

BZAP-25-18

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

Status: Active

Submitted On: 4/14/2025

Primary Location

653 EUCLAIRE AV
Bexley, OH 43209

Owner

David Lipp
Euclaure Ave 653 Bexley, OH 43209

Applicant

 David Lipp
 614-584-3360
 davidmlipp@yahoo.com
 653 Euclaure Ave
Bexley, OH 43209

Staff details

ARB Mtg Date

05/08/2025

BZAP Mtg Date

05/22/2025

Tabled?

No

Attend both BZAP & ARB?

Yes

Staff Notes

Code Section (s)

Side yard encroachment

Request

A.1: Project Information

Brief Project Description*

Patio Covering

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 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*

Self

Agent Address

Agent Email*

davidmlipp@yahoo.com

Agent Phone*

6145843360

Property Owner Name*

David Lipp

Property Owner Email

Property Owner Address

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project*

2000

Minor Architectural Review

☐

Major Architectural Review

☐

Variance Review

☒

Variance Review Type*

Single Family

Zoning

☐

Zoning Review Type*

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

☐

Review Type

—

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

Installing a pation covering that will encroach the 6 foot setback requirement

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

Use Classification 

—

B: Project Worksheet: Lot Info

Width (ft)

26

Depth (ft)

13

Total Area (SF)

338

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
—	—
Removing (SF)	Type of Structure
—	Patio Covering
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)
0	338
New Structure Type	Ridge Height
Patio Covering	20'
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?
—	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
—	338

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.*

I am looking to build a covering over an existing patio. the dimensions of the patio are 25' by 13'. The patio edge lies within 6' of the property line. As a result, the patio covering will encroach within this same 6' limit.

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 variance allows for the entire patio to be covered.

2. Is the variance substantial? Please describe. *

No, this allows for the covering to match the footprint of the patio.

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. *

This variance will have no impact on neighbors ability to enjoy their property to the fullest extent.

E.2 Variance Worksheet

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

No city provided utilities fall within the footprint of the patio.

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

No, but there is a path forward, as this is not a material impact to property

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

No

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

Approval of the variance does not negatively impact neighbors.

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 attach supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

—

Is your property architecturally significant? Please attach 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






	Architectural Plan 653 Euclaire Updated Drawings.pdf Uploaded by David Lipp on Apr 14, 2025 at 4:18 PM	
	Site Plan and Vicinity Map of immediate surrounding lots Site Plan 653 Euclaire.docx Uploaded by David Lipp on Apr 14, 2025 at 4:19 PM	REQUIRED

Record Activity

David Lipp started a draft Record	04/14/2025 at 3:50 pm
David Lipp added file 653 Euclaire Updated Drawings.pdf	04/14/2025 at 4:18 pm
David Lipp added file Site Plan 653 Euclaire.docx	04/14/2025 at 4:19 pm

David Lipp submitted Record BZAP-25-18	04/14/2025 at 4:19 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-18	04/14/2025 at 4:19 pm
Matt Klingler altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-18	04/14/2025 at 4:33 pm
Matt Klingler assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-18	04/14/2025 at 4:33 pm
Matt Klingler altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-18	04/14/2025 at 4:33 pm
Matt Klingler assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-18	04/14/2025 at 4:33 pm
Matt Klingler altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-18	04/14/2025 at 4:33 pm
Matt Klingler assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-18	04/14/2025 at 4:33 pm
OpenGov system completed payment step Payment on Record BZAP-25-18	04/14/2025 at 5:51 pm
Matt Klingler changed form field entry BZAP Mtg Date from "" to "05/22/2025" on Record BZAP-25-18	04/15/2025 at 11:42 am
Matt Klingler changed form field entry ARB Mtg Date from "" to "05/08/2025" on Record BZAP-25-18	04/15/2025 at 11:42 am
Matt Klingler changed form field entry Attend both BZAP & ARB? from "" to "Yes" on Record BZAP-25-18	04/15/2025 at 11:42 am
Matt Klingler changed form field entry Tabled? from "" to "No" on Record BZAP-25-18	04/15/2025 at 11:42 am
Matt Klingler changed form field entry Code Section (s) from "" to "Side yard encroachment" on Record BZAP-25-18	04/15/2025 at 11:42 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	4/14/2025, 4:19:38 PM	4/14/2025, 5:51:39 PM	David Lipp	-	Completed
 Application Processing	4/14/2025, 4:33:08 PM	-	Colleen Tassone	-	Active
 Zoning Officer	4/14/2025, 4:33:25 PM	-	Matt Klingler	-	Active
 Design Planning Consultant	4/14/2025, 4:33:36 PM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✓ Board of Zoning and Planning	-	-	-	-	Inactive