

BZAP-25-32

(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development
Status: Active
Submitted On: 6/11/2025

Primary Location

459 N DREXEL AV
Bexley, OH 43209

Owner

Adam and Stephanie Lewin
N. Drexel 459 Columbus, OH 43207

Applicant

 James Wright
 614-430-0027 ext. 1001
 jawright@rdshomedesign.com
 7844 Flint Road
Columbus, OH 43235

Staff details

ARB Mtg Date

—

BZAP Mtg Date

07/24/2025

Tabled?

—

Attend both BZAP & ARB?

—

Staff Notes

Code Section (s)

Request

ARB & BZAP Board Decision

ARB Decision

—

Vote Count

ARB request back from BZAP?

—

ARB Conditions

BZAP Board decision

—

BZAP Vote count

A.1: Attorney / Agent Information

Agent Name*

James A. Wright

Agent Address

7844 Flint Road

Agent Email*

jawright@rdshomedesign.com

Agent Phone*

614.430.0027

Property Owner Name*

Adam & Stephanie Lewin

Property Owner Email*

stephpoland@aol.com

Property Owner Address*

459 N. Drexel Ave.

Property Owner Phone number

614.358.7960

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

Brief Project Description*

revise and expand the rear terrace to add a covered porch over the living and dining areas. Add a free standing pool house on the north end of the pool in the rear yard.

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

1a) Please state the specifics of the request* 

The new free standing pool house will encroach into the north side yard approximately 7 feet.

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 ?

both the new pool house and the remodeled terrace with new covered porch will require architectural review

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*

150000

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?* ?

5503

Max allowable lot coverage is ?

0



What is your proposed lot coverage?* ?

10515

% 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?

No

Architectural Review Worksheet: Roofing

Is roofing a part of this project? ?

Yes

Please provide the existing roof details (Please Note: slate,clay tile or wood shake require supporting information for Board Review)* ?

existing roof is asphalt shingles

Please provide the PROPOSED roofing details (Please Note: slate,clay tile or wood shake require supporting information for Board Review) ?

new roof will be a flat membrane material, dark color

Proposed Roofing Manufacturer*

unknown

Architectural Review Worksheet: Windows

Are windows are part of this project?

Yes

Please provide the existing window types* ?

existing windows are ll casement

Please provide the proposed window types* ?

casement to match color and size of existing

Proposed Window Manufacturer*

match existing

Architectural Review Worksheet: Doors

Are doors a part of this project?*

Yes

Please describe the existing door types, material and color* ?

existing doors are aluminum clad sliding glass doors in black

Please describe the proposed door type, material and color* ?

15' bifolding door, aluminum clad in black to match existing, single man door will match existing door on rear of garage and be black also.

C.1 Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project? ?

Yes

Please describe the existing exterior trim. * ?

1x material painted white

Please describe the proposed exterior trim* ?

1x material painted white to match the existing home with some built up trim detail on the covered porch areas.

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes


Please describe the existing exterior finishes* ?

brick


Please describe the proposed exterior finishes* ?

brick to match existing house


(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

☐

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

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

Attachments







	Architectural Plan 2025.5.30 AS.LEWIN Design Sketches.pdf Uploaded by James Wright on Jun 11, 2025 at 9:44 AM	
	Landscape Plan LANDSCAPE PLAN.pdf Uploaded by James Wright on Jun 11, 2025 at 10:26 AM	REQUIRED
	Photographs 459 Drexel Pics.pdf Uploaded by James Wright on Jun 11, 2025 at 9:58 AM	
	Site Plan and Vicinity Map of immediate surrounding lots site and adjacent homes.pdf Uploaded by James Wright on Jun 11, 2025 at 10:17 AM	REQUIRED

Record Activity

jawright@rdshomedesign.com started a draft Record	06/11/2025 at 8:50 am
James Wright added file 2025.5.30 AS.LEWIN Design Sketches.pdf	06/11/2025 at 9:44 am
James Wright added file 459 Drexel Pics.pdf	06/11/2025 at 9:58 am
James Wright added file site and adjacent homes.pdf	06/11/2025 at 10:17 am
James Wright added file LANDSCAPE PLAN.pdf	06/11/2025 at 10:26 am
James Wright submitted Record BZAP-25-32	06/11/2025 at 10:31 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-32	06/11/2025 at 10:31 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-32	06/11/2025 at 10:31 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-32	06/11/2025 at 10:31 am

OpenGov system completed payment step Payment on Record BZAP-25-32	06/11/2025 at 10:32 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "07/24/2025" on Record BZAP-25-32	06/11/2025 at 10:34 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	6/11/2025, 10:31:06 AM	6/11/2025, 10:32:08 AM	James Wright	-	Completed
 Application Processing	6/11/2025, 10:31:06 AM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive