

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

Applicant

 Eric Quigley
 6149064916
 q@qsquaredconstruction.com

Location

124 STANBERY AV
Bexley, OH 43209

BZAP-20-30

Status: Active

Submitted: Sep 10, 2020

A.1: Project Information

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

Please consider our request for a variance for relief from Bexley zoning code article 1262.06 Circular Driveways to allow a circular turn around driveway for a residence with less than a 150' street right-of-way. We have been making updates and improvements to the property including a new detached garage, new swimming pool and new renovation/addition to the house to improve property value and quality of life and will continue to do so. A circular turnaround driveway is important to our property as a matter of safety. We have very young children, ages 2 and 3. Both parents work outside the home, and the children are routinely picked up and dropped off by caregivers multiple times per day, all of which occur on or near the street. Stanbery is a heavily traveled street, and our current driveway situation does not allow for an active family to come and go safely. We think that a circular turnaround driveway will increase the safety factor for our children, reduce or eliminate the numerous cars that are parked on the street in front of our home, provide ease of convenience for deliveries, unloading cars, and provide space for visitors and workers in the home to park. The proposed circular turn around driveway satisfies all other requirements of 1262.06; the two points of egress are greater than 30' apart, it is not within 30' of an intersection, the drive is less than 12.5' in width, the drives utilize less than 25% of the street frontage, the existing street landscaping trees are unaffected, the drive accesses a rear garage, a stormwater mitigation plan will be submitted to the City and a permit will be obtained. In addition to concerns of safety, other property owner's in the area with less than 150' of street right-of-way have been granted relief. 181 Stanbery Avenue, 180 Drexel Avenue, 36 Ashbourne Road all have two egress circular driveways with less than 150' street frontage. In addition to this there are a number of properties with two egress points with 150' street frontage or more that did require a variance. This very common for families in the area to have two points of egress.

Architecture Review

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Conditional Use

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Demolition

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Planned Unit Dev

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Rezoning

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Variance or Special Permit

true

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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Minor Architectural Review

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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

Eric & Stephanie Quigley

Property Owner Email

stephanie@cranegroup.com

Property Owner Address

124 Stanbery Ave

Property Owner Phone number

614-906-4916

A.2: Fee Worksheet**Estimated Valuation of Project**

15000

Minor Architectural Review

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Major Architectural Review

--

Variance Review

true

Variance Review Type

Single Family

Zoning

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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

Please consider our request for a variance for relief from Bexley zoning code article 1262.06 Circular Driveways to allow a circular turn around driveway for a residence with less than a 150' street right-of-way.

Detailed explanation of appeal

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

Residential

Zoning District

Medium Density Residential

Use Classification

R-3 (25% Building and 50% Overall)

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

90

Depth (ft)

161

Total Area (SF)

14490

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

3233

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

N/A

Proposed New Primary Structure or Residence (SF)

3233

Total (footprint) square foot of all structures combined

3233

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

3233

Proposed Addition (SF)

0

New Structure Type

N/A

Ridge Height

N/A

Proposed New Structure (SF)

0

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

3233

Total building lot coverage (SF)

3233

Total building lot coverage (% of lot)

22

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

No

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

362

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

40

Proposed Additional Hardscape (SF)

150

Total Hardscape (SF)

552

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

3785

Total overall lot coverage (% of lot)

26

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

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Structure

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Existing Roof Type**New Roof Type**

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New Single Manufacturer	New Roof Style and Color
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C.1 Architectural Review Worksheet: Windows

Windows	Structure
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Existing Window Type	Existing Window Materials
--	--
New Window Manufacturer	New Window Style/Mat./Color
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C.1 Architectural Review Worksheet: Doors

Doors	Structure
--	--
Existing Entrance Door Type	Existing Garage Door Type
--	--
Door Finish	Proposed Door Type
--	--
Proposed Door Style	Proposed Door Color
--	--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim	Existing Door Trim
--	--
Proposed New Door Trim	Existing Window Trim
--	--
Proposed New Window Trim	Trim Color(s)
--	--
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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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.

true

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)

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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.

