommendation**

The ARB issued the following recommendation at their October 11, 2018 meeting:

- The Architectural Review Board finds the proposed improvements are architecturally compatible with the existing structure and should be approved as submitted.

#### **E. RECOMMENDED CONDITIONS**

In action by the Board of Zoning and Planning on the requested certificate of appropriateness and the requested variance, staff recommends the following condition:

1. That the site modifications, design and materials will be in substantial conformance with the renderings and plans submitted to the Board of Zoning and Planning for the October 25, 2018 meeting, unless otherwise modified in collaboration with staff.

Prepared by:

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