



01/09/2021

BZAP-20-45

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

Status: Active

Date Created: Dec 16, 2020

Applicant

Ryan Brothers' Landscaping- Ryan
pat@ryanbrotherslandscaping.com
1239 Stimmel Road
Columbus, Ohio 43223

Location

2121 Clifton Ave
Bexley, OH

Owner: Victor Dizon and Deborah Woitdke
2121 Clifton, , Bexley, Oh 43209

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES OF PLANS TO THE BUILDING DEPARTMENT.

Backyard Renovation including tiered patios, fireplace, and extensive plantings.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

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What requires Minor Architectural Review

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Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information

Agent Name

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Agent Address

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Agent Email

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Agent Phone

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Property Owner Name

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Property Owner Email

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Property Owner Address

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Property Owner Phone number

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A.2: Fee Worksheet

Estimated Valuation of Project

100000

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type

Single Family

Zoning

Zoning Review Type

exceeding lot coverage

Sign Review and Architectural Review for Commercial Projects

Review Type

Special Permit, Conditional Uses and All Others

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

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Detailed explanation of appeal

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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)**

47.7

Depth (ft)

159

Total Area (SF)

7584.3

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

1933

Proposed Addition (SF)

589

Removing (SF)

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Type of Structure

Patio and Wood Steps

Proposed New Primary Structure or Residence (SF)

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Total (footprint) square foot of all structures combined

3750

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

262

Proposed Addition (SF)

327

New Structure Type

Patio and Wood Steps

Ridge Height

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Proposed New Structure (SF)

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Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

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Total building lot coverage (SF)

1933

Total building lot coverage (% of lot)

49.9

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

610

Existing Patio (SF)

262

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

589

Total Hardscape (SF)

3160

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3160

Total overall lot coverage (% of lot)

49.9

C.1 Architectural Review Worksheet: Roofing

Roofing

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

Structure

--

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

Existing Entrance Door Type

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Door Finish

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Proposed Door Style

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Structure

--

Existing Garage Door Type

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Proposed Door Type

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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

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Existing Window Trim

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Proposed New Window Trim

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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

Cultured Stone

Existing Finishes Manufacturer, Style, Color

Boral Pro Fit LedgeStone in Platinum

Proposed Finishes

Cultured Stone

Proposed Finishes Manufacturer, Style, Color

Boral Pro Fit LedgeStone in Platinum

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant, and Bldg. Dept Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior to the next scheduled meeting and to be placed on the Agenda. This includes the ARB meeting when Design Recommendation is needed prior to Board of Zoning and Planning Review. I understand that incomplete applications may be withheld from the agenda or only offered informal review.



D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project****Landscape Architect/Designer**

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Architect/Designer Phone**Architect/Designer E-mail**

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Project Description

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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.**

We would like to implement the proposed landscape plan. We request a variance if needed if the proposed lot coverage exceeds the allowable.

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. It would dramatically transform the back yard not only aesthetically but functionally.

2. Is the variance substantial? Please describe.

In our opinion no it is not substantial

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.

Not at all. The plan is beautiful and the backyard would have trees lining its entirety.

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. The zoning is a little different on this house.

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

No to the extent of what we propose. There is a elevation change that needs mitigated in some fashion in order to achieve functionality.

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

Yes. We all were unaware of the unique zoning that comes with this house. The owners are new to Bexley and have thought arduously on how best to renovate their backyard.

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

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.

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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. Recomendded 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. Recomendded 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.

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

 Dizon-Woidtke-FINAL CONCEPT.pdf

Uploaded by Ryan Brothers' Landscaping- Ryan on Dec 16, 2020 3:27 PM

 Dizon-Woidtke-FINAL CONCEPT.pdf

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 D-W 3D.pdf

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 Dizon-Woidtke-FINAL CONCEPT.pdf

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 Dizon-Woidtke-FINAL CONCEPT.pdf

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History

Date	Activity
Dec 16 2020 8:09 pm	Ryan Brothers' Landscaping- Ryan started a draft of Record BZAP-20-45
Dec 16 2020 8:57 pm	Ryan Brothers' Landscaping- Ryan submitted Record BZAP-20-45
Dec 16 2020 8:57 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-45
Dec 16 2020 8:58 pm	completed payment step Payment on Record BZAP-20-45
Dec 17 2020 4:20 pm	Kathy Rose changed Architecture Review from "" to "true" on Record BZAP-20-45
Dec 17 2020 4:20 pm	Kathy Rose changed Width (ft) from "" to "47.7" on Record BZAP-20-45
Dec 17 2020 4:21 pm	Kathy Rose changed Depth (ft) from "" to "159" on Record BZAP-20-45
Dec 17 2020 4:22 pm	Kathy Rose changed Total Area (SF) from "7508" to "7584.3" on Record BZAP-20-45