



BZAP-25-17

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

Status: Active

Submitted On: 4/10/2025





Primary Location

51 S DAWSON AV
Bexley, OH 43209

Owner

Ben and Allison Pierson
S. Dawson 51 Bexley, Ohio
43209

Applicant

 Gary Alexander
 614-487-0637
 gary@garyjalexanderarchitect.com
 1265 Neil Avenue
Columbus, Ohio 43201

Staff details

 ARB Mtg Date

—

 BZAP Mtg Date

05/22/2025

 Tabled?

—

 Attend both BZAP & ARB?

—

 Staff Notes

 Code Section (s)

 Request

A.1: Project Information

Brief Project Description*

The project includes two additions at the rear of the structure, a covered patio and mudroom. Also included is an expansion of the current study at the side of the home.

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 ?

The additions.

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)*

05/08/2025

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

05/22/2025

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*

Gary J. Alexander, Architect

Agent Address

1265 Neil Ave.

Agent Email*

gary@garyjalexanderarchitect.com

Agent Phone*

614 487-0637

Property Owner Name*

Benjamin and Allison Pierson

Property Owner Email

pierson.ben@gmail.com

Property Owner Address

51 S. Dawson Ave, Bexley, Ohio 43209

Property Owner Phone number

614 447-3474

A.2: Fee Worksheet

Estimated Valuation of Project*

200000

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)

60

Depth (ft)

233.5

Total Area (SF)

13830

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1558

Proposed Addition (SF)

770

Removing (SF)	Type of Structure
0	mudroom, study and covered patio additions
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
—	2904

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

Existing Footprint (SF)	Proposed Addition (SF)
576	0
New Structure Type	Ridge Height
0	
Proposed New Structure (SF)	Is there a 2nd Floor
0	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
576	2904
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
21	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1918

Existing Patio (SF)

452

Existing Private Sidewalk (SF)

—

Proposed Additional Hardscape (SF)

104

Total Hardscape (SF)

1897

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

4801

Total overall lot coverage (% of lot)

35

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

match existing

New Roof Style and Color

match existing

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

casement, white matching existing

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

Proposed Door Style

french

Proposed Door Color

white

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

match original

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

match original

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

Wood Shingle

Existing Finishes Manufacturer, Style, Color

painted

Proposed Finishes

Wood Shingle

Proposed Finishes Manufacturer, Style, Color
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.*

The addition to the study is encroaching 4" into the side yard setback. The chimney of the covered patio is extending 10 " into the setback.

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. *

To logically add to the study the new wall needs to align with the existing. The existing wall encroaches so the aligned wall will also encroach into the setback.

2. Is the variance substantial? Please describe. *

No. Both seem minor.

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.

E.2 Variance Worksheet

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

No. There remains substantial clearance of the side of the property.

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.*

These additions can be created without the variances however they seem very minor.

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

As indicated above, the existing study is non-conforming since it projects into the setback. The logical means of adding to this room is to align the walls.

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.

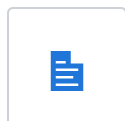
I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

☐

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.

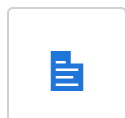
Attachments



Architectural Details

Pierson_ZonVar_A-5.pdf

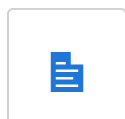
Uploaded by Gary Alexander on Apr 10, 2025 at 2:20 PM



Architectural Plan

Pierson_ZonVar_A-1.pdf







Uploaded by Gary Alexander on Apr 10, 2025 at 2:21 PM



Exterior Elevations

Pierson_ZonVar_A-4.pdf

Uploaded by Gary Alexander on Apr 10, 2025 at 2:20 PM




	Floor Plan Pierson_ZonVar_A-3.pdf Uploaded by Gary Alexander on Apr 10, 2025 at 2:21 PM	
	Photographs Pierson_ZonVar_Photos.zip Uploaded by Gary Alexander on Apr 10, 2025 at 2:22 PM	
	Site Plan and Vicinity Map of immediate surrounding lots Pierson_ZonVar_A-2.pdf Uploaded by Gary Alexander on Apr 10, 2025 at 2:22 PM	REQUIRED
	Pierson_ZonVar_A-2 EXIST.pdf Pierson_ZonVar_A-2 EXIST.pdf Uploaded by Gary Alexander on Apr 10, 2025 at 2:23 PM	
	Pierson_ZonVar_A-3 EXIST.pdf Pierson_ZonVar_A-3 EXIST.pdf Uploaded by Gary Alexander on Apr 10, 2025 at 2:23 PM	
	Pierson_ZonVar_A-6.pdf Pierson_ZonVar_A-6.pdf Uploaded by Gary Alexander on Apr 10, 2025 at 2:24 PM	

Record Activity

Gary Alexander started a draft Record	04/10/2025 at 12:59 pm
Gary Alexander added file Pierson_ZonVar_A-5.pdf	04/10/2025 at 2:20 pm
Gary Alexander added file Pierson_ZonVar_A-3.pdf	04/10/2025 at 2:20 pm
Gary Alexander added file Pierson_ZonVar_A-4.pdf	04/10/2025 at 2:20 pm
Gary Alexander added file Pierson_ZonVar_A-3.pdf	04/10/2025 at 2:21 pm
Gary Alexander removed file Pierson_ZonVar_A-3.pdf	04/10/2025 at 2:21 pm

Gary Alexander added file Pierson_ZonVar_A-1.pdf	04/10/2025 at 2:21 pm
Gary Alexander added file Pierson_ZonVar_Photos.zip	04/10/2025 at 2:22 pm
Gary Alexander added file Pierson_ZonVar_A-2.pdf	04/10/2025 at 2:22 pm
Gary Alexander added file Pierson_ZonVar_A-2 EXIST.pdf	04/10/2025 at 2:23 pm
Gary Alexander added file Pierson_ZonVar_A-3 EXIST.pdf	04/10/2025 at 2:23 pm
Gary Alexander added file Pierson_ZonVar_A-6.pdf	04/10/2025 at 2:24 pm
Gary Alexander submitted Record BZAP-25-17	04/10/2025 at 2:24 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-17	04/10/2025 at 2:24 pm
OpenGov system completed payment step Payment on Record BZAP-25-17	04/10/2025 at 2:26 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-17	04/10/2025 at 2:26 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-17	04/10/2025 at 2:26 pm
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "05/22/2025" on Record BZAP-25-17	04/11/2025 at 9:42 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	4/10/2025, 2:24:51 PM	4/10/2025, 2:26:54 PM	Gary Alexander	-	Completed
 Application Processing	4/10/2025, 2:26:55 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive