

## BZAP-25-23

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

Status: Active

Submitted On: 5/14/2025





### Primary Location

112 N PARKVIEW AV  
Bexley, OH 43209

### Owner

Dave Hannallah & Kristin Foley  
North Parkview Ave. 112 Bexley, Ohio 43209

### Applicant

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

## Staff details

 ARB Mtg Date

—

 BZAP Mtg Date

06/26/2025

 Tabled?

—

 Attend both BZAP & ARB?

—

 Staff Notes

 Code Section (s)

 Request

## A.1: Project Information

### Brief Project Description\*

One story addition on north side of residence, to enlarge 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 ?

Addition

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)\*

06/12/2025

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

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

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

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## 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\*

Dave Hannallah & Kristin Foley

Property Owner Email

hannallah@gmail.com

Property Owner Address

112 North Parkview Ave.

Property Owner Phone number

614-204-1058

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## A.2: Fee Worksheet

Estimated Valuation of Project\*

75000

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

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B: Project Worksheet: Property Information

Occupancy Type	Zoning District
Residential	R-2
Use Classification 	
R-2 (25% Building and 50% Overall)	

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B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
100	200
Total Area (SF)	
20000	

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B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
3260	190
Removing (SF)	Type of Structure
—	
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
—	3450

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

Existing Footprint (SF)	Proposed Addition (SF)
—	—
New Structure Type	Ridge Height
Proposed New Structure (SF)	Is there a 2nd Floor
—	—

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

3450

Total building lot coverage (% of lot)

17.2

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

—

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)

1740

Existing Patio (SF)

1565

Existing Private Sidewalk (SF)

600

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

3905

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

7355

Total overall lot coverage (% of lot)

36.8

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## C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House & Garage

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

To Match Existing

New Roof Style and Color

To Match Existing

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## C.1 Architectural Review Worksheet: Windows

Windows



Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

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## C.1 Architectural Review Worksheet: Doors

Doors



Structure

House & Garage

Existing Entrance Door Type

Wood

Existing Garage Door Type

Wood

Door Finish

Painted

Proposed Door Type

Entry + Overhead

Proposed Door Style

See elevations

Proposed Door Color

Dark brown to match existing

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## C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Fiber Cement

Trim Color(s)

Dark brown to match existing

Do the proposed changes affect the overhangs?

No

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## C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Stucco

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Stucco

Proposed Finishes Manufacturer, Style, Color

Match existing color & texture

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.\*



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## D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Landscape Architect/Designer

Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

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

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

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🔒 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.\*

Encroachment of 4'-7" into existing 15'-0" side yard setback on north side; encroachment of 29'-1" into 93'-0" front yard setback on west side.

**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. \***

This is a very odd lot configuration, which places about 40% of the existing house in front of the front setback line. The current attached garage is very small. There is no feasible way to add to it without a variance, and there is no option for a detached garage.

**2. Is the variance substantial? Please describe. \***

No. The proposed encroachment on the north side is less than the existing encroachment on the south side. Also, the front walls of the addition step back from the original house, to keep the addition secondary.

**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. We believe the addition is an improvement to what is there now, as the second garage bay was not well incorporated into the aesthetics of the home.

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## 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.

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

No. Can't add anywhere near garage without variance.



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

Absolutely. This is an unusual placement of a house on a lot, and an unusual lot.

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### F.3 Fence Variance Worksheet

Front Yard Restrictions

☐

Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

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### 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

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### 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.

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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.

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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.

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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







	<b>Architectural Plan</b> 112 N.Parkview SITE.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 4:42 PM	
	<b>Exterior Elevations</b> 112 N.Parkview ELEV.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 4:42 PM	
	<b>Floor Plan</b> 112 N.Parkview PLANS.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 4:43 PM	
	<b>Photographs</b> 112 N.Parkview PHOTO.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 4:43 PM	
	<b>Site Plan and Vicinity Map of immediate surrounding lots</b> 112 N.Parkview VIC MAP.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 4:44 PM	REQUIRED
	<b>112 N. Parkview OWN PERM.pdf</b> 112 N. Parkview OWN PERM.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 4:44 PM	
	<b>112 N.Parkview SITE.pdf</b> 112 N.Parkview SITE.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 4:51 PM	

## Record Activity

Amy Lauerhass started a draft Record	05/14/2025 at 4:17 pm
Amy Lauerhass added file 112 N.Parkview PLANS.pdf	05/14/2025 at 4:42 pm
Amy Lauerhass added file 112 N.Parkview ELEV.pdf	05/14/2025 at 4:42 pm
Amy Lauerhass removed file 112 N.Parkview PLANS.pdf	05/14/2025 at 4:42 pm
Amy Lauerhass added file 112 N.Parkview SITE.pdf	05/14/2025 at 4:42 pm
Amy Lauerhass added file 112 N.Parkview PLANS.pdf	05/14/2025 at 4:43 pm

Amy Lauerhass added file 112 N.Parkview PHOTO.pdf	05/14/2025 at 4:43 pm
Amy Lauerhass added file 112 N.Parkview VIC MAP.pdf	05/14/2025 at 4:44 pm
Amy Lauerhass added file 112 N. Parkview OWN PERM.pdf	05/14/2025 at 4:44 pm
Amy Lauerhass submitted Record BZAP-25-23	05/14/2025 at 4:44 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-23	05/14/2025 at 4:44 pm
OpenGov system completed payment step Payment on Record BZAP-25-23	05/14/2025 at 4:45 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-23	05/14/2025 at 4:45 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-23	05/14/2025 at 4:45 pm
Amy Lauerhass added file 112 N.Parkview SITE.pdf to Record BZAP-25-23	05/14/2025 at 4:51 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	5/14/2025, 4:44:57 PM	5/14/2025, 4:45:39 PM	Amy Lauerhass	-	Completed
 Application Processing	5/14/2025, 4:45:40 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive