

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

**Applicant**



Scott Baker

6145627761

sbaker@sba-studios.com

**Location**

2754 SHERWOOD RD

Bexley, OH 43209

# BZAP-20-37

**Status:** Active

**Submitted:** Oct 14, 2020

## A.1: Project Information

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

New detached garage with Rec Room space above. New covered porch and screen porch addition. Convert existing garage into living space.

**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**

New garage, new covered porch, new screen porch, infilled garage door.

**What requires Minor Architectural Review**

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**Major Architectural Review**

true

**Minor Architectural Review**

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## A.1: Attorney / Agent Information

**Agent Name**

Scott Baker

**Agent Address**

1565 Dale Ford Rd

**Agent Email**

sbaker@sba-studios.com

**Agent Phone**

614-562-7761

**Property Owner Name**

Ryan & Michelle O'Donnell

**Property Owner Email**

mlszames@gmail.com

**Property Owner Address**

2754 Sherwood Rd, Columbus, OH 43209

**Property Owner Phone number**

614-746-5540

## A.2: Fee Worksheet

**Estimated Valuation of Project**

250000

**Minor Architectural Review**

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**Major Architectural Review**

true

**Variance Review Type**

Single Family

**Zoning Review Type**

exceeding height limit

**Review Type**

Special Permit, Conditional Uses and All Others

**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**

Residential

**Use Classification**

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

**Zoning District**

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

63.18

**Depth (ft)**

143.95

**Total Area (SF)**

9085.127

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

2042.97

**Proposed Addition (SF)**

363.55

**Removing (SF)**

0

**Type of Structure**

Screen / Covered Porch

**Proposed New Primary Structure or Residence (SF)**

2406.52

**Total (footprint) square foot of all structures combined**

3025.22

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

0

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**New Structure Type**

Detached Garage

**Ridge Height**

23.0

**Proposed New Structure (SF)**

618.7

**Is there a 2nd Floor**

Yes

**2nd Floor SF and total volume**

592.15

**Total of all garage and accessory structures (SF)**

618.7

**Total building lot coverage (SF)**

3025.22

**Total building lot coverage (% of lot)**

33.2985

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

No

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

1289.66

**Existing Patio (SF)**

310.88

**Existing Private Sidewalk (SF)**

133.09

**Proposed Additional Hardscape (SF)**

329

**Total Hardscape (SF)**

1779.35

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

4804.57

**Total overall lot coverage (% of lot)**

52.884

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

true

**Structure**

House &amp; Garage

**Existing Roof Type**

Std. 3-tab Asphalt Shingle

**New Roof Type**

Std. 3-tab Asphalt Shingle

**New Single Manufacturer**

Unknown

**New Roof Style and Color**

Not Selected Yet

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

true

**Structure**

House &amp; Garage

**Existing Window Type**

Casement

**Existing Window Materials**

Vinyl Clad Wood

**New Window Manufacturer**

Unknown

**New Window Style/Mat./Color**

Match Existing

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

true

**Existing Entrance Door Type**

Wood

**Door Finish**

Painted

**Proposed Door Style**

Match Existing

**Structure**

House &amp; Garage

**Existing Garage Door Type**

Insulated Metal

**Proposed Door Type**

Wood / Glass

**Proposed Door Color**

Match Existing

**C.1 Architectural Review Worksheet: Exterior Trim****Exterior Trim**

true

**Proposed New Door Trim**

House = Vinyl to Match Exg. Garage = Hardie Trim

**Proposed New Window Trim**

House = Vinyl to Match Exg. Garage = Hardie Trim

**Do the proposed changes affect the overhangs?**

Yes

**Existing Door Trim**

Vinyl

**Existing Window Trim**

Vinyl

**Trim Color(s)**

Match Exg

**C.2 Architectural Review Worksheet: Exterior Wall Finishes****Exterior Wall Finishes**

true

**Existing Finishes Manufacturer, Style, Color**

Vinyl Siding, Manufacturer Unknown

**Other Proposed Finishes**

Cultured Stone and Hardie-Siding

**Existing Finishes**

Vinyl Siding

**Proposed Finishes**

Other

**Proposed Finishes Manufacturer, Style, Color**

House = Vinyl to Match Exg. Garage = Hardie 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

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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.**

Variance is being requested to exceed the maximum allowable height of a detached garage for a new garage that is 23'-0" tall to the ridge so a recreational space can go above the proposed garage.

**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 variance is not required for a reasonable return for this property. The property can still be used be used as a single-family residence without the variance.

**2. Is the variance substantial? Please describe.**

No, the variance is not substantial and would not increase lot coverage or propose a major impact on the neighboring properties.

**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 variance is not substantial and would not increase lot coverage or propose a major impact on the neighboring properties.

### E.2 Variance Worksheet

**4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.**

No, the variance is for a detached garage in the rear of the property.

**5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.**

The Owner was not aware of the zoning restrictions at the time of property purchase.

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

No, there is no room on the property to add this size space without additional variance requests.

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

The variance being requested is for an additional 3 feet of height for the new detached garage. The garage footprint / size is within the allowable limits for a new garage. We feel the 3 additional feet of height is minimal and sensitive to the zoning requirements.

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**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**

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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 (6)**



Landscape Plan  
Oct 12, 2020



Photographs  
Oct 12, 2020

pdf **Exterior Elevations**

Oct 12, 2020

pdf **Floor Plan**

Oct 12, 2020

pdf **Site Plan**

Oct 12, 2020

pdf **2754 Sherwood Proposal.pdf**

Oct 14, 2020

**Timeline**

**Payment**

Status: Paid November 2nd 2020, 11:40 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