

## BZAP-24-37

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

Status: Active  
Submitted On: 10/4/2024


## Primary Location

2775 POWELL AV  
Bexley, OH 43209

## Owner

BRIAN & KATIE SHEPARD  
POWELL AV 2775 BEXLEY,, OH 43209

## Applicant

 Brian Shepard  
 +1 614-209-6411  
 bshepard@raymondjames.com  
 2775 Powell Ave  
BEXLEY, US 43209

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## Staff details

### ARB Mtg Date

07/17/2025

### BZAP Mtg Date

07/24/2025

### Tabled?

Yes

### Attend both BZAP & ARB?

Yes

### Tabled at ARB or BZAP?

Tabled at ARB

### Staff Notes

Tabled. Working with Karen

### Code Section (s)

### Request

### Tabled?



## ARB & BZAP Board Decision

🔒 ARB Decision

—

🔒 Vote Count

🔒 ARB request back from BZAP?

—

🔒 ARB Conditions

🔒 BZAP Board decision

—

🔒 BZAP Vote count

🔒 BZAP Findings of Facts (as voted on)

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### A.1: Attorney / Agent Information

Agent Name\*

Brian Shepard

Agent Address

Agent Email\*

bshepard@raymondjames.com

Agent Phone\*

6142096411

Property Owner Name\*

Brian Shepard

Property Owner Email\*

bshepard@raymondjames.com

Property Owner Address\*

2775 Powell Ave , Columbus, OH, US

Property Owner Phone number

6142096411

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

**Brief Project Description\***

Build new garage at back of our property at 2775 Powell Ave.


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**Zoning Information**

1) What is the nature of your request ? \*

—

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

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




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

—

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

—

 Variance or Special Permit



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

—

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

—

Please describe what part of your project requires Architectural Review ?

New garage going over the 18 foot floor to ridge. Submitting at 23' 6 1/8 inch. 2nd floor being above 50% of the first floor square footage

 Major Architectural Review



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## Fee Worksheet

Please check all that apply to your request

Zoning variance for single family home



 Major Architectural Review



Zoning variance for commercial property

☐

 Variance Review Type\*

Single Family

Zoning variance for Garage and/or accessory structure

☐

 Zoning Review Type\*

exceeding height limit

Special Permit or variance for Fence

☐

Architectural Review 

☐

Certificate of Appropriateness for building modification in a commercial district

☐

Estimated Valuation of Project\*

50000

Exterior signage review

☐

 Review Type

Special Permit, Conditional Uses and All Others

Demolition of principal structure

☐

Rezoning of property

☐

Conditional Use

☐

Appeal from ARB or TPGC

☐

Home Occupation Application

☐

Appeal of Zoning Officer determination

☐

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## 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 ?



What is your proposed building coverage?\* ?

—


Max allowable lot coverage is ?




What is your proposed lot coverage?\* ?

—

% of proposed building coverage



% of proposed lot coverage



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

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## B: Project Worksheet: Lot Info

Lot Width\*

50

Lot Depth\*

166

Total sq. ft. area of lot



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## Detached Garage or Accessory Structure

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

—

Are you proposing another or different accessory structure?

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## B: Project Worksheet: Hardscape

 Existing Patio (SF)

590

 Existing Private Sidewalk (SF)

172

🗑️ Proposed Additional Hardscape (SF)

176

🗑️ Total Hardscape (SF)

938

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## B: Project Worksheet: Total Coverage

🗑️ Total overall lot coverage (SF)

3000

🗑️ Total overall lot coverage (% of lot)

36

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## (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

☐

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## Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.\*

Floor to ridge hieght would be higher than 18 feet. Second floor more than 50% of the first floor by 39 square feet

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. \*

It would increase the value of the overall home, and there is no other use for the higher ridge line.

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

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 have an alley on one side of the garage, and there are power lines/telephone poles running between our house and the neighbor directly behind us.

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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 as we are 3 feet off of the fence line per code.

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

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

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

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## 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? \*

10/10/2024

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

10/24/2024

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

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## Attachments

	<b>Architectural Details</b> 2775 Garage Architectural Plans.pdf Uploaded by Brian Shepard on Oct 4, 2024 at 1:24 PM	
	<b>Site Plan and Vicinity Map of immediate surrounding lots</b> 2775 Garage Site Plan.pdf Uploaded by Brian Shepard on Oct 4, 2024 at 1:23 PM	REQUIRED
	<b>Appeal supporting information and documents</b> 2775 Garage....6-5-25.pdf Uploaded by Brian Shepard on Jun 5, 2025 at 11:47 AM	
	<b>2775 site plan.pdf</b> 2775 site plan.pdf Uploaded by Brian Shepard on Oct 10, 2024 at 4:05 PM	
	<b>2775 Powell ARB ROA 2024-10-10.pdf</b> 2775 Powell ARB ROA 2024-10-10.pdf Uploaded by Karen Bokor on Oct 14, 2024 at 6:46 PM	
	<b>2775 Powell ARB ROA 2024-10-10.pdf</b> 2775 Powell ARB ROA 2024-10-10.pdf Uploaded by Karen Bokor on Nov 18, 2024 at 1:48 PM	
	<b>2775 Powell Garage 5-2 Garage Prelims (002).pdf</b> 2775 Powell Garage 5-2 Garage Prelims (002).pdf Uploaded by Brian Shepard on May 2, 2025 at 12:25 PM	