Please consider our request for a variance for relief from Bexley zoning code article 1262.06 Circular Driveways to allow a circular turn around driveway for a residence with less than a 150' street right-of-way. We have been making updates and improvements to the property including a new detached garage, new swimming pool and new renovation/addition to the house to improve property value and quality of life and will continue to do so. A circular turnaround driveway is important to our property as a matter of safety. We have very young children, ages 2 and 3. Both parents work outside the home, and the children are routinely picked up and dropped off by caregivers multiple times per day, all of which occur on or near the street. Stanbery is a heavily traveled street, and our current driveway situation does not allow for an active family to come and go safely. We think that a circular turnaround driveway will increase the safety factor for our children, reduce or eliminate the numerous cars that are parked on the street in front of our home, provide ease of convenience for deliveries, unloading cars, and provide space for visitors and workers in the home to park. The proposed circular turn around driveway satisfies all other requirements of 1262.06; the two points of egress are greater than 30' apart, it is not within 30' of an intersection, the drive is less than 12.5' in width, the drives utilize less than 25% of the street frontage, the existing street landscaping trees are unaffected, the drive accesses a rear garage, a stormwater mitigation plan will be submitted to the City and a permit will be obtained. In addition to concerns of safety, other property owner's in the area with less

than 150' of street right-of-way have been granted relief. 181 Stanbery Avenue, 180 Drexel Avenue, 36 Ashbourne Road all have two egress circular driveways with less than 150' street frontage. In addition to this there are a number of properties with two egress points with 150' street frontage or more that did require a variance. This very common for families in the area to have two points of egress.

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.

No

2. Is the variance substantial? Please describe.

No

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

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 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

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.

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

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.

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.

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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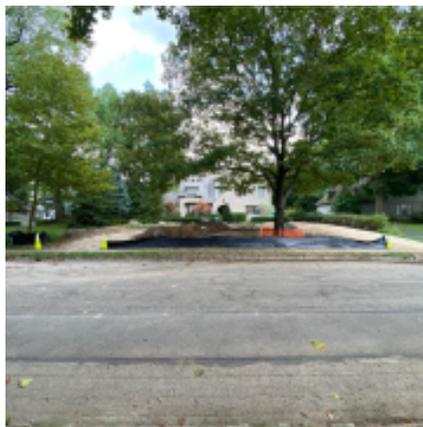
Provide a narrative time schedule for the replacement project

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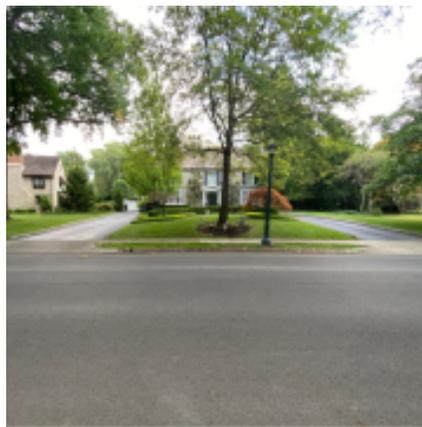
Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

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Attachments (7)



Photographs
Sep 10, 2020



36 Ashbourne .jpg
Sep 10, 2020



180 N Drexel Ave.jpg
Sep 10, 2020



181 Stanbery Ave.jpg
Sep 10, 2020

pdf **Site Plan**

Sep 10, 2020

pdf **Site-Driveway-Model-North.pdf**

Sep 10, 2020

pdf **Site-Driveway-Model-South.pdf**

Sep 10, 2020

Timeline

Payment

Status: Due Now

Zoning Officer

Status: In Progress

Assignee: Kathy Rose

Design Planning Consultant

Status: Pending

Architectural Review Board

Status: Pending

Board of Zoning and Planning

Status: Pending