



BZAP-25-10

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

Status: Active

Submitted On: 3/5/2025

Primary Location

60 S DREXEL AV
Bexley, OH 43209

Owner

Karen Milenthal
S Drexel Ave 60 Bexley, OH
43209

Applicant

 Valerie Halas
 614-400-1460
 valeriehalasdesign@yahoo.com
 325 S Dawson Ave
Columbus, OH 43209

A.1: Project Information

Brief Project Description*

Removal of existing attached garage and construction of new enlarged attached garage and one storey addition. Front Porch refresh. The existing non-conforming North side yard set back is 8' and R3 requires 12'

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)*

04/10/2025

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*

Valerie Halas

Agent Address

325 S Dawson Ave

Agent Email*

valeriehalasdesign@yahoo.com

Agent Phone*

6144001460

Property Owner Name*

Karen Milenthal

Property Owner Email

kmilenthal@gmail.com

Property Owner Address

60 S Drexel Ave.

Property Owner Phone number

6145376229

A.2: Fee Worksheet

Estimated Valuation of Project*

1200000

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

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-3

Use Classification 

R-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Width (ft)

102

Depth (ft)

250

Total Area (SF)

25500

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

4024

Proposed Addition (SF)

1756

Removing (SF)

—

Type of Structure

Principal Residence

Proposed New Primary Structure or Residence (SF)

5780

Total (footprint) square foot of all structures combined

5780

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

Existing Footprint (SF)

525

Proposed Addition (SF)

655

New Structure Type

ATTACHED GARAGE

Ridge Height

Proposed New Structure (SF)

655

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

5780

Total building lot coverage (% of lot)

22.6

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

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

4304

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

335

Proposed Additional Hardscape (SF)

535

Total Hardscape (SF)

5173

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

10953

Total overall lot coverage (% of lot)

43

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

—

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Metal

New Single Manufacturer

PETERSEN PAC-CLAD

New Roof Style and Color

PAC 150 180 DOUBLE SEAM - AGED
BRONZE OR MIDNIGHT BRONZE

C.1 Architectural Review Worksheet: Windows

Windows

☐

Structure

House & Garage

Existing Window Type

Casement

Existing Window Materials

Aluminum

New Window Manufacturer

PELLA

New Window Style/Mat./Color

PELLA LIFESTYLE AWNING AND
PICTURE / ALUMINUM-WOOD/
CLASSIC WHITE

C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

House & Garage

Existing Entrance Door Type

Fiberglass

Existing Garage Door Type

Fiberglass

Door Finish

—

Proposed Door Type

EXTRUDED ALUMINUM

Proposed Door Style

FRENCH AND 4 PANEL SLIDING AND
HINGED

Proposed Door Color

CLASSIC WHITE

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Aluminum Clad

Proposed New Door Trim

ALUMINUM

Existing Window Trim

Other

Other Existing Window Trim

ALUMINUM

Proposed New Window Trim

ALUMINUM

Trim Color(s)

CLASSIC WHITE

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Stucco

Existing Finishes Manufacturer, Style, Color

STUCCO, STONE

Proposed Finishes

Stucco

Proposed Finishes Manufacturer, Style, Color

STUCCO- PAINTED SHERWIN
WILLIAMS SW 7001 MARSHMALLOW
AND NICHIHA-VINTAGEWOOD ,
REDWOOD

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

☐

E.1 Variance Worksheet

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

The existing principal residence and attached garage have a non-conforming North side yard setback of 8' and R3 requires 12'- The proposed addition steps back 10 1/2" inches to create a 8'- 10 1/2" setback and then steps forward again to the existing 8' set back. The principal residence is 16' from the principal residence to the North and the proposed addition is 13'-6" from the carport to the North.

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 sizable addition and will definitely make the value of this house increase.

2. Is the variance substantial? Please describe. *

No. We are asking to align the proposed addition to the existing non-conforming North 8' side yard setback.

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. I do not see any detriment to neighbors .

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. They were unaware that the their North sideyard setback was 8' and not 12'

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

No.

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

Yes. The proposed addition steps back 10 1/2" inches to create a 8'- 10 1/2" setback and then steps forward again to the existing 8' set back. The principal residence is 16' from the principal residence to the North and the proposed addition is 13'-6" from the carport to the North.

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. 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.

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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.