



## BOARD OF ZONING APPEALS AGENDA

Thursday, September 11th, 2014

7:00 P.M.

City Council Chambers, Bexley Municipal Building

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:** Minutes from the August 14th, 2014 Board of Zoning Appeals meeting.
4. **NEW BUSINESS:**
  - a. Application No.: 14- 011  
Applicant: Daniel Morgan – Behal Sampson Dietz  
Owner: Barry & Denise Blank  
Location: 14 Lyonsgate  
Request: The applicant is seeking a recommendation to Bexley City Council for changes to Unit No. 14, in the Lyonsgate subdivision. The changes include an increase in the building footprint and an increase in the proposed 1st floor square footage and a decrease in the 2<sup>nd</sup> floor square footage.
  - b. Application No.: 14- 033  
Applicant: The Tuckerman Home Group  
Owner: The Tuckerman Home Group  
Location: 230 N. Stanbery (lot 74 & pt of lot 75; Stanbery Place)  
Request: The applicant is seeking architectural review and approval to allow a new single-family dwelling to be constructed on this vacant lot. The applicant is also seeking two variances to Bexley Code Section 1252.03(c). The first variance is to the require 55.1' front yard setback for this block, to allow the single-family home to be constructed 50.5' from the front (west)property line. The second variance is to the required 30% of the lot depth rear yard setback, to allow the principal structure to be constructed 5' from the rear (east) property line.
  - c. Application No.: 14- 034  
Applicant: Luong Van Dinh  
Owner: Luong Van Dinh  
Location: 819 Chelsea  
Request: The applicant is seeking architectural review and approval

- to allow a one story addition at the rear (west side) of the principal structure. If approved, the existing enclosed porch at the rear of the principal structure will be removed.
- d. Application No.: 14- 035  
Applicant: George Cleary  
Owner: Michael Wagner  
Location: 2241 Astor Ave.  
Request: The applicant is seeking architectural review and approval to allow a new family room addition at the rear (south side) of the principal structure, in the location of the existing covered patio. The applicant is also seeking a variance from Bexley Code Section 1260.07(e), which requires detached garage shall not be located less than ten feet from a principal structure, to allow the family-room addition to be 4' from the existing detached garage.
- e. Application No.: 14- 036  
Applicant: Amy Lauerhass Architecture  
Owner: Andrea & Tom Easley  
Location: 2603 Brentwood Road  
Request: The applicant is seeking architectural review and approval to allow a mudroom addition at the rear entrance (south side) of the principal structure.
- f. Application No.: 14- 037  
Applicant: Amy Lauerhass  
Owner: Kathy & Jason Pitstick  
Location: 395 N. Drexel Avenue  
Request: The applicant is seeking architectural review and approval to allow an addition to the north side of the principal structure.
- g. Application No.: 14- 038  
Applicant: Dean Wenz Architects  
Owner: Eileen Kavin & Andrew Stein  
Location: 319 S. Columbia Ave.  
Request: The applicant is seeking architectural review and approval to allow existing screened-in porch on the south side of the principal structure to be converted to a 4-season room. The applicant is also seeking a variance from Bexley Code Section 1252.03(c), which requires a 12.6' side yard setback for this 76' wide lot, to allow a small expansion on the east side of the proposed 4-season room.
- h. Application No.: 14- 039  
Applicant: Dean Wenz  
Owner: Cheryl Vaia & Herb Bresler  
Location: 2610 E. Broad Street  
Request: The applicant is seeking architectural review and approval to allow a 2<sup>nd</sup> floor 3-season porch on the existing open porch at the rear (north side) of the principal structure.
- i. Application No.: 14- 041

- Applicant: Pete Foster  
 Owner: Mr. & Mrs. K. Alexander  
 Location: 332 S. Cassady Avenue  
 Request: The applicant is seeking architectural review and approval to allow an addition that would connect the existing detached garage to the principal structure, and a covered porch addition on the south side, and a small addition to the rear (east) side of the garage. The applicant is also proposing modifications to the existing structure which include material and window changes. The applicant is seeking a variance from Bexley Code Section 1252.03(d), which requires a 30' rear yard setback, to allow the existing detached garage to be attached to the principal structure, and allow an addition to the east side of the garage, which will be 14' from the rear property line.
- j. Application No.: 14- 042  
 Applicant: Pete Foster  
 Owner: Mrs. Helen J. Kessler  
 Location: 2555 Bryden Rd.  
 Request: The applicant is seeking architectural review and approval for a detached garage. The applicant is also seeking a variance from Bexley Code Section 1260.11, which limits detached garages to the greater of 35% of the footprint of the principal structure or 576sq', to allow the detached garage to be 624sq'. The applicant is also seeking a special permit in accordance with Bexley Code Section 1260.11(c), to allow a 2<sup>nd</sup> floor space in the detached garage.
- k. Application No.: 14- 043  
 Applicant: Pete Foster  
 Owner: Mr. & Mrs. P. Hayden  
 Location: 822 Pleasant Ridge Ave.  
 Request: The applicant is seeking architectural review and approval for a new front porch on the west elevation of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1260.07(c), which allows unenclosed porches to extend eight feet into the required front yard (31'7" from the front property line). If approved, the new front porch would be constructed 27'3" from the front property line.
- l. Application No.: 14- 044  
 Applicant: Dan Marburger  
 Owner: Mr. Steve Giebelhaus  
 Location: 919 Euclaire Avenue  
 Request: The applicant is seeking architectural review and approval to allow a detached garage to be constructed in the rear yard. The applicant is also seeking a variance from Bexley Code Section 1260.03(d) which requires accessory uses and detached structures shall be located a minimum of five feet farther back from the side street than the principal structure is allowed. A 40' wide lot requires a 10' setback for a principal structure. The applicant would like to construct the detached garage 3' off the west (rear) and south (side) property line.

**5. Additional Business: Adoptions of BZA Rules & Regs.**

**6. Adjourn:**