



CITY OF BEXLEY

BOARD of Zoning & Planning

AGENDA

DATE: September 26, 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 August 22, 2019, ARB meeting.
4. Public Comment:




5. NEW BUSINESS:

- a. Application No.: BZAP-19-12
Applicant: William McDowall
Owner: William McDowall
Location: 639 Euclaire Ave.

BZAP Request: The applicant is seeking architectural review and approval to allow a 24'x28' detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15(a), which limits accessory structures to 624 square feet, to allow a proposed garage to be 672 square.

***(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development**

Applicant

 William McDowall
 6142662298
 wsmcdowall@gmail.com

Location

639 EUCLAIRE AV
Bexley, OH 43209

BZAP-19-12

A.1: Project Information

Brief Project Description

Garage Demolition and Construction

Architecture Review

--

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

--

What requires Minor Architectural Review

--

Major Architectural Review

--

Minor Architectural Review

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A.1: Attorney / Agent Information

Agent Name

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Agent Address

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Agent Email

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Agent Phone

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A.2: Fee Worksheet

Estimated Valuation of Project

30000

Minor Architectural Review

--

Major Architectural Review

--

Variance Review

true

Variance Review Type

Others

Zoning

true

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

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B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info**Width (ft)**

54

Depth (ft)

135

Total Area (SF)

7290

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

400

Proposed Addition (SF)

--

Removing (SF)

400

Type of Structure

detached garage

Proposed New Primary Structure or Residence (SF)

672

Total Square Footage

672

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**Existing Footprint (SF)**

400

Proposed Addition (SF)

--

New Structure Type

detached garage

Ridge Height

14+/-

Proposed New Structure (SF)

640

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

640

Total building lot coverage (SF)

640

Total building lot coverage (% of lot)

9

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

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1210

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

225

Proposed Additional Hardscape (SF)

224

Total Hardscape (SF)

2075

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2075

Total overall lot coverage (% of lot)

28

C.1 Architectural Review Worksheet: Roofing

Roofing

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Structure

--

Existing Roof Type

--

New Roof Type

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New Single Manufacturer

--

New Roof Style and Color

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C.1 Architectural Review Worksheet: Windows

Windows

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Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

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C.1 Architectural Review Worksheet: Doors

Doors

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Structure

--

Existing Entrance Door Type

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Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

Proposed Door Color

--

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C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

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Proposed New Door Trim

Existing Window Trim

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--

Proposed New Window Trim

Trim Color(s)

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Do the proposed changes affect the overhangs?

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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

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Existing Finishes Manufacturer, Style, Color

Proposed Finishes

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Proposed Finishes Manufacturer, Style, Color

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D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

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Architect/Designer Phone

Architect/Designer E-mail

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Project Description

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I have read and understand the above criteria

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D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.
to add 2' to the proposed garage. This is to be able to take all cars off the driveway during the winter. Allows storage of an old car.

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.

yes. a new garage is beneficial

2. Is the variance substantial? Please describe.

no. adding 2' to the structure will still maintain the same amount of impervious area to the lot. If variance is not approved, 2' will be added to the parking pad in to reach the garage

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. Only a trained eye would be able to tell if a garage would be 7% longer than code.

E.2 Variance Worksheet

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

Not at all.

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

No. This was only learned when the builder applied for the permit.

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

Unfortunately, not. I've tried graphical software to try to arrange the cars in the 24 x 26 footprint, and there's no way to keep the old car onsite without putting a car permanently in the driveway. Keeping cars in the garage is the intended use, not for storage of home items.

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

Yes. Permitting this variance does not increase the impervious area and takes cars out of the driveway for general security. Family cars have been vandalized during our 7 years in town and we'd like to place them in a garage

F.1 Fence Variance Worksheet

Lot Type

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Narrative description of how you plan to meet the pertinent outlined variance criteria

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F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

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3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12” to 18” of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

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4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

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5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

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6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

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7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

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Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

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Posts, columns and finials may extend up to 6” above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

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A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

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The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

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No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

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The fence and/or wall shall have a minimum of 50% transparency.

That the lot exhibits unique characteristics that support the increase in fence height.

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G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.

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If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

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If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

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I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

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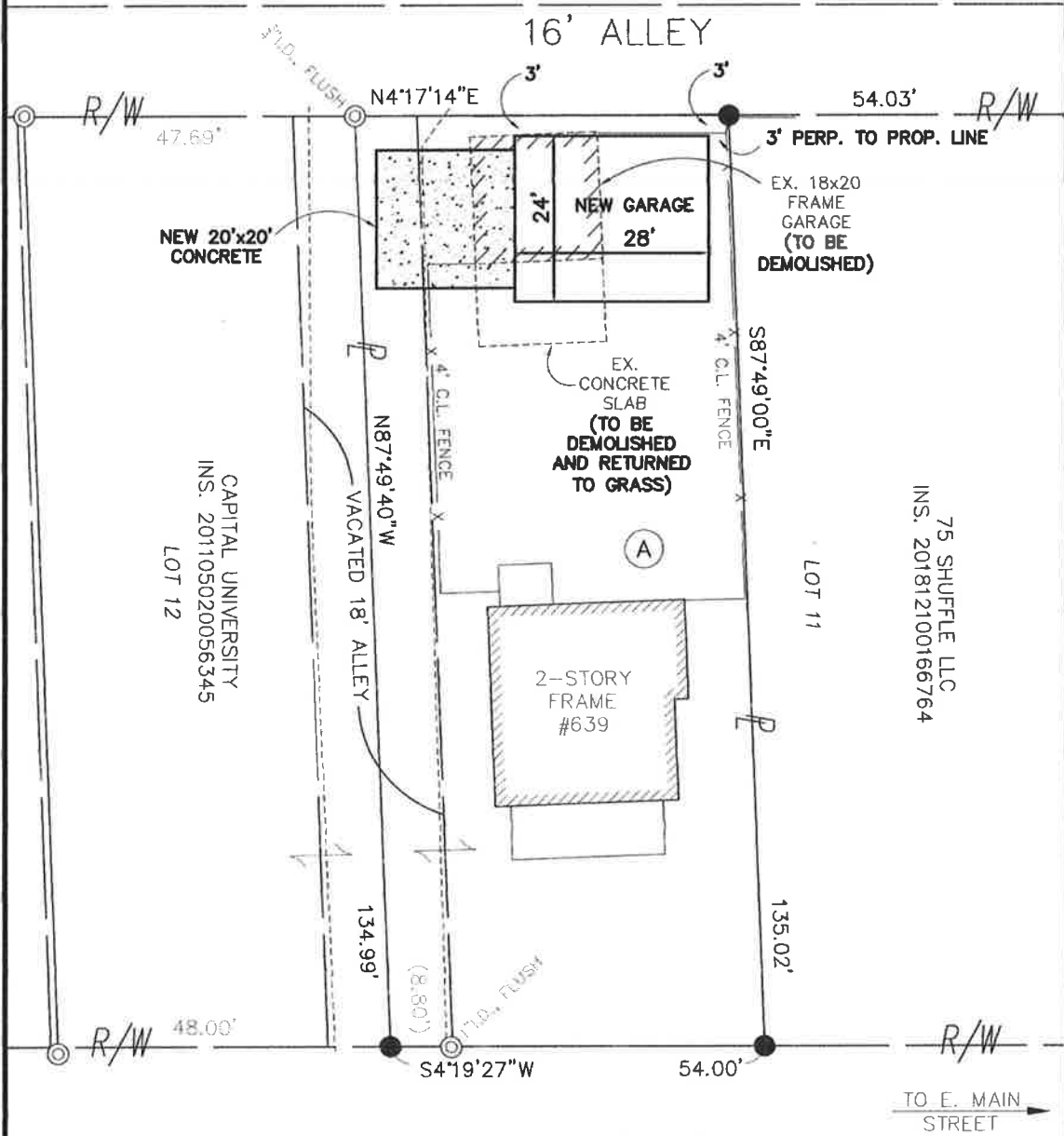
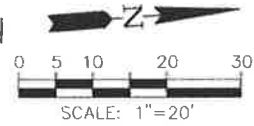
Provide a narrative time schedule for the replacement project

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Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

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BOUNDARY SURVEY
PT. LOT 11 ~ RIDER'S ADDITION
P.B. 8, PG. 16A
BEXLEY, FRANKLIN CO., OHIO



- LEGEND**
- ⊙ IRON PIPE FOUND
 - IRON PIN SET (5/8" O.D. REBAR 30" LONG W/CAP "LOMANO 7711")
 - P PROPERTY LINE
 - R/W PUBLIC ROAD RIGHT-OF-WAY

EUCLAIRE AVE. (50')

SURVEY NOTES

Bearings hereon are referenced to SPCS, OH S. zone grid, per a VRS GPS survey.

Lot Nos. referenced to the plat "Rider's Addition", of record in P.B. 8, Pg. 16A.

Address of subject property is 639 Euclaire Ave., Columbus, OH 43209.

OLGA VINER
 INS. 201207030095239
 PID 020-001273
 0.167 AC.

DATE: 5/09/19 REVISED:
 JOB No.: 19-185 F.B./P.C.: 29/16
 CLIENT: MR. BUTCH McDOWALL
 CLIENT P.C.: N/A

182.82

ALLEY

135
020-004267
633
50

135
020-001273
639
54

VAG
ALLEY

ORD
42-39

135
12
020-000736
649
48

135
13
020-000737
653
41

(40) (1) (39) (9) (9) (45)

