



CITY OF BEXLEY
BOARD OF ZONING AND PLANNING

AGENDA

DATE: April 25, 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 February 28th, 2019 BZAP meeting.
4. Public Comment
5. Other Business:
6. NEW Business:

- a. Application No.: 19-004 Z
Applicant: Pete Foster
Owner: Gary Markham
Location: 940 Chelsea Ave.
BZAP Request: The applicant is seeking a variance from Bexley Code Section 1252.11 (b) which allows eaves, cornices, window awnings, window sills and belt courses, chimneys and windows.... may project into any required yard a distance not to exceed two feet, to allow a proposed egress window well on the south side of the principal structure to encroach 2'6" into the 6'6" side yard setback.

- b. Application No.: 19 -002 CC
Applicant: Leo's Land, LLC
Owner: Leo's Land, LLC
Location: parcel No. 020-000072 located directly north of 305, 307 and 309 N. Parkview Avenue
- BZAP Request:** The applicant is seeking approval of a lot split of parcel no. 020-000072, to allow a half acre portion of the east end of parcel 020-000072 to be split and combined with parcel no. 020-004681 309 N. Parkview, and the remaining 2 +/- acres western portion of the parcel no. 020-000072 to remain a separate parcel.
- c. Application No.: 19003 Z
Applicant: City of Bexley
Owner: Ismail I. Jallaq
Location: 2761 E. Main
- BZAP Request:** The applicant is seeking architectural review and approval of an "Outbox" Unit, to provide a temporary meeting space at the above noted location.



PUBLIC NOTICE
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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.

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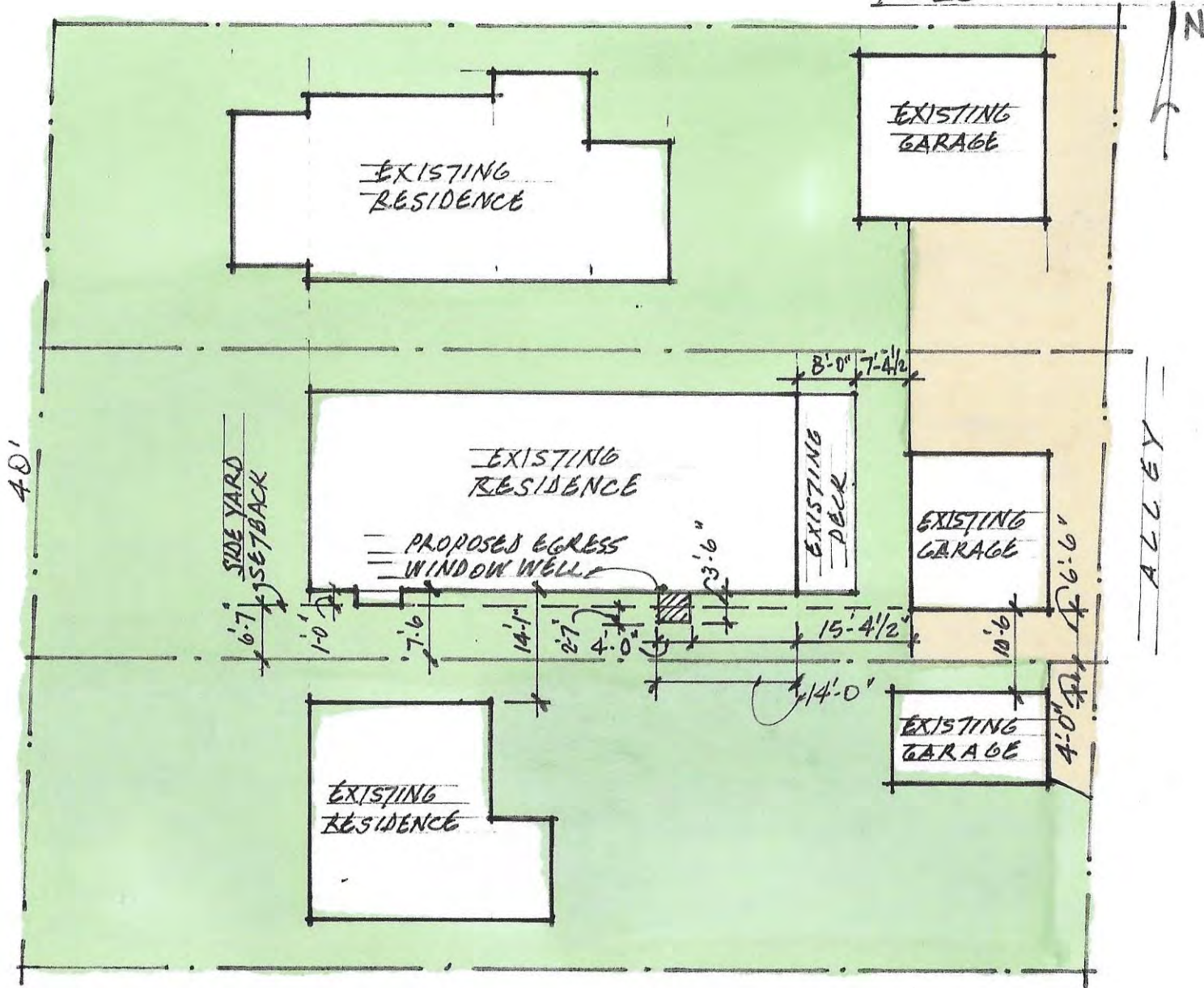
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A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 04-11-2019

940 CHELSEA AVENUE
PEXLEY, OHIO
PROPOSED EGRESS WINDOW WELL
1" = 20'

CHELSEA AVENUE

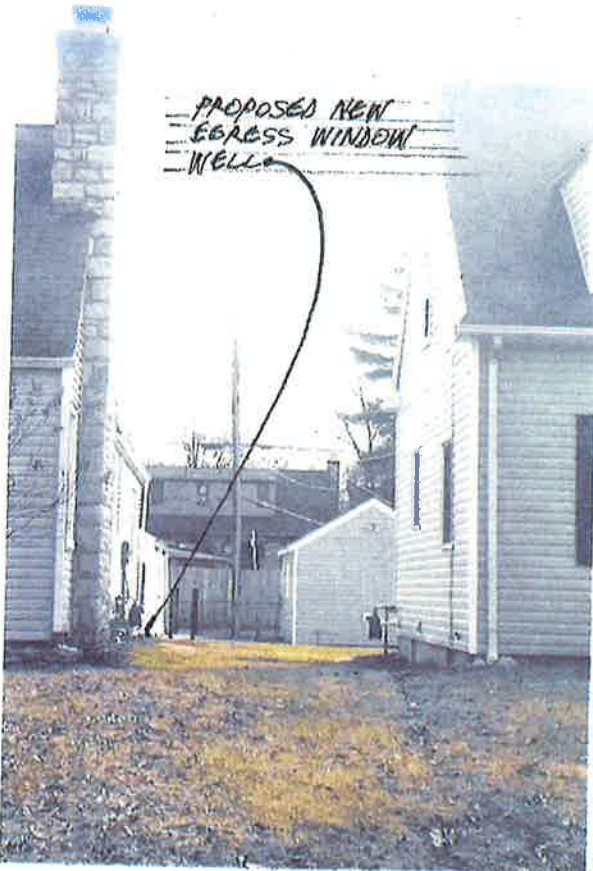




3 SOUTH ELEVATION
LOOKING WEST



4 LOOKING WEST BETWEEN
EXISTING GARAGES FROM
ALLEY



1 LOOKING EAST BETWEEN
HOUSES FROM CHELSEA AVENUE



2 SOUTH ELEVATION



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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: Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

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

Staff Signature: Date:

PAID

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 | \$ <input type="text"/> |
| Commercial Property: | \$100.00 | \$ <input type="text"/> |
| Fences or Special Permits: | \$65.00 | \$ <input type="text"/> |
| All others: | \$90.00 | \$ <input type="text"/> |

Zoning Fees

| | | |
|--------------------------------------|--|-------------------------------------|
| Rezoning: | - \$250.00 up to 1 acre site | \$ <input type="text"/> |
| | - \$60.00 for each additional acre (or part thereof) | \$ <input type="text"/> |
| Requests for amendment to PUD Plans: | \$300.00 | \$ <input type="text"/> |
| Split of lot or existing parcel: | \$250.00 | \$ <input type="text" value="250"/> |
| Replatting or new plat: | \$250.00 | \$ <input type="text"/> |

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 | \$ <input type="text"/> |
| Appeal of BZAP decision to City Council: | \$250.00 | \$ <input type="text"/> |

Fee Total: \$



Project Worksheet

Residential Commercial

Property Address:

Zoning District:

- 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): | <input type="text"/> | (Type of Structure:) <input type="text"/> |
| Proposed Addition (SF): | <input type="text"/> | |
| Removing (SF): | <input type="text"/> | |
| Proposed new primary structure or residence (SF): | <input type="text"/> | |
| Total Square Footage: | <input type="text" value="N/A"/> | |

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

| | | |
|---|----------------------------------|--|
| Existing Footprint (SF): | <input type="text" value="N/A"/> | New Structure Type: <input type="text"/> |
| Proposed Addition (SF): | <input type="text"/> | Ridge Height: <input type="text"/> |
| Proposed New Structure (SF): | <input type="text"/> | Is there a 2nd floor? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Total of all garage and accessory structures (SF): | <input type="text"/> | 2nd Floor SF: <input type="text"/> |
| Total building lot coverage (SF): | <input type="text"/> | = <input type="text"/> % of lot |
| Is this replacing an existing garage and/or accessory structure? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

Hardscape:

| | | | | | |
|-------------------------------------|----------------------|----------------------|----------------------|---------------------------------|----------------------|
| Existing Driveway (SF): | <input type="text"/> | Existing Patio (SF): | <input type="text"/> | Existing Private Sidewalk (SF): | <input type="text"/> |
| Proposed Additional Hardscape (SF): | <input type="text"/> | | | | |
| Total Hardscape (SF): | <input type="text"/> | | | | |

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:



Legend

-  Access Easement
-  Residual Parcel
-  Conservation Parcel

Date: 03/14/19



EASEMENT

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, David E. Kass, married (“Grantor”), as owner of the real property described on Exhibit A, does hereby grant and convey to the City of Bexley, a municipal corporation (“Grantee”), as owner of the real property described on Exhibit B, a perpetual non-exclusive easement over the portion of Grantor’s property more particularly described on Exhibit C (the “Easement Area”) for ingress and egress of pedestrian and vehicular traffic to and from such property of Grantee solely for the purpose of trimming and removing trees and other vegetation the condition of which poses a safety hazard to residences abutting Grantee’s property and mitigating disease or invasive species thereon, all subject to the following conditions and restrictions: (i) no motorized vehicles shall be permitted in the Easement Area except for small maintenance “gator” type utility vehicles used solely for the maintenance permitted hereunder; (ii) Grantee shall provide Grantor with at least 48 hours’ notice prior to entering the Easement Area; (iii) Grantee shall promptly restore any damage to Grantor’s property resulting from Grantee’s use of the easement; (iv) Grantee shall use all reasonable efforts to minimize noise and disruption caused by its use of the easement; and (iv) except in the case of emergency, Grantee shall limit its use of the easement to weekdays between the hours of 9:00 AM and 4:00 PM.

Grantor reserves the right to construct fencing across any portion of the Access Easement Area, provided Grantor incorporates a gate sufficient to allow Grantee’s reasonable use of the Easement. Grantor shall provide Grantee with keys to any locks on such gates.

The covenants contained herein shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors or assigns. The Easement is solely for the benefit of the Grantee’s property described herein and, as such, is an appurtenant easement. This agreement may not be modified or amended without the prior written approval of the owners of the benefitted and burdened parcels. The provisions of this agreement are not intended to create, nor shall they be construed as creating, any rights in and for the benefit of the general public.

Cari Jo Kass, wife of David E. Kass, releases all rights of dower with respect to the easement granted herein.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

GRANTOR:

David E. Kass

Cari Jo Kass

STATE OF OHIO §
 §
COUNTY OF FRANKLIN §

This instrument was acknowledged before me on _____, 2019, by David E. Kass and Cari Jo Kass, husband and wife.

Notary Public in and for
the State of Ohio

EXHIBIT A
GRANTOR'S PROPERTY

EXHIBIT B
GRANTEE'S PROPERTY

EXHIBIT C
EASEMENT AREA