



BZAP-25-27

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

Status: Active

Submitted On: 5/29/2025

Primary Location

410 S COLUMBIA AV
Bexley, OH 43209

Owner

REBECCA & MARK DAUSEN
S COLUMBIA 410 BEXLEY,
OH 43209

Applicant

 Catherine Williamson
 908-377-0155
 catherine@mixdesigncollective.com
 79 N Ohio Ave
Columbus, OH 43203

A.1: Attorney / Agent Information

Agent Name*

Agent Address

CATHERINE WILLIAMSON

Agent Email*

Agent Phone*

CATHERINE@MIXDESIGNCOLLECTIVE.COM9083770155

Property Owner Name*

Property Owner Email*

REBECCA AND MARK DAUSEN

bweprin@gmail.com

Property Owner Address*

Property Owner Phone number

410 S COLUMBIA AVENUE

Applicant/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings

Brief Project Description*

The new owners of 410 S Columbia have lived in Bexley for over 8 years and have four children. They are excited to make this house their new home. They would like to add a two story addition on the east side (back) of the house that connects the main house to the garage. The addition will replace the existing open-air breezeway, incorporate a mudroom and additional living space for their family. Although the addition is within the required 12' side yard setback, the existing garage is not -- per the Auditor's site, the garage is about 4' off the property line. Once connected to the main house via the new addition, the addition and garage will become non-conforming per Section 1226.08 – Non-Conforming Structures. The owners would like to request a variance to move forward with their addition plans without altering the existing garage.

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

1a) Please state the specifics of the request* ?

Section 1252.09 – District Regulations; Section 1226.08 – Non-Conforming Structures

The existing garage is located ~4 feet from the side yard property line per the Auditor's site. The new owners wish to keep the existing garage as-is; however, connecting the proposed new addition to the existing garage is considered an alteration or expansion of the non-conforming condition. With the proposed new addition connecting the main house to the garage, the existing garage will not meet the 12' side yard setback required. We are seeking a variance for the existing garage's non-conforming setback.

Do you have another request or need to vary from a different section of the code?*

No

2) What is the nature of your 2nd request?

—

Do you have another request or need to vary from a different section of the code?

No

Does this application require a design recommendation from the Architectural Review Board?*



No

Please describe what part of your project requires Architectural Review ?

1. New two story addition connecting the existing house to the existing garage. Addition will align with current house, which is positioned more than 12' from the neighbor's property line.
2. Existing garage is currently connected to the main house via a breezeway. The breezeway will be removed and replaced with the new addition. Garage will not be expanded or modified. A variance is requested to allow the new owners to construct their new addition and connect to the existing non-conforming garage.

Fee Worksheet

Please check all that apply to your request

Zoning variance for single family home

☐

Zoning variance for commercial property

☐

Special Permit or variance for Fence

☐

Architectural Review ?

☒

Zoning variance for Garage and/or accessory structure

☒

Estimated Valuation of Project*

300000

Exterior signage review

☐

Demolition of principal structure

☐

Rezoning of property

☐

Conditional Use

☐

Appeal from ARB or TPGC

☐

Home Occupation Application

☐

Appeal of Zoning Officer determination

☐

Lot Coverage Information

Occupancy Type*

Residential

Zoning District* 

R-3 (25% Building and 50% Overall)

If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](#)

Max allowable building coverage is 

0



What is your proposed building coverage?* 

3179

Max allowable lot coverage is ?

0



What is your proposed lot coverage?* ?

6359

% of proposed building coverage

0



% of proposed lot coverage

0



Are you proposing to modify the existing principal structure or build a new principal structure?*

No

Detached Garage

Are you modifying or building a new detached garage as a part of this project?

—

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1225

Existing Patio (SF)

250

Existing Private Sidewalk (SF)

130


Proposed Additional Hardscape (SF)

200

Total Hardscape (SF)

1805

B: Project Worksheet: Total Coverage

 Total overall lot coverage (SF)

6359


 Total overall lot coverage (% of lot)

39

Architectural Review Worksheet: Roofing

 Roofing



Is roofing a part of this project? 

—

 Structure

House & Garage

 Existing Roof Type

Arch. Dimensional Shingles

 Proposed Roofing Manufacturer*

GAF

 New Roof Type

Arch. Dimensional Shingles

 New Roof Style and Color

Dark gray

Architectural Review Worksheet: Windows

 Windows



Are windows are part of this project?

—

 Structure

House or Principal Structure

 Existing Window Type

Double Hung

 Proposed Window Manufacturer*

Marvin / Pella

 Existing Window Materials

Wood

 New Window Style/Mat./Color

Divided lite; aluminum clad wood;
existing windows to be painted to match
new ones. White or taupe.

Architectural Review Worksheet: Doors

 Doors



Are doors a part of this project?*

—

 On which Structure(s)? *

House or Principal Structure

 Existing Entrance Door Type

Wood

 Existing Garage Door Type

Fiberglass

 Door Finish

Painted

 Proposed Door Type

Fiberglass patio doors in new addition

 Proposed Door Style

Divided lite patio doors

 Proposed Door Color

white/taupe

C.1 Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project? 

—

Do the proposed changes affect the overhangs?

—

C.2 Architectural Review Worksheet: Exterior Wall Finishes

 Exterior Wall Finishes



Are exterior wall finishes a part of this project? *

—

 Existing Finishes

Stucco

 Existing Finishes Manufacturer, Style, Color

Stucco

 Proposed Finishes

Other

 Proposed Finishes Manufacturer, Style, Color

No proposed changes to existing garage finishes. For the addition, composite siding (James Hardie or Tru Exterior).

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. *

No, the owner did not have knowledge of zoning restrictions.

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

No. By connecting the main house to the existing non-conforming garage via the owners' new addition, a variance will be needed.

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

Yes. An addition will substantially impact the functionality of the home for the new owners, and having a conditioned connection to the garage is a top priority for their family of six. While the existing garage structure does not conform to the side yard setback requirement once connected to the main house, the garage itself will not be altered.

Hearing(s) information

Please click this link to find out more information about Meeting Dates & Submission deadlines

What is the upcoming BZAP hearing at which you plan on attending? *

06/26/2025

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

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.*



Applicant/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings