



01/09/2021

BZAP-20-41

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

Status: Active

Date Created: Dec 10, 2020

Applicant

John Hamlett
office@clearycompany.com
989A Old Henderson Rd
Columbus, OHIO 43220

Location

171 S CASSINGHAM RD
Bexley, OH
Owner: James & Kayla Petkus
171 S Cassingham Rd, , Bexley, OH 43209

A.1: Project Information

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

2nd Floor Master Suite Addition above existing Family Room

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

The new 2nd floor addition above the existing family room

What requires Minor Architectural Review

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Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information

Agent Name

Robert Raskin

Agent Address

989 Old Henderson Rd. Columbus, OH 43220

Agent Email

rraskin@clearycompany.com

Agent Phone

614-582-3092

Property Owner Name

James & Kayla Petkus

Property Owner Email

jams.petkus@gmail.com

Property Owner Address

171 S. Cassingham Rd. Bexley, OH 43209

Property Owner Phone number

614-400-9105

A.2: Fee Worksheet

Estimated Valuation of Project

100000

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type

Single Family

Zoning

Zoning Review Type

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

Review Type

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Appeal of ARB decision to BZAP

Appeal of BZAP decision to City Council

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

Zoning District

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Use Classification

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

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

50

Depth (ft)

142

Total Area (SF)

7100

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

1384

Proposed Addition (SF)

304

Removing (SF)

0

Type of Structure

2nd Floor Addition over existing

Proposed New Primary Structure or Residence (SF)

304

Total (footprint) square foot of all structures combined

1384

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

324

Proposed Addition (SF)

0

New Structure Type

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Ridge Height

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Proposed New Structure (SF)

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Is there a 2nd Floor

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Total of all garage and accessory structures (SF)

324

Total building lot coverage (SF)

1708

Total building lot coverage (% of lot)

24

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

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B: Project Worksheet: Hardscape

Existing Driveway (SF)

504

Existing Private Sidewalk (SF)

50

Total Hardscape (SF)

756

Existing Patio (SF)

202

Proposed Additional Hardscape (SF)

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B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2464

Total overall lot coverage (% of lot)

35

C.1 Architectural Review Worksheet: Roofing

Roofing



Existing Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

Structure

House or Principal Structure

New Roof Type

Arch. Dimensional Shingles

New Roof Style and Color

Landmark Colonial Slate - Match existing

C.1 Architectural Review Worksheet: Windows

Windows



Existing Window Type

Double Hung

New Window Manufacturer

Pella

Structure

House or Principal Structure

Existing Window Materials

Aluminum Clad Wood

New Window Style/Mat./Color

Double Hung / Clad Wood / Tan - match existing in color and style

C.1 Architectural Review Worksheet: Doors

Doors

Existing Entrance Door Type

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Door Finish

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Proposed Door Style

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Structure

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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

Proposed New Door Trim

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Other Existing Window Trim

Wood Composite

Trim Color(s)

Tan - Match Existing

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Wood Composite

Existing Window Trim

Other

Proposed New Window Trim

Wood Composite

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes Manufacturer, Style, Color

Smart Side 6" Lap siding

Proposed Finishes

Wood Siding

Proposed Finishes Manufacturer, Style, Color

Smar Side 6" lap siding, Navy Blue

Existing Finishes

Wood 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.

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

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.

The Variance request is to allow a master suite addition to be built above the existing 1 story family room on the property located at 171 S. Cassingham. The new addition will sit 6' from the side yard and will encroach into the setback. The location of the new addition is determined by the existing location of the family room. Offsetting the addition in order to be compliant with the setback will both negatively effect feasibility and astatic of the project, preventing the homeowner from being able to get full current and future use of the home.

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 will allow for a true master suite on the existing home, including a 2nd bathroom which will make it much more desirable for a modern family, specifically a growing family with a new born baby, and potential plans for future children. The goal of the homeowner is to be able to do this project to be able stay in the home long term, and this addition will allow them to do so.

2. Is the variance substantial? Please describe.

No, the existing conditions of the home and surrounding homes set a precedent for this type of variance and it is appropriate to allow this bending of the rule.

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 new addition will increase value of the home and the surrounding homes.

E.2 Variance Worksheet

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

No, the footprint of the home will stay as is, all utilities will be able to stay in place

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

No, the homeowner was not aware of the zoning rules of the area, and that their home was noncompliant

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

No, if the new addition were to be offset in order to align with the setback requirement this will make the project unfeasible for the homeowner at this time.

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

Yes, granting this variance will increase the livability of the homeowner, and increase value of this and surrounding properties, continuing the tradition of growth and development the right way in Bexley!

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

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.

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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. Recomend 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. Recomend 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.








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

-  Petkus - 2nd floor master suite addition - Bexley ARB.pdf
Uploaded by John Hamlett on Dec 10, 2020 12:37 PM
-  Petkus - 2nd floor master suite addition - Bexley ARB.pdf
Uploaded by John Hamlett on Dec 10, 2020 12:37 PM
-  Petkus - 2nd floor master suite addition - Bexley ARB.pdf
Uploaded by John Hamlett on Dec 10, 2020 12:36 PM
-  Petkus Existing Photos - Bexley ARB.pdf
Uploaded by John Hamlett on Dec 10, 2020 12:33 PM
-  PETKUS_6254_SITE PLAN_MZ 12.7.20.pdf
Uploaded by John Hamlett on Dec 10, 2020 12:32 PM

History

Date	Activity
Dec 04 2020 2:30 pm	John Hamlett started a draft of Record BZAP-20-41
Dec 10 2020 5:38 pm	John Hamlett submitted Record BZAP-20-41
Dec 10 2020 5:38 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-20-41
Dec 10 2020 5:39 pm	completed payment step Payment on Record BZAP-20-41