



BZAP-25-16

(BZAP)Board of
Zoning & Planning
Application - Review of
Variance requests for
Residential and
Commercial
Development

Status: Active

Submitted On: 4/10/2025





Primary Location

103 S CASSINGHAM RD
Bexley, OH 43209

Owner

CHRISTOPHER & RACHEL
KAPPAS
S CASSINGHAM RD 103
BEXLEY, OH 43209

Applicant

 Amy Lauerhass
 614-371-3523
 amy@lauerhassarchitecture.com
 753 Francis Ave.
Bexley, Ohio 43209

Staff details

 ARB Mtg Date

05/08/2025

 BZAP Mtg Date

05/22/2025

 Tabled?

—

 Attend both BZAP & ARB?

—

 Staff Notes

 Code Section (s)

 Request

A.1: Project Information

Brief Project Description*

Demolish existing detached garage, and build new garage.

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 ?

Garage

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 ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)*

05/08/2025

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

05/22/2025

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*

Amy Lauerhass

Agent Address

753 Francis Ave. Bexley, Ohio 43209

Agent Email*

amy@lauerhassarchitecture.com

Agent Phone*

614-371-3523

Property Owner Name*

Chris & Rachel Kappas

Property Owner Email

CKappas@victoria.com

Property Owner Address

103 South Cassingham Rd.

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project*

120000

Minor Architectural Review

☐

Major Architectural Review

☒

Variance Review

☒

Variance Review Type*

Single Family

Zoning

☐

Zoning Review Type*

Other (Please specify)

If you selected "other" what zoning review type is the request?*

Garage footprint exceeds allowable;
special permit for dormer

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

R-6

Use Classification 

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

142

Total Area (SF)

7100

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1635

Proposed Addition (SF)

—

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total (footprint) square foot of all structures combined

1635

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

Existing Footprint (SF)

—

Proposed Addition (SF)

—

New Structure Type

Garage

Ridge Height

18'-0"

Proposed New Structure (SF)

840

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

840

Total building lot coverage (SF)

2475

Total building lot coverage (% of lot)

34.8

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

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

147

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

200

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

347

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2822

Total overall lot coverage (% of lot)

39.7

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

Garage Only

Existing Roof Type

—

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

To Match Existing House

New Roof Style and Color

To Match Existing House

C.1 Architectural Review Worksheet: Windows

Windows



Structure

Garage Only

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung/ Alum. Clad/ White

C.1 Architectural Review Worksheet: Doors

Doors



Structure

Garage Only

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

Entry + Patio

Proposed Door Style

Entry + Patio

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

—

Proposed New Door Trim

Fiber Cement

Existing Window Trim

—

Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

—

Existing Finishes Manufacturer, Style, Color

Existing house has painted brick & fiber
cement siding

Proposed Finishes

—

Proposed Finishes Manufacturer, Style, Color

Homeowner would like both brick & fiber cement siding approved. Will decide based on final bids.

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.*

Demolish existing detached garage. Build new detached garage that is 840 sf, in lieu of the 624 sf allowed.

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. *

While the property will remain suitable for residential use without the variance, the absence of this variance significantly restricts the ability to fully address the practical needs of the property, such as off-street parking, car security and adequate storage. The proposed variance would facilitate a more functional and efficient use of the space, aligning the property with modern standards for residential living in Bexley.

2. Is the variance substantial? Please describe. *

The variance request is modest in scale and carefully designed to meet the functional needs of the property without disrupting the surrounding environment. The proposed garage will remain within the allowable building (34.8% vs 35%) and development (39.7% vs 60%) coverage, and it will not exceed the permitted height (18' vs 18'). The structure is compatible with the character of nearby homes and reflects a thoughtful, proportionate response to current and future household needs. The proposed expansion exceeds the standard limit by only 216 gross square feet.

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 essential character of the neighborhood will not be altered. The proposed garage is designed to complement the style and scale of nearby homes and structures. It will also improve aesthetics by reducing on-street parking and related congestion. Adjoining properties will not experience any detriment; on the contrary, increased off-street parking will enhance neighborhood appeal and safety.

E.2 Variance Worksheet

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

No adverse impact is anticipated. The garage expansion does not interfere with public right-of-way, utility lines, or access for city services. The alley will remain accessible for waste collection and emergency services.

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

The property owner was aware of general zoning guidelines at the time of purchase in 2018, but several relevant factors have changed since then. Most notably, an approximate 75' no-parking zone was established after the property was purchased, and this restriction impacts not only the front of the property but extends along the other **three sides of the intersection (Cassingham Rd & alley)**, significantly reducing available street parking in the vicinity. These evolving circumstances and hardships merit consideration beyond what was anticipated at the time of purchase.

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

Due to the physical layout of the lot, lack of driveway, and public restrictions on street parking, there are no feasible alternatives that would adequately resolve the parking, storage, and safety challenges. The variance is the most practical and least disruptive solution available.

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

Yes. The spirit of the zoning code—to maintain neighborhood character, prevent overdevelopment, and ensure fair use—is upheld. The proposed garage adheres to all but one Bexley zoning regulations, and the requested variance directly addresses the need for off-street parking, secure storage, modern use, and practical necessity. Granting the variance supports a reasonable, community-minded improvement and reflects substantial justice.

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.

—

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.

—

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.

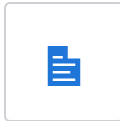
☐

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

	Exterior Elevations 103 S.Cassingham ELEV.pdf Uploaded by Amy Lauerhass on Apr 10, 2025 at 10:12 AM	
	Floor Plan 103 S.Cassingham PLAN.pdf Uploaded by Amy Lauerhass on Apr 10, 2025 at 10:12 AM	
	Photographs 103 S.Cassingham PHOTO.pdf Uploaded by Amy Lauerhass on Apr 10, 2025 at 10:13 AM	
	Site Plan and Vicinity Map of immediate surrounding lots 103 S. Cassingham VIC MAP.pdf Uploaded by Amy Lauerhass on Apr 10, 2025 at 10:13 AM	REQUIRED
	Appeal supporting information and documents 103 S.Cassingham SITE.pdf Uploaded by Amy Lauerhass on Apr 10, 2025 at 10:13 AM	



103 S. Cassingham OWN PERM.pdf







103 S. Cassingham OWN PERM.pdf

Uploaded by Amy Lauerhass on Apr 10, 2025 at 10:13 AM

Record Activity

Amy Lauerhass started a draft Record	04/10/2025 at 9:54 am
Amy Lauerhass added file 103 S.Cassingham ELEV.pdf	04/10/2025 at 10:12 am
Amy Lauerhass added file 103 S.Cassingham PLAN.pdf	04/10/2025 at 10:12 am
Amy Lauerhass added file 103 S.Cassingham PHOTO.pdf	04/10/2025 at 10:13 am
Amy Lauerhass added file 103 S. Cassingham VIC MAP.pdf	04/10/2025 at 10:13 am
Amy Lauerhass added file 103 S.Cassingham SITE.pdf	04/10/2025 at 10:13 am
Amy Lauerhass added file 103 S. Cassingham OWN PERM.pdf	04/10/2025 at 10:13 am
Amy Lauerhass submitted Record BZAP-25-16	04/10/2025 at 10:14 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-16	04/10/2025 at 10:14 am
OpenGov system completed payment step Payment on Record BZAP-25-16	04/10/2025 at 10:14 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-16	04/10/2025 at 10:14 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-16	04/10/2025 at 10:14 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "05/22/2025" on Record BZAP-25-16	04/10/2025 at 10:23 am
Colleen Tassone changed form field entry ARB Mtg Date from "" to "05/08/2025" on Record BZAP-25-16	04/10/2025 at 10:23 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	4/10/2025, 10:14:17 AM	4/10/2025, 10:14:53 AM	Amy Lauerhass	-	Completed
 Application Processing	4/10/2025, 10:14:54 AM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive