

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

Applicant



Amy Lauerhass

614-371-3523

amy@lauerhassarchitecture.com

Location

200 ASHBOURNE RD

Bexley, OH 43209

BZAP-20-36

Status: Active

Submitted: Oct 13, 2020

A.1: Project Information

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

One story addition to the south side of the existing attached garage; addition of an inground pool; new fence

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Addition

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

Property Owner Name

--

Property Owner Email

--

Property Owner Address

--

Property Owner Phone number

--

A.2: Fee Worksheet

Estimated Valuation of Project

200000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review Type

Single Family

Zoning Review Type

encroaching into required setback

Review Type

--

Appeal of BZAP decision to City Council

--

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

--

Detailed explanation of appeal

--

Variance Review

true

Zoning

--

Sign Review and Architectural Review for Commercial Projects

--

Appeal of ARB decision to BZAP

--

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

Residential

Zoning District

R-3

Use Classification

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

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

90

Depth (ft)

170

Total Area (SF)

15211

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

2355

Proposed Addition (SF)

300

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total (footprint) square foot of all structures combined

2655

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

--

New Structure Type

Shed & Pool

Proposed New Structure (SF)

640

Total of all garage and accessory structures (SF)

640

Total building lot coverage (% of lot)

21.6

--

Ridge Height

--

Is there a 2nd Floor

No

Total building lot coverage (SF)

3295

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

No

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

2186

Existing Private Sidewalk (SF)

--

Total Hardscape (SF)

3912

Existing Patio (SF)

561

Proposed Additional Hardscape (SF)

1165

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

7207

Total overall lot coverage (% of lot)

47.3

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

true

Existing Roof Type

Slate

New Single Manufacturer

TBD

Structure

House or Principal Structure

New Roof Type

EPDM Rubber

New Roof Style and Color

Rubber/Black

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

true

Existing Window Type

Other

Existing Window Materials

Aluminum Clad Wood

Structure

House or Principal Structure

Other existing window type

Double Hung & Casement

New Window Manufacturer

Pella

New Window Style/Mat./Color

Casement/Clad Wood/White

C.1 Architectural Review Worksheet: Doors

Doors

true

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

French

Structure

House or Principal Structure

Existing Garage Door Type

--

Proposed Door Type

French/Entry

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Proposed New Door Trim

Fiber Cement

Proposed New Window Trim

Fiber Cement

Existing Door Trim

Std. Lumber Profile

Existing Window Trim

Std. Lumber Profile

Trim Color(s)

White to match existing

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Other Existing Finishes

Stucco & Stone

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

TBD/Style & Color to Match Existing

Existing Finishes

Other

Existing Finishes Manufacturer, Style, Color

Cream color

Other Proposed Finishes

Stucco & Cultured Stone

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

--

--

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.

- #1 New one-story addition to project 9'-1" into 40'-0" required rear yard setback
- #2 Proposed in-ground pool to project 10'-6" into 20'-0" required corner side yard setback
- #3 Propose 6'-0" tall wood privacy fence on side yard of corner lot

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.

This is a tight lot, with streets on 3 sides. The house is already non-conforming, and anywhere to build would be a variance.

2. Is the variance substantial? Please describe.

We don't believe so. The new addition is only one story, and is back further from Cassady Avenue than the current non-conforming detached garage. The pool is in-ground and will not be visible. The fence will be behind an existing evergreen hedge.

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.

We don't believe so. The entire lot is screened by a large evergreen hedge that will remain. Once completed, no one will be able to see.

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.

We don't believe so. The house is already non-conforming, and anywhere to build would be a variance.

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

Yes. This will not affect any surrounding neighbors, and is an improvement to the property.

F.1 Fence Variance Worksheet

Lot Type

Corner lot

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

New fence along south property line (corner) is proposed at 6'-0" tall, and will be a black horizontal wood fence.

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?

There is a very large evergreen hedge there now, so no one will be able to see it when complete.

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.

We are showing the fence as 72" above the grade of the lot.

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.

We have shown a 72" solid wood fence for pool privacy.

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.

The fence will be totally screened by the existing evergreen hedge.

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.

The fence is less than half the height of the hedge.

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.

All wood.

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.

Finished side will face the street.

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. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

--

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

--

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.

--

Provide a narrative time schedule for the replacement project

--

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

--

Attachments (9)

- pdf Exterior Elevations**
Oct 13, 2020
- pdf Floor Plan**
Oct 13, 2020
- pdf Landscape Plan**
Oct 13, 2020
- pdf Photographs**
Oct 13, 2020
- pdf Site Plan**
Oct 13, 2020
- pdf 200 Ashbourne LAND DET.pdf**
Oct 13, 2020
- pdf 200 Ashbourne LAND ELEV.pdf**
Oct 13, 2020
- pdf 200 Ashbourne LAND PLANT LIST.pdf**
Oct 13, 2020
- pdf 200 Ashbourne OWN PERM.pdf**
Oct 13, 2020

Timeline

- Payment**
Status: Paid October 13th 2020, 2:04 pm

- Zoning Officer**
Status: Completed November 11th 2020, 5:12 pm
Assignee: Kathy Rose

- Design Planning Consultant**
Status: In Progress
Assignee: Karen Bokor

- Architectural Review Board**
Status: In Progress

Kathy Rose November 11th 2020, 5:13:04 pm
Nov. 12 ARB 2020

- Board of Zoning and Planning**
Status: In Progress