

Bexley Board of Zoning and Planning

Planning Staff Report – March 24, 2021



Certificate of Appropriateness amendment: 424 Columbia

Application #: BZAP-20-63

Location: 424 Columbia

Zoning: Medium Density Single-Family Residential (R-3)

Request:

Certificate of appropriateness:

- The applicant is seeking planning review and approval of amendments to the approved Certificate of Appropriateness, which includes architectural and site element modifications.

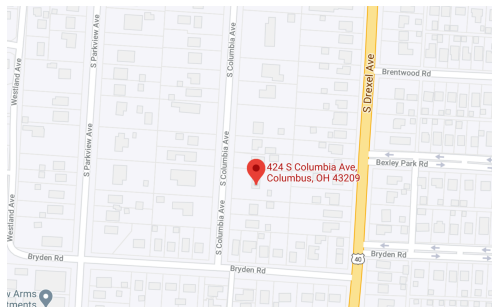
Applicant: Sullivan Builders

Owner: Summit Shailesh Shah

A. STAFF RECOMMENDATION

Staff recommends approval of a certificate of appropriateness amendment for architectural review as per the district regulations in an R-3 District (*1252.09*), with conditions outlined at the end of this report.

B. BACKGROUND



The site is located on the east side of S. Columbia Avenue, north of Bryden Road and south of Dale Avenue.

Zoning: The project is located in the Medium Density Single-Family Residential District (R-3) (*1252.05*).

C. CONSIDERATIONS

Architectural Characteristics

There have been a number of changes requested for the built architecture and site that are different from the original approved certificate of appropriateness. The following table is a summary of the identified issues:

Design Element		Original CoA Meet / Not Met
Window grids	Window grids have been changed in numerous windows, primarily shifting from 6-pane (3x2) upper window area to 4-pane (2x2) on both upper and lower window areas.	Not met – applicant requests approval of the new design
Porch/front door	Had been a different design, but applicant has agreed to make changes to be in accordance with original CoA.	Will meet
Garage door	Had been a different design, but applicant has agreed to make changes to be in accordance with original CoA.	Will meet
Height	Modified from 36'6" to as constructed, under 40' code standard (1252.09)	Not met – applicant requests approval of the new design (SEE BELOW FOR MORE DETAILS)
Side entry	Modified shape of the side entry, removing the arches and different door.	Not met – applicant requests approval of the new design
Skylight	Added skylights on some rear roof planes.	Not met – applicant requests approval of the new design
Solar panels	Added solar panels on some rear flat roof areas (1266.14)	Not applicable - Meets code requirements for siting
Lintels	Materials had been altered from original CoA, but now being reinstalled as original.	Will meet
Change to pool house roof	Change to configuration	Not applicable – Previously staff approved
Change to pool house size	Somewhat larger – now 653 square feet which is far below the code requirement allowing 35% of the building footprint of the principal structure (1252.15)	Not applicable – Meets code size requirements
Wall/fencing	Changes to materials and design from original T&PG approval	To be determined – further review needed by T+PG
Site landscaping	Changes to design from original T&PG approval	To be determined – further review needed by T+PG

Medium Density Single-Family Residential District (R-3) Site Development Regulations

The R-3 District regulations (1152.09) have been met for the site, other than a previously granted setback (in 2018) that allows construction of the pool in the side yard.

Height

The previous requested height and the newly constructed height are in conformance with the maximum of 40' prescribed in the code. As a result of this application meeting the zoning standard, the height review is applicable only from an architectural perspective.

The question has been raised how to measure the height of the building. The code calls for measurement from “average grade of the ground at the front of the building (before construction)” relative to the finished grade at construction, as per the Building Height definition in the code (1230.15). The same definition outlines the method of measuring is “to the mean height between eaves and ridge for gable, hip and gambrel roofs” which places the 40’ limit midway up the roof line. The result is that total distance to the ridgeline for these types of roofs can be substantially greater than 40’.

In this case, the height of the ridgeline relative to the driveway grade was outlined in the application that received the original certificate of appropriateness, so that is what has been requested for amendment.

D. ADDITIONAL COMMENTS

Landscaping/Screening

Any variations in the items previously reviewed by the Tree and Public Gardens Commission should be returned to them for further review and approval. This includes site landscaping, fencing, site lighting, and landscaping walls.

E. RECOMMENDED CONDITIONS

Should the Board of Zoning and Planning choose to act on the amended certificate of appropriateness request, staff recommends the following conditions:

1. That architectural feature modifications are allowed, including:
 - a. Window grids as indicated on the updated drawings
 - b. Height modified from 36’6” to as constructed
 - c. Side entry door and architecture be modified as indicated on the updated drawings
 - d. Skylights be approved at the locations indicated on the updated drawings
 - e. That the columns be detailed to accurately reflect post and beam construction
2. The landscape plan, fencing, site lighting, and landscape wall be reviewed and approved by the Bexley Tree and Public Gardens Commission.
3. That the site modifications, design and materials will be in substantial conformance with the renderings and plans submitted at the March 24, 2021, Board of Zoning and Planning meeting unless otherwise modified in collaboration with the ARB and staff.