BOARD OF ZONING AND PLANNING

May 27, 2021

Staff Report: Kathy Rose, Zoning officer

471 Northview – fence varianc

This case was before the Board of Zoning & Planning in August of 2020. At the time the applicant was seeking a 1’4” variance from Bexley code Section 1264.03(c), which limits a fence to 4’ in height on the street side of a corner lot and would need a special permit from the Board of Zoning and Planning.

At the last meeting there was concerns from the neighbor to the west of this property relating to the fence creating a problem viewing traffic on Caroline Avenue, when backing out of their driveway.

After visiting the site, it was found that there is 22’ of grass right-of-way between the edge of Caroline Avenue and the north property line of 471 Northview, which provides a little more than a car length to view pedestrian and vehicular traffic.

I found that the existing vegetation within the right-of-way to be more of a hinderance as shown in photos and did not allow good visibility.

I believe that having the fence extend 16’ beyond the north wall of the garage, may provide the necessary screening along the west side property line and still leaves 13’ of yard before you get to the north edge of the property where the 22’ of the grassy portion of the right-of-way begins.



481 N. Drexel - fence variance

The applicant has an existing 6’ high wood fence along the north (Caroline Avenue) side of the property. It currently sits 3’ south of the north property line. The applicant would like to replace the fence with a similar 6’ high wood fence but relocate the new fence on the north property line.

A fence of this height in its current location may have received a variance by a prior owner. When a fence is replaced that has received a variance, Staff can approve the replacement; subject to verifying that landscaping is being maintained. The reason the fence is most likely exists 3’ south of the property line is to provide space to landscape on the owners property.

If the Board finds it appropriate to allow a fence on the north property, staff recommends that the landscaping plan is subject to review and approval by the Tree & Public Garden Commission; being it will be located in the city right-of-way.

361 N. Parkview - Lot split

The existing house at 361 N. Parkview currently sits on 2 parcels. The dividing line of these parcels is located within the footprint of the house. The owner would like to split off the eastern portion of the rear (west) parcel and attach it to the front (east) parcel, to create two parcels that meet the R-1 lot size, and places the house more centered on the front parcel. These changes may be approved by the BZAP.

The owner would like to donate the newly created rear (west) parcel to the city. If the Board moves to approve the lot split, it should be conditioned upon an access easement which is proposed on the(east) front parcel. The easement will provide access from Parkview Avenue to the west parcel.

City council has the authority to accept the donation and easement. (Ord.\_\_\_)

2455 E. Main St. – patio cover

Café Istanbul has been before the Main Street Redevelopment Commission in the past with different version of awnings approved, but never constructed. The have been using umbrellas instead. They are now returning with a structure that they would like to propose. It actually exists at their Dublin, Ohio location and they would like to reconstruct it at their Bexley location. I will defer to Jason Sudy; Planning Consultant, for the specifics of this case.

187 N. Cassingham – driveway replacement

The applicant has a driveway located in the front and north side yard of this property. It appears to have been there for several years, but there is no record of a variance. The owners purchased the home with the driveway in its current location and applied for a permit to replace it.

Staff cannot approve a none-conforming driveway replacement, and has not found proof that a variance was ever obtained.

Therefore, the applicant is seeking a variance from the following codes:

Bexley code section **1262.01 (e)** An access drive shall …….not be used for temporary or permanent parking in the R-1, R-2,R-3, R-6 and R-12 Districts.

Bexley code Section **1262.04 (b)** No spaces or aisles shall be located in the front yard in an R-1, R-2, R-3, R-6, R-12 or OS District.

The applicant has also proposed a material change and has proposed a paver drive in place of the existing asphalt drive.

155 S. Roosevelt

This was initially submitted under ARB-21-23 for design review. Due to the fact that the fence on site did not represent the property line, it was determined that the addition would actually encroaches 2’ into the required 8’ side yard setback, on the north side of the property. The applicant additionally filed a BZAP-21-23 and a 2-week Notice was provided to the neighbors within 200’ of the property.

Portions the existing structure vary in setback along the north side property line, ranging from 7 feet to 12 feet. The addition proposed will allow for a kitchen expansion and would change the setback from 12’ to 6’ along a portion of the north wall. Lot coverage is adequate and setback between house and garage meets the required 10’. I will defer to Karen with regards to the architectural details.