

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

Applicant



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Location

36 ASHBOURNE RD

Bexley, OH 43209

BZAP-20-35

Status: Active

Submitted: Oct 13, 2020

A.1: Project Information

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

Renovation of the existing office; addition of a covered porch behind the principal structure

Architecture Review

true

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

Covered Porch

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

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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

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Property Owner Email

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Property Owner Address

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Property Owner Phone number

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A.2: Fee Worksheet

Estimated Valuation of Project

75000

Minor Architectural Review

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Major Architectural Review

true

Variance Review Type

Single Family

Zoning Review Type

encroaching into required setback

Review Type

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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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Variance Review

true

Zoning

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Sign Review and Architectural Review for Commercial Projects

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Appeal of ARB decision to BZAP

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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)

110.8

Depth (ft)

162.5

Total Area (SF)

16990

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

2490

Proposed Addition (SF)

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Removing (SF)

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Type of Structure

--

Proposed New Primary Structure or Residence (SF)

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Total (footprint) square foot of all structures combined

2490

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

Existing Footprint (SF)

Proposed Addition (SF)

910

--

New Structure Type

Covered Porch

Ridge Height

14'-4"

Proposed New Structure (SF)

340

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

1540

Total building lot coverage (SF)

4030

Total building lot coverage (% of lot)

23.7

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

No

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

3158

Existing Patio (SF)

450

Existing Private Sidewalk (SF)

80

Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

3688

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

7718

Total overall lot coverage (% of lot)

45.4

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

true

Structure

House & Garage

Existing Roof Type

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New Roof Type

Metal

New Single Manufacturer

TBD

New Roof Style and Color

Standing Seam/Black or Gray

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

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung/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

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Proposed Door Type

French

Proposed Door Color

White to match existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Proposed New Door Trim

Fiber Cement

Proposed New Window Trim

Fiber Cement

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Std. Lumber Profile

Existing Window Trim

Std. Lumber Profile

Trim Color(s)

Match Existing

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Other Existing Finishes

Stone & Stucco

Proposed Finishes

Stucco

Existing Finishes

Other

Existing Finishes Manufacturer, Style, Color

Blue-Gray

Proposed Finishes Manufacturer, Style, Color

TBD, Color & Texture to match existing

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.

Proposed covered porch, because it is attached to an existing breezeway, is considered part of the primary structure. Therefore, it projects into the rear yard setback. The variance is from 11'-8" to 15'-7" into the rear 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.

Because the porch is connected to the existing breezeway, it automatically needs a variance.

2. Is the variance substantial? Please describe.

We do not believe so. There is already a covered structure there.

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. Due to the size and configuration of the lots, the covered porch cannot really be seen from 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.

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.

If the covered porch was attached directly to the house, it would block a tremendous amount of light coming in to the entire back of the house.

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

Yes. With the existing breezeway, this is an unusual situation, which is why a variance is needed.

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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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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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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The fence and/or wall shall have a minimum of 50% transparency.

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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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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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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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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 (5)

11/25/2020

pdf **Exterior Elevations**

Oct 13, 2020

pdf **Floor Plan**

Oct 13, 2020

pdf **Photographs**

Oct 13, 2020

pdf **Site Plan**

Oct 13, 2020

pdf **36 Ashbourne OWN PERM.pdf**

Oct 13, 2020

Timeline

Payment

Status: Paid October 13th 2020, 11:19 am

Zoning Officer

Status: In Progress

Assignee: Kathy Rose

Kathy Rose November 13th 2020, 1:35:17 pm

arb - Nov 12th (approved recommendation) bzap Dec 2nd meeting is next

Design Planning Consultant

Status: Pending

Architectural Review Board

Status: Pending

Board of Zoning and Planning

Status: Pending