




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

**Applicant**

 Marc Aubry  
 6148371869  
 marcaubry@greenscapes.net

**Location**

30 N DREXEL AV  
Bexley, OH 43209

# BZAP-20-7

Status: Active

Submitted: Feb 20, 2020

## A.1: Project Information

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

Proposed driveway in front of house.

**Architecture Review**

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**Demolition**

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**Rezoning**

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**What requires Major Architectural Review**

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**What requires Minor Architectural Review**

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**Major Architectural Review**

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**Conditional Use**

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**Planned Unit Dev**

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**Variance or Special Permit**

true

**Minor Architectural Review**

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## A.1: Attorney / Agent Information

**Agent Name**

Marc Aubry

**Agent Email**

marcaubry@greenscapes.net

**Agent Address**

4220 Winchester Pike

**Agent Phone**

614-830-2601

## A.2: Fee Worksheet

**Estimated Valuation of Project**

1

**Major Architectural Review**

true

**Zoning**

true

**Minor Architectural Review**

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**Variance Review**

false

**Zoning Review Type**

Conditional Use request

**Sign Review and Architectural Review for Commercial Projects**

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**Review Type**

Special Permit, Conditional Uses and All Others

**Appeal of ARB decision to BZAP**

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**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**

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**Use Classification**

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

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**Depth (ft)**

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**Total Area (SF)**

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

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**Proposed Addition (SF)**

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**Removing (SF)**

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**Type of Structure**

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**Proposed New Primary Structure or Residence (SF)**

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**Total Square Footage**

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

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**Proposed Addition (SF)**

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**New Structure Type**

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**Ridge Height**

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**Proposed New Structure (SF)**

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**Is there a 2nd Floor**

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**Total of all garage and accessory structures (SF)**

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**Total building lot coverage (SF)**

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**Total building lot coverage (% of lot)****Is this replacing an existing garage and/or accessory structure?**

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**B: Project Worksheet: Hardscape**

**Existing Driveway (SF)**

2600

**Existing Patio (SF)**

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**Existing Private Sidewalk (SF)**

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**Proposed Additional Hardscape (SF)**

2900

**Total Hardscape (SF)**

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**B: Project Worksheet: Total Coverage**

**Total overall lot coverage (SF)**

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**Total overall lot coverage (% of lot)**

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

**Roofing**

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**Structure**

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**Existing Roof Type**

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**New Roof Type**

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**New Single Manufacturer**

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**New Roof Style and Color**

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

**Windows**

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**Structure**

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**Existing Window Type**

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**Existing Window Materials**

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**New Window Manufacturer**

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**New Window Style/Mat./Color**

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

**Doors**

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**Structure**

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**Existing Entrance Door Type**

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**Existing Garage Door Type**

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**Door Finish**

**Proposed Door Type**

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**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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Marc Aubry

**Architect/Designer Phone**

**Architect/Designer E-mail**

614-830-2601

marcaubry@greenscapes.net

**Project Description**

Proposed driveway in front of house.

We are currently re-designing the entire landscape/hardscapes for the home. The homeowner would like a better entrance for guests as they arrive to the home. So, as we re-design the home we would like to include the new driveway in the overall site design. The design is still in its beginning stages, so details like final size, materials and elevation changes are still being worked out. It is our goal to work with the City/Commissions to gain a better understanding of how to accomplish the new drive and then return to the City/Commissions with all the correct information for final approval.

**I have read and understand the above criteria**

true

### 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.

Proposed driveway in front of house.

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.

From initial discussion with the City, the traditional front yard is legally the side yard.

2. Is the variance substantial? Please describe.

No, this is a common occurrence to other homes in the area.

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, this is a common occurrence to other homes in the area.

### E.2 Variance Worksheet

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

No

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

No, they did not know the front yard is actually the side yard.

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

No

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

Yes, this is a use that many other homes enjoy in the area.

### 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

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

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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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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.

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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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### Attachments (1)

pdf Landscape Plan

Feb 20, 2020

### Timeline

Payment

Status: Due Now

Marc Aubry February 20th 2020, 10:02:04 am

The client will mail in a check.

**Zoning Officer**

Status: In Progress

**Assignee:** Kathy Rose

**Kathy Rose** February 25th 2020, 2:43:57 pm

Mark - what is the width of the proposed driveway?

**Marc Aubry** February 26th 2020, 3:19:21 pm

It is drawn at 14' wide.

**Kathy Rose** February 27th 2020, 9:02:13 am

12.5' is the limit for width - If it stays at 14, that would be a variance. Also, could you indicate the distance the approaches would be located from each other and how far the southern approach is from the southwest corner (Drexel Ave. and Drexel Circle)

**Marc Aubry** March 3rd 2020, 10:35:09 am

If this will already be a variance, i would rather leave it at 14' wide for now. But, if the width is the only part of the project that would require a variance, we can adjust it to 12.5' wide.

**Kathy Rose** March 3rd 2020, 11:37:39 am

What is the total lot coverage - building plus hardscape? Also there are two approaches in the front yard.....I was planning to add you to my March 26th Agenda.

**Marc Aubry** March 3rd 2020, 3:44:18 pm

Here are the current numbers, but we will be re-designing the drive & patio area, so it might change. The total lot: 41,100 sf  
Hardscape/building: 19,500 sf (47.44%) Drive addition: 2,800 sf Yes, two approaches

**Kathy Rose** March 4th 2020, 11:10:35 am

I plan to place you on the March 26th Agenda

**Kathy Rose** March 4th 2020, 11:22:48 am

Will any trees along the Drexel Ave. side of this property be affected?

**Marc Aubry** March 5th 2020, 8:53:28 am

Great We are not currently planning on impacting the existing trees. But would like to know about replacing them since they are less desirable trees.

**Kathy Rose** March 5th 2020, 11:57:06 am

Trees located between the curb along Drexel Avenue to a point approximately 8' behind the sidewalk are all city trees and cannot be removed without approval from the Tree & Public Garden Commission.

**Marc Aubry** March 5th 2020, 5:24:38 pm

Understood, we will tackle this issue after the bigger question of the drive is resolved.

**Kathy Rose** March 12th 2020, 11:31:18 am

Marc: Can you provide the amount of hardscape in the front yard which includes the existing and proposed drive (This would be on the section of yard that fronts on the circle and from the front of the house to the front property line and from the side property line on Drexel to the lot to the southeast.

**Marc Aubry** March 12th 2020, 2:11:07 pm

Kathy, I will email you a plan to confirm the boundary of the area to make sure it is correct.

**Marc Aubry** March 13th 2020, 9:33:03 am

Kathy, based on the current layout: Coverage with existing drive: 18.79% Coverage with existing & proposed drop-off/connection: 40.64% Coverage with existing & no connection drive: 20.57% In the final design the connection between the drop off drive and drive to the garage may be removed from the plan.

**Kathy Rose** March 13th 2020, 10:42:33 am

I think that may be a part of the review by the Zoning Board, as the circular drive typically connects to the off-street parking in an approved location (which in this case is the garage) as the circular drive detached from the garage access can only encourage parking in the side yard that appears as front yard parking, on this irregular corner lot. I would leave that up to the Board.

**Design Planning Consultant**

**Status:** Pending

**Architectural Review Board**

**Status:** Pending

**Board of Zoning and Planning**

**Status:** Pending

**City Council**



3/16/2020

**Status:** Pending

**Tree Commission**

**Status:** Pending

**Arborist**

**Status:** Pending