



PUBLIC NOTICE
CITY OF BEXLEY
BOARD OF ZONING AND PLANNING

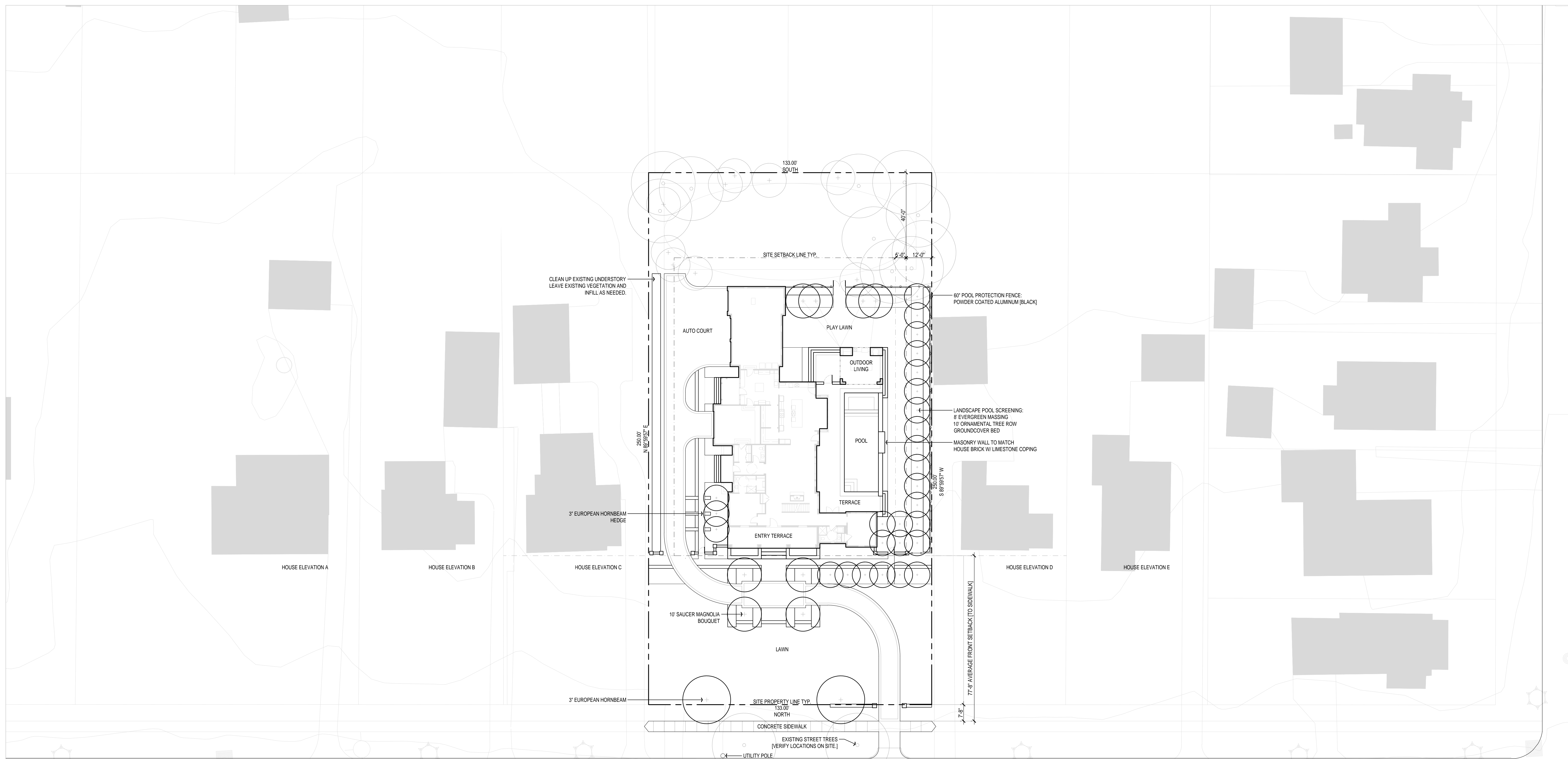
The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, October 25th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements 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.: 17-040 Z
Applicant: On Site Management
Owner: Dr. Summit and Lekha Shah
Location: 424 S. Columbia
BZAP Request: The applicant is seeking a variance from Bexley Code Section 1262.06, which permits circular driveways on lots having a minimum front yard lot width at the street right-of-way of at least one hundred and fifty (150) feet, to allow a circular driveway to be located on this 133' wide lot. The applicant would propose to add a 2nd approach and maintain the existing approach. Please Note: This application was tabled at the June 28th meeting of the Board.

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.

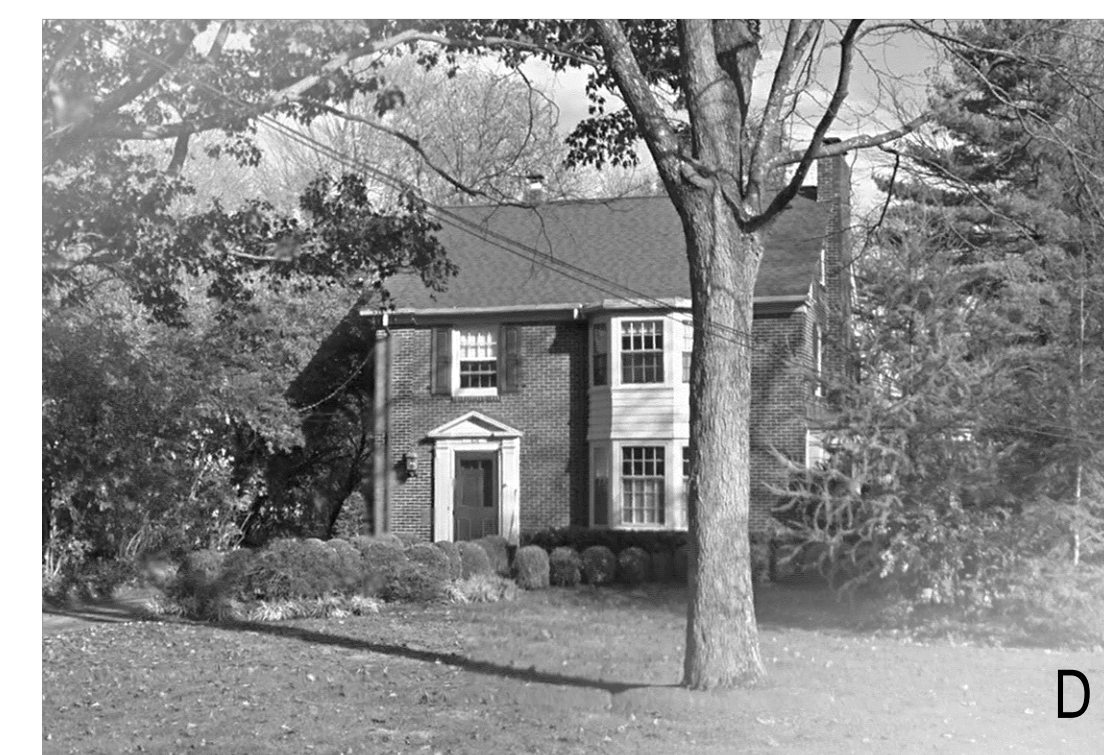
Mailed by: 10-11-2018



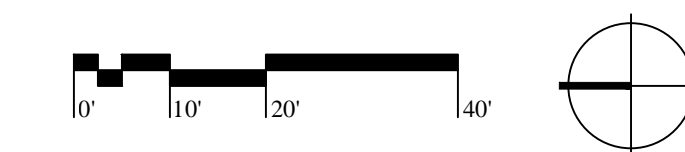
SOUTH COLUMBIA AVENUE

80

SOURCES:
SURVEY TOPOGRAPHIC CONTOURS PROVIDED BY FRANKLIN COUNTY GIS.
[NOVEMBER 2017]
SURVEY PROPERTY LINE INFORMATION PROVIDED BY MYERS SURVEYING.
[NOVEMBER 2017]
ZONING: SINGLE FAMILY RESIDENTIAL, R-3 MEDIUM DENSITY



ARCHITECTURAL SITE PLAN
Scale: 1" = 20' - 0"



SHAH RESIDENCE
424 South Columbia Avenue
BEXLEY, OHIO 43209

JONES
BRIAN KENT JONES ARCHITECTS, INC.
303 SOUTH FRONT ST., COLUMBUS, OH 43215

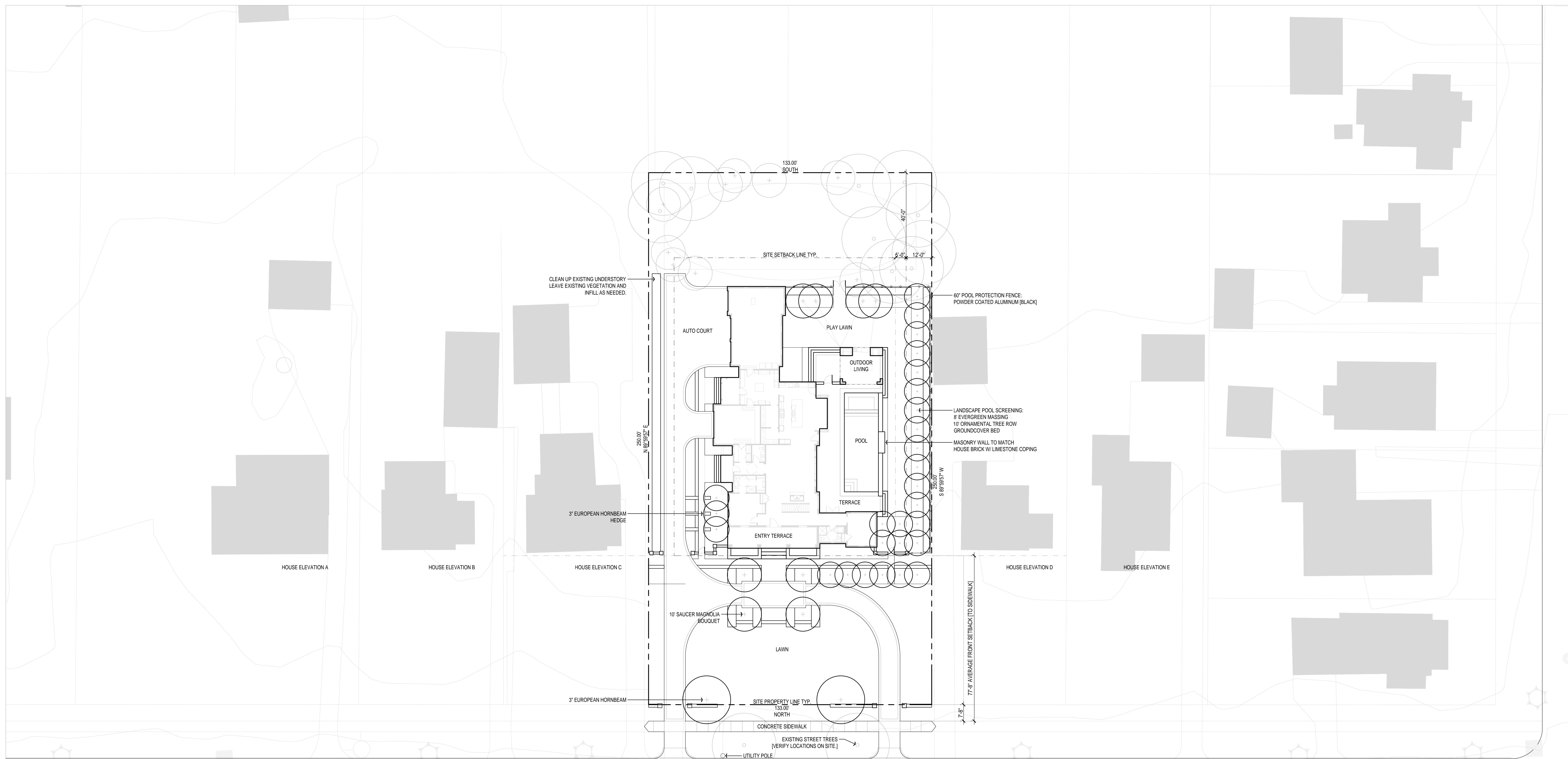
ARCHITECTURAL SITE PLAN

17060
20 APRIL 2018
CONSTRUCTION DOCUMENTS

REVISIONS

SP.1

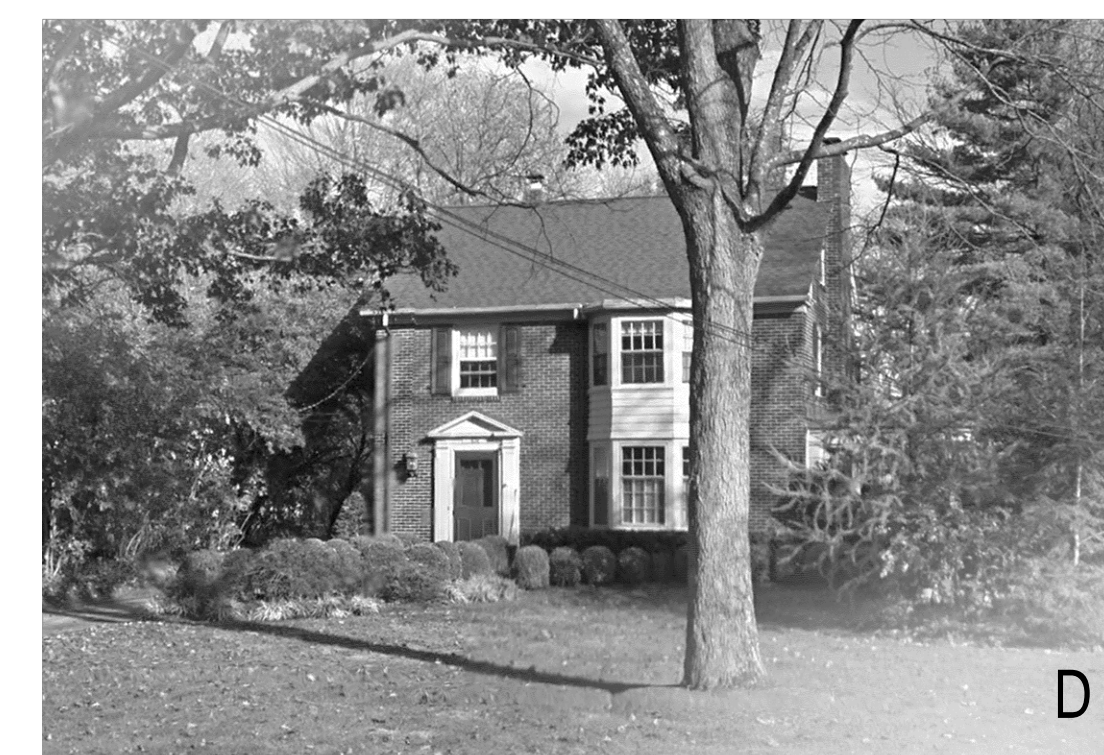
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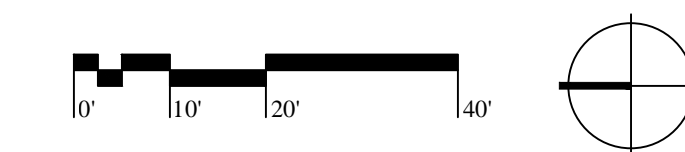
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Variance Worksheet

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.

1. To provide safe access according to Kids and Cars, a non-profit safety organization which tracks back over accidents, 50 children a week are backed over by cars -- among that number two children die.
2. Aesthetic reasons... Even though we understand you cannot take preexisting examples into consideration they are part of the fabric of the street and was one of the details that captured the attention of the owners... Since they have a double lot and there are other examples they assumed they would be able to do the same...

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.

We are requesting to keep 25' of existing drive in its current location which is only a few feet from the neighbor's drive... We believe this feature would add value to the property as it would offer a drive constant with many double lots in Bexley...

Variance Question 2

Is the variance substantial? Please describe.

We believe in this case the request is minimal... This request is confined to a simple request to keep 25' of the existing driveway which is located only a few feet from the neighbor's driveway... This is important as what we are requesting provides no interruption of the rhythm already established in the current driveway patterns on the street and creates no adverse condition to the neighboring driveways as the request is to keep what has been already in place for years as part of the new approved driveway.

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.

This request does not substantially alter the character of the neighborhood as this is a request to keep and adopt the existing curb cut and 25' of drive into the new approved driveway which causes no detriment to any of the neighbors... In addition, there are many examples of this type of driveway which are part of the fabric of the street and on similar sized and smaller lots... What we are requesting provides no interruption of the rhythm already established in the current driveway patterns on the street and creates no adverse condition to the neighboring driveways as the request is to keep what has been already in place for years as part of the new approved driveway.

Variance Worksheet (Continued)

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.

Variance Question 4

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

No this would not adversely affect the delivery of governmental services as it is to keep what has been in place for 80 years...

Variance Question 5

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

To my knowledge the owners has not knowledge that the zone was recently changed to not allow circular drives on lots less than 150 feet... They bought a double lot that is 136' and have driven by many examples of circular drives on similar sized lots...

Variance Question 6

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

No... We believe requesting to add the existing 25' of drive to the approved driveway is asking to keep what has been in place is the most feasibly and best method...

Variance Question 7

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

Yes, we believe we are just asking to add 25' of existing driveway to the approved drive... We believe this spirit and intent of the zone was to not further interrupt the rhythm of the driveways which keeping the existing would not especially since it is only a few feet from the neighbor's driveway... Also, with this being a double lot is very close to the new 150 requirement and very far from the size of a single lot width requesting the same variance... We do believe that substantial justice would be done by granting this variance as it allowing the owner to keep 25' of existing drive causing no detriment to the neighbors and it is keeping within what is established on similar lots on the street and surrounding streets...