

BZAP-25-26

(BZAP)Board of Zoning &
Planning Application - Review of
Variance requests for
Residential and Commercial
Development
Status: Active
Submitted On: 5/28/2025





Primary Location

186 S ROOSEVELT AV
Bexley, OH 43209

Owner

BRYAN & CORRINE BREWER
S ROOSEVELT AV 186 BEXLEY, OH 43209

Applicant

 Brenda Parker
 614-586-5514
 brenda.parker@cbusarch.com
 930 Northwest Blvd
Columbus, Ohio 43212

Staff details

ARB Mtg Date

07/10/2025

BZAP Mtg Date

07/24/2025

Tabled?

—

Attend both BZAP & ARB?

Yes

Staff Notes

Code Section (s)

Request

A.1: Attorney / Agent Information

Agent Name*

Brenda Parker

Agent Address

Agent Email*

brenda.parker@cbusarch.com

Agent Phone*

614-586-5514

Property Owner Name*

Bryan Brewer

Property Owner Email*

bbrew93@gmail.com

Property Owner Address*

186 S Roosevelt Avenue

Property Owner Phone number

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

Brief Project Description*

Demolition of existing detached garage and construction of a new detached garage.

Zoning Information

1) What is the nature of your request ? *

Special Permit

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

Request a special permit to allow a functional dormer at the detached garage to face the street.

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?* ?

Yes

Please describe what part of your project requires Architectural Review ?

New construction detached 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

☐

Zoning variance for accessory structure

☐

Architectural Review

☒

Estimated Valuation of Project*

75000

Sign Review and Architectural Review for Commercial Projects

☐

Rezoning of property

☐

Appeal of Zoning Officer determination to BZAP

☐

Appeal from ARB or TPGC

☐

Lot Coverage Information

Occupancy Type*

Residential

Zoning District* 


R-6 (35% Building and 60% 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?* 

1376

Max allowable lot coverage is 

0



What is your proposed lot coverage?* 

2921

% of proposed building coverage

0



% of proposed lot coverage

0



Are you proposing to modify or build a new primary structure?*

No

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

Existing Footprint (SF)

324

Proposed Addition (SF)

0

New Structure Type

Detached Garage

Ridge Height

17'-10"

Proposed New Structure (SF)

624

Is there a 2nd Floor

Yes

2nd Floor SF and total volume

312

Total of all garage and accessory structures (SF)

624

Total building lot coverage (SF)

1376

Total building lot coverage (% of lot)

2921

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

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1282

Existing Patio (SF)

94

Existing Private Sidewalk (SF)

60

Proposed Additional Hardscape (SF)

109

Total Hardscape (SF)

1545

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2921

Total overall lot coverage (% of lot)

46

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

Garage Only

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Std. 3-tab Asphalt Shingle

New Single Manufacturer

Certainteed

New Roof Style and Color

Nickel Gray

C.1 Architectural Review Worksheet: Windows

Windows



Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

Marvin

New Window Style/Mat./Color

Essential

C.1 Architectural Review Worksheet: Doors

Doors



Structure

Garage Only

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Fiberglass

Proposed Door Style

Craftsman

Proposed Door Color

Match house accent color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

—

Proposed New Door Trim

Hardie 1x4

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Paint to match house accent color

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

Proposed Finishes

Other

Other Proposed Finishes

Proposed Finishes Manufacturer, Style, Color

HardiLap siding, smooth, tan 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

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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.*

Request special permit to allow for front-facing shed dormer on new construction detached garage.

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 dormer is being requested to gain as much natural light as possible without the use of skylights.

2. Is the variance substantial? Please describe. *

The dormer is modest in size being only 10' of the 26' garage width. It is set down from the ridge 12" and back from the front face 24" per Bexley guidelines.

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 dormer increases the curb appeal by breaking up the large plane of roof area facing the street.

E.2 Variance Worksheet

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

The special permit for the dormer has no impact on governmental services.

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

The property owner was not aware of the detached garage restrictions when purchasing the property and considering the construction of the new detached garage.

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

Natural light could be gained via skylights; however, the owner is avoiding skylights due to noise, leaks, and heat gain.

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

The dormer is modest in size. All other garage requirements are met including the allowable square footage of the second floor.

F.1 Fence Variance Worksheet

Lot Type*

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Narrative description of how you plan to meet the pertinent outlined variance criteria

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?*

2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.*

3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.*

4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.*

5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.*

6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.*

7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.*

F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

☐

F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood. *

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.*

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Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance*

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A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping. *

—

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. *

—

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

No

The fence and/or wall shall have a minimum of 50% transparency.*

—

That the lot exhibits unique characteristics that support the increase in fence height.*

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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.

—

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.

H: Rezoning Worksheet

Existing Zoning

Proposed Zoning

Reason for rezoning request

Project description

I: Conditional Use Worksheet

The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.

—

The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.

—

The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

—

The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.

—

The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.

—

The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

—

The use is in character and keeping and compatible with the adjacent structures and uses.

—

Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Yes

—

Please provide a narrative for how you meet the above criteria.

J: Home Occupation Worksheet

Business Name

Business Description

No person other than members of the family residing on the premises shall be engaged in such occupation.

—

The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

—

There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.

—

There shall be no sales in connection with a home occupation.

—

No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.

—

Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.

—

Please provide a narrative for how you meet the above criteria.

Hearing(s) information

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

What is the upcoming ARB Hearing Date at which you plan on attending*

07/10/2025

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

07/24/2025

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

BZAP Board Decision



 BZAP Board decision

 BZAP Vote count

—

 BZAP Findings of Facts (as voted on)

Attachments


	Landscape Plan 2025.0528 186 S Roosevelt Garage Drawings_11x17.pdf Uploaded by Brenda Parker on May 28, 2025 at 9:13 AM	REQUIRED
	Site Plan and Vicinity Map of immediate surrounding lots 2025.0528 186 S Roosevelt Garage Drawings_11x17.pdf Uploaded by Brenda Parker on May 28, 2025 at 9:14 AM	REQUIRED

Record Activity

Brenda Parker started a draft Record	05/27/2025 at 2:56 pm
Brenda Parker added file 2025.0528 186 S Roosevelt Garage Drawings_11x17.pdf	05/28/2025 at 9:13 am
Brenda Parker added file 2025.0528 186 S Roosevelt Garage Drawings_11x17.pdf	05/28/2025 at 9:14 am
Brenda Parker submitted Record BZAP-25-26	05/28/2025 at 9:14 am

OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-26	05/28/2025 at 9:14 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-26	05/28/2025 at 9:14 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-26	05/28/2025 at 9:14 am
OpenGov system completed payment step Payment on Record BZAP-25-26	05/28/2025 at 9:16 am
Matt Klingler changed form field entry BZAP Mtg Date from "" to "07/24/2025" on Record BZAP-25-26	05/28/2025 at 9:53 am
Matt Klingler changed form field entry ARB Mtg Date from "" to "07/10/2025" on Record BZAP-25-26	05/28/2025 at 9:53 am
Matt Klingler changed form field entry Attend both BZAP & ARB? from "" to "Yes" on Record BZAP-25-26	05/28/2025 at 9:53 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	5/28/2025, 9:14:41 AM	5/28/2025, 9:16:00 AM	Brenda Parker	-	Completed
 Application Processing	5/28/2025, 9:14:41 AM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive