



CITY OF BEXLEY
BOARD OF ZONING AND PLANNING

AGENDA

DATE: February 28, 2019
TIME: 6:00 P.M.
PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the January 24th, 2018 BZAP meeting.
4. Public Comment
5. Other Business:

6. NEW Business:

- a. Application No.: 19 - 002 Z
Applicant: Amy Lauerhass
Owner: Ammie Revelle
Location: 742 S. Cassingham Road
BZAP Request: The applicant is seeking architectural review and approval to allow an addition to the detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15, which requires accessory structures shall be permitted only in the rear yard and shall be at least three feet from all property and right-of-way lines, to allow a portion of the garage addition to be constructed 1'11" from the rear property line. The applicant is also seeking a variance from Bexley Code Section 1262.01(e) which requires an access drive not be used for temporary or permanent parking, to allow a portion of the existing driveway remain in the front and side yard at this location.

- b. Application No.: 18-0036 Z
Applicant: John Behal
Owner: Herb & Dee Dee Glimcher
Location: 291 S. Columbia Ave.
BZAP Request: The applicant is seeking a variance from Bexley Code Section 1262.01(e) which states driveway shall be no less than 8' and no larger than 12.5' in width, to allow the proposed driveway to be 12' 6" in width with a 3' wide sidewalk along the south side of the driveway.



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, February 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, February 28, 2019 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.: 19002 Z
Applicant: Amy Lauerhass
Owner: Ammie Revelle
Location: 742 S. Cassingham Road

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition the existing detached garage.

BZAP Request: The applicant is seeking architectural review and approval to allow an addition to the detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15, which requires accessory structures shall be permitted only in the rear yard and shall be at least three feet from all property and right-of-way lines, to allow a portion of the garage addition to be constructed 1'11" from the rear property line. The applicant is also seeking a variance from Bexley Code Section 1262.01(e) which requires an access drive not be used for temporary or permanent parking, to allow a portion of the existing driveway remain in the front and side yard at this location.

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: 1-31-2019

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: Digitally signed by Amy Lauerhass
Date: 2019.01.14 15:47:45 -05'00' Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals:
 ARB
 BZAP
 City Council
 Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project: - \$50.00 for 1st \$10,000 valuation \$
 - \$5.00 for each additional \$10,000 valuation. \$

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project: - \$90.00 for the 1st \$10,000 valuation \$
 - \$5.00 for each additional \$10,000 valuation \$
 - \$600.00 cap \$
 - \$50.00 resubmittal fee \$

Variance Review

Single Family: \$100.00 \$
 Commercial Property: \$100.00 \$
 Fences or Special Permits: \$65.00 \$
 All others: \$90.00 \$

Zoning Fees

Rezoning: - \$250.00 up to 1 acre site \$
 - \$60.00 for each additional acre (or part thereof) \$
 Requests for amendment to PUD Plans: \$300.00 \$
 Split of lot or existing parcel: \$250.00 \$
 Replatting or new plat: \$250.00 \$

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

Appeals

Appeal of ARB decision to BZAP: \$50.00 \$
 Appeal of BZAP decision to City Council: \$250.00 \$

Fee Total: \$

Project Worksheet

Residential

Commercial

Property Address:

742 South Cassingham Road

Zoning District:

R-6

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.):

40

Depth (ft.):

135

Total Area (SF):

5,400

Primary Structure Info:

Existing Footprint (SF):

911

Proposed Addition (SF):

446

Removing (SF):

(Type of Structure):

Proposed new primary structure or residence (SF):

Total Square Footage:

1357

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

Existing Footprint (SF):

295

New Structure Type:

Proposed Addition (SF):

236

Ridge Height:

18'-9"

Proposed New Structure (SF):

Is there a 2nd floor?

Yes

No

Total of all garage and accessory structures (SF):

531

2nd Floor SF:

Total building lot coverage (SF):

1888

=

34.9

% of lot

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

Yes

No

Hardscape:

Existing Driveway (SF):

396

Existing Patio (SF):

Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

256

Total Hardscape (SF):

652

Totals:

Total overall lot coverage (SF):

2540

=

47.0

% of lot

Applicant Initial:

AL

Internal Use:

Staff Review Date:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing House or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding	Match Existing
<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:

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.

Homeowners want to maintain 60' of the existing access driveway from Cassingham Road.
Code Section 1262.04 (b)

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.

The placement of the existing garage (and subsequent addition) does not allow parking behind the garage for extra cars or guests.

Variance Question 2

Is the variance substantial? Please describe.

No. The driveway is already there. The current driveway & auto court is 1380 sf, and we are only asking to retain 396 sf.

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. As stated above, the driveway is already there. We are removing the majority of the paving, and even with the proposed additions to the house & garage, the overall proposed lot coverage is less than it currently exists.

Cassingham allows parking on only one side of the street. So, by keeping additional cars off the street, we are not adding to the overcrowded parking problem.

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.

Variance Question 5

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

No.

Variance Question 6

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

If we redesign the garage to allow for a parking pad next to it, there would be no usable back yard space left.

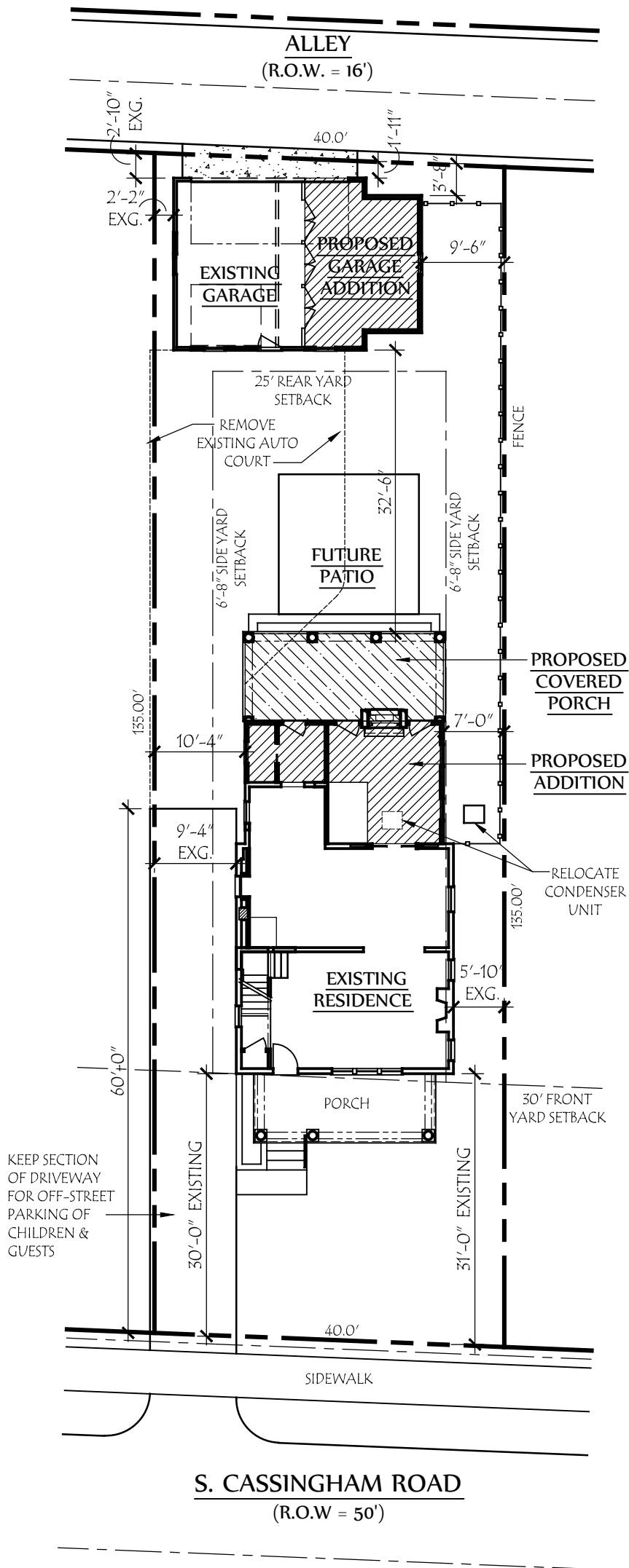
Variance Question 7

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

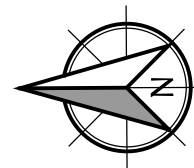
Yes. This variance is asking to retain something already there. By increasing the overall green space, we think it is a positive change for the neighborhood.

ADDITION & RENOVATION FOR: REVELLE-CARIGNAN RESIDENCE

742 S. CASSINGHAM ROAD
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 5,400 SF
MAXIMUM BUILDING COVER	35% = 1890 SF
PROPOSED LOT COVER:	
EXISTING HOUSE + PORCH	= 911 SF
EXISTING GARAGE	= 295 SF
PROPOSED ADDITION	= 446 SF
PROPOSED GARAGE ADDITION	= 236 SF
TOTAL BUILDING COVER	34.9% = 1888 SF
MAX. DEVELOPMENT COVER	60% = 3240 SF
PROPOSED DEVELOP. COVER:	
EXISTING BUILDING COVER	= 1206 SF
PROPOSED BUILDING COVER	= 682 SF
DRIVEWAY TO REMAIN	= 396 SF
DRIVEWAY TO BE REMOVED	(-984 SF)
FUTURE PATIO	= 256 SF
TOTAL	47% = 2540 SF

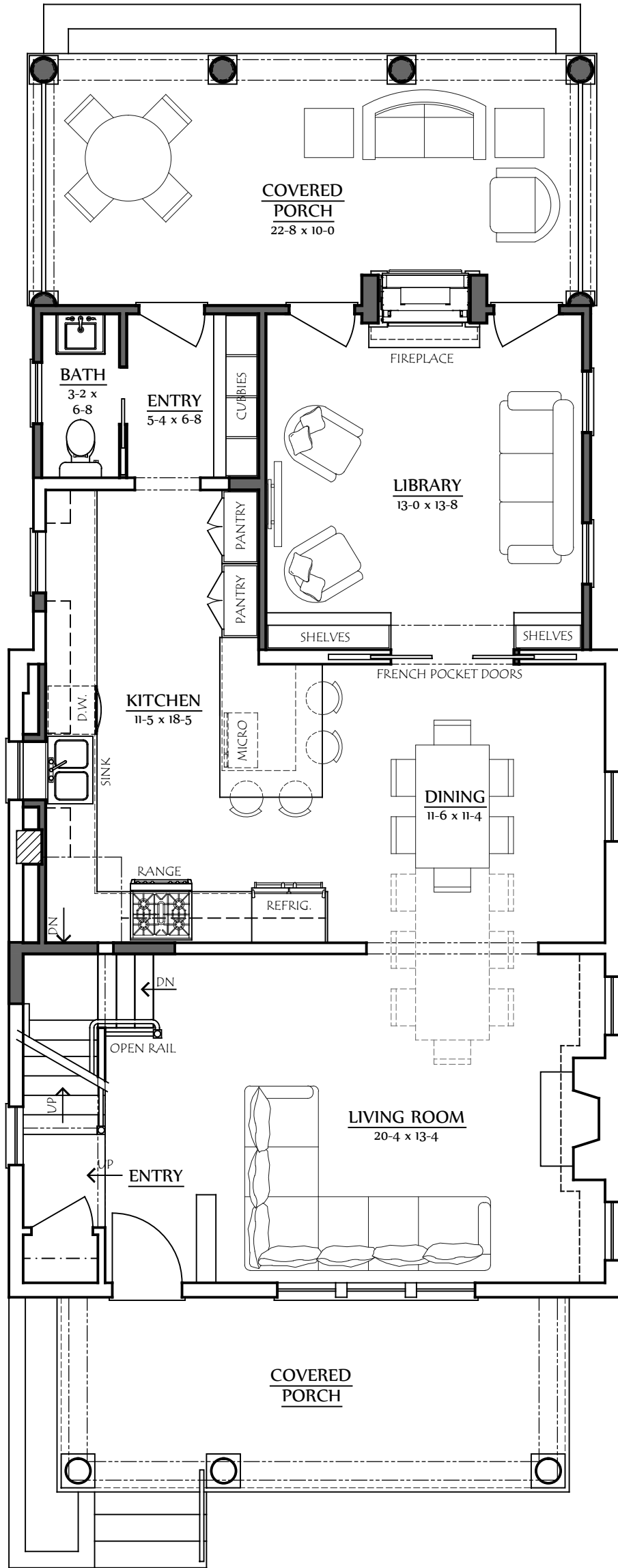


Site Plan

SCALE: 1/16" = 1'-0"



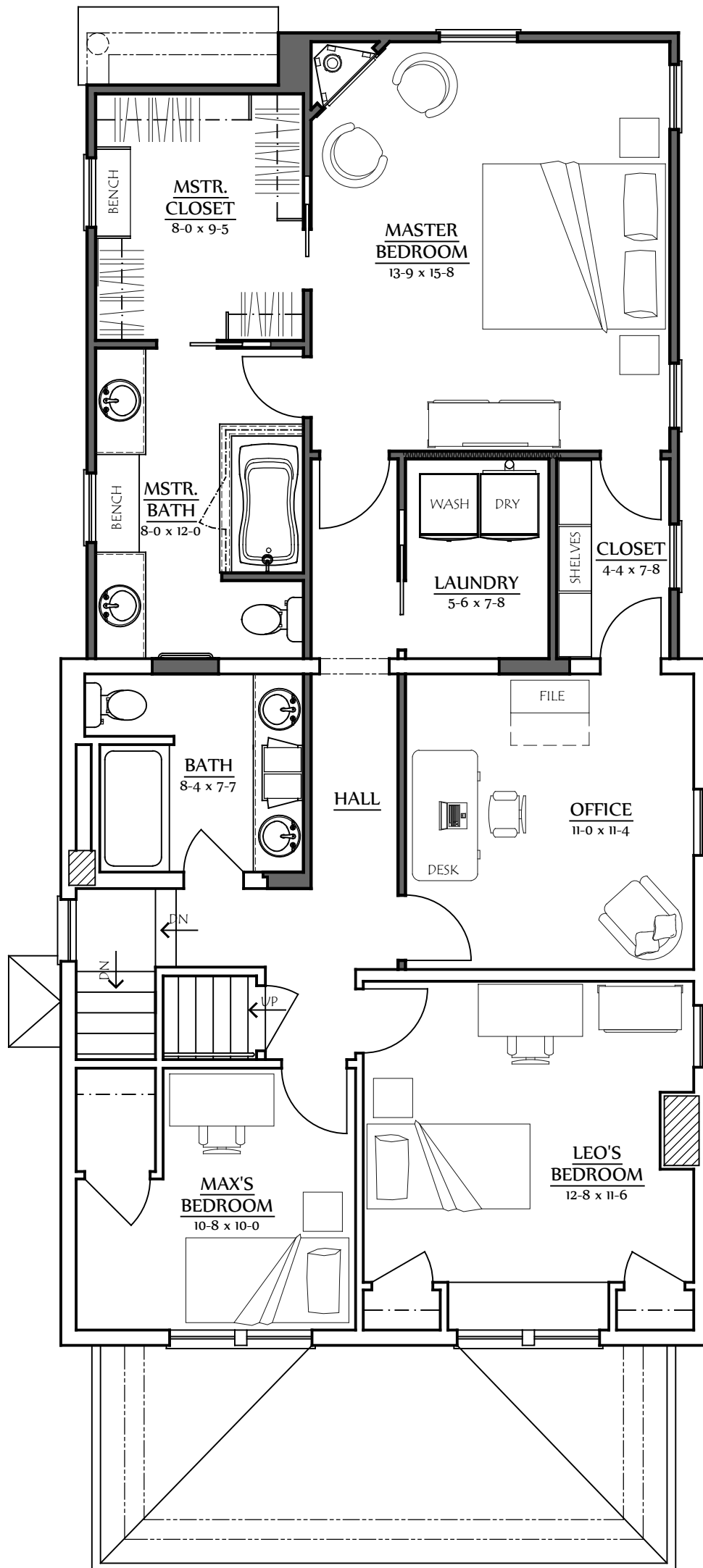
Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME
753 Francis Ave. Bexley, OH 43209 614-371-3523



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Date: 17 Jan 2019	Drawing Title: First Floor Plan	Scale: 3/16" = 1'-0"
Project Number: 18-046	Project Name: Revelle-Carignan Residence	Sheet Number: A-1





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Date:
17 Jan 2019

Project Number:
18-046

Drawing Title:
Second Floor Plan

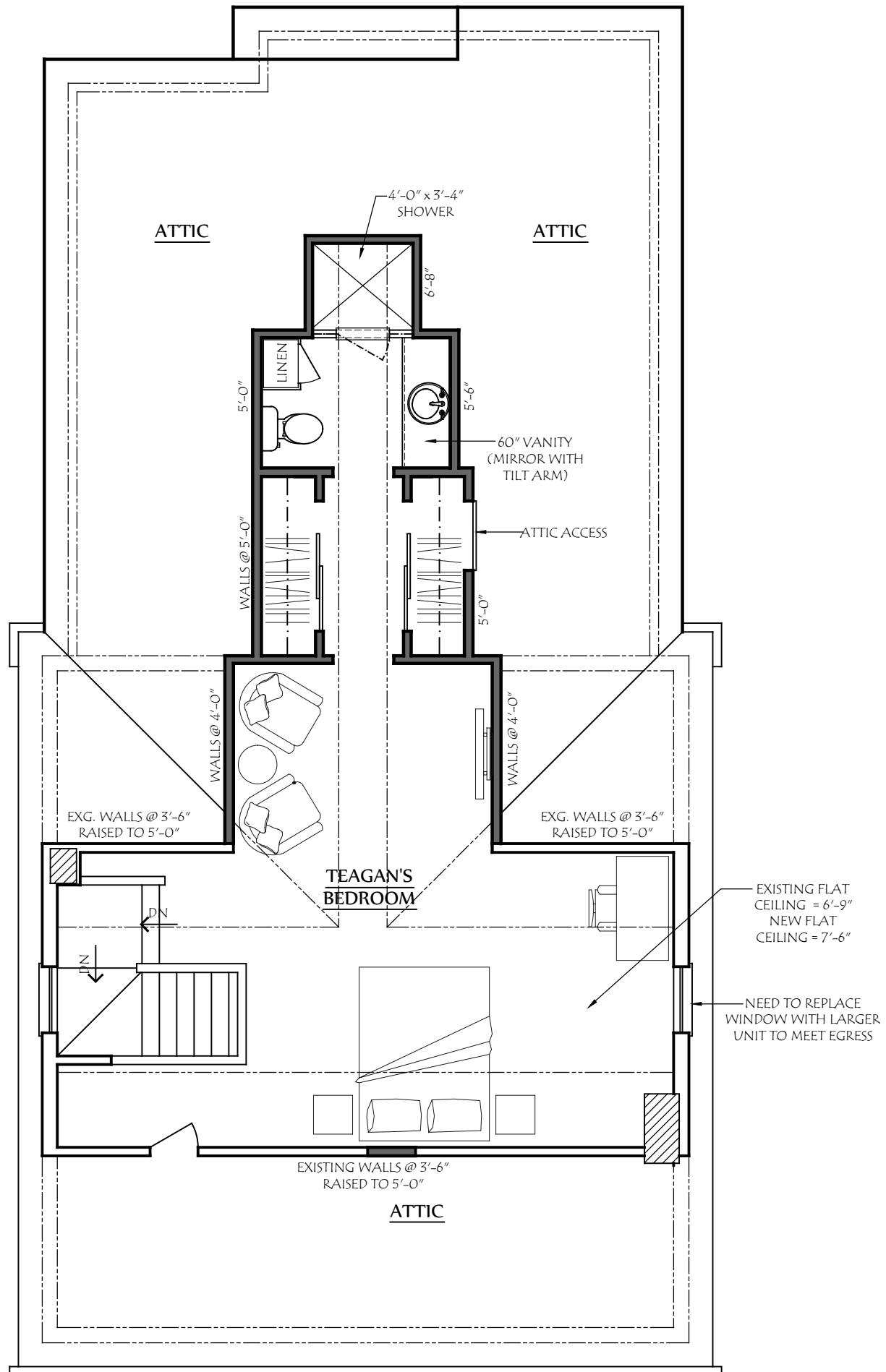
Project Name:
Revelle-Carignan Residence

Scale:
3/16" = 1'-0"

Sheet Number:
A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
17 Jan 2019

Project Number:
18-046

Drawing Title:
Third Floor Plan

Project Name:
Revelle-Carignan Residence

Scale:
3/16" = 1'-0"

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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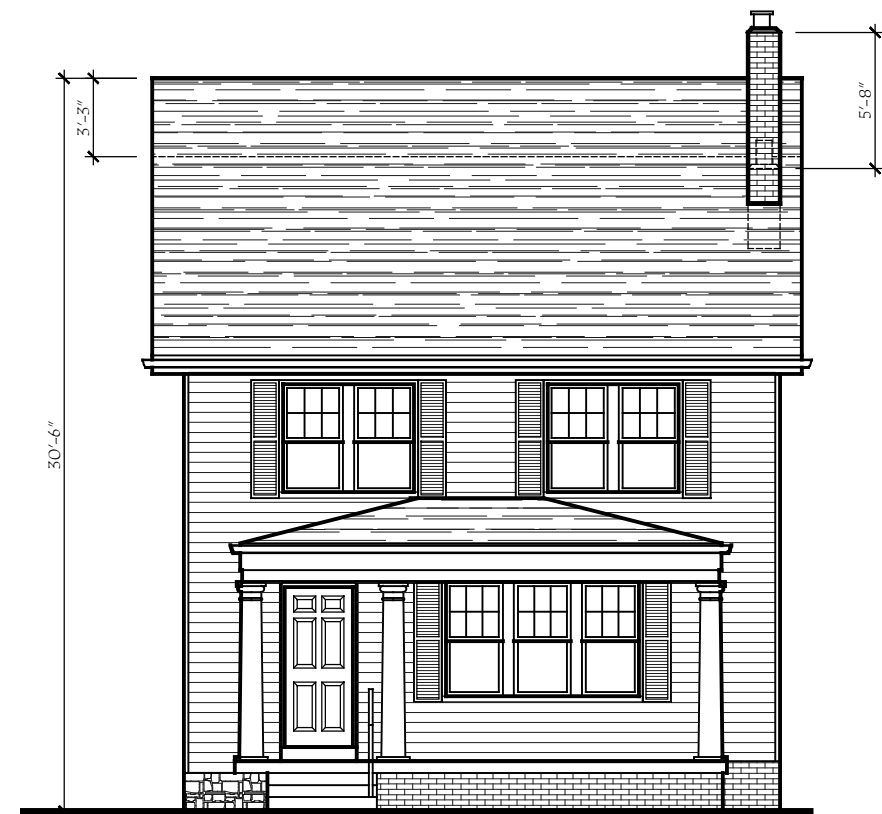
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<u>Date:</u> 17 Jan 2019	<u>Drawing Title:</u> Rear Elevation	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 18-046	<u>Project Name:</u> Revelle-Carignan Residence	<u>Sheet Number:</u> A-4





NORTH ELEVATION



WEST (FRONT) ELEVATION

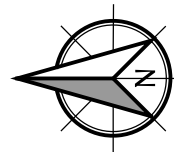
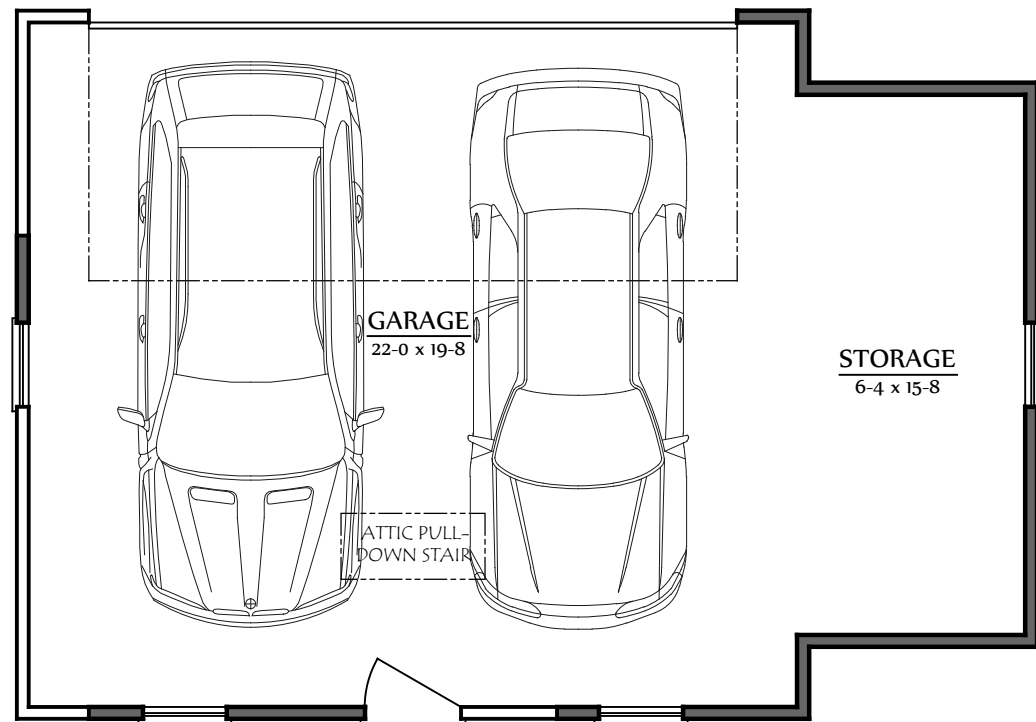


SOUTH ELEVATION

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Date: 17 Jan 2019	Drawing Title: Elevations	Scale: 1/8" = 1'-0"
Project Number: 18-046	Project Name: Revelle-Carignan Residence	Sheet Number: A-5





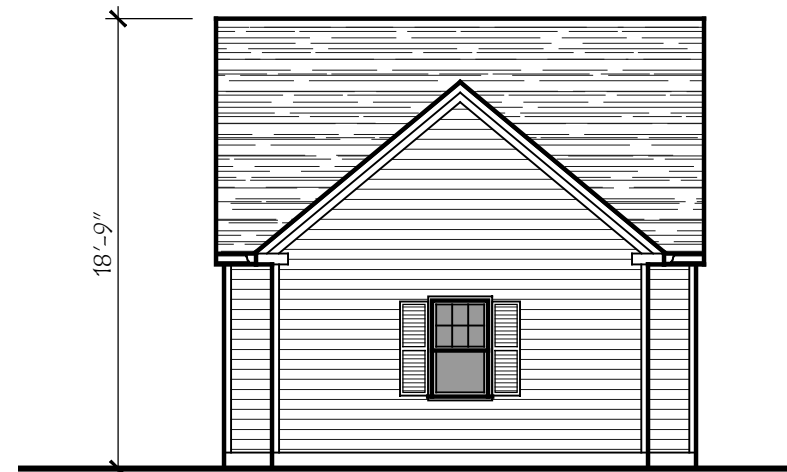
Floor Plan

SCALE: 3/16" = 1'-0"



East Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"



North Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"

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Date: 17 Jan 2019	Drawing Title: Garage Plan/Elevations	Scale: Varies
Project Number: 18-046	Project Name: Revelle-Carignan Residence	Sheet Number: A-6



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST GARAGE ELEVATION

WEST ELEVATION



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Date:
17 Jan 2019

Drawing Title:
Existing Photos

Scale:
n/a

Project Number:
18-046

Project Name:
Revelle-Carignan Residence

Sheet Number:
A-7



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



Board of Zoning and Planning Staff Report – February 28, 2019

- 1) Variance from the 3' minimum setback requirement from the rear property line to allow a portion of the garage addition to encroach 1'1".
- 2) Variance from the requirement that an access drive not be used for temporary or permanent parking and shall be permitted only in the rear yard and shall be at least three feet from all property and right of way lines, to allow the access drive along the north side of the home to remain and be used for parking.

Application #: 19-002 Z

Location: 742 S. Cassingham

Zoning: Medium-High Density Single-Family Residential District (R-6)

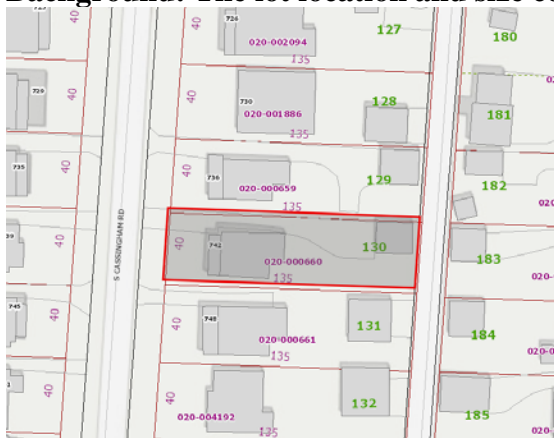
Request:

The applicant is seeking architectural review and approval to allow an addition to the detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15, which requires accessory structures shall be permitted only in the rear yard and shall be at least three feet from all property and right-of-way lines, to allow a portion of the garage addition to be constructed 1'11" from the rear property line. The applicant is also seeking a variance from Bexley Code Section 1262.01(e) which requires an access drive not be used for temporary or permanent parking, to allow a portion of the existing driveway remain in the front and side yard at this location.

Applicant: Amy Lauerhass

Owner: Ammie Revelle

Background: The lot location and size comparison



The site is located on the east side of S. Cassingham Road.

Off-stree Parking

1262.01(e)

An access drive shall not exceed the normal width necessary to allow for a convenient movement of traffic and shall not be used for temporary or permanent parking. In the R-1, R-2, R-3, R-6 and R-12 district, access drives shall not be less than 8 feet and no larger than 12.5 feet in width and shall not occupy more than 25% of the front yard.

Accessory Uses and structures

1252.15(g)

Accessory structures and uses shall be permitted only in the rear yard and shall be at least three feet from all property and right-of-way lines.

The applicant is proposing a new entrance off of the alley and would like to leave a portion of the existing driveway along the north side of the home to remain.

The driveway is 1' off of the north property line and in the side yard.

CONSIDERATIONS

The existing garage is encroaches 1'1" into the rear yard setback. The garage is being expanded 12'. A 6' section of the addition is proposed at the same 1'11" setback, and then steps back to 3'8" for another 6'

Staff could support a variance for the garage addition based on the fact that it is not a fire code violation, and simply allows the single-car garage to be converted to a 2-car garage – (which code requires 2 off-street parking spaces), and the additional space needed for storage meets the setback requirement.

The request to allow a portion of the driveway to remain in place in the side yard would need to provide a compelling reason to grant the variance.



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, February 28th, 2019 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.: 18-0036 Z
Applicant: Brian Bernstein & John Behal
Owner: Herb & Dee Dee Glimcher
Location: 291 S. Columbia Ave.
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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: 02-15-2019

2018036 132



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
 Landscape Review
 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 D)

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: Digitally signed by Brian Bernstein
Date: 2018.10.18 15:50:06 -04'00' Date:

Owner Signature: Digitally signed by Dee Dee Glimcher
Date: 2018.10.18 15:51:14 -04'00' Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project: - \$50.00 for 1st \$10,000 valuation \$
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 - \$50.00 resubmittal fee \$

Variance Review

Single Family: \$100.00 \$
 Commercial Property: \$100.00 \$
 Fences or Special Permits: \$65.00 \$
 All others: \$90.00 \$

Zoning Fees

Rezoning: - \$250.00 up to 1 acre site \$
 - \$60.00 for each additional acre (or part thereof) \$
 Requests for amendment to PUD Plans: \$300.00 \$
 Split of lot or existing parcel: \$250.00 \$
 Replatting or new plat: \$250.00 \$

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

Appeals

Appeal of ARB decision to BZAP: \$50.00 \$
 Appeal of BZAP decision to City Council: \$250.00 \$

Fee Total: \$

Project Worksheet

Residential Commercial

Property Address:

291 S. Columbia Avenue, Bexley, OH 43209

Zoning District:

R-3

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.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

(Type of Structure:)

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

Existing Footprint (SF):

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

Is this replacing an existing garage and/or accessory structure? Yes No

New Structure Type:

Ridge Height:

Is there a 2nd floor? Yes No

2nd Floor SF:

= % of lot

Hardscape:

Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF): = % of lot

Applicant Initial:



Internal Use:

Staff Review Date:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:



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.

We are requesting a 3'-0" walkway along the edge of the approved 12'-6" driveway because we will have quite a few walkers going to the side door. Adding the walk along the side of the driveway rather than a separate sidewalk helps maintain even larger expanses of green landscape area. This design maintains an unusually huge green space along the street. And the driveway tucked to the side of the lot to the side facing garage doors also helps to create a lovely long landscape area.

Since this sidewalk along the driveway could be driven on, we felt we should apply for a variance to legitimize a possible interpretation of this driveway plus sidewalk as a driveway wider than 12.5 feet.

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.

The homeowner will install a u-shaped turn-around driveway in the front of the home, if the variance is not approved. It is in the owner's and the city's best interest to limit the overall paved area and to preserve the character of the property and save several mature trees, which is all possible with approval of this minimal variance on this large lot.

Variance Question 2

Is the variance substantial? Please describe.

No, the request is for a 3'-0" walkway along the edge of the proposed 12'-6" driveway. The same size walk not adjacent to the drive would not require a variance, and would include the same or more paving on site. The proposed plan allows the owner adequate utility of the site as part of a spectacular overall landscape design.

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.

The essential character of the neighborhood will NOT be substantially altered. This is one of the larger lots on Columbia and it has just one driveway to the street. Therefore virtually all of the 190 foot frontage is landscaped. Additionally, the curving nature of the proposed driveway even limits the view further from the street. Furthermore, there are other driveways of this width already on South Columbia.

This entire project, with this variance approved only results in a substantial benefit to all the adjoining neighbors, and in fact to this entire block of Columbia. This is a substantial investment in Bexley and will only add to the property values of neighboring properties.

Variance Worksheet (Continued)

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variance requests 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, the location of the driveway or its width do not impact the delivery of these services.

Variance Question 5

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

This request is to clarify what could be interpreted as a wider driveway. A U-Shaped driveway meets code with much more on site paving.

Variance Question 6

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

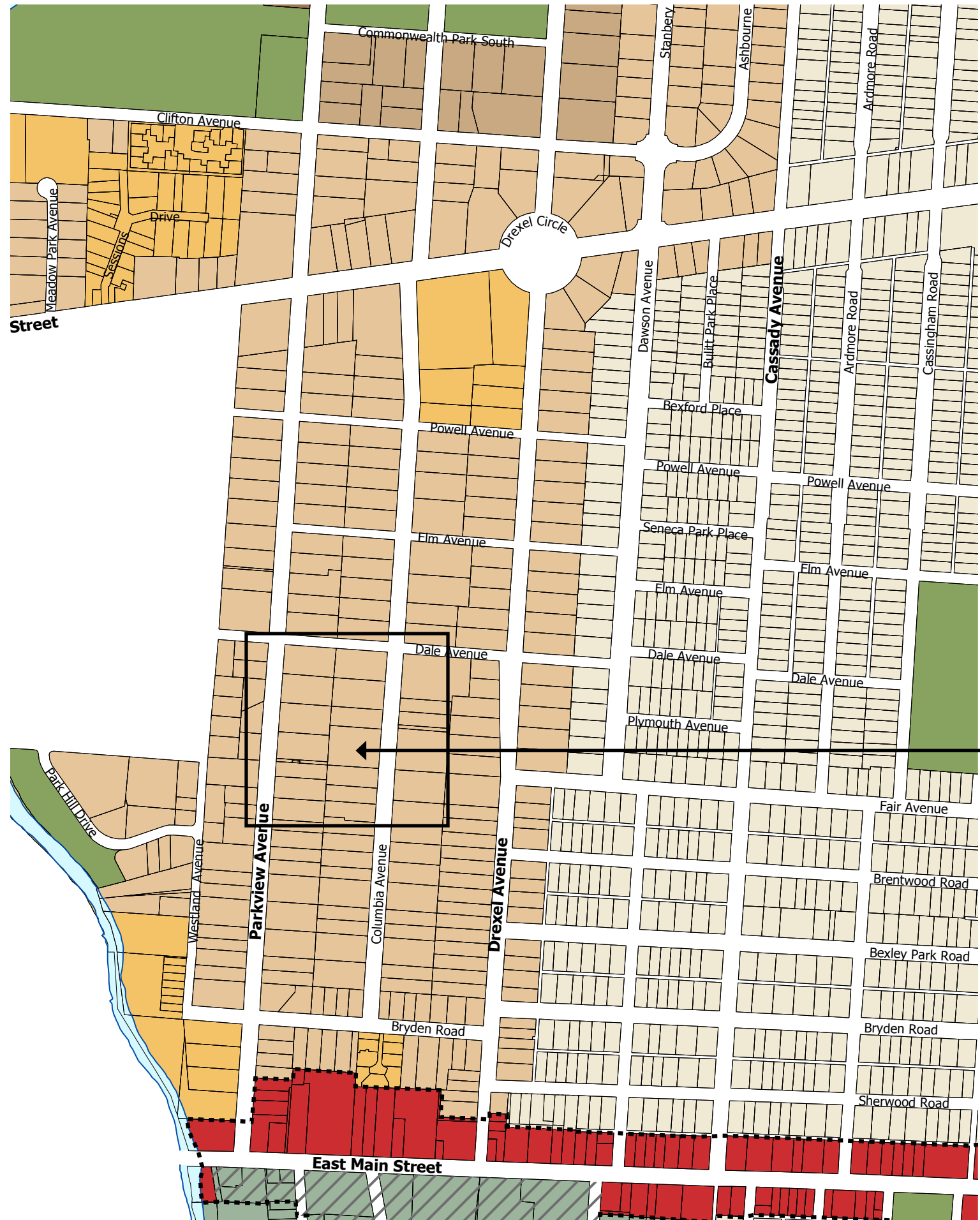
An allowable U-shaped drive would be a detriment of the community and therefore allowance of this variance is a benefit to Bexley and neighbors on Columbia.

Variance Question 7

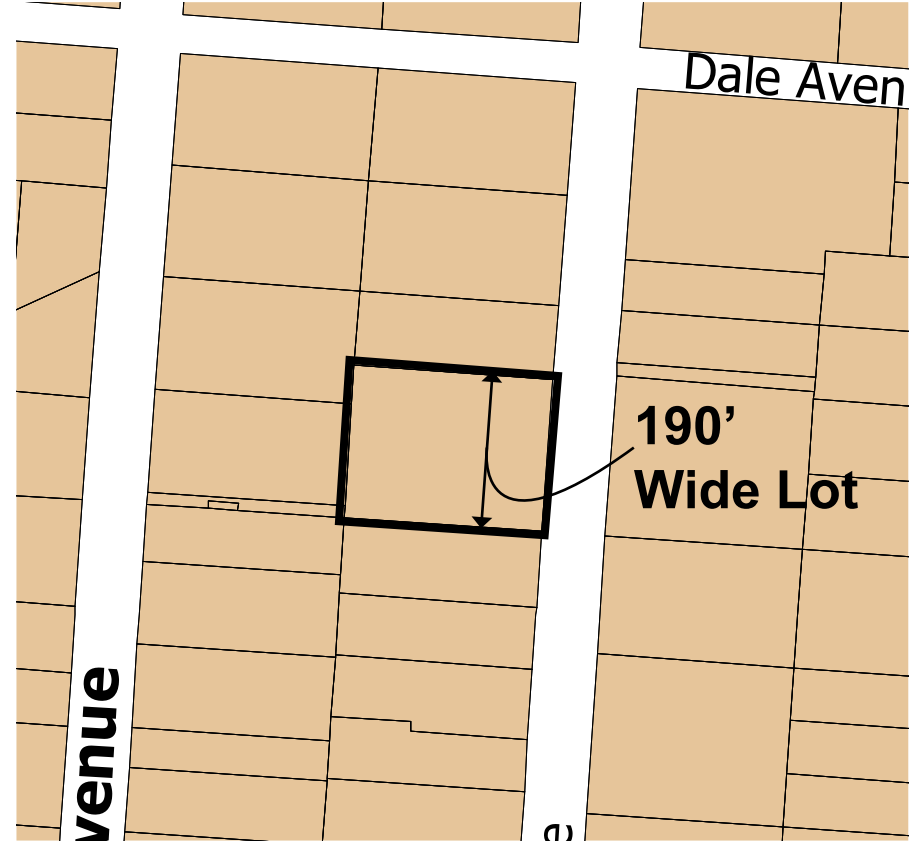
Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes, We have to ask why does the code section limiting the width of driveways exist? It must be to limit the amount of paving on a lot and the intersections with the sidewalk. This variance actually IMPROVES on what is allowed by code regarding these issues.

Site Location



- Single Family Residential**
- R-1 Low Density
 - R-2 Intermediate
 - R-3 Medium Density
 - R-6 High Density

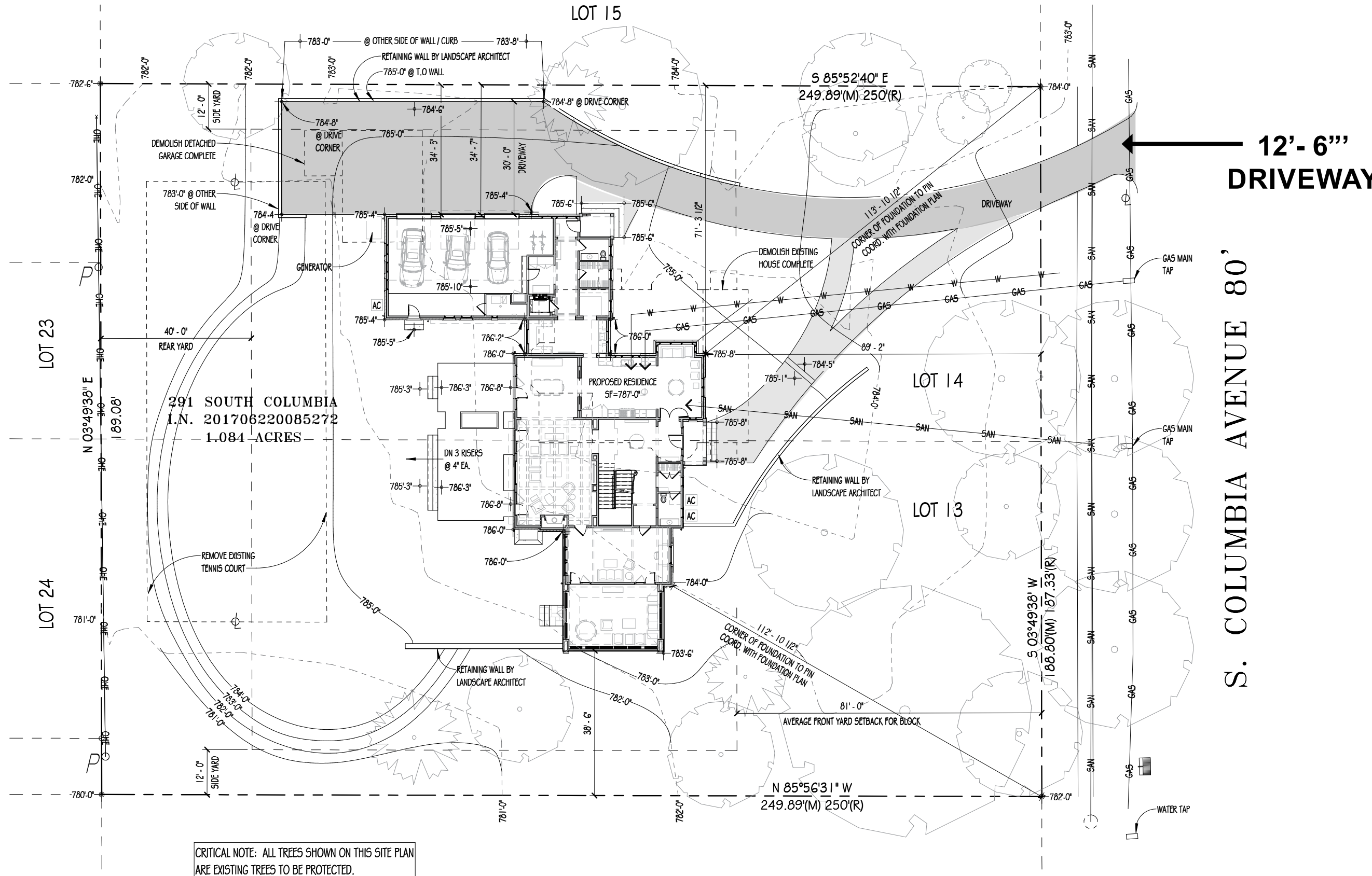


291 S. Columbia



1262.06 CIRCULAR DRIVEWAYS.
 In the R-1, R-2, R-3, R-6 and R-12 Districts, circular driveways may be permitted on lots having a minimum front yard lot width at the street right-of-way of at least one hundred fifty (150) feet along a single street, provided that said driveways comply with the general regulations, as applicable, set forth in Section 1262.01 and the following additional requirements:

Approved Site Plan

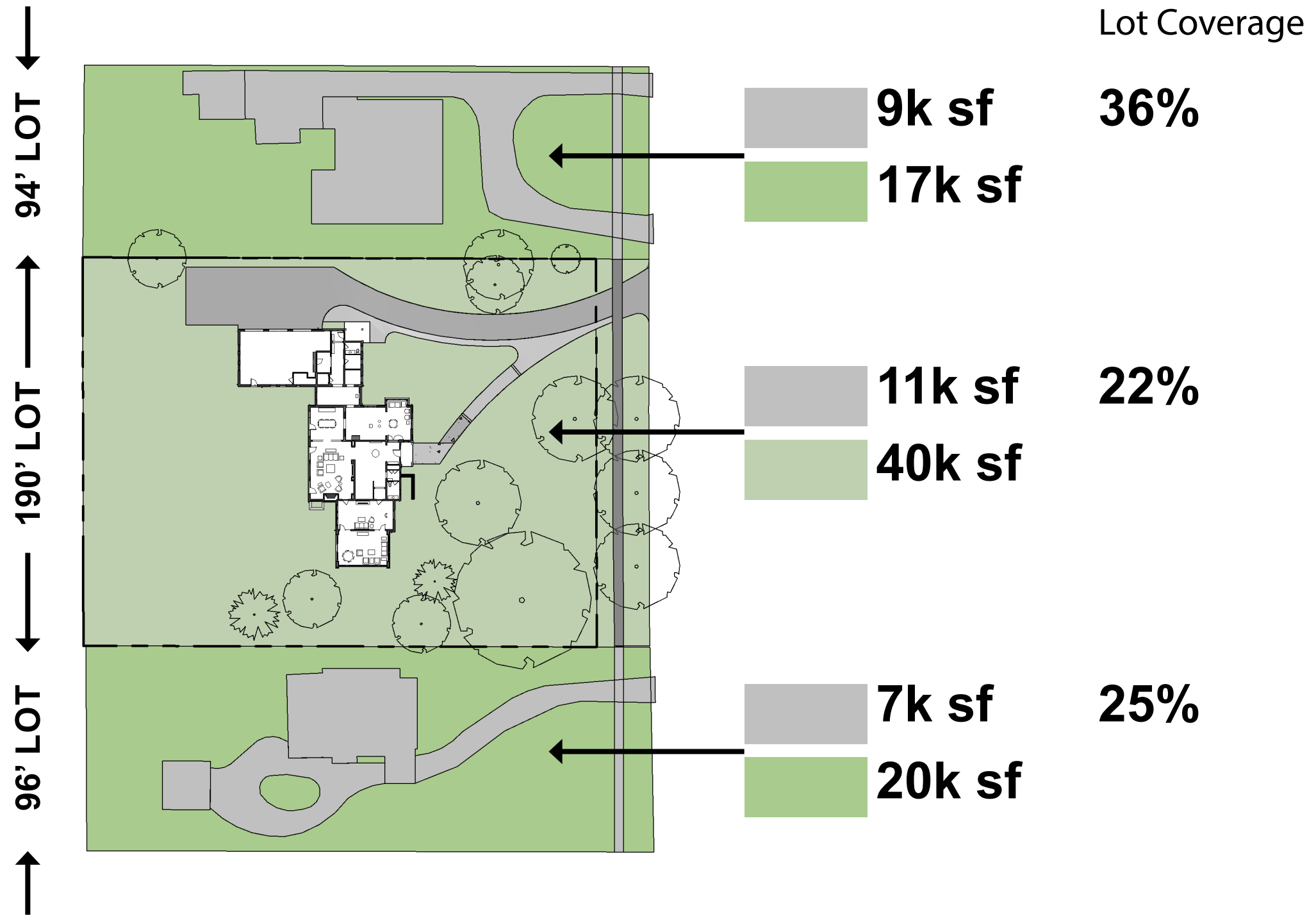


12'-6"
DRIVEWAY

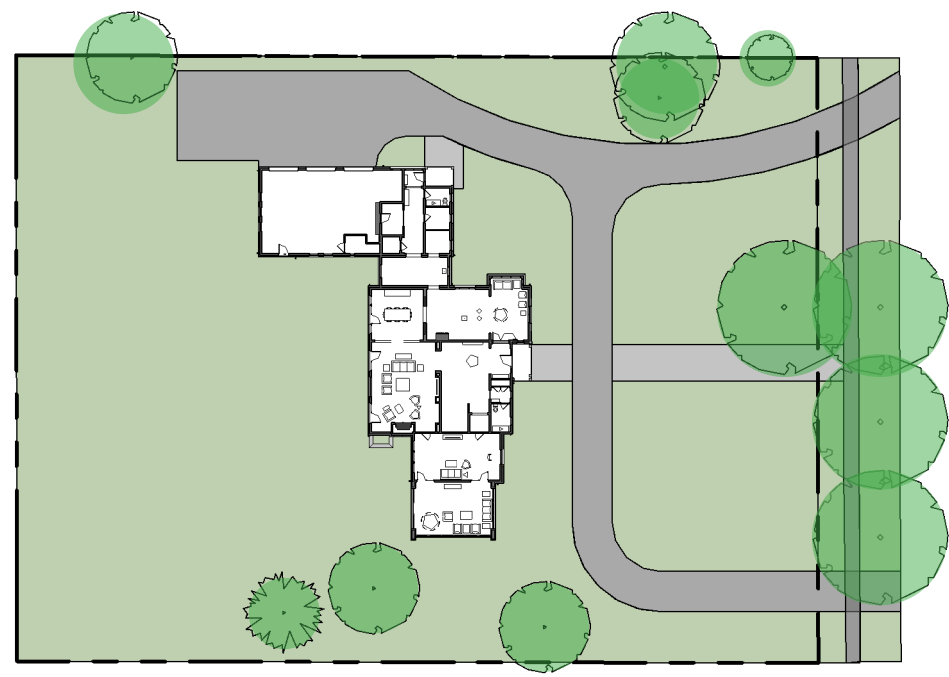
S. COLUMBIA AVENUE 80'

CRITICAL NOTE: ALL TREES SHOWN ON THIS SITE PLAN ARE EXISTING TREES TO BE PROTECTED.

Lot Coverage



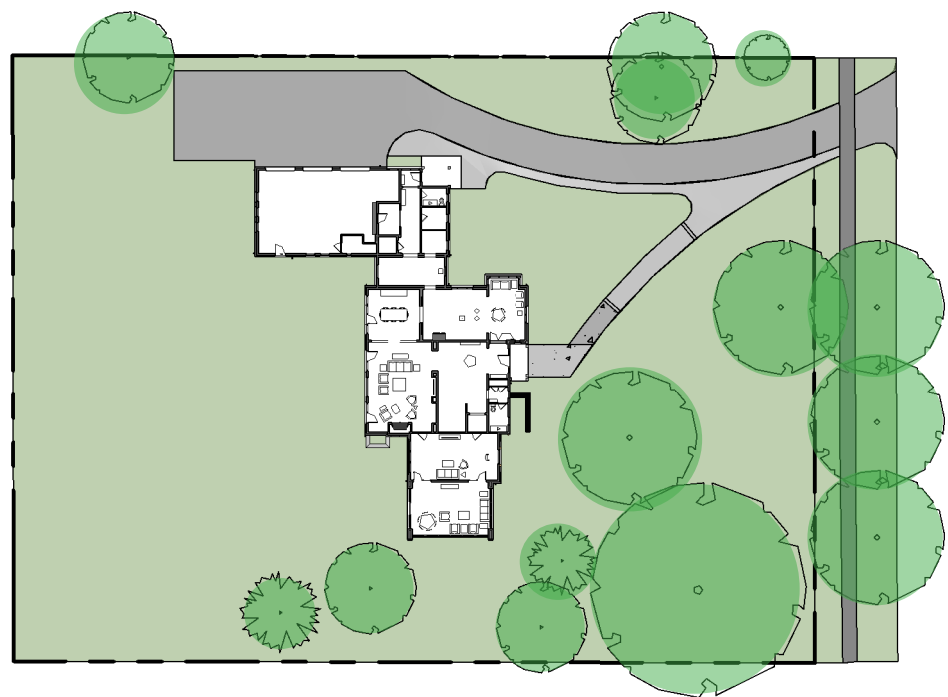
By Right Per Code Driveway



Driveway Area
6,849 sf

Lot Coveravege
26%

Proposed Driveway

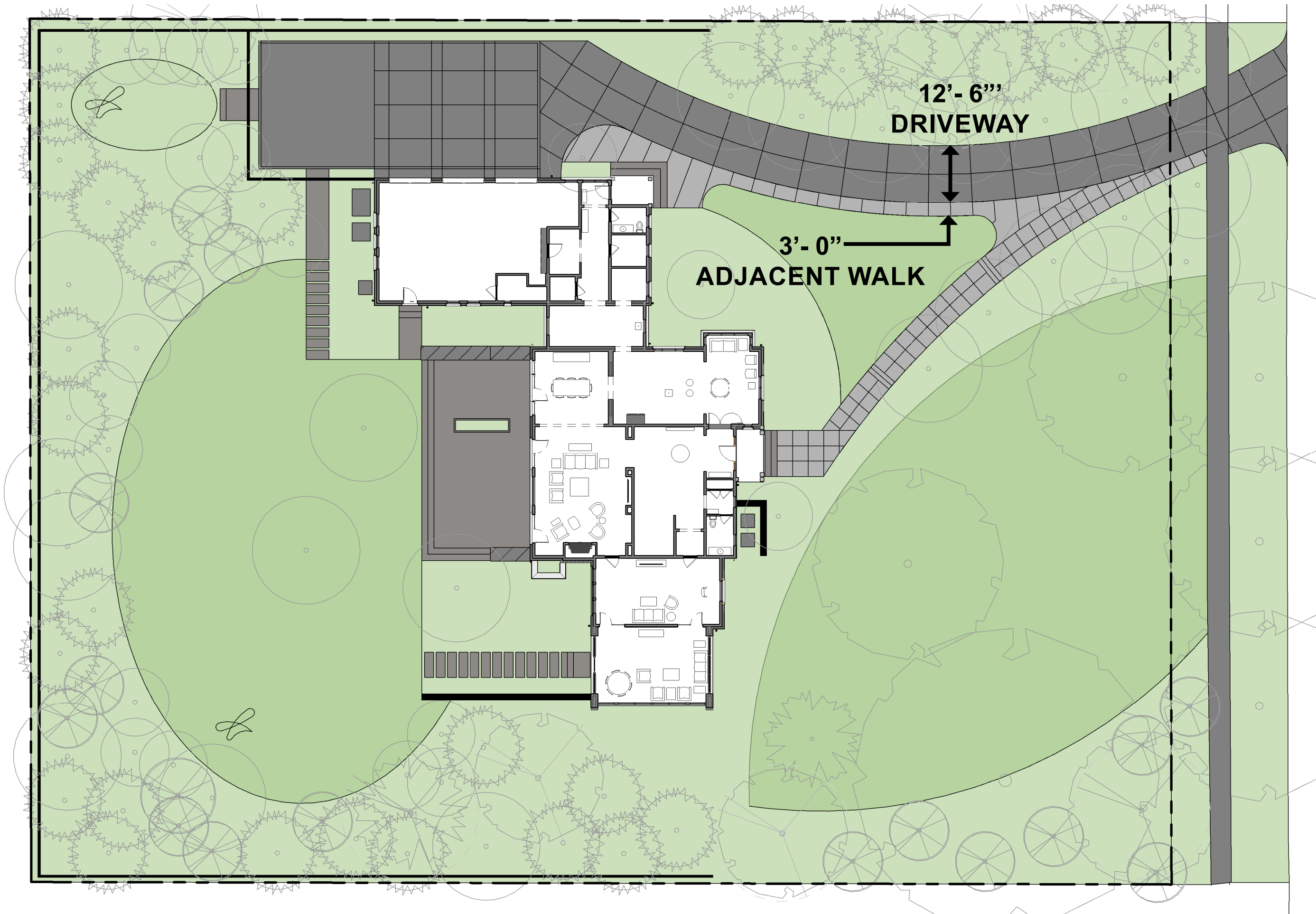


Driveway Area
4,100 sf

Lot Coveravege
22%

190' LOT

Site Plan





WALKWAY

DRIVEWAY



Board of Zoning and Planning Staff Report – February 28, 2019

Variance from the 12.5' maximum driveway width, to permit the proposed driveway to be 15.5' in width at 291 S. Columbia Avenue.

Application #: 18-036 Z

Location: 291 S. Columbia Avenue

Zoning: Medium Density Single-Family Residential District (R-3)

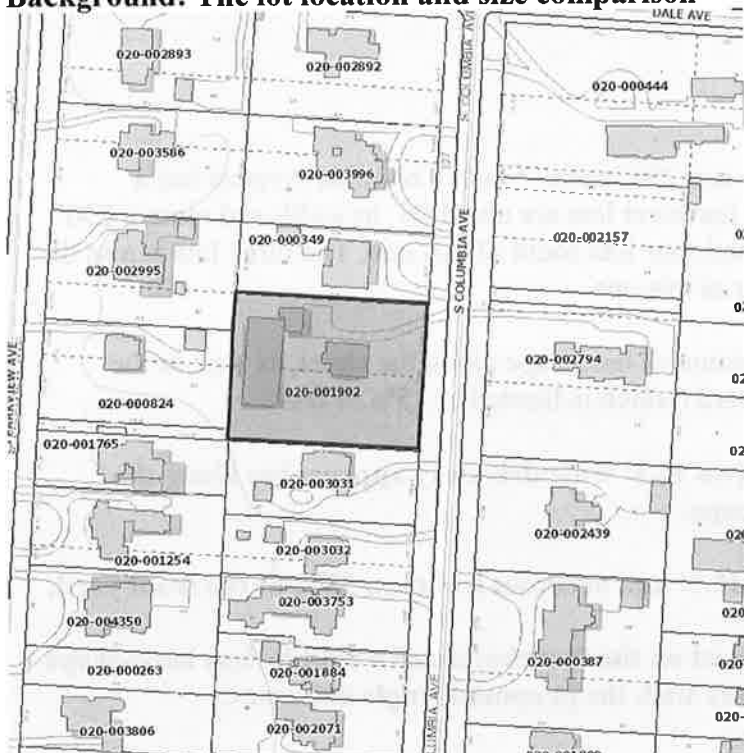
Request:

The applicant is seeking a variance from Bexley Code Section 1262.01(e) which states driveway shall be no less than 8' and no larger than 12.5' in width, to allow the proposed driveway to be 12' 6" in width with a 3' wide sidewalk along the south side of the driveway.

Applicant: John Behal

Owner: Herb & Dee Dee Glimcher

Background: The lot location and size comparison



The site is located on the west side of S. Columbia Avenue.

Off-stree Parking

1262.01(e)

An access drive shall not exceed the normal width necessary to allow for a convenient movement of traffic and shall not be used for temporary or permanent parking. In the R-1, R-2, R-3, R-6 and R-12 district, access drives shall not be less than 8 feet and no larger than 12.5 feet in width and shall not occupy more than 25% of the front yard.

Circular Driveways

1262.06

In the R-1, R-2, R-3, R-6 and R-12 Districts, circular driveways may be permitted on lots having a minimum front yard lot width at the street right-of-way of at least one hundred fifty (150) feet along a single street, provided that said driveways comply with the general regulations, as applicable, setforth in Section 1262.01.

The width of the lot would support a circular drive with two 12.5' wide driveway entrances; however the applicant would prefer a single drive entrance but would prefer to expand the driveway by simply adding a 3' sidewalk alongside a portion of the 12.5' driveway.

Lot Width 188.80'

Lot Dept. 249.89'

Lot Area: 47,179 s.f.

CONSIDERATIONS

Site Considerations

This lot is approximately 189 wide and 250' deep. South Columbia Avenue has a variation in lot widths. The typical narrower lots are about 66' in width and remain 250' deep, including the one lots north and four lots south of this one. The three lots across the street are similar inwidth and depth as this one.

The intent of the code limits the amount of hardscape along the street, as well as the amount of hard-scape in the front yard (which is limited to 25% or less).

***A circular drive could have (2) two 12.5' wide driveway approaches along the street for a total of 25' of hard-scape.**

The proposed driveway width is 15.5' and occupies less than 25% of the front yard.

Staff could support a variance based on the fact that there would be less hard-scape placed along the street right-of-way with the proposed single driveway.