




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

Applicant

 Brenda Parker
 614-586-5514
 brenda.parker@cbusarch.com

Location

2700 SHERWOOD RD
Bexley, OH 43209

BZAP-20-3

Status: Active

Submitted: Feb 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

New 2-car detached garage with second floor storage space.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

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Variance or Special Permit

true

What requires Major Architectural Review

What requires Minor Architectural Review

New construction detached garage.

Major Architectural Review

false

Minor Architectural Review

true

A.1: Attorney / Agent Information

Agent Name

Brenda Parker

Agent Address

930 Northwest Blvd

Agent Email

brenda.parker@cbusarch.com

Agent Phone

614-586-5514

A.2: Fee Worksheet

Estimated Valuation of Project

50000

Minor Architectural Review

true

Major Architectural Review

--

Variance Review

true

Variance Review Type

Zoning

Single Family --

Zoning Review Type Sign Review and Architectural Review for Commercial Projects
exceeding height limit --

Review Type Appeal of ARB decision to BZAP
--

Appeal of BZAP decision to City Council
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Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria
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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) 97.5
Depth (ft) 144.9

Total Area (SF)
14093

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF) 1977
Proposed Addition (SF) 0

Removing (SF) 0
Type of Structure N/A

Proposed New Primary Structure or Residence (SF) --
Total Square Footage --

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

Existing Footprint (SF) --
Proposed Addition (SF) --

New Structure Type Detached Garage
Ridge Height 22'-9"

Proposed New Structure (SF) 676
Is there a 2nd Floor Yes

2nd Floor SF

406

Total of all garage and accessory structures (SF)

676

Total building lot coverage (SF)

2653

Total building lot coverage (% of lot)

19

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

No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1903

Existing Patio (SF)

246

Existing Private Sidewalk (SF)

155

Proposed Additional Hardscape (SF)

226

Total Hardscape (SF)

2530

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

5183

Total overall lot coverage (% of lot)

37

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

Garage Only

Existing Roof Type

--

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF

New Roof Style and Color

Slateline English Gray

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

Garage Only

Existing Window Type

--

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

Jeldwen

New Window Style/Mat./Color

Double Hung/Vinyl/Almond

C.1 Architectural Review Worksheet: Doors

Doors

true

Existing Entrance Door Type

--

Door Finish

Painted

Proposed Door Style

Carriage Style

Structure

Garage Only

Existing Garage Door Type

--

Proposed Door Type

Steel insulated

Proposed Door Color

Sandtone

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Proposed New Door Trim

Smart Trim 3-1/2"

Proposed New Window Trim

Smart Trim 3-1/2"

Do the proposed changes affect the overhangs?

No

Existing Door Trim

--

Existing Window Trim

--

Trim Color(s)

Almond

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes Manufacturer, Style, Color

--

Other Proposed Finishes

Stone veneer, stucco, cement board siding

Existing Finishes

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Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

Dutch Quality Limestone, natural stucco, HardiLap & HardiShingle siding

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Architect/Designer Phone

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Project Description

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Landscape Architect/Designer

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Architect/Designer E-mail

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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.

Request variance from Section 1252.15 (e) to increase the height of a new detached garage from 20'-0" to 22'-9". The height is driven by the overall width of the garage. The vehicles to be parked in the garage require 10' wide garage doors. The code requires 2'-0" between garage doors for structural bracing. These dimensions result in the 26' garage width. The style of the garage works best with a steep pitch and is shown at 11/12. The 11/12 pitch at 26'-0" width forces the height above the 20'-0" limitation. Many pitches of roof were studied that worked within the 20'-0" height limit, but the 11/12 was the most aesthetically pleasing.

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 height variance will allow for a detached garage that is aesthetically compatible with the existing house.

2. Is the variance substantial? Please describe.

The variance is not substantial; the request is to increase the height 2'-9" at the ridge above the 20'-0" limit.

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 would not be substantially altered with the variance. The composition of the garage creates interest and the garage looks best with the 11/12 roof pitch. Adjoining properties will not suffer substantial detriment as a result of the variance. The roof slope in the east/west direction allows for light to filter into the west neighbor's property. The additional height at the ridge will not greatly affect the shading to the neighbor to the north.

E.2 Variance Worksheet

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

The variance will have no impact on the delivery of governmental services.

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

The property owner did not have an in-depth knowledge of the Bexley zoning code and the detached garage height limitation when purchasing the property.

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

The pitch of the garage roof could be adjusted to work within the 20' height limit but the garage aesthetic would be sacrificed.

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

The spirit and intent behind the zoning requirement is observed and substantial justice is done. The height increase is minimal with aesthetics driving the variance request.

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.

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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. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

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Is your property architecturally significant? Please attached supporting documentation. Recomend 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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Attachments (9)



Photographs
Feb 10, 2020



020-003119 02/16/2017

2700 Sherwood-2.jpg
Feb 10, 2020

pdf Architectural Details

Feb 10, 2020

pdf Architectural Plan

Feb 10, 2020

pdf Exterior Elevations

Feb 10, 2020

pdf Floor Plan

Feb 10, 2020

pdf Site Plan

Feb 10, 2020

pdf A2.5.pdf

Feb 10, 2020

pdf 2020.0305 2700 Sherwood Exterior Elevation House-Garage.pdf

Mar 06, 2020

Timeline

Payment

Status: Paid February 11th 2020, 8:40 am

Zoning Officer

Status: Completed February 12th 2020, 7:45 am

Assignee: Kathy Rose

Kathy Rose February 12th 2020, 7:44:55 am

variance to height and size of accessory structure - March ARB & BZAP meetings

Brenda Parker March 4th 2020, 3:49:54 pm

Request variance from Section 1252.15 (e) to increase the height of a new detached garage from 20'-0" to 22'-9".

Kathy Rose March 4th 2020, 4:08:13 pm

I understand and have included that in the Notice sent to neighbors. I also think it would be most helpful to show the proposed garage and existing principal structure together in a scaled plan to allow Board Members to compare the size of the proposed garage with the existing principal structure.

Brenda Parker March 4th 2020, 4:20:16 pm

Floor plan or exterior elevation?

Kathy Rose March 4th 2020, 4:27:17 pm

3/12/2020

elevation - Thanks!

Brenda Parker March 6th 2020, 1:32:20 pm

I just uploaded the exterior elevation of the house with the garage in the background. The file is "2020.0305 2700 Sherwood Exterior Elevation House-Garage".

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress