

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

Applicant



Pete Foster

614-778-4701

petefastball@aol.com

Location

633 EUCLAIRE AV

Bexley, OH 43209

BZAP-20-4

Status: Active

Submitted: Feb 13, 2020

A.1: Project Information

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

A one story addition to the west of the existing residence to include a new gathering room/ mud room and attached two car garage. The project shall also include a new second floor shed dormer to the west side of the existing residence to allow for a new second floor bedroom and bathroom.

Architecture Review

true

Conditional Use

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Demolition

--

Planned Unit Dev

--

Rezoning

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Variance or Special Permit

true

What requires Major Architectural Review

The new addition to the west of the existing residence

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

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A.1: Attorney / Agent Information

Agent Name

Pete Foster

Agent Address

685 Montrose Avenue

Agent Email

petefastball@aol.com

Agent Phone

614 778 4701

A.2: Fee Worksheet

Estimated Valuation of Project

350000

Minor Architectural Review

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Major Architectural Review

true

Variance Review

true

Variance Review Type

Zoning

Single Family

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Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

encroaching into required setback

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Review Type

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

Zoning District

Residential

R-6

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft)

Depth (ft)

50

135

Total Area (SF)

6750

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

Proposed Addition (SF)

1400.97

963.5

Removing (SF)

Type of Structure

223.86

residence

Proposed New Primary Structure or Residence (SF)

Total Square Footage

963.5

2140.61

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

Existing Footprint (SF)

Proposed Addition (SF)

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New Structure Type

Ridge Height

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Proposed New Structure (SF)

Is there a 2nd Floor

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Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

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

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

162

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

48

Proposed Additional Hardscape (SF)

1622

Total Hardscape (SF)

1784

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

3924.61

Total overall lot coverage (% of lot)

58

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

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Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

New Roof Style and Color

Match existing

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

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Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

Match existing

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

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Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

see drawings

Existing Garage Door Type

Wood

Proposed Door Type

Fiberglass

Proposed Door Color

undecided

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

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Existing Door Trim

Cedar

Proposed New Door Trim

James Hardie

Existing Window Trim

Redwood

Proposed New Window Trim

James Hardie

Trim Color(s)

white

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

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Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

wood shingle

Proposed Finishes

Other

Other Proposed Finishes

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Proposed Finishes Manufacturer, Style, Color

James Hardie

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Landscape Architect/Designer

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Architect/Designer Phone

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Architect/Designer E-mail

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Project Description

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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.

The new single story addition involves a new two car garage that is attached to the principle structure sits within the required rear yard side back. The new garage is being placed at the rear of the property to create a buffer from both the neighboring athletic field and busy alley resulting in a new private urban garden space.

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. The resulting exterior courtyard space adds a unique amenity to the property while providing separation from the neighboring activity to the west. Sensitivity has been given to the adjacent neighbors in keeping the addition to a one story piece in an attempt to respect both the scale and architecture of the existing residence and the fabric of this particular block that abuts the university athletic field. The properties on this block have included rental properties as well as private owners over the years. The client in this particular case is willing to make a substantial investment in this property in order to be close to Bexley's evolving Main Street amenities/ activity. The requested variance would provide the privacy that the homes on this street have always lacked.

2. Is the variance substantial? Please describe.

No. The proposed placement of the new attached garage does not sit closer to the rear yard property line than it would if it were to be a detached garage and it does not invade the required principle side yard setback for this zoning district.

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 adjoining properties will not be negatively impacted. The new design will provide a buffer from the athletic fields and the busy cut thru alley to the west and provide the privacy to the rear yard that the homes on this block have always lacked.

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.

yes. The owners are long time resident of Bexley as well as prominent real estate agents and are aware of most of the zoning codes as it pertains to residential properties. I also have engaged in conversations with the owners to help them navigate the zoning code to result in a sensitive design solution that will not negatively impact the neighboring properties.

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

Not in order to attain an attached garage. In my professional opinion, if the new garage were to be unattached and the required ten feet from the new primary structure the impact on the neighboring properties no different in this case than if the garage is attached.

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

Yes. Zoning codes, in my opinion, exist in order to protect the "in between" spaces, the views and the density with in different districts. In this case, the design respects the separation between the adjacent properties by not violating the required side yard setbacks on either side of the property. The new addition is only a one story addition which minimizes the impact on the views from the neighboring properties. The new attached garage is respectful of the scale of the other garages on the block and provides

a much needed buffer from the institutional activities to the west of the property. This new design does not exceed the allowable footprint coverage or the development coverage for this lot.

F.1 Fence Variance Worksheet

Lot Type

Interior (non-corner) lot

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

N/A

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?

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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

No

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.

No

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 (11)



Photographs
Feb 13, 2020



IMG_0726.jpg
Feb 13, 2020



IMG_0724.jpg
Feb 13, 2020



IMG_0733.jpg
Feb 13, 2020



IMG_2096.jpg
Feb 13, 2020



IMG_2094.jpg
Feb 13, 2020



IMG_2097.jpg
Feb 13, 2020



IMG_2098.jpg
Feb 13, 2020

pdf **Architectural Details**
Feb 13, 2020

pdf **Architectural Plan**
Feb 13, 2020

Timeline

Payment

Status: Paid February 13th 2020, 10:36 am

Zoning Officer

Status: Completed March 4th 2020, 3:28 pm

Assignee: Kathy Rose

Kathy Rose February 13th 2020, 11:55:06 am

March ARB & BZAP

Pete Foster March 4th 2020, 4:46:19 pm

Variance to allow the principle structure to sit within the required rear yard setback

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