627

EUCLAIRE AVE

EUCLAIRE AVE

40

40

DESIGN CRITERIA

1. EXTERIOR DIMENSIONS ARE FROM OUT TO OUT OF SHEATHING.
2. INTERIOR DIMENSIONS ARE FROM FACE TO FACE OF FRAMING.
3. ALL INTERIOR PARTITIONS ARE 2x4 (3 1/2") UNLESS OTHERWISE NOTED.
4. DESIGN LOADS
 FOOTINGS: 1,500 PSF SOIL BEARING (ASSUMED)
 GARAGE FLOOR: 50 PSF, 2,000/20 SQ. IN.
 SECOND FLOOR: 40 PSF
 WIND LOAD: 100 MPH EXPOSURE B
 FROST DEPTH: 36"
 SEISMIC ZONE: 1
5. LUMBER GRADES
 UNLESS OTHERWISE SPECIFIED ALL WOOD FRAMING SHALL HAVE THE FOLLOWING MINIMUM VALUES:
 SPF #2 E = 1.4
 UP TO 2x4 Fb = 1508 (REPETITIVE)
 SPF #2 E = 1.4
 2x6 Fb = 1308 (REPETITIVE)
 2x8 Fb = 1208 (REPETITIVE)
 2x10 Fb = 1107 (REPETITIVE)
 2x12 Fb = 1008 (REPETITIVE)
 SYP #2 E = 1.8
 UP TO 2x4 Fb = 1725 (REPETITIVE)
 SYP #2 E = 1.8
 2x6 Fb = 1440 (REPETITIVE)
 2x8 Fb = 1380 (REPETITIVE)
 2x10 Fb = 1208 (REPETITIVE)
 2x12 Fb = 1120 (REPETITIVE)
 MICROLAM/GLUELAM -
 TRUS JOIST OR EQUAL:
 E = 2.0
 Fb = 2500
 Fc = 500
 Fv = 285
6. FASTENING TO FOLLOW CURRENT ORC STANDARDS.
7. PROVIDE 1/2" PLYWOOD BRACING FULL HEIGHT AT INSIDE & OUTSIDE CORNERS 4'-0" MIN. FIRST AND SECOND FLOOR.
8. ALL LUMBER SHALL BE GRADED AND MARKED WITH THE APPROPRIATE GRADE STAMP.
9. ROOF SHEATHING SHALL BE 1/2" SPAN RATED APA W/EDGE STIFFENERS (H CLIPS) SHALL BE USED ON ROOFS FRAMED @ 24" O.C.
10. CONCRETE SLABS SHALL BE AIR ENTRAINED WITH A VAPOR BARRIER AND A MIN. STRENGTH OF 2500 PSI FOR BASEMENT SLABS AND 3500 PSI FOR GARAGE SLABS.

PROJECT:

Medowall RESIDENCE GARAGE

SCOPE OF WORK:

24x28 NEW 672 S.F. GARAGE

OWNER: William Medowall

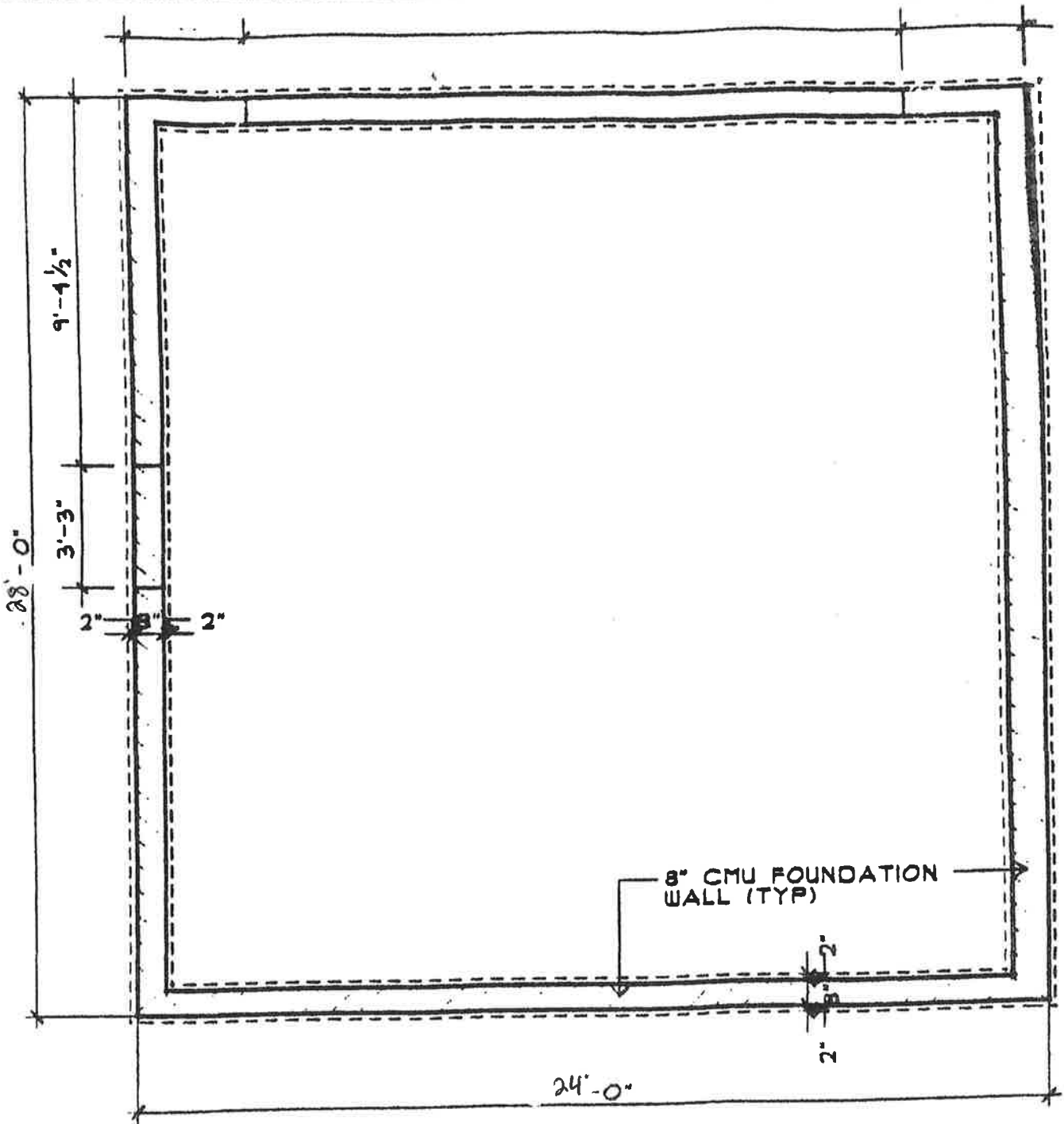
639 Euclaire Ave
 Bellee Ohio 43209

P.I.D.

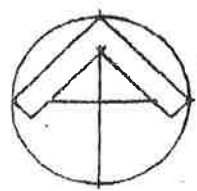
020-001273

INDEX TO DRAWINGS

SHEET No.	DESCRIPTION
