

BZAP-25-13

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

Status: Active

Submitted On: 3/21/2025





Primary Location

861 SHERIDAN AV
Bexley, OH 43209

Owner

CS REALTY INVESTMENT LLC
GRACE LN 1810 COLUMBUS, OH 43220

Applicant

 Christian Salmons
 614-506-7224
 cmsalmons.8@gmail.com
 1810 Grace Lane
Upper Arlington, ohio 43220

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*

Wind storm causing tree to fall down on detached garage.

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 ?

Current code requires any structure that is demolished to be reconstructed. I would like to demolish what is left of the collapsed garage and not replace the structure. Insurance agent did not add garage to the policy, therefore no insurance claim can be made to rebuild this structure. Garage sat in rear of the property with no line of sight from the front of the parcel.

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.

I was informed that the current code requires a variance to not replace the garage structure. I would like to remove debris and keep a gravel pad as it will not be seen from the road on Sheridan Ave.

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*

Not Applicable

Agent Address

Agent Email*

Not Applicable

Agent Phone*

Not Applicable

Property Owner Name*

Christian Salmons

Property Owner Email

cmsalmons.8@gmail.com

Property Owner Address

1810 Grace Lane Columbus, OH 43220

Property Owner Phone number

614-506-7224

A.2: Fee Worksheet

Estimated Valuation of Project*

8000

Minor Architectural Review



Major Architectural Review



Variance Review



Variance Review Type*

Single Family

Zoning



Zoning Review Type*

Rezoning

Sign Review and Architectural Review for Commercial Projects



Review Type

Special Permit, Conditional Uses and All Others

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

020- City of Bexley

Use Classification 

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

B: Project Worksheet: Lot Info

Width (ft)

20

Depth (ft)

20

Total Area (SF)

400

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

400

Proposed Addition (SF)

0

Removing (SF)

400

Type of Structure

Detached Garage

Proposed New Primary Structure or Residence (SF)

0

Total (footprint) square foot of all structures combined

1750

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

Existing Footprint (SF)

400

Proposed Addition (SF)

0

New Structure Type

None

Ridge Height

0

Proposed New Structure (SF)

0

Is there a 2nd Floor

—

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

—

Total building lot coverage (% of lot)

—

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

No

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
<input type="checkbox"/>	—
Existing Roof Type	New Roof Type
—	—
New Single Manufacturer	New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows	Structure
<input type="checkbox"/>	—
Existing Window Type	Existing Window Materials
—	—
New Window Manufacturer	New Window Style/Mat./Color

C.1 Architectural Review Worksheet: Doors

Doors	Structure
<input type="checkbox"/>	—
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.*

On 9/27/2024 an oak tree located at the rear of the property fell onto the 2 car detached garage causing a total collapse of the structure. The current code 1223.05G requires a variance for any demolition of an existing structure if not planning to replace. Insurance policy and broker agent did not have coverage for the detached garage. No insurance funds can be claimed in this instance. I would like to remove debris as soon as possible for safety reasons and in place a gravel pad in the existing location where garage sat. This decision is based on funds available for this property.

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. *

Yes, the variance is necessary to ensure a reasonable return on the property. The cost to replace the garage is not financially feasible, as the insurance did not cover the structure. Without the variance, I would be required to rebuild at a significant out of pocket expense, which would not provide a proportional return on investment.

2. Is the variance substantial? Please describe. *

No, the variance is not substantial. The request simply seeks to avoid an undue financial burden caused by the lack of insurance coverage for the garage structure. The property will continue to be used in a manner consistent with the surrounding area, and granting the variance will not create any significant changes in land use, density, or neighborhood character.

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, the essential character of the neighborhood will not be substantially altered, nor will adjoining properties suffer a substantial detriment. The variance simply allows the property to remain as it is without requiring the reconstruction of the garage.

E.2 Variance Worksheet

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

No, the variance does not impact these services described.

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

No, this code requirement was brought to my attention after reaching out to Matt Klingler to assist me with finding current code requirements.

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

No, there is no feasible alternative. Since insurance did not cover the garage, rebuilding would impose a significant financial hardship. The variance is the most reasonable solution.

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

Yes, granting the variance upholds the spirit and intent of the zoning requirement while ensuring fairness. The property remains consistent with the neighborhood, and the variance prevents undue financial hardship without negatively impacting surrounding properties.

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.

No

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.

No

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

I would like to demo the collapsed structure as soon as possible and likely to do so before end of May 2025.

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

The proposed replacement project will have minimal impact on the subject property and the surrounding neighborhood. Instead of rebuilding the garage, the plan is to install a gravel pad in the existing structure's location. This solution maintains the functionality of the space for parking while avoiding the financial hardship of rebuilding a structure that was not covered by insurance. From a neighborhood perspective, the gravel pad will not alter the character of the area or negatively impact adjoining properties. The change will be visually unobtrusive and will not create any additional noise, traffic, or drainage issues. Additionally, maintaining the space as a designated parking area ensures that the property remains well kept and practical without causing any disruptions to neighbors.

Attachments

	Architectural Details 861 Sheridan Ave .pdf Uploaded by Christian Salmons on Mar 21, 2025 at 9:45 AM	
	Architectural Plan 861 Sheridan Ave .pdf Uploaded by Christian Salmons on Mar 21, 2025 at 9:46 AM	
	Site Plan and Vicinity Map of immediate surrounding lots Map of surrounding lots.JPG Uploaded by Christian Salmons on Mar 21, 2025 at 9:47 AM	REQUIRED







Record Activity

Christian Salmons started a draft Record

03/18/2025 at 9:35 am

Christian Salmons added file 861 Sheridan Ave .pdf	03/21/2025 at 9:45 am
Christian Salmons added file 861 Sheridan Ave .pdf	03/21/2025 at 9:46 am
Christian Salmons added file Map of surrounding lots.JPG	03/21/2025 at 9:47 am
Christian Salmons submitted Record BZAP-25-13	03/21/2025 at 9:53 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-13	03/21/2025 at 9:53 am
OpenGov system completed payment step Payment on Record BZAP-25-13	03/21/2025 at 9:57 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-13	03/21/2025 at 9:57 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-13	03/21/2025 at 9:57 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "04/24/2025" on Record BZAP-25-13	03/25/2025 at 9:14 am
Colleen Tassone approved approval step Application Processing on Record BZAP-25-13	03/25/2025 at 9:15 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-13	03/25/2025 at 9:15 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-13	03/25/2025 at 9:15 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-13	03/25/2025 at 9:15 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-13	03/25/2025 at 9:15 am
Colleen Tassone added Record BZAP-25-13 to project April BZAP	04/01/2025 at 11:55 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	3/21/2025, 9:53:39 AM	3/21/2025, 9:57:07 AM	Christian Salmons	-	Completed
 Application Processing	3/21/2025, 9:57:07 AM	3/25/2025, 9:15:39 AM	Colleen Tassone	-	Completed
 Zoning Officer	3/25/2025, 9:15:40 AM	-	Matt Klingler	-	Active
 Design Planning Consultant	3/25/2025, 9:15:40 AM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive