

## Amended Ordinance 42-12

Introduced by: Matt Lampke

An Ordinance to approve a variance to allow a lot split located at 2115 Clifton Avenue, Bexley, Ohio, said variance being necessary as the new lot will not meet existing R-3 zoning requirements. Said variance application and proposed lot split attached hereto.

WHEREAS, Joseph F. Kuspan and Dorri J. Steinhoff have requested permission to split the existing lot located at 2115 Clifton Avenue; and

WHEREAS, said lot split will not meet the existing R-3 zoning requirements, as the principal structure will be closer to the side yard property line than the code allows; and

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. Based upon the findings set forth in the recitals to this Ordinance and pursuant to this Council's power and authority to grant variances of the Planning and Zoning Code of the City of Bexley, said variance as requested for the property located at 2115 Clifton Avenue, Bexley, Ohio is hereby approved, subject to the August 27, 2012 Decision of the Planning Commission and the September 13, 2012 Decision of the Board of Zoning Appeals.

Section 2. That this ordinance shall be in full force and effect from and after the earliest date permitted by law.

\_\_\_\_\_  
Benjamin J. Kessler, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk of Council

Dated: \_\_\_\_\_, 2012

\_\_\_\_\_  
President of Council

Dated: \_\_\_\_\_

First Reading 8-14-12  
Second Reading 8-28-12  
Third Reading 9-4-12 - TABLED  
Removed from Table - 10-9-12  
Passed 10-9-12

# CITY OF BEXLEY



Review Application for:

## PLANNING COMMISSION CITY COUNCIL TREE & PUBLIC GARDEN COMMISSION 2012

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL       PLANNING COMMISSION      Date: 30 JULY 2012  
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. This application is submitted for: (please check)

A.  Rezoning       Lot Split       Plat Approval       Special Permit  
 Variance       Conditional Use       Other \_\_\_\_\_

B.  Exterior Design Review to include:       Building Plans       Site Development  
 Signage       Fence       Other \_\_\_\_\_

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2115 CLIFTON AV  
NAME OF BUSINESS: \_\_\_\_\_

3. NAME OF APPLICANT: DORRI J. STEINHOPF & JOSEPH F. KUSPAN  
Address 2115 CLIFTON AV  
Telephone Number 251 0290      E-mail: JKuspan@columbus.rr.com

4. NAME OF OWNER: DORRI STEINHOPF & JOE KUSPAN  
Address 2115 CLIFTON AV  
Telephone Number 251 0290      E-mail: JKuspan@columbus.rr.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).  
SPLIT OF LOT AT 2115 CLIFTON AV

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).  
LOT WILL NOT MEET EXISTING R-3 ZONING REQUIREMENTS

7. Anticipated project schedule (please specify): start date \_\_\_\_\_

**PAID**  
#1555

8. what is the linear width of your tenant space? \_\_\_\_\_  
 9. What is the valuation on the project? \_\_\_\_\_

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. **Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.**

**Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.**

APPLICANT: \_\_\_\_\_  
 (Signature)

DATE: 20 JULY 2012

**FEES: Payment of applicable fees:**

- \_\_\_\_\_ Requests for amendment to previously approved PUR or PUC plans \$300.00
  - Split of lot or existing parcel. \$250.00
  - \_\_\_\_\_ Replatting or new plat. \$250.00
  - \_\_\_\_\_ Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00 total = \$ \_\_\_\_\_
  - \_\_\_\_\_ Sign Review and Environmental Review are based on the value of project:
- | <u>Valuation of Project</u> | <u>Fee</u> |
|-----------------------------|------------|
| _____ \$0 - \$5,000         | \$100.00   |
| _____ \$5,001 - \$25,000    | \$200.00   |
| _____ \$25,001 - \$75,000   | \$250.00   |
| _____ \$75,001 - \$200,000  | \$350.00   |
| _____ \$200,001 - \$750,000 | \$600.00   |
| _____ Over \$750,001        | \$1,000.00 |
- \_\_\_\_\_ Variance, Fences and walls: \$65.00
  - \_\_\_\_\_ Special Permit, Conditional Uses and All others: \$90.00

(Re-submittal fee \$50)

Fee: Due: \$ 250

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

**Appeals Procedures**

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

**\*NOTE :** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

**PROPOSED LOT SPLIT**  
**at 2115 Clifton Avenue**  
**Bexley, Ohio**

**Dorri Steinhoff & Joe Kuspan**  
**July 2012**

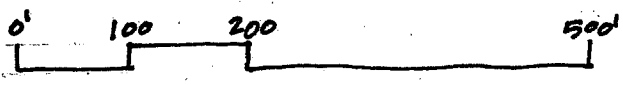
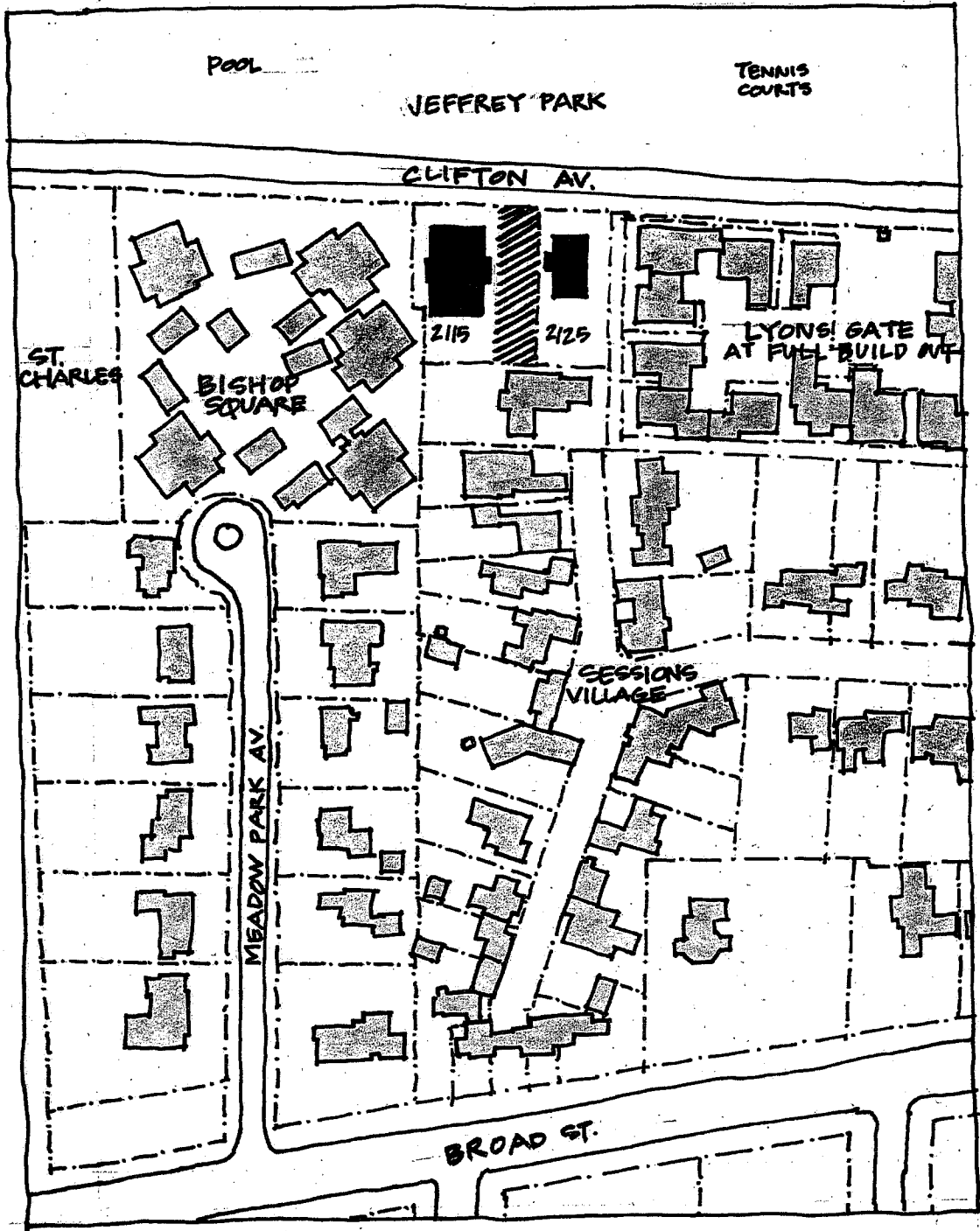
## **CONTEXT**

We are requesting a lot split at the 2115 Clifton Avenue so that we can build a smaller and more energy efficient home, requiring less maintenance as we approach retirement age.

The context consists of three separate high density planned unit residential (PUD) developments that surround two existing single family houses at 2115 and 2125 Clifton Avenue. Bishop Square, to the west, has 5 two story multi-unit condominium buildings with several detached garage structures. Sessions Village, to the south, and Lyon's Gate, to the east, both have detached and multi-unit attached single family houses. The adjacent northwest portion of Sessions Village and the entirety of Lyon's Gate, when fully implemented, will be very dense with zero lot lines and minimal setbacks the norm. Lyon's gate will have twice the density with 18 single family dwellings on a property that is 4.5 times larger than the 2 dwellings/properties at 2115 and 2125 Clifton Avenue. Bishop Square, while not directly comparable with its five 4-unit buildings on 3.2 times the property area, is over 3 times the density.

It is within this context we propose to construct a new house. The existing zoning is R-3 medium density single family residential development, which provides significantly lower density than any of the surrounding developments. We propose to derive the lot size and requirements using the R-6 high density single family residential development as a guideline, which is more stringent and less dense than the three surrounding developments, particularly Lyon's Gate.

Bexley has precious few opportunities for growth, and the resulting property tax gain alone could be in the vicinity of \$10,000/year with the construction of a new house at 2121 Clifton Avenue - a new structure that will be completely compatible with its immediate neighbors in architectural character and scale.

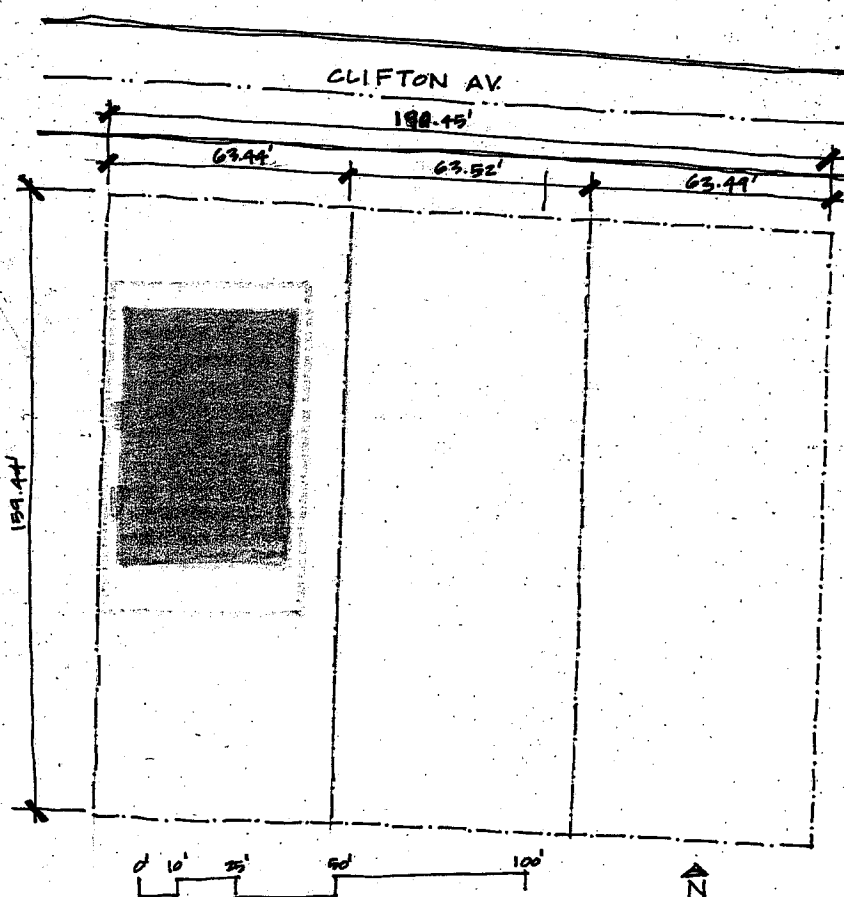


**EXISTING CONTEXT**


## ORIGINAL LOTS

Our lot was originally platted as 3 of 4 parcels with a southern parcel which is now the northwestern-most lot (#18) of Sessions Village. The house at 2115 Clifton Avenue was constructed in 1965 as a one story structure located on the western-most of the three remaining parcels along Clifton Avenue, with limited setbacks on the east & west sides. In 1975, a 10 foot by 100 foot strip of property along the west was purchased from the developers of Bishop Square, adding to the west portion of the lot at 2115. In 1976, a second floor master bedroom suite was constructed that spanned over the original roof, with overhanging east and west balconies. In 1981, a lot split was granted and the eastern original parcel of the 3 adjoining Clifton Avenue frontage parcels, plus 11'-6" of the old center parcel, was sold and a house (2125 Clifton Avenue) was constructed.

2115 Clifton Avenue - 63.45' X 159.44' = 10,114 sf lot  
2121 Clifton Avenue - 63.5' X 159.44' = 10,124 sf lot  
2125 Clifton Avenue - 63.5' X 159.44' = 10,124 sf lot



**ORIGINAL LOTS**  
WITH ORIGINAL 1965 HOUSE AT 2115 CLIFTON AV.

 ORIGINAL HOUSE 1965

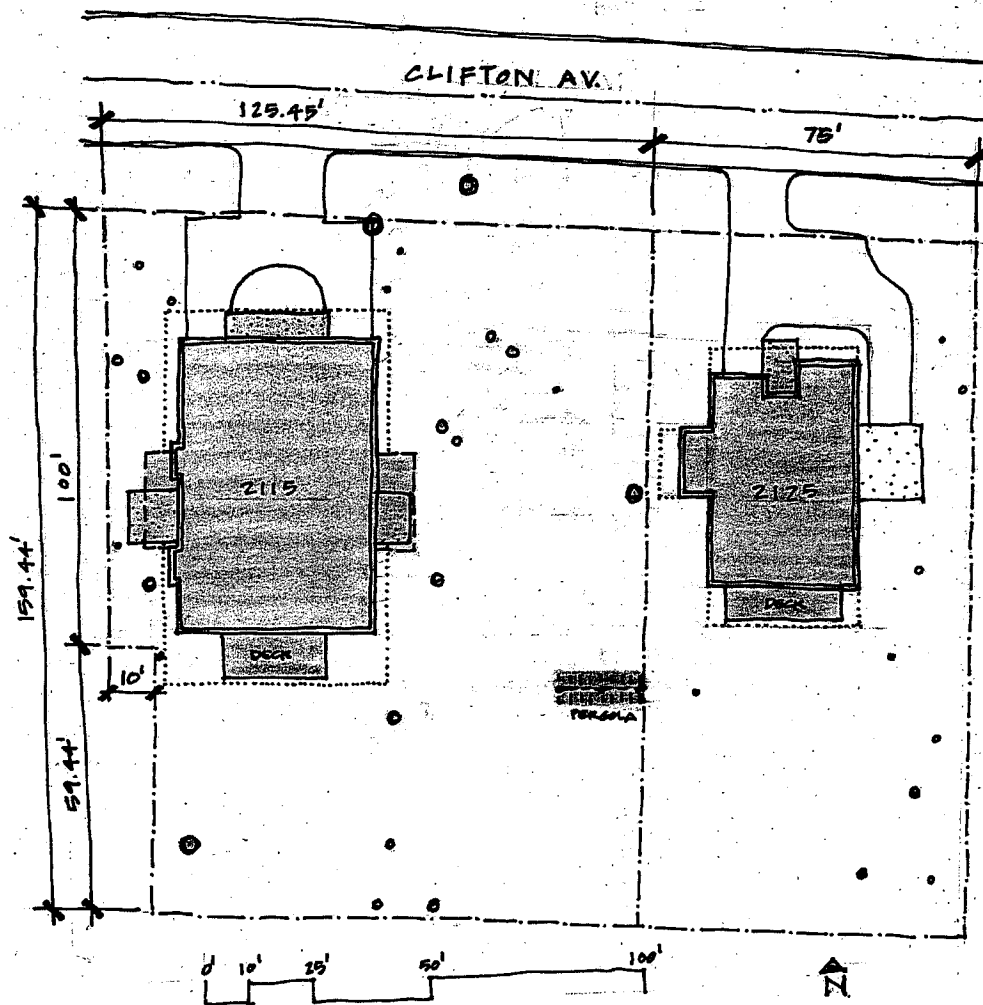


## EXISTING CONDITIONS

The house at 2115 does not comply with the setback requirements for R-3 on its west side.

The existing lot at 2125 does not comply with the width nor the area requirements for R-3 medium density single family residential development. The house's west setback also does not comply with R-3.

2115 Clifton Avenue - 4014 sf house & pergola on 19,405 sf lot = 20.7 % lot coverage  
2125 Clifton Avenue - 2073 sf house on 11,958 sf lot = 17.3% lot coverage



### **EXISTING CONDITIONS**

● MATURE TREES.

■ AREAS IN LOT COVERAGE CALCULATIONS

## **PROPOSED LOTS**

The proposed lot at 2115 is 75.45' wide (along Clifton Avenue) x 159.44' deep, which is an area of 11,435 sf.

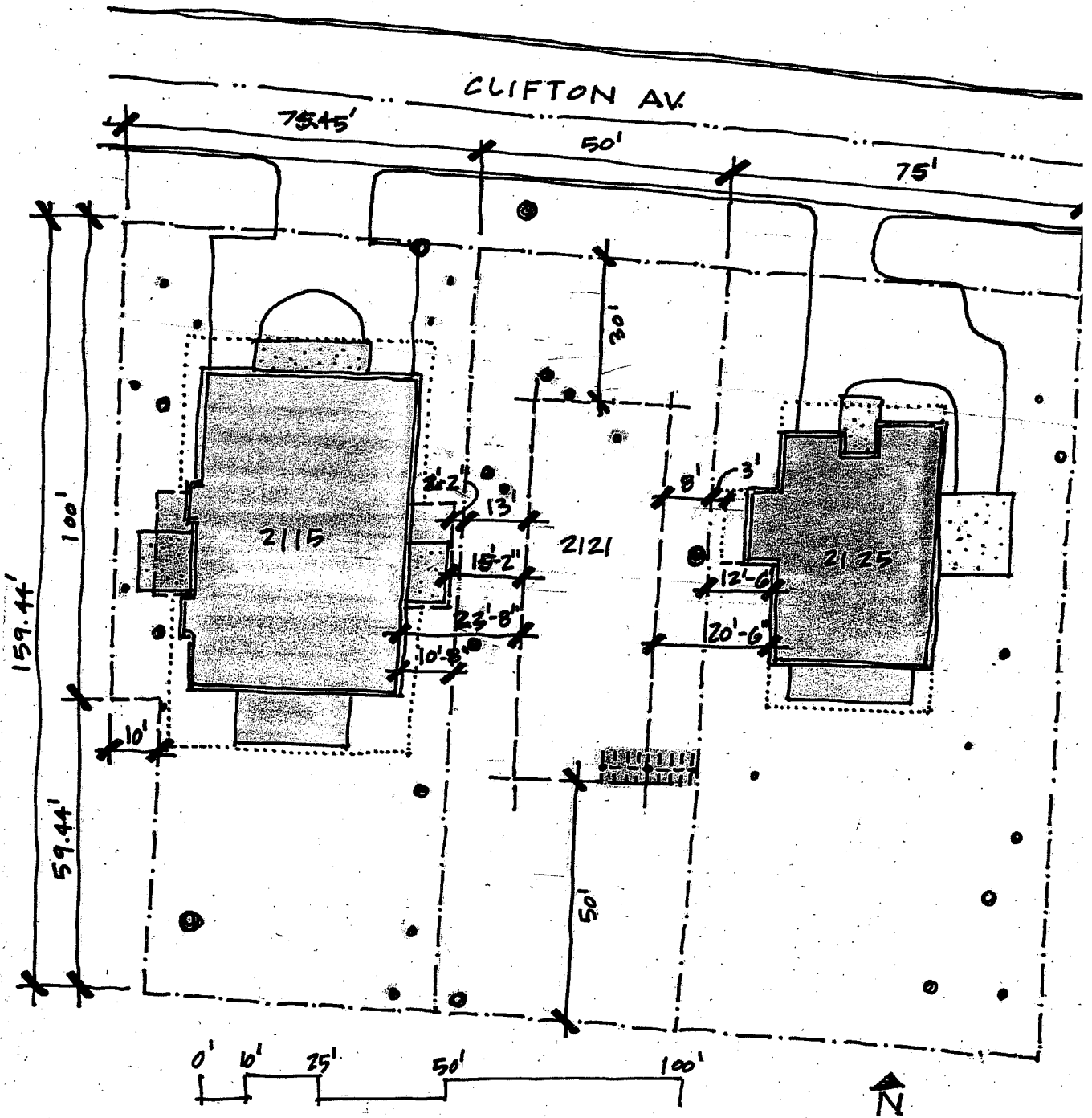
The existing lot to remain unchanged at 2125 is 75' wide (along Clifton Avenue) X 159.44' deep, which is an area of 11,958 sf.

The proposed lot for 2121 (new structure proposed to sit between 2115 and 2125) would be 50' wide (along Clifton Avenue) and 159.44' deep with an area of 7,972 sf. This width is derived from the R-6 high density single family residential district minimum width. The R-6 minimum lot requirement is 6,000 sf. The proposed setbacks are 30' at the front, and 50' at the rear, which both comply with existing R-3 requirements. The east setback is 8' which is derived from the R-6 requirements and the west setback is 13'. These side setbacks ensure that the new house will maintain a reasonable separation from the two adjoining structures, with the west setback providing a minimum 23'-8" distance from the principal east exterior wall of both stories at 2115 - the existing first floor facade's only glass at eye level is a 7'-5" wide sliding glass door. A open balcony projecting from the east at the second floor of 2115 would be 15'-2" from the setback for 2121 - This balcony has a 12' sliding glass door. The east setback will provide a minimum distance of 20'-6" from the principal exterior wall at 2125 - the existing west facade's only glass is a 4' wide casement window. There is a storage room along part of the west side of 2125 with an overhanging shed roof that is 3' from the property line.

2115 Clifton Avenue - 75.45' (southern boundary = 65.45') X 159.44' = 11,435 sf lot area

2125 Clifton Avenue - 75' X 159.44' = 11,958 sf lot area

2121 Clifton Avenue - 50' x 159.44' = 7,972 sf lot area



**PROPOSED LOT - 2121 CLIFTON AV.  
WITH PROPOSED SETBACKS FOR NEW LOT**

- MATURE TREES
- PROPOSED SETBACKS

## **PROPOSED CONCEPT**

The proposed lot change at 2115 would make the lot coverage 34.1%, complying with the R-6 requirements being used as a guideline. The existing lot coverage at 2125 has lot coverage of 17.3%, in compliance with R-3 requirements. The proposed conceptual footprint for the new house at 2121 is 1,800 sf. This is comprised of 1,500 sf for a 2 story house, 180 sf for a covered rear deck and 120 sf for an existing pergola. This makes the proposed lot coverage 22.6%, which complies with R-3 requirements. The combined lot coverages of 2115, 2121, and 2125 (34.1, 17.3 and 22.6%) would be 24.8%, complying with R-3 requirements.

The design concept has a courtyard carved out of the center of the house's form along the east. This breaks the house into two parts allowing for windows to be placed on the north and south elevations in keeping with green design principles. In addition, this courtyard is centered on a large sycamore tree at the east property line. Four other mature deciduous trees along the west property (1 black walnut, 2 oaks and 1 maple) will also be preserved. One mature black walnut and one mature hemlock (currently shows signs of decline) will be removed by the construction of the house. We plan to recycle the walnut as a finish material in the new house.

The 2-car garage will match the concept of the garages at both adjoining houses, with cedar shakes that camouflage the two overhead doors framed by brick piers. The house's cladding will employ the shakes used on both adjoining houses as well as the swimming pool structures across the street (all 3 are different products). The rooflines will match the look of the flat roofs of 2115 and 2125, except for the east facade where the roofline will be slightly sloped, conforming to the sloping roofs around the courtyard that will drain into rain barrels and a rock bed in the courtyard. A white roof (like the recent roof replacement at 2115) will reflect the sun for energy efficiency while reducing urban heat island effects on a large scale and on a small scale for the surrounding trees (A green roof was contemplated, but the water is needed by the surrounding trees and will be properly distributed to them). To protect everyone's privacy, clerestory windows only will be utilized along the west and east for daylight and the natural ventilation that 2115 has, and will provide character and scale to these facades. The height of the proposed house will nestle comfortably between the two existing structures. 2125, while only one story, has a flat roof that houses the trusses that span the building, making for unusually tall facades of 13'-8". 2115 sits on an elevated grade from 2125, with tall floor-to-floor heights of 12' at the first floor and 11'-3" at the second floor.

A geothermal HVAC system is being contemplated and currently being investigated.

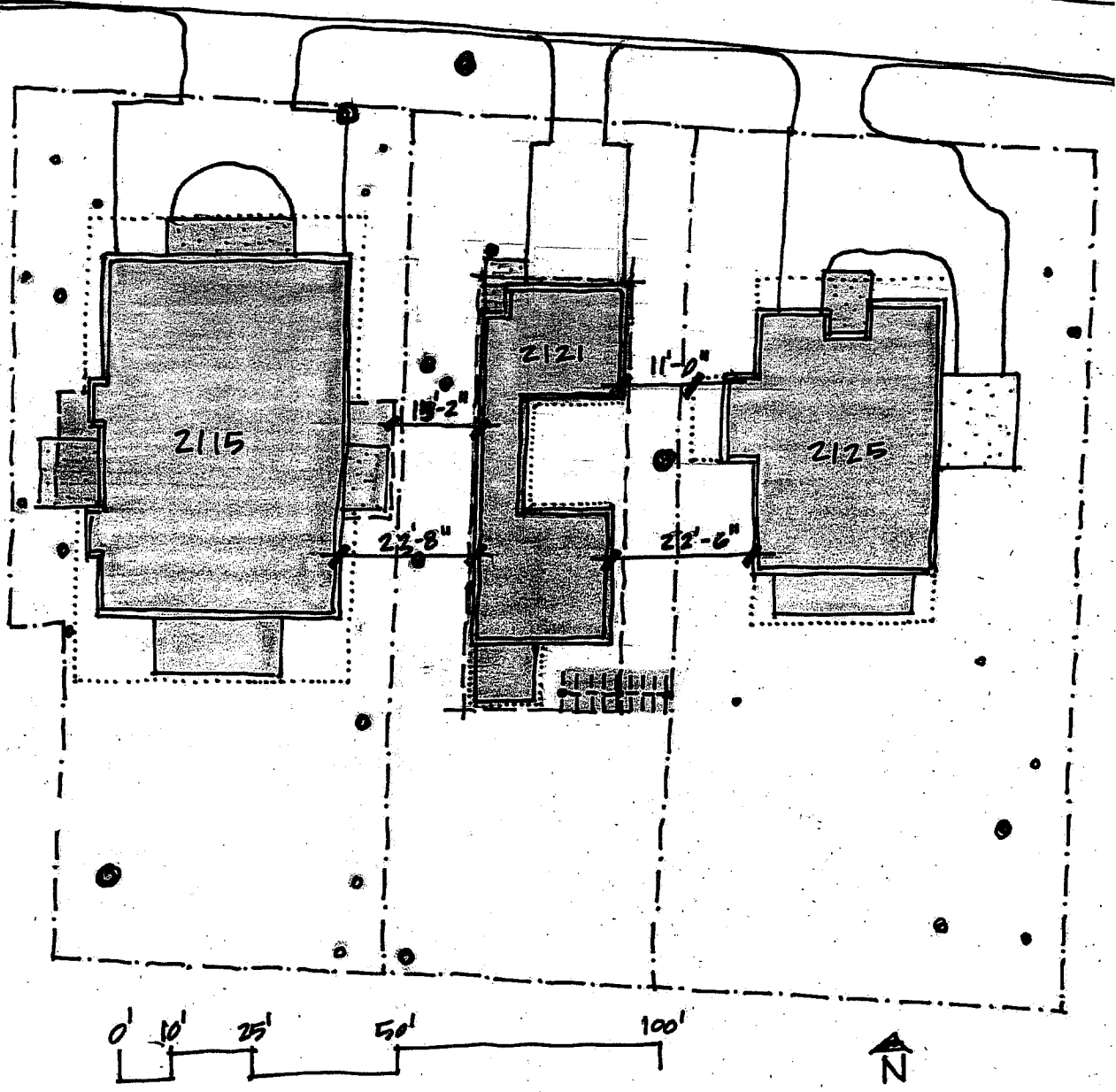
2115 Clifton Avenue - 3894 sf house on 11,435 sf lot = 34.1% lot coverage

2125 Clifton Avenue - 2073 sf house on 11,958 sf lot = 17.3% lot coverage

2121 Clifton Avenue - 1800 sf house & pergola on 7,972 sf lot = 22.6% lot coverage

2115, 2121 & 2125 combined - 7677 sf on 31,365 sf lots = 24.8% lot coverage

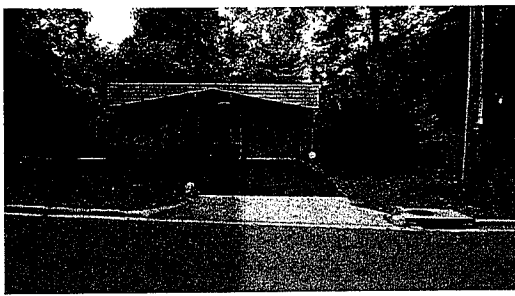
CLIFTON AV.



**PROPOSED CONCEPTUAL FOOTPRINT  
FOR 2121 CLIFTON AV.**

● MATURE TREES

■ AREAS IN LOT COVERAGE CALCULATIONS



2125



2121

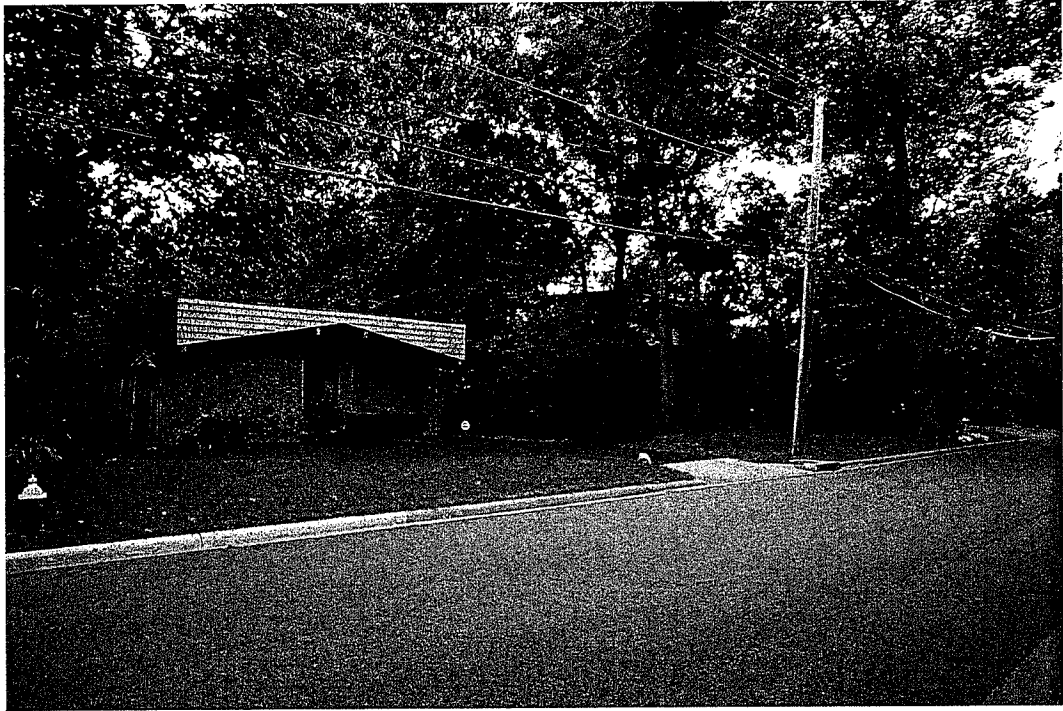


2115



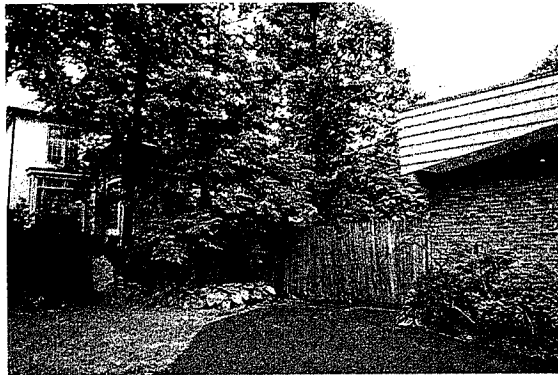
Aerial of proposed lot





2125

2115



Lyon's Gate

2125