



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-6

Applicant: Brian Marzich

Owner: Laura Maddox & Kevin Keenan

Location: 796 S. Remington

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 2-story addition to the rear of the 2-story principal structure

BZAP: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the 2-story principal structure. The applicant is also seeking a 10" variance from Bexley Code Section 1252.09 (R-6) Zoning District, which requires a setback of 6'6" from the side yard property line for this 40' wide lot, to allow the addition to the rear of the principal structure to be 5'8" from the north side property line, and in-line with the existing principal structure.

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: 02-27-2020

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

Applicant



Brian Marzich

614-314-0260

brian@marzich.com

Location

796 S REMINGTON RD

Bexley, OH 43209

BZAP-20-6

Status: Active

Submitted: Feb 13, 2020

A.1: Project Information

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

The project is to add a two story addition to the rear of the existing structure. Also to replace a one car garage with a new two car garage.

Architecture Review

true

Conditional Use

--

Demolition

true

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Entire project

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Brian Marzich

Agent Address

--

Agent Email

brian@marzich.com

Agent Phone

614-314-0260

A.2: Fee Worksheet

Estimated Valuation of Project

175000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

--

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

Residential

Zoning District

--

Use Classification

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

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

40

Depth (ft)

134.75

Total Area (SF)

5390

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

1008

Proposed Addition (SF)

336

Removing (SF)

--

Type of Structure

addition

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1344

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

216

Proposed Addition (SF)

--

New Structure Type

garage

Ridge Height

18

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

484

No

Total of all garage and accessory structures (SF)**Total building lot coverage (SF)**

484

1828

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

34

Yes

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

213

--

Existing Private Sidewalk (SF)**Proposed Additional Hardscape (SF)**

240

173

Total Hardscape (SF)

280

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

2108

39

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

true

House & Garage

Existing Roof Type**New Roof Type**

Std. 3-tab Asphalt Shingle

Std. 3-tab Asphalt Shingle

New Single Manufacturer**New Roof Style and Color**

--

Match Exist

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

true

House & Garage

Existing Window Type**Existing Window Materials**

Double Hung

Wood

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

Pella

Vinyl

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

true	House & Garage
Existing Entrance Door Type	Existing Garage Door Type
Wood	Wood
Door Finish	Proposed Door Type
Painted	Clad
Proposed Door Style	Proposed Door Color
Patio	white

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim	Existing Door Trim
true	Aluminum Clad
Proposed New Door Trim	Existing Window Trim
alum clad	Other
Other Existing Window Trim	Proposed New Window Trim
alum clad	alum
Trim Color(s)	Do the proposed changes affect the overhangs?
white	No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes	Existing Finishes
true	Vinyl Siding
Existing Finishes Manufacturer, Style, Color	Proposed Finishes
tan	Vinyl Siding
Proposed Finishes Manufacturer, Style, Color	
clapboard style to match existing	

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project	Landscape Architect/Designer
--	--
Architect/Designer Phone	Architect/Designer E-mail
--	--
Project Description	
--	
I have read and understand the above criteria	
--	

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

--

--

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

--

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

The proposed addition is required to align with the existing north wall of the residence. This wall is existing non-conforming as it encroaches into the side yard setback.

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 addition requires the use of the existing interior stair location which is against the north wall of the house.

2. Is the variance substantial? Please describe.

No, the addition will not be worse than the existing non conforming structure.

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, the addition will not be worse than the existing non conforming structure.

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

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

No, the addition requires the use of the existing interior stair location which is against the north wall of the house.

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

--

F.1 Fence Variance Worksheet

Lot Type

--

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

--

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?

--

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.

--

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.

--

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.

--

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.

--

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.

--

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.

--

F.3 Fence Variance Worksheet

Front Yard Restrictions

--

Fences Adjacent to Commercial Districts

--

Require Commercial Fences Adjacent to Residential Districts

--

F.3 Fence Variance Worksheet: Front Yard Restrictions

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

--

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.

--

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

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.

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

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

--
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.

G. Demolition Worksheet

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

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

No

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.

--

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.

