

BZAP-25-2
(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development
Status: Active
Submitted On: 1/15/2025


Primary Location
405 N CASSINGHAM RD
Bexley, OH 43209


Owner
TOBI FLIEGEL & SALLY-ROBERT FITCH
N CASSINGHAM RD 405 BEXLEY, OH 43209

Applicant


 Blake Floyd
 614-439-7148
 bfloyd2013@gmail.com
 4895 w Jefferson kiousville rd
London, Oh 43140

Staff details

 ARB Mtg Date
02/13/2025

 BZAP Mtg Date
02/27/2025

 Tabled?

 Attend Both ARB & BZAP?

 Staff Notes

Porch in right of way

A.1: Project Information

Brief Project Description*

Looking to build a front porch addition

Architecture Review

Conditional Use

Planned Unit Dev

Rezoning

Variance or Special Permit

Side or rear yard Fence Variance

Front yard fence variance

What requires Major Architectural Review ?

What requires Minor Architectural Review ?

Major Architectural Review

Minor Architectural Review

Appeal of ARB or Staff Decision to BZAP

State the specific nature of the Appeal.

Upcoming BZAP hearing --- (Hearings held the 4th Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)*

02/13/2025

All BZAP (Board of Zoning & Planning) applications that also require ARB (Architectural Review Board) design review must go to the ARB hearing PRIOR to being heard by BZAP

Applicant (or representative of the project) must be present at the appropriate hearings

A.1: Attorney / Agent Information

Agent Name*

Blake floyd

Agent Address

Agent Email*

Bfloyd2013@gmail.com

Agent Phone*

6144397148

Property Owner Name*

Tobi

Property Owner Email

Property Owner Address

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project*

19000

Minor Architectural Review

Major Architectural Review

Variance Review

Zoning

Zoning Review Type*

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

Appeal of BZAP decision to City Council

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

Appeal of Zoning Officer determination to BZAP

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

Use Classification [?](#)

—

B: Project Worksheet: Lot Info

Width (ft)

—

Depth (ft)

—

Total Area (SF)

—

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

—

Proposed Addition (SF)

—

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total (footprint) square foot of all structures combined

—

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

—

Proposed Addition (SF)

120

New Structure Type

Front porch

Ridge Height

Proposed New Structure (SF)

—

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

—

Total building lot coverage (% of lot)

—

Is this replacing an existing garage and/or accessory structure?

—

B: Project Worksheet: Hardscape

Existing Driveway (SF)

—

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

—

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

—

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

—

Total overall lot coverage (% of lot)

—

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows

Structure

–

Existing Window Type

–

Existing Window Materials

–

New Window Manufacturer

New Window Style/Mat./Color

C.1 Architectural Review Worksheet: Doors

Doors

Structure

–

Existing Entrance Door Type

–

Existing Garage Door Type

–

Door Finish

–

Proposed Door Type

Proposed Door Style

Proposed Door Color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

–

Proposed New Door Trim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

—

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

—

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

—

Proposed Finishes Manufacturer, Style, Color

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant, and Bldg. Dept Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior to the next scheduled meeting and to be placed on the Agenda. This includes the ARB meeting when Design Recommendation is needed prior to Board of Zoning and Planning Review. I understand that incomplete applications may be withheld from the agenda or only offered informal review.*

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

—


Architect/Designer Phone


Architect/Designer E-mail


Project Description

I have read and understand the above criteria

D: (Staff Only) Tree & Public Gardens Commission Worksheet

 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

 Applicant has been advised that Landscape Designer/Architect must be present at meeting

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.*

Looking to build a front porch. Her building setback is 5.7 ft from her house and I'm wanting to build it at 5.6ft with a 2' over that way nothing is actually in the ground in the city's right of way

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.*

Yes

2. Is the variance substantial? Please describe. *

No

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. *

No

E.2 Variance Worksheet

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

No

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

I don't know

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

Not really

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

Yes I believe so

F.3 Fence Variance Worksheet

Front Yard Restrictions

Fences Adjacent to Commercial Districts

Require Commercial Fences Adjacent to Residential Districts

F.3 Fence Variance Worksheet: Front Yard Restrictions

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.*

No

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

No

Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.

No

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

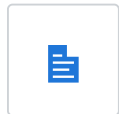
If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

Provide a narrative time schedule for the replacement project

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

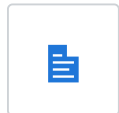
Attachments



Architectural Plan

Tobi porch 2.pdf

Uploaded by Blake Floyd on Jan 15, 2025 at 10:54 PM



Site Plan and Vicinity Map of immediate surrounding lots

Tobi plot plan.pdf

Uploaded by Blake Floyd on Jan 15, 2025 at 10:54 PM

REQUIRED

Record Activity

Blake Floyd started a draft Record

01/15/2025 at 10:45 pm

Blake Floyd added file Tobi porch 2.pdf

01/15/2025 at 10:54 pm

Blake Floyd added file Tobi plot plan.pdf


01/15/2025 at 10:54 pm

Blake Floyd submitted Record BZAP-25-2

01/15/2025 at 10:55 pm

OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-2	01/15/2025 at 10:55 pm
Matt Klingler waived payment step Payment on Record BZAP-25-2	01/16/2025 at 5:03 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-2	01/16/2025 at 5:03 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-2	01/16/2025 at 5:03 pm
Colleen Tassone approved approval step Application Processing on Record BZAP-25-2	01/17/2025 at 9:38 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-2	01/17/2025 at 9:38 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-2	01/17/2025 at 9:38 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-2	01/17/2025 at 9:38 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-2	01/17/2025 at 9:38 am
Colleen Tassone reactivated approval step Application Processing on Record BZAP-25-2	01/17/2025 at 9:55 am
Colleen Tassone approved approval step Application Processing on Record BZAP-25-2	01/17/2025 at 11:45 am
Matt Klingler changed form field entry BZAP Mtg Date from "" to "02/27/2025" on Record BZAP-25-2	01/21/2025 at 2:16 pm
Matt Klingler changed form field entry ARB Mtg Date from "" to "02/13/2025" on Record BZAP-25-2	01/21/2025 at 2:16 pm
Matt Klingler changed form field entry Attend Both ARB & BZAP? from "" to "true" on Record BZAP-25-2	01/21/2025 at 2:16 pm
Matt Klingler changed form field entry Staff Notes from "" to "Porch in right of way" on Record BZAP-25-2	01/21/2025 at 2:16 pm
Karen Bokor added Record BZAP-25-2 to project February BZAP	01/21/2025 at 5:08 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	1/15/2025, 10:55:01 PM	1/16/2025, 5:03:06 PM	Blake Floyd	-	Skipped

Label	Activated	Completed	Assignee	Due Date	Status
✓ Application Processing	1/16/2025, 5:03:06 PM	1/17/2025, 11:45:06 AM	Colleen Tassone	-	Completed
✓ Zoning Officer	1/17/2025, 9:38:49 AM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	1/17/2025, 9:38:49 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive