

BZAP-25-11

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

Status: Active

Submitted On: 3/13/2025





Primary Location

60 N ARDMORE RD
Bexley, OH 43209

Owner

Nate Beeler
N. ARDMORE RD. 60 BEXLEY, OH 43209

Applicant

 Amy Lauerhass
 614-371-3523
 amy@lauerhassarchitecture.com
 753 Francis Ave.
Bexley, Ohio 43209

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*

6'-0" wide extension of existing garage, which is non-conforming.

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 ?

Garage addition

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*

Amy Lauerhass

Agent Address

753 Francis Ave. Bexley, Ohio 43209

Agent Email*

amy@lauerhassarchitecture.com

Agent Phone*

614-371-3523

Property Owner Name*

Nate Beeler

Property Owner Email

natebeeler@gmail.com

Property Owner Address

60 North Ardmore Rd. Bexley, Ohio 43209

Property Owner Phone number

202-412-0750

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

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification 

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

142

Total Area (SF)

7100

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1807

Proposed Addition (SF)

—

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total (footprint) square foot of all structures combined

1807

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

Existing Footprint (SF)

394

Proposed Addition (SF)

108

New Structure Type

Ridge Height

13'-4"

Proposed New Structure (SF)

—

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

502

Total building lot coverage (SF)

2309

Total building lot coverage (% of lot)

32.5

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1260

Existing Patio (SF)

203

Existing Private Sidewalk (SF)

78

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

1541

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3850

Total overall lot coverage (% of lot)

54.2

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

Garage Only

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Match Existing

C.1 Architectural Review Worksheet: Windows

Windows



Structure

Garage Only

Existing Window Type

Casement

Existing Window Materials

Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Casement/ Alum. Clad Wood/ White

C.1 Architectural Review Worksheet: Doors

Doors



Structure

Garage Only

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

Entry

Proposed Door Style

Two-panel pedestrian door

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Match existing garage

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Match existing garage

Trim Color(s)

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

Proposed Finishes

Stucco

Proposed Finishes Manufacturer, Style, Color

To Match Existing

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.*

Existing garage is 1'-6" from rear property line (at alley). Proposed addition extends along that same line.

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 garage is quite small, and the homeowner needs the additional width for storage.

2. Is the variance substantial? Please describe. *

No. 18" along the alley, where the garage already sits.

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. Does not affect adjacent properties.

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.

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

Can't add in front of garage, as would be too close to house. This is the most economical way to add.

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

Yes. Extending line of existing garage.

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.

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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.

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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.

Attachments



Record Activity

Amy Lauerhass started a draft Record	03/13/2025 at 2:03 pm
Amy Lauerhass added file 60 N.Ardmore G.ELEV.pdf	03/13/2025 at 2:25 pm
Amy Lauerhass added file 60 N.Ardmore G.PLAN.pdf	03/13/2025 at 2:25 pm
Amy Lauerhass added file 60 N.Ardmore G.PHOTOS.pdf	03/13/2025 at 2:25 pm
Amy Lauerhass added file 60 N.Ardmore G.SITE.pdf	03/13/2025 at 2:26 pm
Amy Lauerhass added file 60 N.Ardmore VICINITY.pdf	03/13/2025 at 2:26 pm

Amy Lauerhass added file 60 N. Ardmore OWN PERM.pdf	03/13/2025 at 2:26 pm
Amy Lauerhass submitted Record BZAP-25-11	03/13/2025 at 2:27 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-11	03/13/2025 at 2:27 pm
OpenGov system completed payment step Payment on Record BZAP-25-11	03/13/2025 at 2:28 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-11	03/13/2025 at 2:28 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-11	03/13/2025 at 2:28 pm
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "04/24/2025" on Record BZAP-25-11	03/25/2025 at 9:04 am
Colleen Tassone approved approval step Application Processing on Record BZAP-25-11	03/25/2025 at 9:04 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-11	03/25/2025 at 9:04 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-11	03/25/2025 at 9:04 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-11	03/25/2025 at 9:04 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-11	03/25/2025 at 9:04 am
Colleen Tassone added Record BZAP-25-11 to project April BZAP	04/01/2025 at 11:54 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	3/13/2025, 2:27:09 PM	3/13/2025, 2:28:40 PM	Amy Lauerhass	-	Completed
✓ Application Processing	3/13/2025, 2:28:41 PM	3/25/2025, 9:04:32 AM	Colleen Tassone	-	Completed
✓ Zoning Officer	3/25/2025, 9:04:33 AM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	3/25/2025, 9:04:33 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive