



BZAP Staff Report

FOR
May 22, 2025
6:00PM

Per 1226.11 Variances.... (c) Area (Non Use) Variances, the following factors shall be considered and weighed by the Board when making a determination upon any area (non-use) variances by a preponderance of the evidence:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

NEW BUSINESS

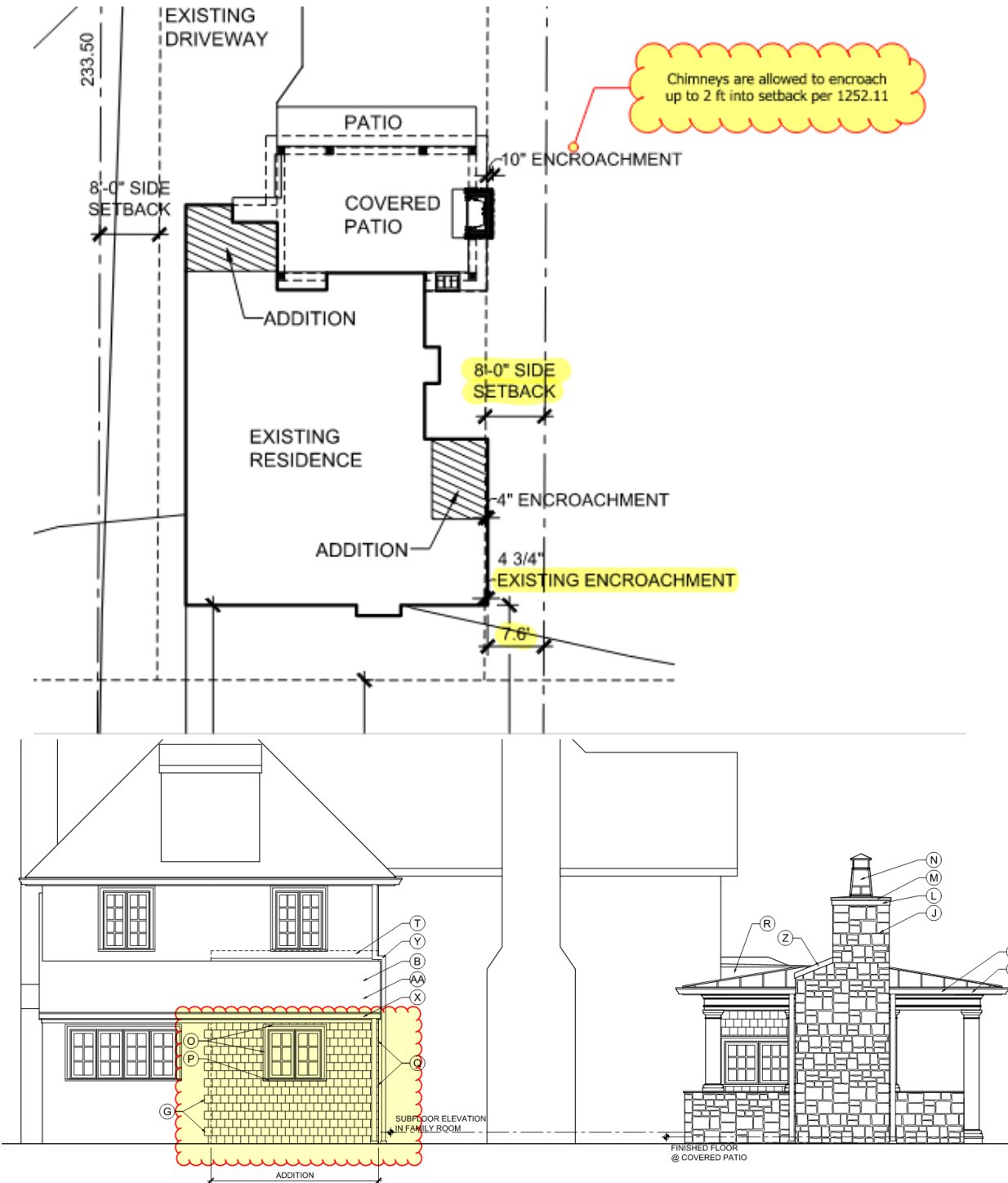
- 1) App No: BZAP 25-17
Address: 51 S Dawson
Applicant: Gary Alexander
Owner: Ben & Allison Pierson

REQUEST: The applicant is seeking a Certificate of Appropriateness and 4" area variance to encroach into the side yard setback in order to expand the current study.

Staff Notes:

- R-6 Zoning = 8 ft side yard setbacks
- The house has an existing encroachment of 4" on the north side.
- Applicant is building an addition and would like to keep the north wall of the addition in line with the existing house
- Per 1252.11, chimneys are allowed to project into the side yard no more than 2 ft.

- Thus the only variance needed for this application is the 4" side yard encroachment in order to align the wall of the new addition with the existing house
- Application was put on consent agenda and passed unanimously at May ARB Mtg
- Staff sees no issue with this variance.



SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

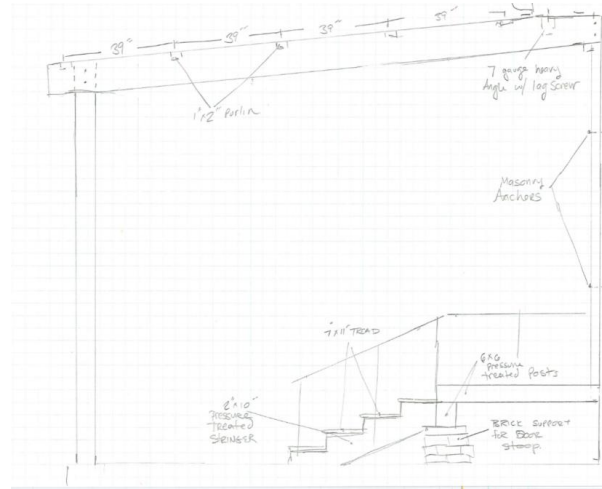
2) App. No. BZAP 25-18
Address: 653 Euclaire
Applicant: David Lipp
Owner: David Lipp

REQUEST: The applicant is seeking a certificate of appropriateness and 2 ft 4" area variance to encroach into the side yard setback in order to build a roof over the existing concrete patio.

Staff Notes

- R-6 Zoning... Lot width is 41 ft so side yard setback is 6.833 ft or 6'-10"
- ARB moved this application to BZAP without a positive or negative recommendation with the request that it be remanded back to ARB if the variance is granted.
- 1252.11(d) states that... "if uncovered, a deck may extend four feet into a required side or rear yard"
- While this is not a deck, staff considers the cover of the patio similar to covering a deck or porch, and it becomes integral to with the primary structure on the property.
- The concrete patio is poured the full width of the house, so the applicant could lessen the distance that the roof extends toward the north property line and remove the variance, however it would look awkward and the variance is minor for a structure that is not enclosed.





- REQUEST:** The applicant is seeking a special permit to increase the height to 6 ft for a street-side side yard fence on a corner lot.

- Corner lot property and applicant is requesting a 6 ft fence which requires a special permit by this board.
- Corner Lots Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications:
 - Should be compatible with other properties in neighborhood.
 - Should include transparency in the upper 12” to 18” of the fence through the use of latticework, pickets or other appropriate design elements
 - Should not exceed 72” in height.

- A landscaping plan must be filed and approved by the Zoning Officer. The landscaping plan should be designed in such a way to mitigate the impact of a solid fence or wall.
- The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.
- Note: Applicant is also installing a rear yard 8 ft fence which is allowed per section 1264.04 – Fences adjacent to commercial districts.



- 4) App No: 19969
 Address: 2710 E Main
 Applicant: Pam Meeks & David Stephan
 Owner: 2700 Partnership
Request: The applicant is seeking approval to replace a business sign within the Main St. District.

Staff Notes

- Per section 1220.07 Main St District and campus planning review & 1260.03 Sign Approvals, this Board reviews and approves sign replacements.
- WesBanco would like to update their sign.
- They have reduced the overall height for a ground mounted sign to be under the Commercial Design Guidelines 48” max.
- This is actually a “lollipop” sign on a pole which are prohibited however this sign has a shroud and landscaping around the base, so staff sees no issue with the base mounting.
- The Commercial Design Guidelines says that signs should not be backlit unless it is only individual letters.
 - Applicant has complied with this requirement.



EXISTING MONUMENT SIGN



EXISTING POLE / MATCH PLATE

#S1-2127.24 Q2: D/F ILLUMINATED MONUMENT SIGN ON EXISTING POLE/PLATE 1" = 1'-0"

- SIGN CABINET: FABRICATED ALUMINUM WITH .090 FACES - UPPER PART PAINTED PMS 349 DARK GREEN WITH LOWER BAND PAINTED PMS 354 LIGHT GREEN.
- "LOGO & WESBANCO": PUSH-THRU ACRYLIC - LOGO OVERLAID WITH DIGITALLY PRINTED PMS 354 LIGHT GREEN VINYL.
- "BANKING CENTER": ROUTED AND BACKED WITH WHITE ACRYLIC.
- WHITE BORDER AND "24 HOUR BANKING": CUT WHITE VINYL ONLY.
- POLE COVER: FABRICATED ALUMINUM PMS 349 DARK GREEN.
- ILLUMINATION: WHITE LED'S.

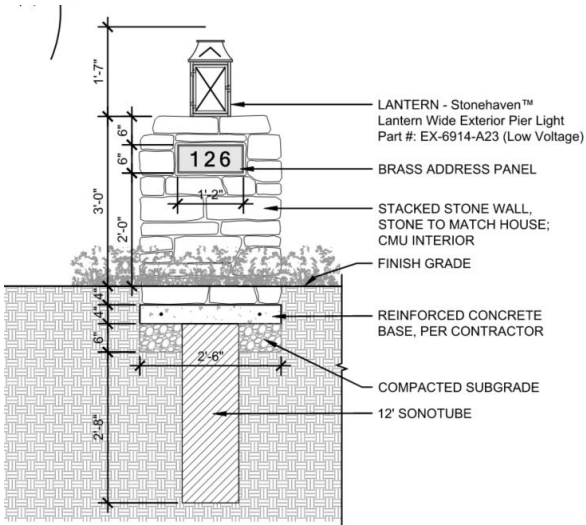


- 5) App No: BZAP 25-21
 Address: 126 S Parkview
 Applicant: Bailey Moore
 Owner: Front Yard LLC
Request: Applicant is seeking approval for an area variance in order to install a front yard address column.

Staff Notes

- 1230.82 -- "Structure" means anything constructed or erected more than 6" above grade, the use of which requires location on the ground or attachment to something having a fixed location on the ground. Among other things, structure includes buildings, walls, fences, decks, and signs.

- 1252.15.g.1 states that accessory uses and structures shall be permitted only in the rear yard...
- Staff is working on design guidelines for address columns as well as an ordinance that may allow these to be approved by the staff.



HOUSE STONE REFERENCE
NTS

6) App No: BZAP 25-22
 Address: 2529 E Broad
 Applicant: Melissa Rothier
 Owner: Marcel Bischoff & Melissa Rothier

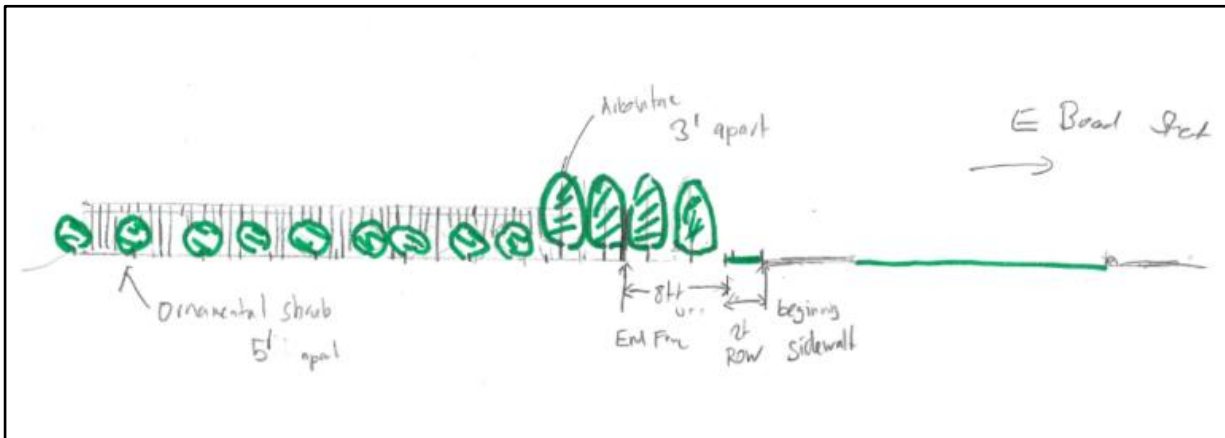
Request: The applicant is seeking a special permit to install a 42” tall front yard fence.

Staff Notes

- This property and fence application came before the board in August of 2023 for the same fence review.
- Per 1226.11 – If construction has not begun or the variance established within one year of the final approval of an area (non-use) variance granted by the Board of Zoning and Planning, the variance shall expire. The Zoning Officer shall have the discretion and authority to extend the variance approval for an additional one-year period if an application for extension is received before the authorization expires. If no construction has begun at the end of this extension, the variance shall become null and void, and a new variance shall be required for any development requiring a variance on that property.
- The Board granted approval with the conditions that the fence be set back 8ft -10ft from the property line along Broad St. to work around a large existing tree
- Also, the Board conditioned approval upon a landscape plan be reviewed and approved by the City’s Landscape Consultant.
- Staff requests if approved that the same conditions be added.
- 1264.02 – Front Yard (fence) restrictions
- (c) Decorative landscaping walls and fences which exceed twenty-four inches in height above ground level but not more than forty-two inches above ground level may be allowed with a special permit from the Board of Zoning and Planning. The Board of Zoning and Planning shall consider the following criteria in reviewing such applications:
 1. The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.
 2. The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.
 3. Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels.
 4. A landscaping plan shall be filed with the application indicating how such fencing and/or wall is to be integrated with existing front yard landscaping.
 5. The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.
 6. No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

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Large existing tree

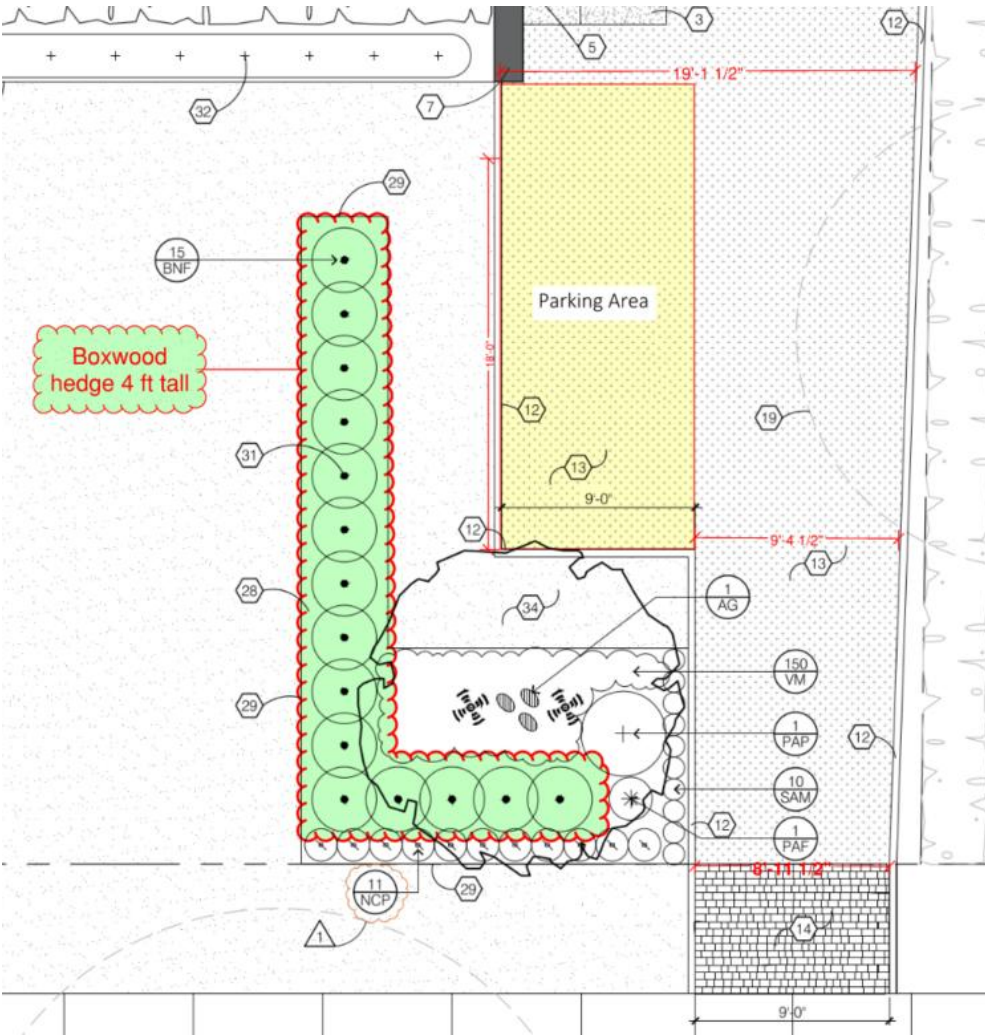


TABLED APPLICATIONS

- I) App No: BZAP 25-8
Address: 49 S Parkview
Applicant: Darren Ramler
Owner: Anna Kamp
Request: The applicant is seeking a variance to Bexley Code Section 1262.02(b) & 1262.01 (e) to allow a front yard parking space

Staff Notes

- 1264.04 (b) No spaces, aisles, or any portion of a driveway that does not access a rear yard parking space or garage shall be located in the front yard in an R-1, R-2, R-3, R-6, R-12 or OS District.
- 1262.01 (e) An access drive shall not exceed the normal width necessary to allow for a convenient movement of traffic and shall not be used for temporary or permanent parking. In the R-1, R-2, R-3, R-6, and R-12 Districts, access drives shall not be less than 8 feet and no larger than 12.5 feet in width and shall not occupy more than 25% of the front yard.
- Applicant is renovating the exterior front landscaping and driveway to the property.
- They would like to widen their driveway to accommodate a front yard parking spot so that other cars can get to the rear yard parking.
- Applicant has stated that the parking space will be screened.
- The code is specific upon not allowing front or side yard parking and because of this staff does not support this variance.
- Should the Board grant the variance, Staff recommends having the applicant fill out a Landscape application for review and approval by the Tree & Public Garden Commission.



- I) App No: BZAP 24-28
Address: 490-492 N Cassady
Applicant: Jawad Khan
Owner: Bexley Mart
Request: The applicant is seeking a special permit and a variance from Bexley code section 1254.17 to allow a food trailer/ cart (accessory use/ structure) to be permanently installed in the side yard of 490 N Cassady.