

# CITY OF BEXLEY UNIFIED PLANNING APPLICATION

## Application Cover Sheet: Basic Project Information & Certification

### Purpose of Application (check all that apply):

Architectural Review  Conditional Use  Demolition  Planned Unit Dev.  Rezoning  Landscape Review  Special Permit

### Property & Project Information:

Property Address: 387 South Parkview Avenue

Brief Project Description: Lot split of property with development of single family residence on the new parcel.

### Applicant Information:

Applicant Name: The Tuckerman Home Group/Paymax Properties LLC (address below)

Applicant Address: 448 W. Nationwide Blvd. , Columbus , Ohio 43215

Applicant Email & Phone: craig@tuckermanhomegroup.com

### Property Owner Information:

Owner Name: Paymax Properties, LLC

Owner Address: 932 S. Chesterfield Rd. , Columbus , Ohio 43205

Owner Email & Phone:

### Attorney/Agent Information:

Agent Name: Michael Shannon, Attorney for Applicant

Agent Address: 8000 Walton Parkway, Suite 260 , New Albany , Ohio 43054

Agent Email & Phone: mike@uhlawfirm.com

Completed Worksheets:  Project Worksheet (Sheet A)  Architectural Review (Sheet B)  Tree Commission (Sheet D)

### Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:

Date:

10/11/18

Owner Signature:

Date:

10/11/18

Agent Signature:

Date:

10/11/18

### Internal Use:

Application #:

Board Referrals:

ARB  BZAP  City Council  Tree Commission

Staff Signature:

Date:

**PAID**



**Application Cover Sheet: Review Fee Worksheet**Estimated Valuation of Project: \$ **Minor Architectural Review (Ex. Roof, window, siding)**

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation \$
- \$5.00 for each additional \$10,000 valuation. \$

**Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)**

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation \$
- \$5.00 for each additional \$10,000 valuation \$
- \$600.00 cap \$
- \$50.00 resubmittal fee \$

**Variance Review**

Single Family:	\$ <input type="text" value="100.00"/>
Commercial Property:	\$ <input type="text"/>
Fences or Special Permits:	\$ <input type="text"/>
All others:	\$ <input type="text"/>

**Zoning Fees**

Rezoning:	- \$250.00 up to 1 acre site - \$60.00 for each additional acre (or part thereof) \$ <input type="text"/>
Requests for amendment to PUD Plans:	\$ <input type="text" value="300.00"/>
Split of lot or existing parcel:	\$ <input type="text" value="250.00"/>
Replatting or new plat:	\$ <input type="text" value="250.00"/>

**Sign Review and Architectural Review for Commercial Properties**

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

**Appeals**

Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

**Fee Total:** \$ 

**Project Worksheet** Residential Commercial

Property Address:

387 Parkview Avenue

Zoning District:

R-3

 R-1 (25% Building & 40% Overall) R-6 (35% Building & 60% Overall) R-2 (25% Building & 50% Overall) R-12 (35% Building & 70% Overall) R-3 (25% Building & 50% Overall) Other: \_\_\_\_\_

\* Overall coverage includes hardscape

Lot Info:

Width (ft.): 133

Depth (ft.): 110

Total Area (SF): 14,630

Primary Structure Info:

Existing Footprint (SF):

2,637.2

Proposed Addition (SF):

0

Removing (SF):

0

(Type of Structure): Single residence

Proposed new primary structure or residence (SF): 0

Total Square Footage:

2,637.2

Garage and/or Accessory  
Structure Info  
(Incl. Decks, Pergolas, etc.):

Existing Footprint (SF):

\_\_\_\_\_

New Structure Type: \_\_\_\_\_

Proposed Addition (SF):

\_\_\_\_\_

Ridge Height: \_\_\_\_\_

Proposed New Structure (SF):

\_\_\_\_\_

Is there a 2nd floor?  Yes  No

Total of all garage and accessory structures (SF):

\_\_\_\_\_

2nd Floor SF: \_\_\_\_\_

Total building lot coverage (SF):

\_\_\_\_\_

= % of lot

Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape:

Existing Driveway (SF): \_\_\_\_\_

Existing Patio (SF): \_\_\_\_\_

Existing Private Sidewalk (SF): \_\_\_\_\_

Proposed Additional Hardscape (SF): 1,646.6

Total Hardscape (SF): 1,646.6

Totals:

Total overall lot coverage (SF): 4,283.8 = 29.93 % of lot

Applicant Initial:

\_\_\_\_\_

Internal Use:	Staff Review Date:	<input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
Staff Comments:	<input type="text"/>				
	Staff Initial: <input type="text"/>				



## Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

### Description of the Proposed Variance

Please provide a thorough description of the variance being sought, and the reason why.

Applicant proposes splitting the lot addressed 387 Parkview Avenue, PID: 020-000560, as shown on the attached site plan. The existing single-family residence on the rear lot ("Lot A") will remain. A single-family residence will be constructed on the new front lot ("Lot B"). Applicant requests a variance from Section 1252.09 to reduce the R-3 district regulations for both lots.

Applicant requests a variance to reduce the minimum lot depth from 160 feet to 110/133 feet for Lot A.

Applicant requests a variance to reduce the minimum front yard from 30 feet to 9 feet for Lot A.

OR

Applicant requests a variance to reduce the minimum side yard from 12 feet to 9 feet for Lot A.

### Variance Question 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 requested variances allow the Applicant to make the highest and best use of the property.

### Variance Question 2

Is the variance substantial? Please describe.

The requested variance is not substantial. The lots will maintain minimum standards for minimum lot area, minimum lot coverage, and minimum yard requirements.

### Variance Question 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.

The requested variance will not substantially alter neighborhood nor cause substantial detriment to the adjoining properties. Again, the resulting lot split and single-family residential development will maintain most of the R-3 development standards. Applicant proposes single-family residences which is within the character of the neighborhood. However, it should be noted that there are indeed lots within the neighborhood which have more than single family residences.



## Variance Worksheet (Continued)

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

### **Variance Question 4**

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

The requested variance will not adversely affect the delivery of governmental services.

### **Variance Question 5**

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

The lot split is the cause of the necessary variance and applicant was aware of the R-3 district regulations. Please note that these factors are a balancing test and that a single factor should not disqualify an application.

### **Variance Question 6**

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

There is no manner in which the property may be split without requiring the requested variances.

### **Variance Question 7**

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

The spirit and intent behind the zoning requirement will be observed and substantial justice will be done by granting the requested variance. The requested variance is not substantial and the resulting development will maintain most of the R-3 district regulations and character of the neighborhood.



390 S Parkview Ave



Image capture: Jan 2016 © 2018 Google

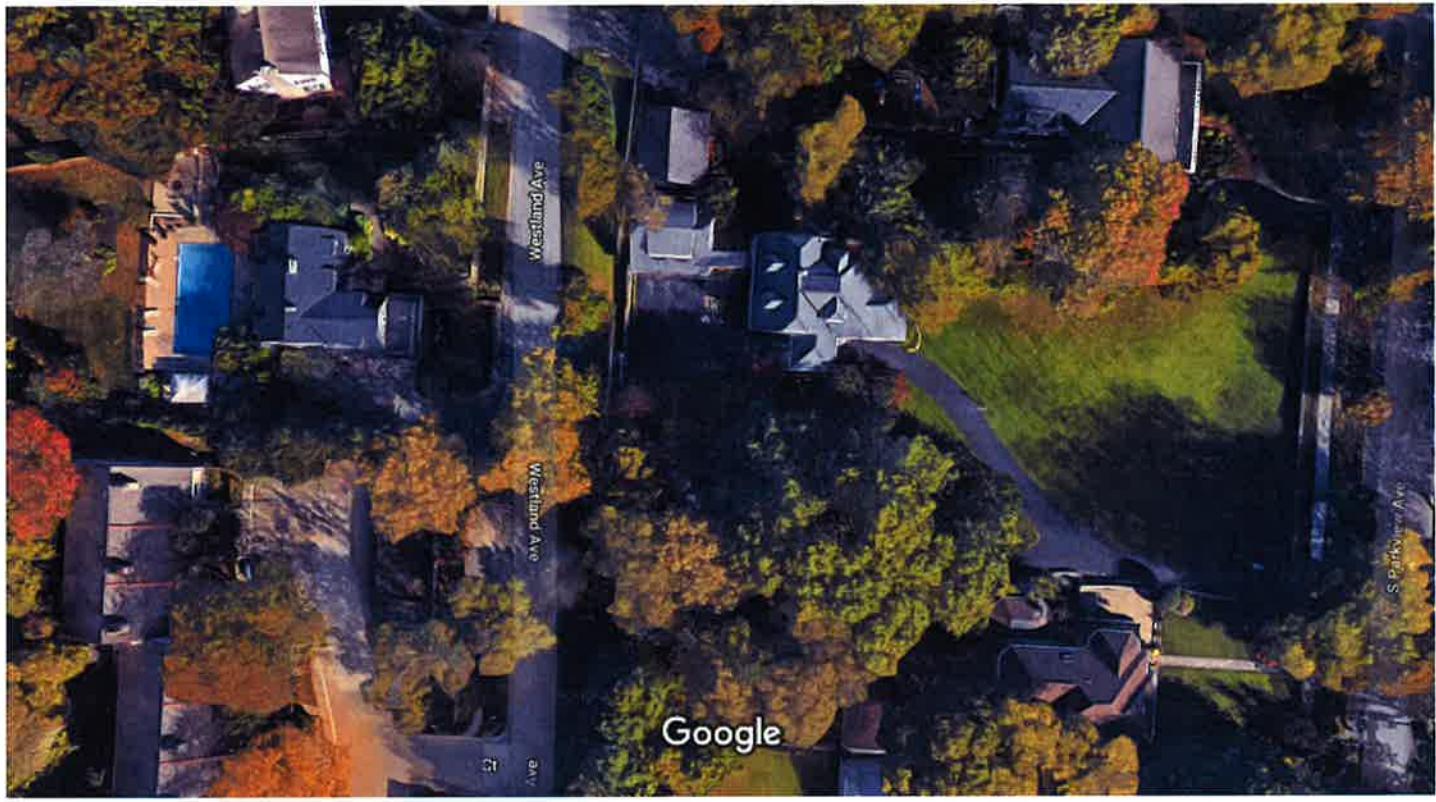
Bexley, Ohio

 Google, Inc.

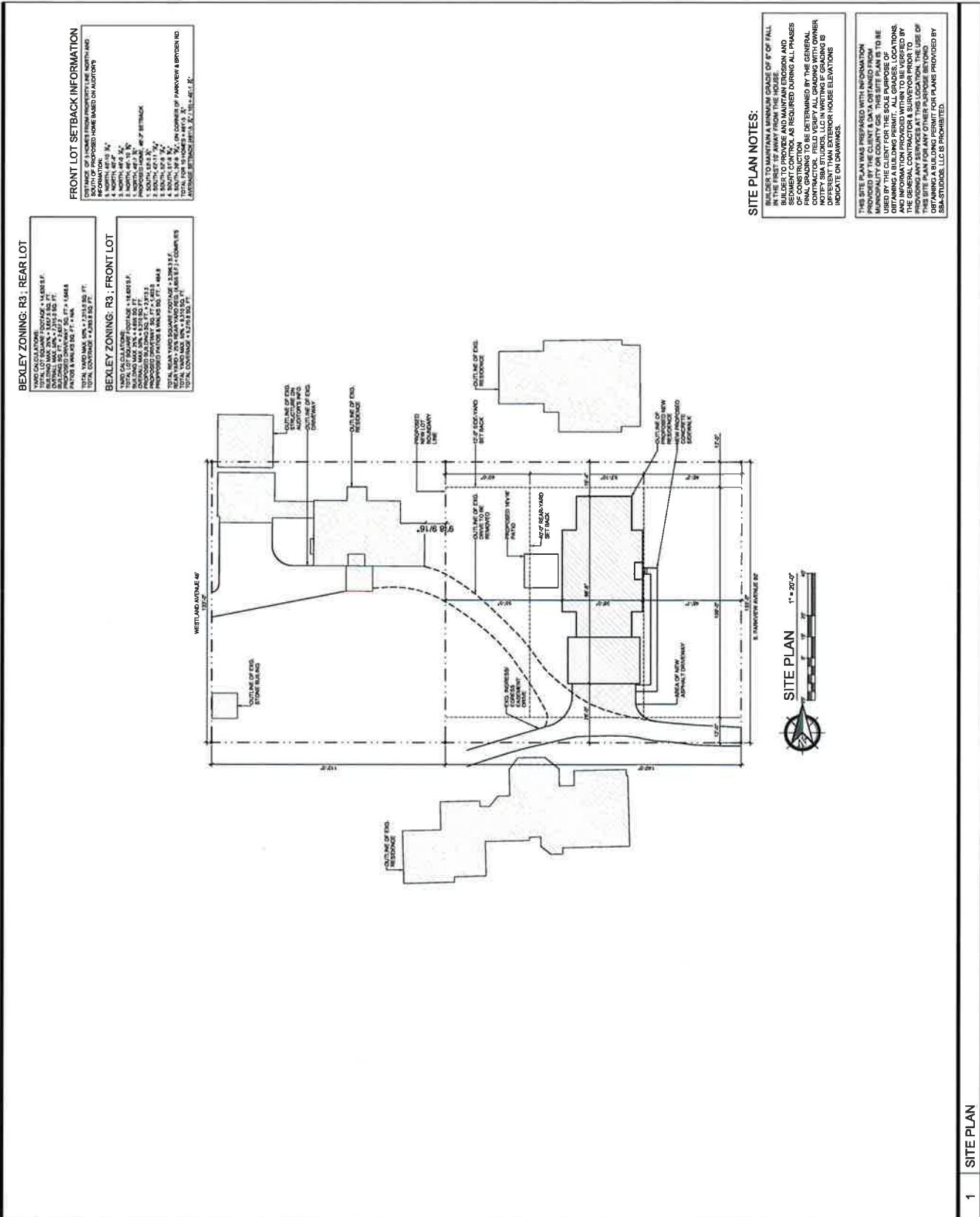
Street View - Jan 2016



Google Maps 387 S Parkview Ave



Imagery ©2018 Google, Map data ©2018 Google 20 ft





DISTANCE OF 5 HOMES FROM PROPERTY LINE NORTH AND  
SOUTH OF PROPOSED HOME BASED ON AUDITOR'S APPROX.  
SETBACK INFORMATION:

325 S. PARKVIEW AVE., 40'-10 7/16"  
331 S. PARKVIEW AVE., 40'-4"  
353 S. PARKVIEW AVE., 46'-0 7 16"  
365 S. PARKVIEW AVE., 46'- 10 3/8"  
375 S. PARKVIEW AVE., 46'-7 3/4"  
PROPOSED HOME, 387 S. PARKVIEW AVE., 46'-2"  
399 S. PARKVIEW AVE., 53'-3 1/2"  
409 S. PARKVIEW AVE., 42'-11 11/16"  
415 S. PARKVIEW AVE., 52'-9 11/16"  
425 S. PARKVIEW AVE., 51'-9 9/16"  
439 S. PARKVIEW AVE., 39'-9 13/16"

TOTAL FOR 10 HOMES = 461'-5 1/4"

AVERAGE SETBACK (461'-5 1/4" / 10) = 46'-1 3/4"



**BEXLEY CITY COUNCIL**  
**Procedural Rules for Hearing Councilmatic Variances**  
October 25, 2016

## **INTRODUCTION**

These constitute the adopted Procedural Rules for hearing requests for Councilmatic Variances. The purpose of these Rules is to enable Bexley City Council ("Council") to make well-informed decisions on such variance requests and to provide applicants (and any persons who are directly affected by the requested variance) with the opportunity to be heard.

## **COUNCIL RULES**

In any Councilmatic Variance matter coming before Council, the following procedural steps will generally apply:

1. Applicant timely files all required application materials with the City Building Department.
2. The City Building Department determines whether a Councilmatic Variance must be heard by Council, and a Hearing is scheduled accordingly.
3. Councilmatic Variance Hearing proceedings will generally take place as follows, unless directed otherwise in the sole discretion of Council:
  - a. **Parties** – Proceedings may include participation by only the following parties (individually, a "Party;" and collectively, the "Parties"): the applicant requesting the variance (the "Applicant"); any person in opposition to the requested variance who is directly and adversely affected by it (an "Opponent"); and any person in support of the requested variance who is directly affected by it (a "Supporter").
  - b. **Submission of Briefs** – Any Party may submit, no less than seven (7) calendar days in advance of the hearing, a written brief of no more than 10 pages (on 8x11-inch paper, double-spaced with 12-point font and 1-inch margins), plus any exhibits such as drawings, photographs, or other supporting documentation. Such Party must provide an electronic copy in PDF format of all materials, as well as 15 complete sets of hard copies of all materials (electronic copy to be distributed to Council and other City officials, with hard copies for reference by members of the public). If more than one Opponent and/or more than one Supporter plan to submit such materials, such Opponents and/or Supporters are encouraged to consolidate their respective materials into a single Opponents' submission and/or a single Supporters' submission, but are not required to do so.
  - c. **Applicant's Initial Presentation** – At the hearing, Applicant shall have up to 20 minutes to present his/her case in support of the requested variance, including any witnesses and offers of evidence.
  - d. **Presentation by Supporter(s)** – Following Applicant's Initial Presentation, any Supporter shall have up to 5 minutes per person to present her/his case in support of the requested variance, including any witnesses and offers of evidence. If multiple Supporters wish to present, they will do so in alphabetical order of last name.
  - e. **Presentation by Opponent(s)** – Following Presentation by Supporter(s) (if any), any Opponent shall have up to 5 minutes per person to present her/his case in opposition to the requested variance, including any witnesses and offers of evidence. If multiple Opponents wish to present, they will do so in alphabetical order of last name.
  - f. **Proffer** – If any Party offers evidence not admitted by Council, such Party shall have the opportunity to proffer such evidence into the record.
  - g. **Applicant's Conclusion** – Following Presentation by Opponent(s) (if any), Applicant shall have up to 10 minutes to conclude her/his case, including any offer of evidence to rebut evidence from Opponent(s), and any closing/summary remarks.
4. Following the conclusion of the Councilmatic Variance Hearing, Council will take the following steps:
  - a. Council will deliberate in its quasi-judicial capacity at a time and place to be determined by Council.
  - b. Following deliberations, Council will vote on the outcome of the requested variance at a public meeting.
  - c. In conjunction with or subsequent to its vote, Council shall issue a written decision setting forth its findings of fact and conclusions of law with respect to the requested variance. Copies shall be provided to the Applicant and made available to the public.