--

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.

true

Provide a narrative time schedule for the replacement project

The project includes a new two car garage which will require the existing one car garage to be demolished

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

The proposed project will no negative impact on the neighborhood as 2 car garages are common to other houses and the new garage will be more slightly than the existing

Attachments (5)

pdf **Architectural Details**

Feb 13, 2020

pdf **Exterior Elevations**

Feb 13, 2020

pdf **Floor Plan**

Feb 13, 2020

pdf **Photographs**

Feb 13, 2020

pdf **Site Plan**

Timeline

Zoning Officer

Status: Completed February 14th 2020, 2:49 pm

Assignee: Kathy Rose

Kathy Rose February 14th 2020, 2:45:39 pm

Brian, What is the ridge height of the new 2-story addition?

Kathy Rose February 14th 2020, 2:48:54 pm

March ARB & BZAP 2020 variance from side yard setback requirement

Kathy Rose February 25th 2020, 2:14:42 pm

Brian - Fees are due!!!

Kathy Rose February 25th 2020, 3:10:55 pm

Found the check - Thank You!!

Kathy Rose March 6th 2020, 1:21:23 pm

There is a section of the house on the site plan that appears to be closer to the north property line than the proposed addition. Can you tell me if that is the case and what the distance is if it is. It could also just be referencing the soffit, so I thought I'd ask. Thanks!

Brian Marzich March 10th 2020, 1:06:52 pm

Kathy. That is the existing eve that projects a bit further than the rakes. The new addition north wall will align with existing as to not encroach further than existing. Thanks

Payment

Status: Paid February 25th 2020, 3:10 pm

Brian Marzich February 13th 2020, 4:03:03 pm

I will drop off hard copies and pay in person

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

BUILDING INFORMATION

GOVERNING CODE:
2019 RESIDENTIAL CODE OF OHIO

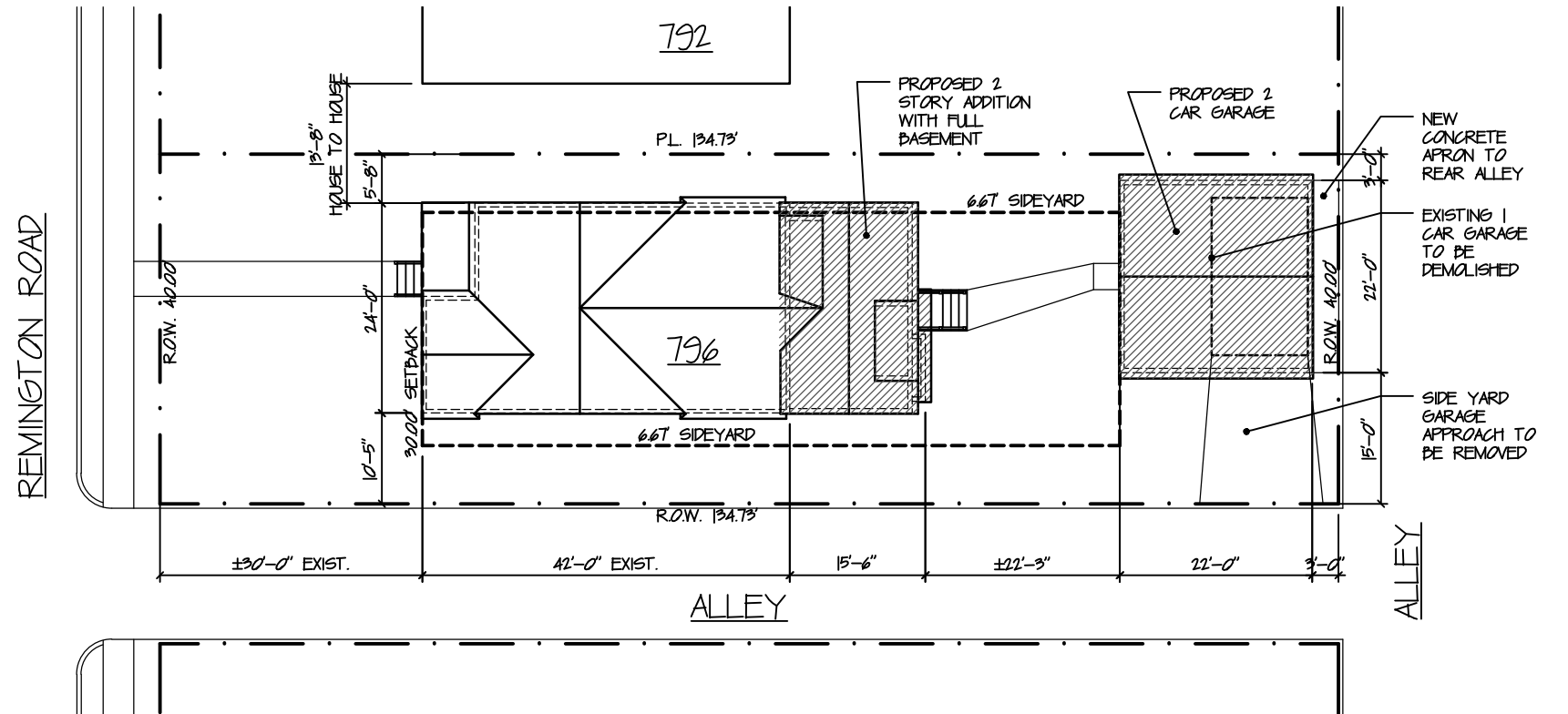
ZONING: R-6

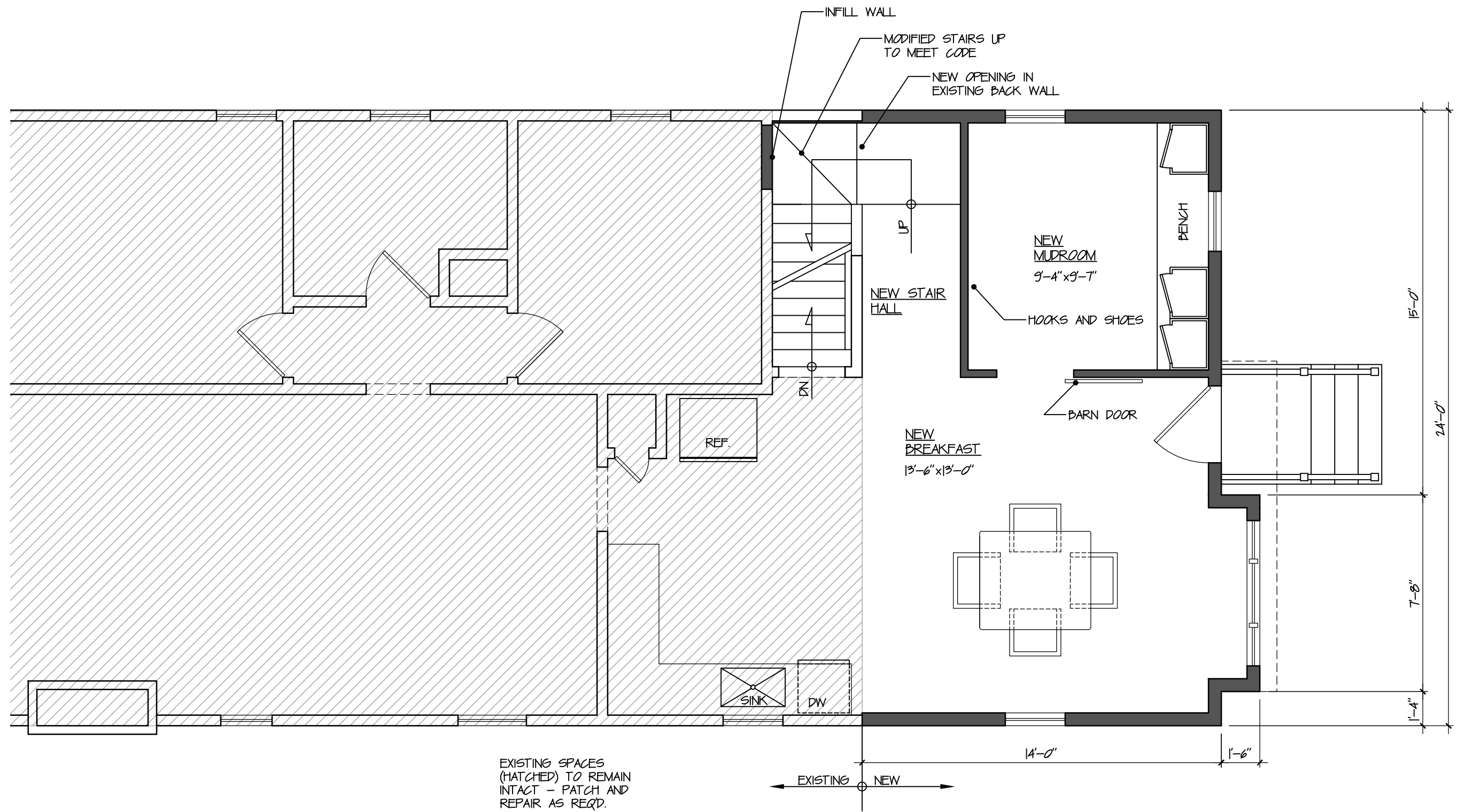
SITE AREA: 5,389 SF.

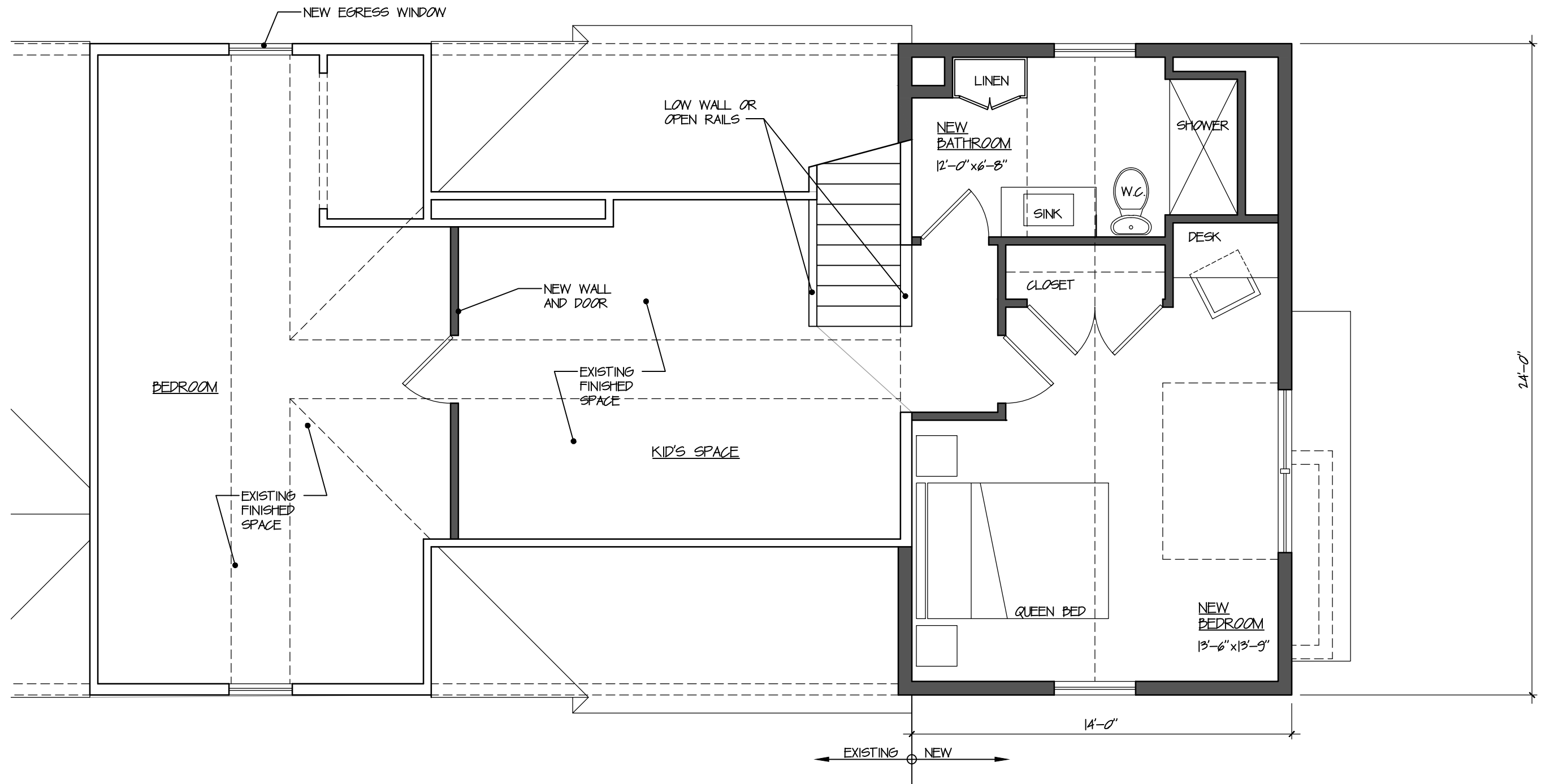
	EXISTING	PROPOSED	TOTAL
HOUSE COVERAGE:	1,008 SF.	336 SF.	1,344 SF.
GARAGE COVERAGE:	216 SF.(DEMO)	484 SF.	484 SF.
BUILDING COVERAGE (35% MAX):	1,224 SF. (22.7%)		1,828 SF. (33.9%)
HARDSCAPE:	397 SF.	280	280 SF
TOTAL COVERAGE (60% MAX):	1,621 SF. (30.1%)		2,108 SF. (39.1%)

SQUARE FOOTAGE

	EXISTING	PROPOSED	TOTAL
FIRST FLOOR:	944 SF.	336 SF.	1,280 SF.
SECOND FLOOR:	337 SF.	336 SF.	673 SF.
TOTAL:	1,281 SF.	672 SF.	1,943 SF.







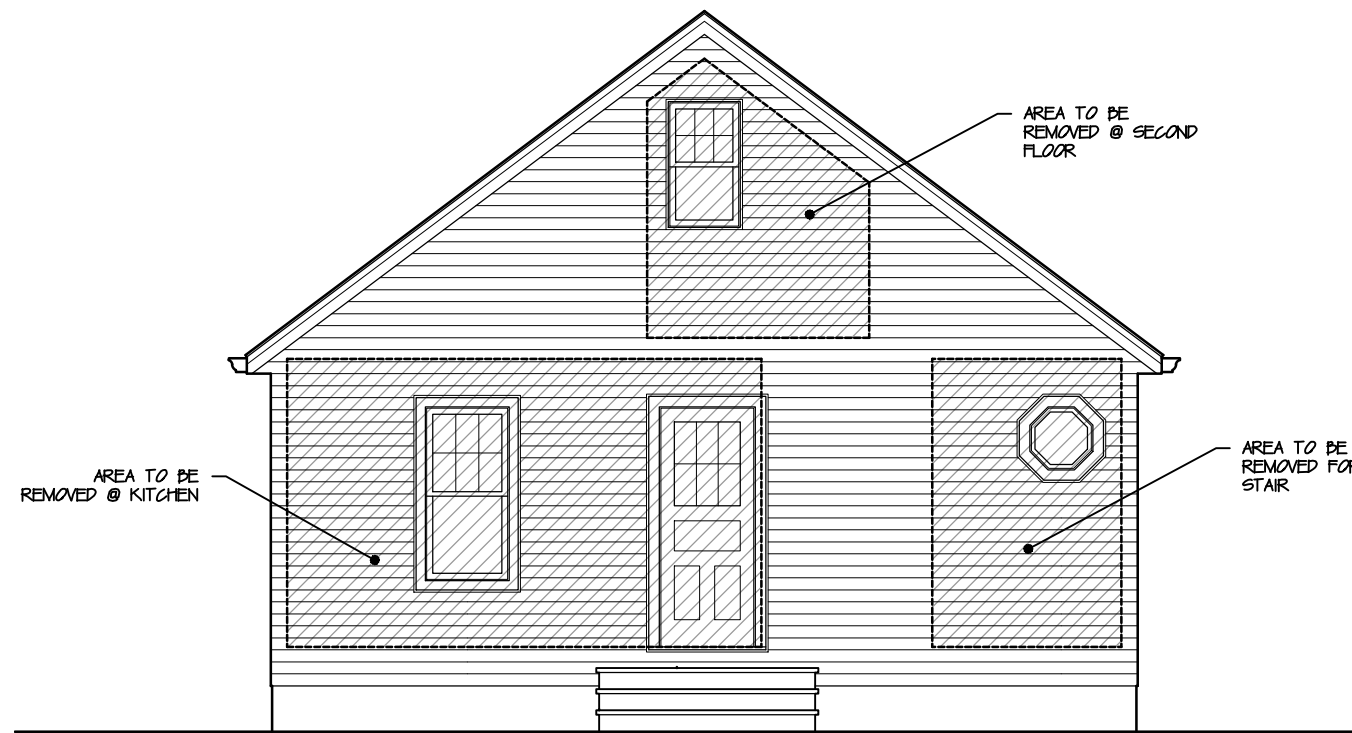


EXISTING

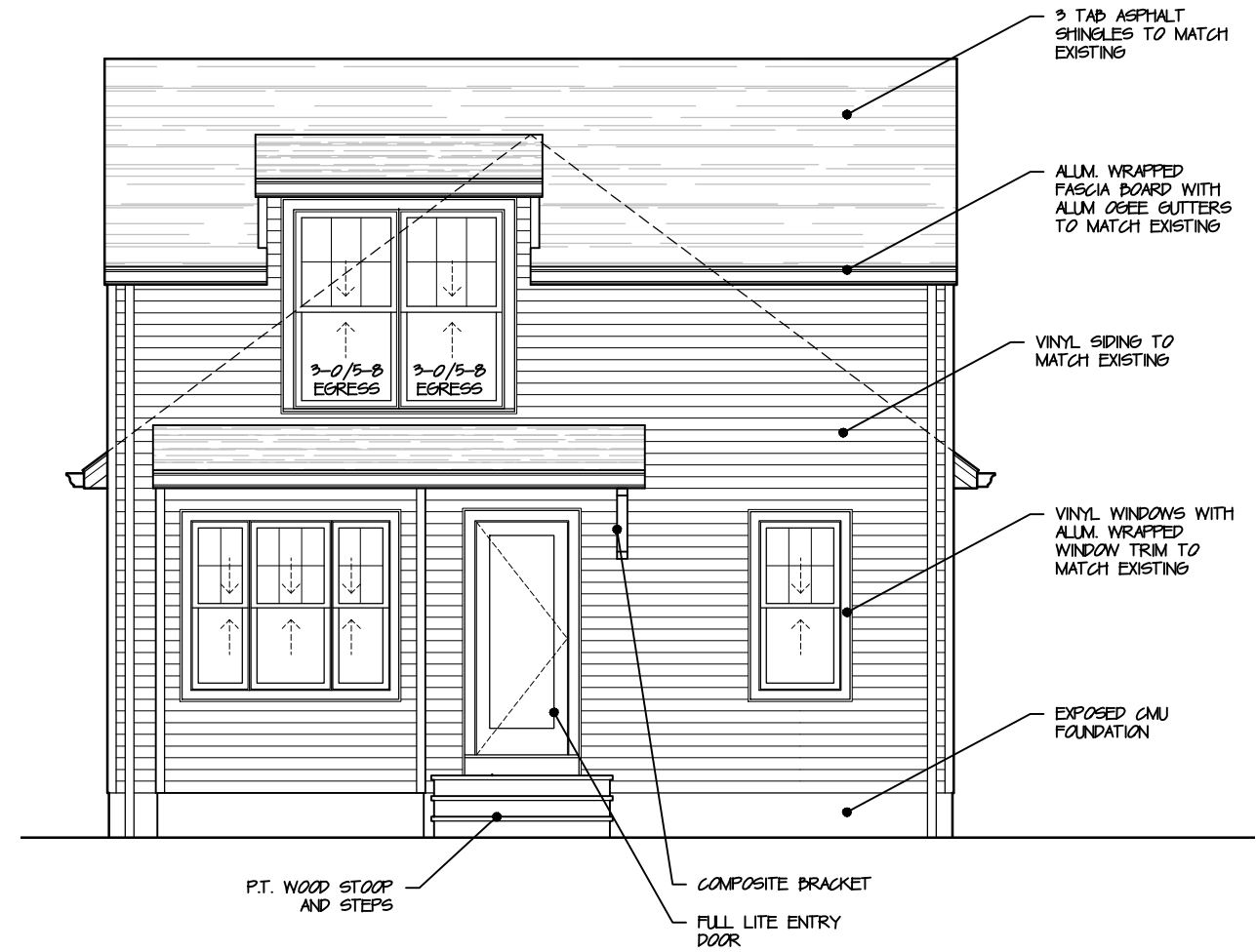


PROPOSED

← EXISTING | NEW →



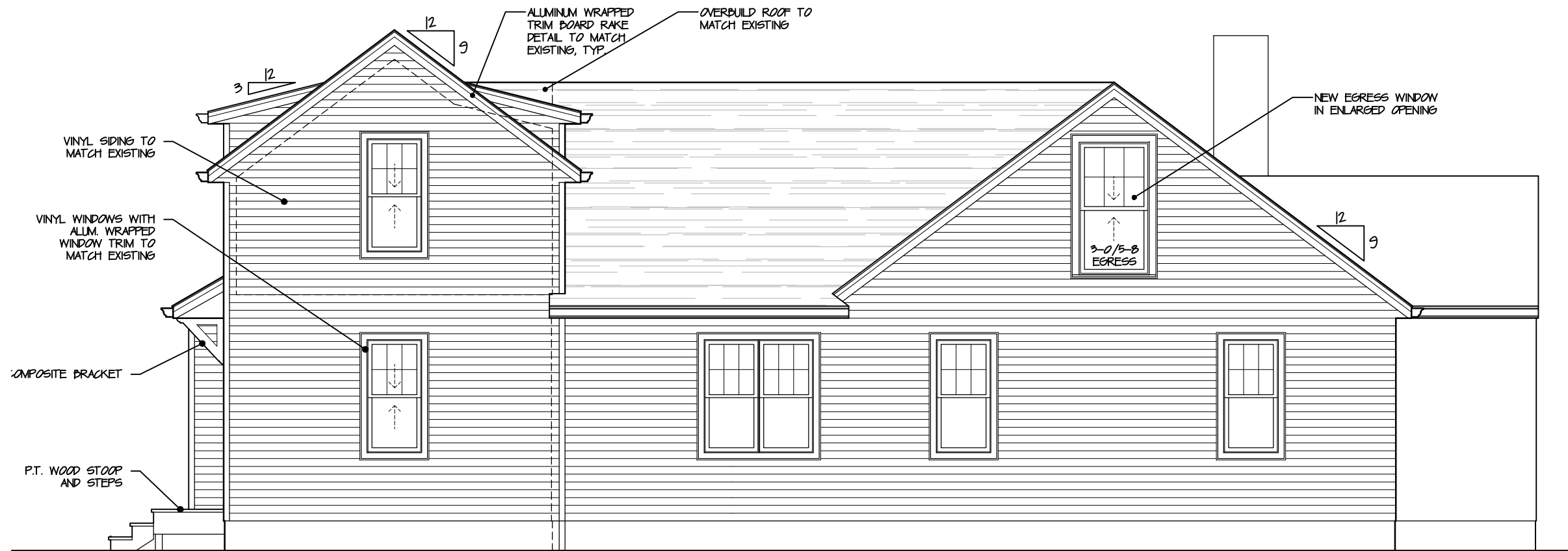
EXISTING



PROPOSED



EXISTING



PROPOSED

← NEW | EXISTING →



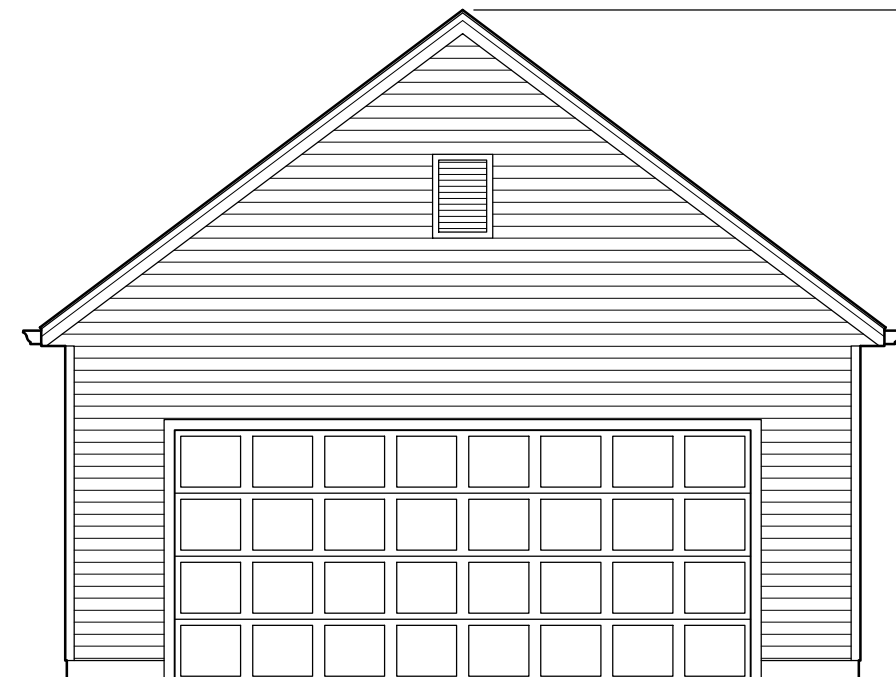
SOUTH



WEST



NORTH



EAST (ALLEY)

18'-6" (20' ALLOWED)



FROM SOUTHEAST



FROM SOUTHWEST



FROM NORTHWEST



FROM NORTHWEST



EXISTING GARAGE FROM SOUTHEAST



EXISTING REAR (EAST) ELEVATION