

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 \$   
 - \$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:

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:

Brian Bernstain

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.