1	PROJECT INFO, MAPS, SITE PLAN
2	PLANS
3	ELEVATION
4	ELEVATION
5	ELEVATION, SECTION
6	SECTIONS
7	NOT USED
8	NOT USED
9	NOT USED



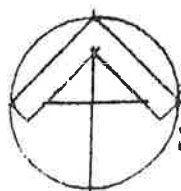
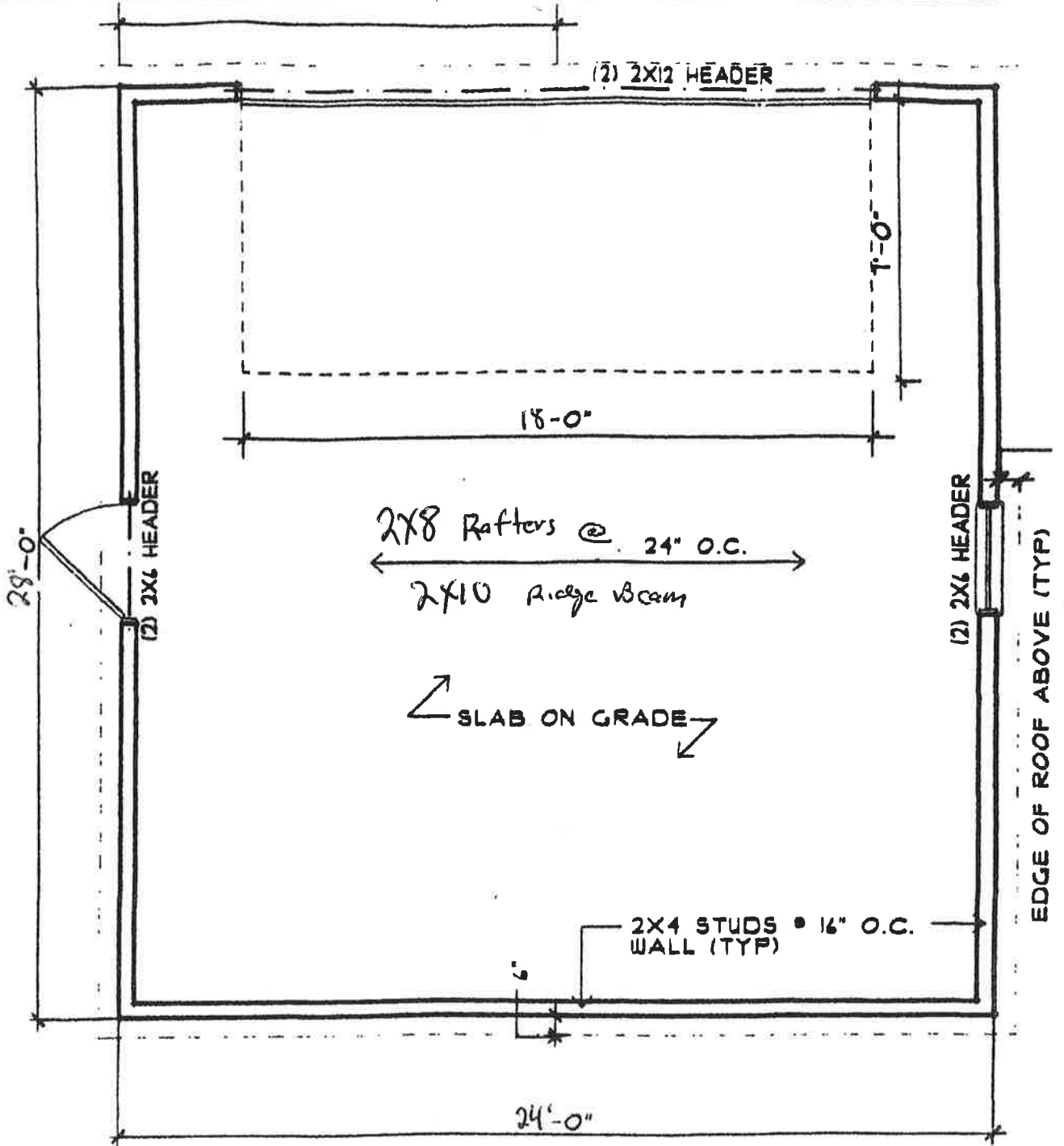
FOOTING / FOUNDATION PLAN



SCALE: 1/4" = 1'-0"

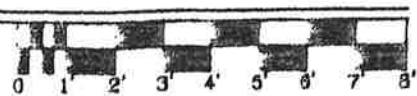


REVISIONS	PLANS
	SCALE: AS NOTED

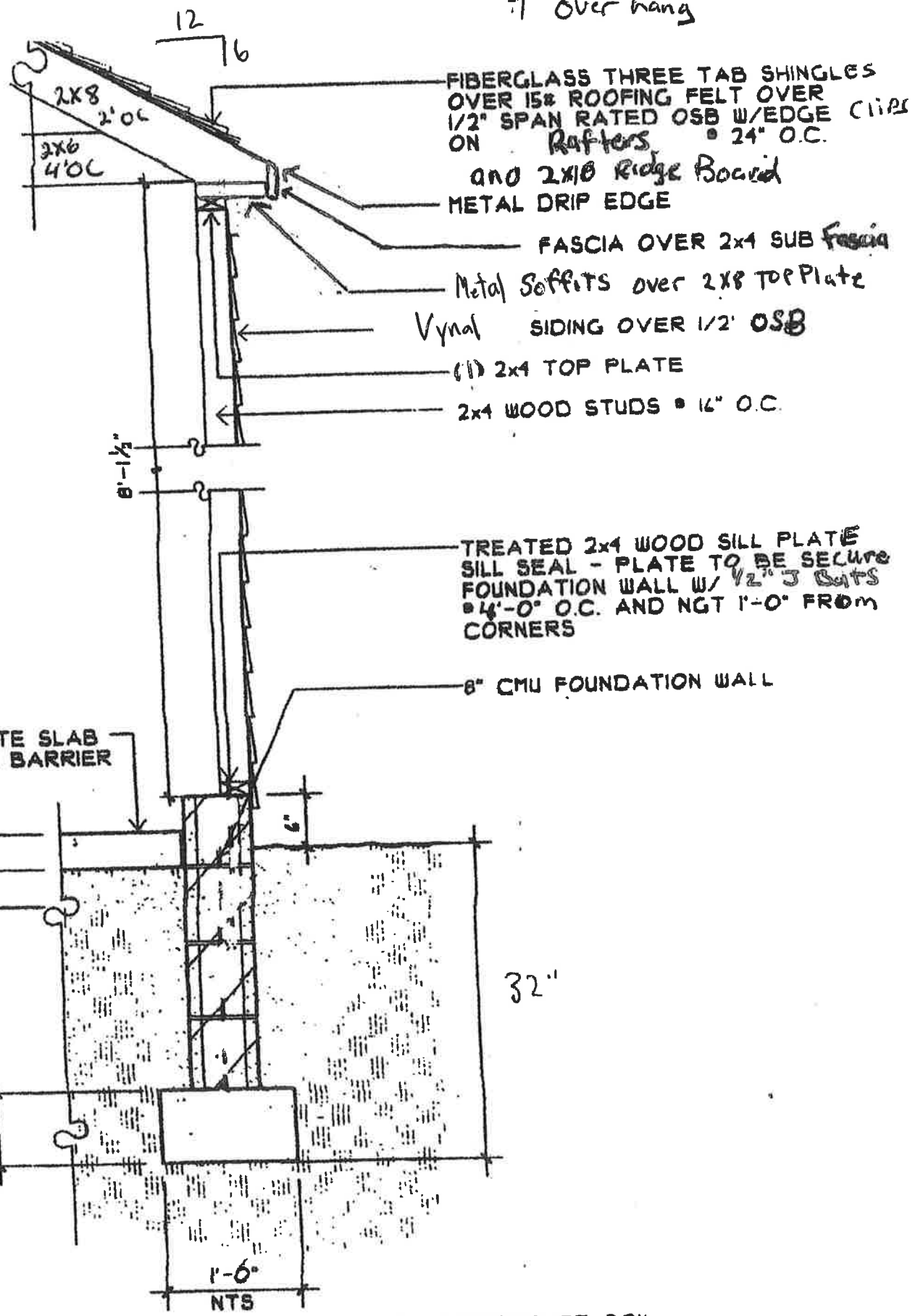


FLOOR PLAN

SCALE: 1/4" = 1'-0"



4" over hang

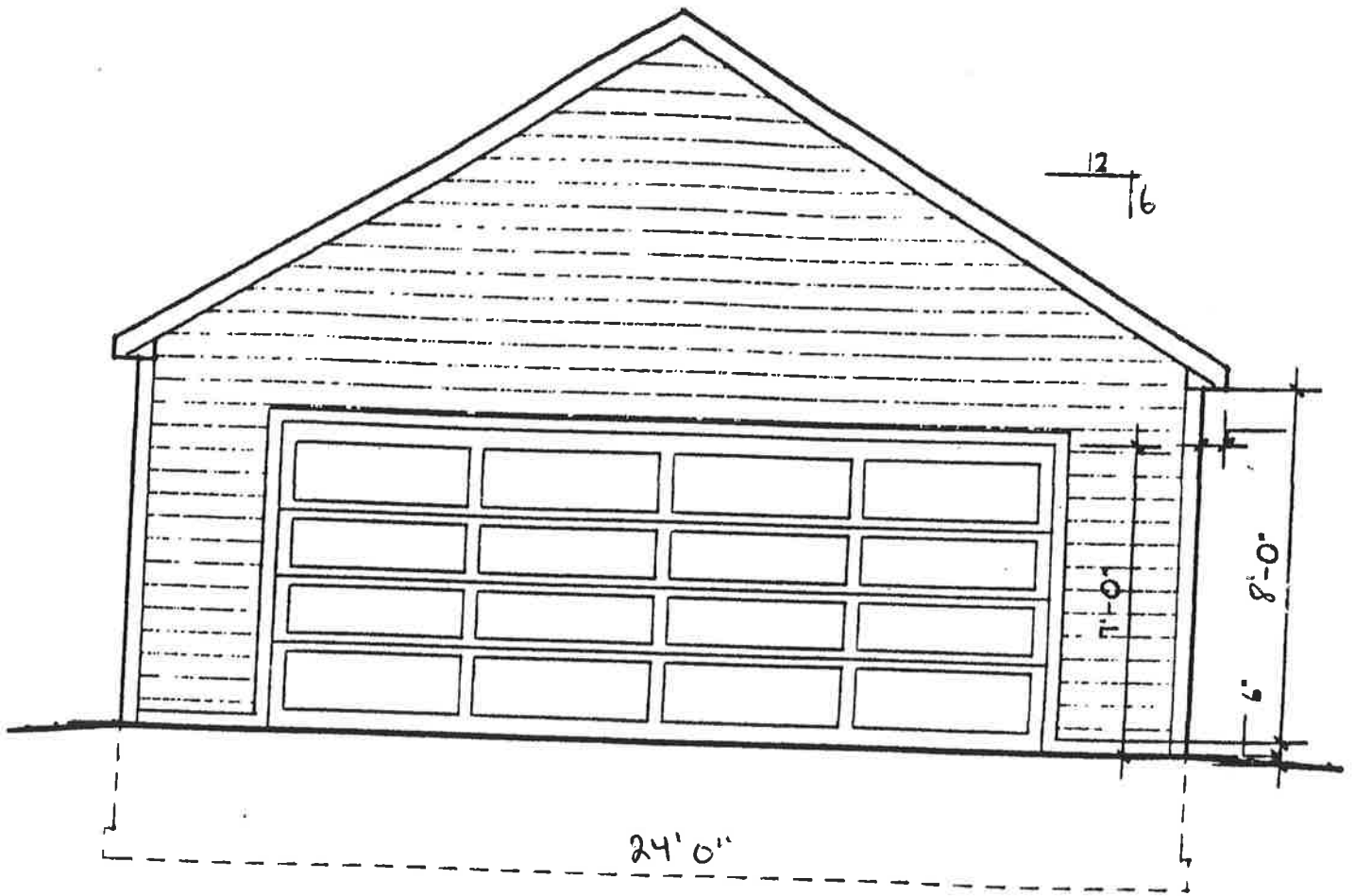


NOTE: FOOTING MUST BEAR ON UNDISTURBED SOIL

TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



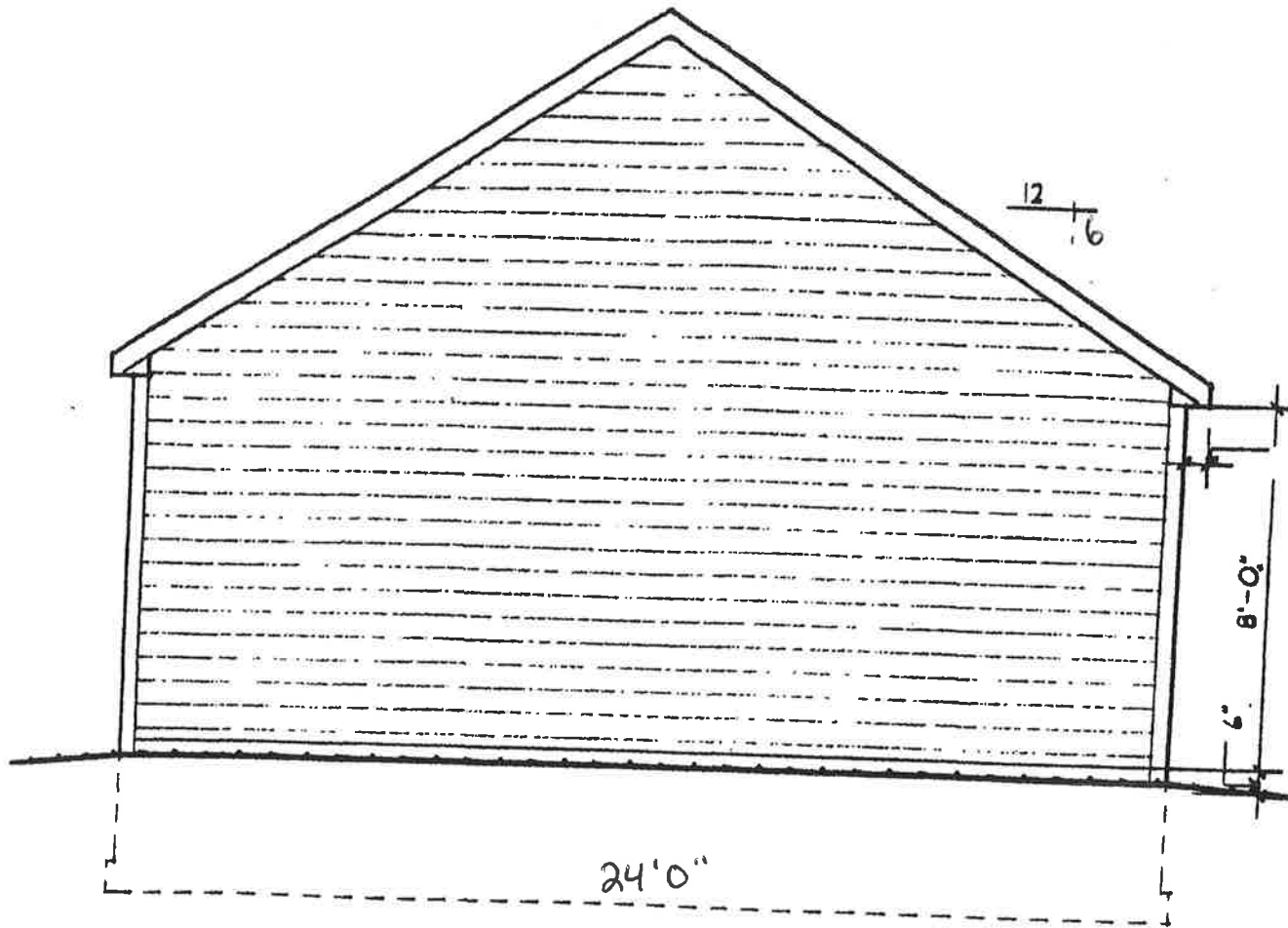


SCALE: 1/4" = 1'-0"

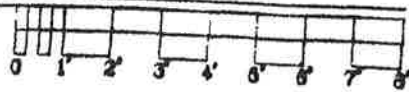
0 1' 2' 3' 4' 5' 6' 7' 8'

REVISIONS		ELEVATIONS
		SCALE: 1/4" = 1'-0"

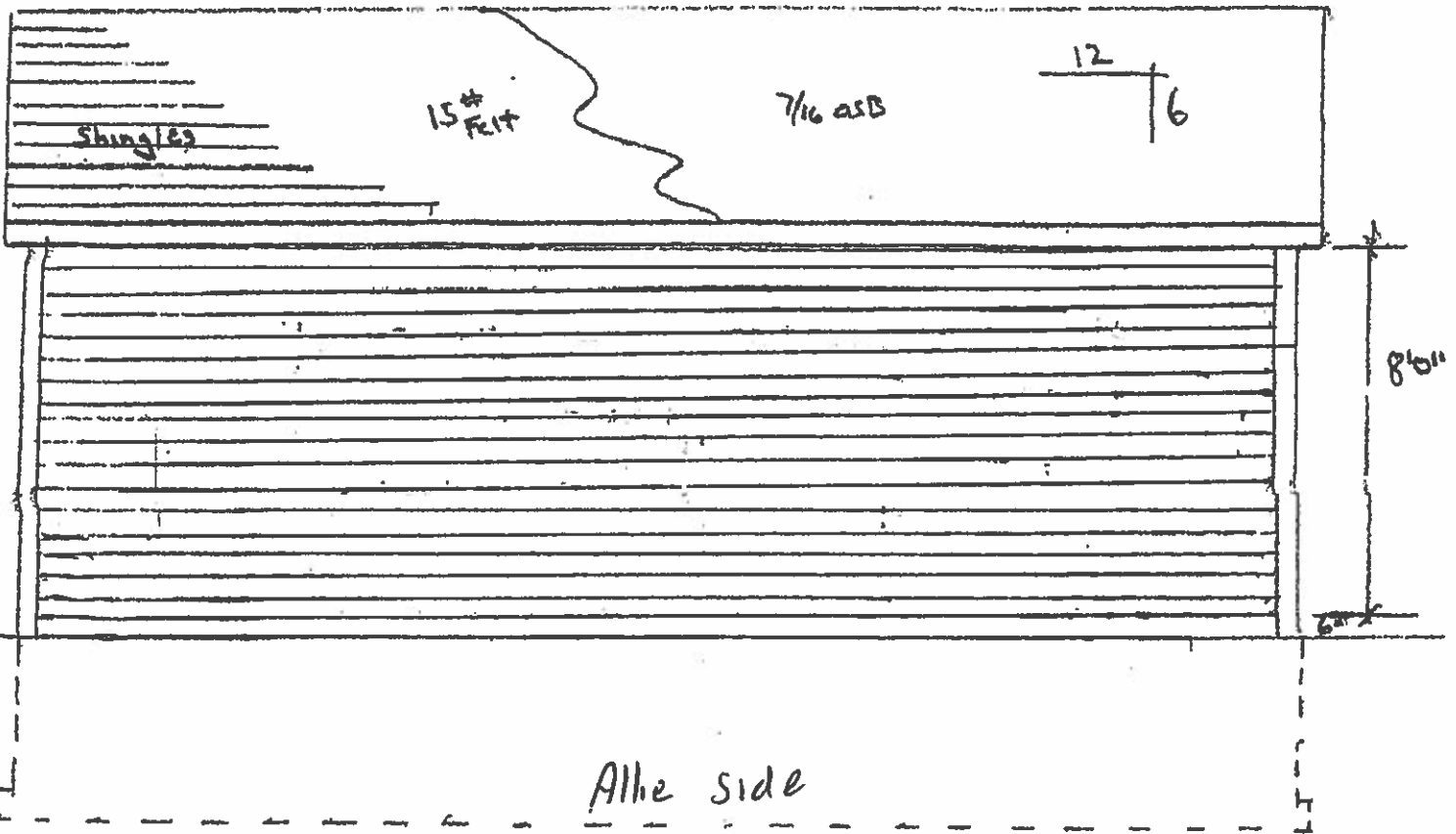
Back/Side



SCALE: 1/4" = 1'-0"



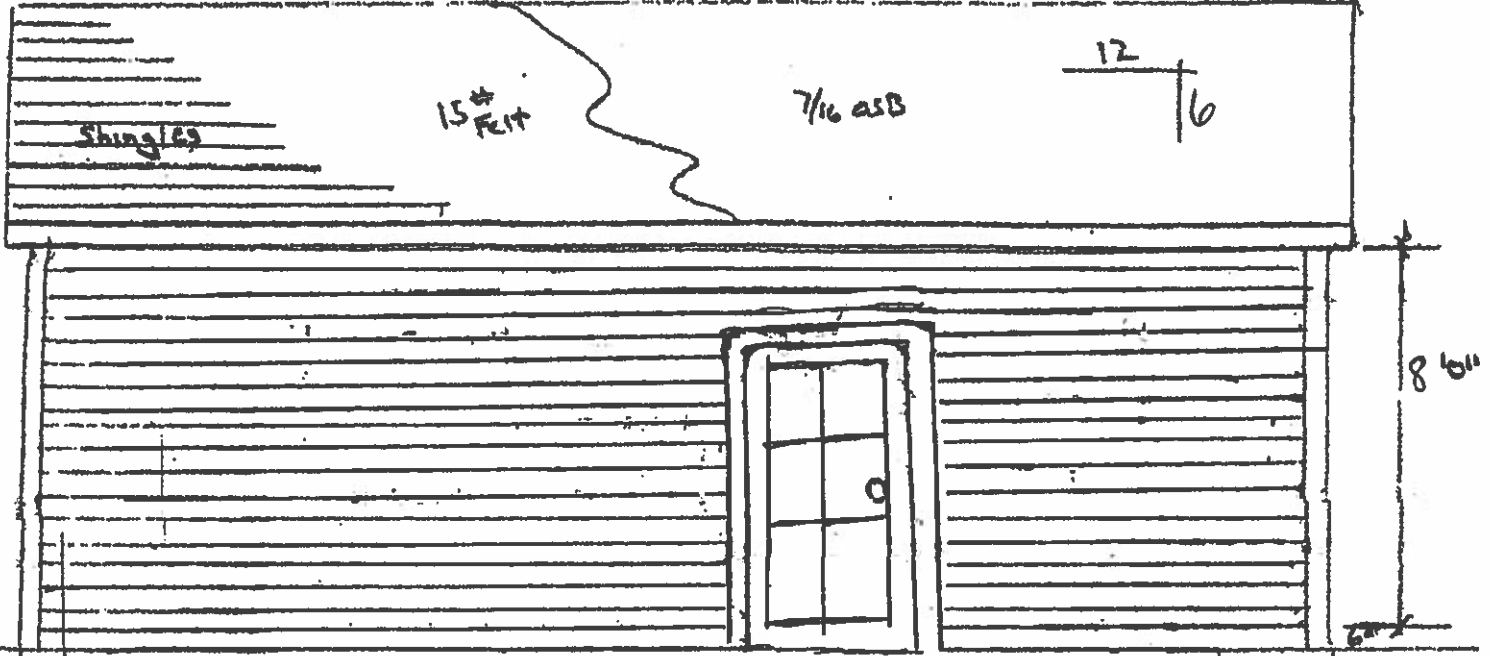
Rev. Gable



REVISIONS

DATE

Rev. Gable



DOOR IS 8'-0" FROM NORTH WALL >>>>>

house side

SCALE: 1/4" = 1'-0"





PRIVATE
DRIVE
NO THRU
STREET



101418