



## CITY OF BEXLEY

### BOARD OF ZONING AND PLANNING

#### AGENDA

DATE: May 28, 2020

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 April 23rd, 2020, ARB meeting.
4. Public Comment:

#### **5. NEW BUSINESS:**

- a. Application No.: BZAP-20-7

Applicant: Marc Aubry - Greenscapes

Owner: Foster

Location: 30 N. Drexel Ave.

**BZAP:** The applicant is seeking a special permit in accordance with Bexley Code Section 1262.06(d) which limits the driveway surface to no more than 25% of the required front yard, to allow the new circular drive to extend through to the existing driveway in the front yard (off of Drexel Circle). **Please Note:** This application was tabled at the April 23, 2020 Meeting of the Board.

- b. Application No.: BZAP-19-15

Applicant: John Spiropoulos

Owner: Same

Location: 902 S. Cassingham

**BZAP:** The applicant is seeking architectural review and approval to allow a new 26'x 28' detached garage. The applicant is also seeking 3 variances. The first variance is from Bexley Code Section 1252.15(a) which limits an accessory structure to no greater than thirty-five (35%) of the building footprint of the principal structure or 624 square feet, to allow the proposed garage to be 728sq'. The second variance is from Bexley Code Section 1252.09 (R-6 Zoning) which limits building lot coverage to 35%, to allow a 26' x 28' garage; which would bring the total building lot coverage to 39%. The third

variance is from Bexley Code Section 1252.15, which indicates no story in an accessory structure shall exceed 10', to allow the over height of the garage to be 23'.

- c. Application No.: BZAP-19-19  
Applicant: Deborah Gavlik  
Owner: Deborah Gavlik  
Location: 696 S. Roosevelt Ave.  
**BZAP Request:** The applicant is seeking a 2 variances. The first variance is from Bexley Code Section 1262.01(e) which states an access drive shall not be used for temporary or permanent parking, and the second variance is from Bexley code Section 1262.04(e) which requires all off-street parking areas with two or less spaces shall be separated from adjacent residential property by a yard space of three feet or more or by appropriate screening approved by Zoning Officer. The applicant is seeking 2 variances in order to allow a portion of the existing access drive to remain in place along the south side of the house and within 3' of the side property line.
- d. Application No.: BZAP-20-11  
Applicant: Pete Foster  
Owner: Thomas & Sarah Fusonie  
Location: 2590 Sherwood Rd.  
**BZAP Request:** The applicant is seeking architectural review and approval to allow a 33.6' x 15.3' detached garage/pavilion in the rear yard. The applicant is also seeking a variance from Bexley Code Section 1252.10(1) which require yard requirements along the side street of a corner lot shall be 20' for lots over 50' to 100' in width and 1252.10(2) which requires accessory uses and detached structures shall be located a minimum of five feet farther back from the side street than the principal structure is allowed, to allow the proposed detached garage/pavilion to be located 6' from the east side property line.
- e. Application No.: BZAP-20-12  
Applicant: Pete Foster  
Owner: Thomas & Sarah Fusonie  
Location: 69 S. Cassingham Rd.  
**BZAP Request:** The applicant is appealing the Zoning Officer's decision and interpretation of the proposed detached garage to be a 2-story structure in accordance with Bexley Code Section 1230.77. If found to be a 2-story structure, the applicant is seeking the alternative of a variance from Bexley Code Section 1252.15 (e) which limits accessory structures to one story in height, ridgeline not to exceed 20', to allow a 2<sup>nd</sup> floor hobby room in the proposed detached garage and architectural approval of a 587 sq' detached garage with 2<sup>nd</sup> floor dormers.