	<b>2775 Garage 5-30 Plot Plan.pdf</b> 2775 Garage 5-30 Plot Plan.pdf Uploaded by Brian Shepard on May 30, 2025 at 10:49 AM
	<b>2775 Garage....6-5-25.pdf</b> 2775 Garage....6-5-25.pdf Uploaded by Brian Shepard on Jun 5, 2025 at 11:48 AM
	<b>6-6 elevations.pdf</b> 6-6 elevations.pdf Uploaded by Brian Shepard on Jun 6, 2025 at 3:04 PM
	<b>6-6 front elevation sht. 1.pdf</b> 6-6 front elevation sht. 1.pdf Uploaded by Brian Shepard on Jun 6, 2025 at 3:04 PM
	<b>6-6 right and left elevations house.pdf</b> 6-6 right and left elevations house.pdf Uploaded by Brian Shepard on Jun 6, 2025 at 3:04 PM
	<b>6-6_elevations_Fri_Jun_6_2025_15-04-09_with Karen Comments.pdf</b> 6-6_elevations_Fri_Jun_6_2025_15-04-09_with Karen Comments.pdf Uploaded by Matt Klingler on Jun 17, 2025 at 1:14 PM

## Record Activity






Brian Shepard started a draft Record	10/04/2024 at 12:22 pm
Brian Shepard added file 2775 Garage Site Plan.pdf	10/04/2024 at 1:23 pm
Brian Shepard added file 2775 Garage Architectural Plans.pdf	10/04/2024 at 1:24 pm
Brian Shepard submitted Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-24-37	10/04/2024 at 1:25 pm
OpenGov system completed payment step Payment on Record BZAP-24-37	10/04/2024 at 1:48 pm
Matt Klingler added Record BZAP-24-37 to project October BZAP	10/07/2024 at 8:28 am

Brian Shepard added file 2775 site plan.pdf to Record BZAP-24-37	10/10/2024 at 4:05 pm
Matt Klingler added Record BZAP-24-37 to project November BZAP	10/11/2024 at 10:03 am
Karen Bokor added file 2775 Powell ARB ROA 2024-10-10.pdf to Record BZAP-24-37	10/14/2024 at 6:46 pm
Karen Bokor added file 2501-2511 E Main ARB ROA 2024-10-10.pdf to Record BZAP-24-37	10/14/2024 at 6:49 pm
Karen Bokor added file 2501-2511 E Main ARB ROA 2024-10-10.pdf to Record BZAP-24-37	10/14/2024 at 6:49 pm
Karen Bokor removed file 2501-2511 E Main ARB ROA 2024-10-10.pdf from Record BZAP-24-37 from Record BZAP-24-37	10/14/2024 at 6:50 pm
Karen Bokor removed attachment 2501-2511 E Main ARB ROA 2024-10-10.pdf from Record BZAP-24-37	10/14/2024 at 6:50 pm
Karen Bokor removed file 2501-2511 E Main ARB ROA 2024-10-10.pdf from Record BZAP-24-37 from Record BZAP-24-37	10/14/2024 at 6:50 pm
Karen Bokor removed attachment 2501-2511 E Main ARB ROA 2024-10-10.pdf from Record BZAP-24-37	10/14/2024 at 6:50 pm
Karen Bokor added file 2775 Powell ARB ROA 2024-10-10.pdf to Record BZAP-24-37	11/18/2024 at 1:48 pm
Karen Bokor assigned approval step Architectural Review Board to Karen Bokor on Record BZAP-24-37	11/18/2024 at 1:48 pm
Karen Bokor altered approval step Design Planning Consultant, changed status from Active to On Hold on Record BZAP-24-37	11/18/2024 at 1:48 pm
Karen Bokor altered approval step Architectural Review Board, changed status from Inactive to Active on Record BZAP-24-37	11/18/2024 at 1:48 pm
Karen Bokor added Record BZAP-24-37 to project January BZAP	11/18/2024 at 2:20 pm
Matt Klingler added Tabled? to Record BZAP-24-37	12/13/2024 at 2:24 pm
Matt Klingler added BZAP Mtg Date to Record BZAP-24-37	12/13/2024 at 2:24 pm
Matt Klingler added ARB Mtg Date to Record BZAP-24-37	12/13/2024 at 2:24 pm
Matt Klingler added Staff Notes to Record BZAP-24-37	12/13/2024 at 2:33 pm
Karen Bokor changed form field entry Brief Project Description from "Buirld new garageat back of our property at 2775 Powell Ave." to "Build new garageat back of our property at 2775 Powell Ave.<..." on Record BZAP-24-37	12/16/2024 at 12:18 pm
Karen Bokor changed form field entry Brief Project Description from "Build new garageat back of our property at 2775 Powell Ave.<..." to "Build new garage at back of our property at 2775 Powell Ave...." on Record BZAP-24-37	12/16/2024 at 12:18 pm
Karen Bokor altered approval step Design Planning Consultant, changed status from On Hold to Active on Record BZAP-24-37	12/16/2024 at 12:19 pm

Karen Bokor removed Record BZAP-24-37 from project January BZAP	12/24/2024 at 9:47 am
Karen Bokor added Record BZAP-24-37 to project February ARB	12/24/2024 at 9:48 am
Matt Klingler added Tabled? to Record BZAP-24-37	02/14/2025 at 11:21 am
Karen Bokor added Record BZAP-24-37 to project March BZAP	02/24/2025 at 1:13 pm
Karen Bokor removed Record BZAP-24-37 from project March BZAP	02/24/2025 at 1:13 pm
Karen Bokor added Record BZAP-24-37 to project March BZAP	02/24/2025 at 1:13 pm
Karen Bokor altered approval step Architectural Review Board, changed status from Active to On Hold on Record BZAP-24-37	02/24/2025 at 1:13 pm
Karen Bokor added Record BZAP-24-37 to project April BZAP	03/24/2025 at 10:56 am
Karen Bokor approved approval step Design Planning Consultant on Record BZAP-24-37	04/28/2025 at 10:40 am
Karen Bokor reactivated approval step Design Planning Consultant on Record BZAP-24-37	04/28/2025 at 10:40 am
Brian Shepard added file 2775 Powell Garage 5-2 Garage Prelims (002).pdf to Record BZAP-24-37	05/02/2025 at 12:25 pm
Brian Shepard added file 2775 Garage 5-30 Plot Plan.pdf to Record BZAP-24-37	05/30/2025 at 10:49 am
Brian Shepard added file 2775 Garage....6-5-25.pdf to Record BZAP-24-37	06/05/2025 at 11:47 am
Brian Shepard added file 2775 Garage....6-5-25.pdf to Record BZAP-24-37	06/05/2025 at 11:48 am
Brian Shepard added file 6-6 elevations.pdf to Record BZAP-24-37	06/06/2025 at 3:04 pm
Brian Shepard added file 6-6 front elevation sht. 1.pdf to Record BZAP-24-37	06/06/2025 at 3:04 pm
Brian Shepard added file 6-6 right and left elevations house.pdf to Record BZAP-24-37	06/06/2025 at 3:04 pm
Matt Klingler added file 6-6_elevations_Fri_Jun_6_2025_15-04-09_with Karen Comments.pdf to Record BZAP-24-37	06/17/2025 at 1:14 pm
Matt Klingler altered approval step Architectural Review Board, changed status from On Hold to Active on Record BZAP-24-37	06/17/2025 at 1:15 pm
OpenGov system reactivated payment step Payment on Record BZAP-24-37	06/17/2025 at 1:15 pm
Matt Klingler added Attend both BZAP & ARB? to Record BZAP-24-37	06/17/2025 at 1:18 pm
Matt Klingler added Tabled at ARB or BZAP? to Record BZAP-24-37	06/17/2025 at 1:18 pm

Matt Klingler changed form field entry ARB Mtg Date from "" to "07/17/2025" on Record BZAP-24-37	06/17/2025 at 1:18 pm
Matt Klingler changed form field entry BZAP Mtg Date from "" to "07/24/2025" on Record BZAP-24-37	06/17/2025 at 1:18 pm
Karen Bokor added Record BZAP-24-37 to project July BZAP	07/01/2025 at 10:51 am
Karen Bokor added Record BZAP-24-37 to project August ARB	07/22/2025 at 1:58 pm
Karen Bokor approved approval step Design Planning Consultant on Record BZAP-24-37	07/22/2025 at 1:58 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	10/4/2024, 1:25:16 PM	-	Brian Shepard	-	Active
 Zoning Officer	10/4/2024, 1:25:16 PM	-	Matt Klingler	-	Active
 Design Planning Consultant	10/4/2024, 1:25:16 PM	7/22/2025, 1:58:46 PM	Karen Bokor	-	Completed
 Architectural Review Board	11/18/2024, 1:48:42 PM	-	Karen Bokor	-	Active
 Board of Zoning and Planning	-	-	-	-	Inactive