



Board of Zoning and Planning Staff Report – February 28, 2019

Variance from the 12.5' maximum driveway width, to permit the proposed driveway to be 15.5' in width at 291 S. Columbia Avenue.

Application #: 18-036 Z

Location: 291 S. Columbia Avenue

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

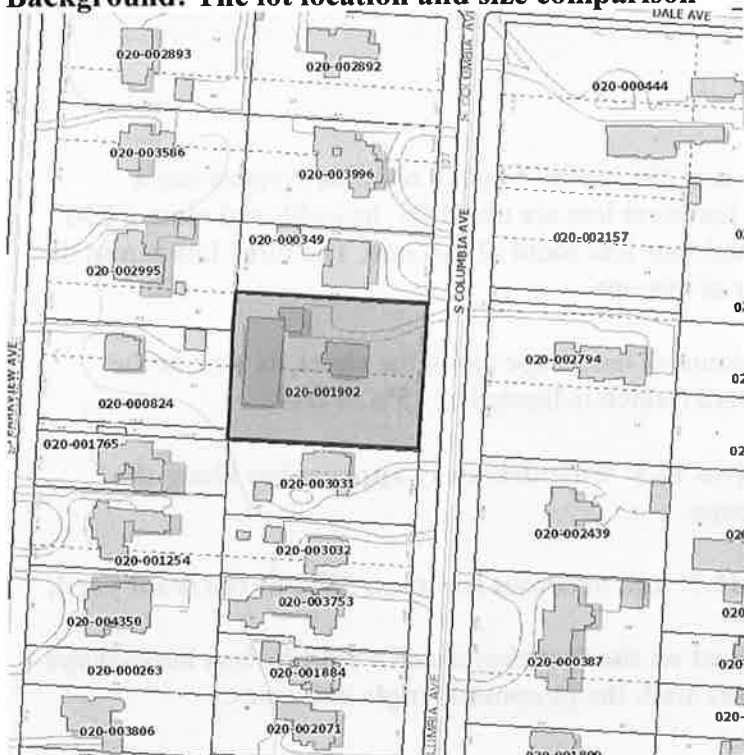
Request:

The applicant is seeking a variance from Bexley Code Section 1262.01(e) which states driveway shall be no less than 8' and no larger than 12.5' in width, to allow the proposed driveway to be 12' 6" in width with a 3' wide sidewalk along the south side of the driveway.

Applicant: John Behal

Owner: Herb & Dee Dee Glimcher

Background: The lot location and size comparison



The site is located on the west side of S. Columbia Avenue.

Off-stree Parking

1262.01(e)

An access drive shall not exceed the normal width necessary to allow for a convenient movement of traffic and shall not be used for temporary or permanent parking. In the R-1, R-2, R-3, R-6 and R-12 district, access drives shall not be less than 8 feet and no larger than 12.5 feet in width and shall not occupy more than 25% of the front yard.

Circular Driveways

1262.06

In the R-1, R-2, R-3, R-6 and R-12 Districts, circular driveways may be permitted on lots having a minimum front yard lot width at the street right-of-way of at least one hundred fifty (150) feet along a single street, provided that said driveways comply with the general regulations, as applicable, setforth in Section 1262.01.

The width of the lot would support a circular drive with two 12.5' wide driveway entrances; however the applicant would prefer a single drive entrance but would prefer to expand the driveway by simply adding a 3' sidewalk alongside a portion of the 12.5' driveway.

Lot Width 188.80'

Lot Dept. 249.89'

Lot Area: 47,179 s.f.

CONSIDERATIONS

Site Considerations

This lot is approximately 189 wide and 250' deep. South Columbia Avenue has a variation in lot widths. The typical narrower lots are about 66' in width and remain 250' deep, including the one lots north and four lots south of this one. The three lots across the street are similar inwidth and depth as this one.

The intent of the code limits the amount of hardscape along the street, as well as the amount of hard-scape in the front yard (which is limited to 25% or less).

***A circular drive could have (2) two 12.5' wide driveway approaches along the street for a total of 25' of hard-scape.**

The proposed driveway width is 15.5' and occupies less than 25% of the front yard.

Staff could support a variance based on the fact that there would be less hard-scape placed along the street right-of-way with the proposed single driveway.