




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

Applicant

 Walter Shore
 6145780618
 ashore2@columbus.rr.com

Location

91 COLUMBIA AV
Bexley, OH 43209

BZAP-20-31

Status: Active

Submitted: Sep 20, 2020

A.1: Project Information

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

With the coming of a new sidewalk and subsequent tree trimming, we would like to raise our existing fence an additional 18 inches with an open lattice. included are plot with existing fence penciled in and photos of sample lattice addition

Architecture Review

false

Conditional Use

--

Demolition

--

Planned Unit Dev

--

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

Alan Shore

Property Owner Email

ashore2@columbus.rr.com

Property Owner Address

91 N Columbia Ave

Property Owner Phone number

6145780618

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

300

Minor Architectural Review

--

Major Architectural Review

--

Variance Review

true

Variance Review Type

Fences or Special Permits

Zoning

--

Zoning Review Type

exceeding height limit

Sign Review and Architectural Review for Commercial Projects

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Review Type

Fences and Walls

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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Detailed explanation of appeal

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B: Project Worksheet: Property Information

Occupancy Type	Zoning District
Residential	--
Use Classification	Other Classification
Other	--

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
--	--
Total Area (SF)	
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B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
--	--
Removing (SF)	Type of Structure
--	--
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
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B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
--	--
New Structure Type	Ridge Height
--	--
Proposed New Structure (SF)	Is there a 2nd Floor
--	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
--	--
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
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B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
--	--
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
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Total Hardscape (SF)	
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B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
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C.1 Architectural Review Worksheet: Roofing

Roofing

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Existing Roof Type

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New Single Manufacturer

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Structure

--

New Roof Type

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New Roof Style and Color

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C.1 Architectural Review Worksheet: Windows

Windows

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Existing Window Type

--

New Window Manufacturer

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Structure

--

Existing Window Materials

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New Window Style/Mat./Color

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C.1 Architectural Review Worksheet: Doors

Doors

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Existing Entrance Door Type

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Door Finish

--

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

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Proposed New Door Trim

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Proposed New Window Trim

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Do the proposed changes affect the overhangs?

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Existing Door Trim

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Existing Window Trim

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Trim Color(s)

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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

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Existing Finishes Manufacturer, Style, Color

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Proposed Finishes Manufacturer, Style, Color

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Existing Finishes

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Proposed Finishes

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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 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

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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.

With the coming of a new sidewalk and subsequent tree trimming, we would like to raise our existing fence an additional 18 inches with an open lattice. included are plot with existing fence penciled in and photos of sample lattice addition

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.

not applicable at time of purchase

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

yes. don't install sidewalks along Clifton Ave.

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

I think so.

F.1 Fence Variance Worksheet

Lot Type

Corner lot

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

I will construct a framed lattice that attaches to the existing fence posts. There is ~100 linear feet of fence to top with lattice. this includes approx. 30 feet along rear drive behind garage and 70 ft along Clifton. See photos attached for sample

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.

It will not exceed 72"

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.

It is a lattice top

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.

There is a row of Hemlocks along the existing fence. Once these are trimmed to allow for sidewalk construction, there will be less privacy in our backyard

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.

There are no concerns

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.

My 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.

Yes, the finished side will face street

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.

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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 (3)

pdf **Landscape Plan**
Sep 20, 2020

pdf **Photographs**
Sep 20, 2020

pdf **Site Plan**
Sep 20, 2020

Timeline

Payment
Status: Paid September 20th 2020, 4:08 pm

Zoning Officer
Status: Completed October 5th 2020, 1:54 pm
Assignee: Kathy Rose

Kathy Rose October 5th 2020, 11:23:11 am
@Robin Shetler This will be on BZAP for October 22nd and mailing this Thursday, Oct 8

Design Planning Consultant
Status: Skipped October 5th 2020, 1:54 pm
Assignee: Kathy Rose

Architectural Review Board
Status: Skipped October 5th 2020, 1:54 pm
Assignee: Kathy Rose

Board of Zoning and Planning
Status: In Progress