



BZAP-25-15

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

Status: Active

Submitted On: 4/3/2025

Primary Location

164 N REMINGTON RD
Bexley, OH 43209

Owner

NEILA LIEBERMAN
N REMINGTON RD 164
BEXLEY, OH 43209

Applicant



Tracey Parks



419-768-4535



josh@franklingaragebuilders.com



1864 County Road 156

Ashley, OH 43003

Staff details

🔒 ARB Mtg Date

—

🔒 BZAP Mtg Date

04/24/2025

🔒 Tabled?

—

🔒 Attend both BZAP & ARB?

—

🔒 Staff Notes

🔒 Code Section (s)

🔒 Request

A.1: Project Information

Brief Project Description*

Rebuild a 20x20 garage for the homeowner on an existing foundation. The foundation is 16" from the side property line.

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 ?

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

04/24/2025

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

A.1: Attorney / Agent Information

Agent Name*

Tracey Parks Franklin Garage Builders

Agent Address

1864 County Road 156 Ashley OH 43003

Agent Email*

josh@franklingaragebuilders.com

Agent Phone*

4197684535

Property Owner Name*

Neila Lieberman

Property Owner Email

neila.liberman@gmail.com

Property Owner Address

164 N Remington

Property Owner Phone number

614-371-0252

A.2: Fee Worksheet

Estimated Valuation of Project*

20000

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

Homeowner has been taken advantage of by another contractor building her a garage. The work was never completed. Old permit # RBLD-21-155. We would like to build her garage on the existing foundation which is 16" from her property line. The rear set back meets Zoning requirements.

B: Project Worksheet: Property Information

Occupancy Type

Zoning District

Residential

Use Classification 

R-1 (25% Building and 40% Overall)

B: Project Worksheet: Lot Info

Width (ft)

Depth (ft)

50

142

Total Area (SF)

7100

B: Project Worksheet: Primary Structure Info

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

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

Existing Footprint (SF)	Proposed Addition (SF)
400	—
New Structure Type	Ridge Height
garage	12'6"
Proposed New Structure (SF)	Is there a 2nd Floor
—	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
400	—

Total building lot coverage (% of lot)

—

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

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

—

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

—

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

—

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

—

Total overall lot coverage (% of lot)

—

C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows

☐

Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Proposed Door Style

Proposed Door Color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

☐

Existing Door Trim

—

Proposed New Door Trim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

—

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☐

Existing Finishes

—

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

—

Proposed Finishes Manufacturer, Style, 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

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.*

Requesting a side yard set back variance. The homeowner hired a contractor to build a garage that was never finished, she was taken advantage of and has suffered financial and emotional distress. We propose building her, her garage, on the existing foundation that was included in Permit # RBLD-21-155. This foundation is 16" from the property line. Note* the rear set back is correct @ 5'3".

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 failing unfinished 1/2 built structure is an eye sore and a detriment to the community and property value. The variance will be beneficial to both the property and neighborhood.

2. Is the variance substantial? Please describe. *

The variance will allow us to properly build the homeowner a functional garage.

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 neighborhood will be greatly improved with the completed garage.

E.2 Variance Worksheet

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

This variance will not affect any services.

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

I believe Neila was aware of Zoning and counted on her contractor to meet the requirements.

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

No, as the foundation is already in place.

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

I believe the homeowner has suffered enough with her previous contractor. We want to provide her a great garage that she can use, enjoy and feel secure.

F.3 Fence Variance Worksheet

Front Yard Restrictions

☐

Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

☐

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

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomendated sources include ownership records, a letter from the Bexley Historical Society, etc.

—

Is your property architecturally significant? Please attached supporting documentation. Recomendated 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.

Attachments



Architectural Plan

164 Remington N Plans.pdf

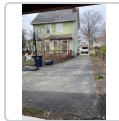
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Floor Plan

164 Remington N Floor Foundation plan.pdf

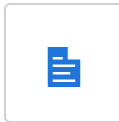
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Photographs

164 Remington pic 1.jpg

Uploaded by Tracey Parks on Apr 3, 2025 at 11:44 AM



Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

164 Remington N site plan.pdf

Uploaded by Tracey Parks on Apr 3, 2025 at 11:41 AM



164 Remington pic 2.jpg

164 Remington pic 2.jpg

Uploaded by Tracey Parks on Apr 3, 2025 at 11:44 AM



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Uploaded by Tracey Parks on Apr 3, 2025 at 11:47 AM

Record Activity

Tracey Parks started a draft Record

04/03/2025 at 10:48 am

Tracey Parks added file 164 Remington N site plan.pdf

04/03/2025 at 11:41 am

Tracey Parks added file 164 Remington N Floor Foundation plan.pdf	04/03/2025 at 11:42 am
Tracey Parks added file 164 Remington N Plans.pdf	04/03/2025 at 11:42 am
Tracey Parks added file 164 Remington pic 1.jpg	04/03/2025 at 11:44 am
Tracey Parks added file 164 Remington pic 2.jpg	04/03/2025 at 11:44 am
Tracey Parks added file IMG_20250331_113951_resized.jpg	04/03/2025 at 11:45 am
Tracey Parks added file IMG_20250331_113959_resized_1.jpg	04/03/2025 at 11:46 am
Tracey Parks added file IMG_20250331_113945_resized.jpg	04/03/2025 at 11:46 am
Tracey Parks added file IMG_20250331_113943_resized.jpg	04/03/2025 at 11:47 am
Tracey Parks added file IMG_20250331_113932_resized.jpg	04/03/2025 at 11:47 am
Tracey Parks submitted Record BZAP-25-15	04/03/2025 at 11:48 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-15	04/03/2025 at 11:49 am
OpenGov system completed payment step Payment on Record BZAP-25-15	04/03/2025 at 11:50 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-15	04/03/2025 at 11:50 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-15	04/03/2025 at 11:50 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "04/24/2025" on Record BZAP-25-15	04/07/2025 at 10:18 am
Colleen Tassone approved approval step Application Processing on Record BZAP-25-15	04/07/2025 at 10:18 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-15	04/07/2025 at 10:18 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-15	04/07/2025 at 10:18 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-15	04/07/2025 at 10:18 am






OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-15

04/07/2025 at 10:18 am

Matt Klingler removed approval step Architectural Review Board from Record BZAP-25-15

04/07/2025 at 10:31 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	4/3/2025, 11:49:00 AM	4/3/2025, 11:50:36 AM	Tracey Parks	-	Completed
 Application Processing	4/3/2025, 11:50:37 AM	4/7/2025, 10:18:29 AM	Colleen Tassone	-	Completed
 Zoning Officer	4/7/2025, 10:18:30 AM	-	Matt Klingler	-	Active
 Design Planning Consultant	4/7/2025, 10:18:30 AM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive