




***(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

2471 BRYDEN RD
Bexley, OH 43209

BZAP-20-34

Status: Active

Submitted: Oct 13, 2020

A.1: Project Information

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

Extension to rear of existing east section of house; addition on top of one-story section

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

75000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review Type

Single Family

Zoning Review Type

--

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-6

Use Classification

R-6 (35% Building and 60% Overall)

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

75

Depth (ft)

139.65

Total Area (SF)

10474

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

1216

Proposed Addition (SF)

60

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total (footprint) square foot of all structures combined

1276

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

583

--

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)**

--

1859

Total building lot coverage (% of lot)**Is this replacing an existing garage and/or accessory structure?**

17.7

--

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

1782

Existing Patio (SF)

405

Existing Private Sidewalk (SF)

272

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

2459

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

4318

Total overall lot coverage (% of lot)

41.3

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

true

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

To Match Existing

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

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

To Match Existing

New Window Style/Mat./Color

Double Hung/Vinyl/White

C.1 Architectural Review Worksheet: Doors

Doors

true

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

Six Panel

Structure

House or Principal Structure

Existing Garage Door Type

--

Proposed Door Type

Entry

Proposed Door Color

Black to match existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Proposed New Door Trim

Vinyl To Match Existing

Proposed New Window Trim

Vinyl To Match Existing

Existing Door Trim

Vinyl

Existing Window Trim

Vinyl

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

Existing Finishes Manufacturer, Style, Color

Horizontal Siding

Proposed Finishes Manufacturer, Style, Color

To Match Existing

Existing Finishes

Aluminum Siding

Proposed Finishes

Aluminum Siding

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.

Side yard variance - projecting 4.5' into the required 8.0' side yard setback

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.

The existing portion of the house is already non-conforming.

2. Is the variance substantial? Please describe.

No, because the footprint is already in this location.

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. The house is already non-confirming. We are adding a second floor, but the roof structure is lower than the main house.

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 be obviated through some method other than a variance? Please describe.

No, because the house is already non-conforming.

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

We feel it is. We believe we have made the addition an aesthetic improvement to the house.

F.1 Fence Variance Worksheet

Lot Type

--

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

--

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?

--

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.

--

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.

--

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.

--

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.

--

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.

--

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.

--

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

--

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.

--

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 (6)

pdf Exterior Elevations

Oct 13, 2020

11/24/2020

pdf **Floor Plan**

Oct 13, 2020

pdf **Photographs**

Oct 13, 2020

pdf **Site Plan**

Oct 13, 2020

pdf **2471 Bryden OWN PERM.pdf**

Oct 13, 2020

pdf **Neighbor Letter.pdf**

Oct 27, 2020

Timeline

Payment

Status: Paid October 13th 2020, 10:27 am

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