

## BZAP-25-21

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

Status: Active

Submitted On: 5/5/2025





### Primary Location

126 S PARKVIEW AV  
Bexley, OH 43209

### Owner

No owner information

### Applicant

 Bailey Moore  
 614-314-3258  
 baileymoore@greenscapes.net  
 4220 Winchester Pike  
Columbus, Ohio 43232

## 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\*

2'-6"sq x 3'-0"H Stone Address Marker Column (to match House) w/ Brass Lantern (low voltage light) & Brass Address  
Plaque (126)

### 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 ?

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)\*

06/26/2025

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

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## A.1: Attorney / Agent Information

Agent Name\*

Bailey Moore

Agent Address

Agent Email\*

baileymoore@greenscape.net

Agent Phone\*

6143143258

Property Owner Name\*

Front Yard LLC

Property Owner Email

Property Owner Address

126 S Parkview Avenue

Property Owner Phone number

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## A.2: Fee Worksheet

Estimated Valuation of Project\*

5000

Minor Architectural Review

☐

Major Architectural Review

☐

Variance Review

☒

Variance Review Type\*

Single Family

Zoning

☐

Zoning Review Type\*

Other (Please specify)

If you selected "other" what zoning review type is the request?\*

Address Columns require variance approval per  
director of building & zoning

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

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B: Project Worksheet: Property Information

Occupancy Type	Zoning District
Residential	R-3
Use Classification 	
R-3 (25% Building and 50% Overall)	

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B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
100	250
Total Area (SF)	
25000	

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B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
2135	—
Removing (SF)	Type of Structure
—	Residence
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
—	—

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

Existing Footprint (SF)	Proposed Addition (SF)
625	—
New Structure Type	Ridge Height
Proposed New Structure (SF)	Is there a 2nd Floor
—	—

Total of all garage and accessory structures (SF)

625

Total building lot coverage (SF)

2760

Total building lot coverage (% of lot)

11

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

—

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)

2835

Existing Patio (SF)

348

Existing Private Sidewalk (SF)

415

Proposed Additional Hardscape (SF)

6

Total Hardscape (SF)

3598

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

6358

Total overall lot coverage (% of lot)

25.43

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## C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

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## C.1 Architectural Review Worksheet: Windows

Windows

☐

Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

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## C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Proposed Door Style

Proposed Door Color

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## 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?

—

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## 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.\*



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## D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

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Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

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## 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.\***

Variance to install a 2'-6"sq x 3'-0"H Stone Address Marker Column (to match House) w/ Brass Lantern (low voltage light) & Brass Address Plaque (126)

**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, approval would bring a significant return. The owner has had issues with drivers & deliveries mistakenly entering their property due the address not being as visible from just next to the residence's front door. The address column would also help improve the curb appeal of the property as it will match the residence's natural stone veneer, helping to create a sense of place.

**2. Is the variance substantial? Please describe. \***

No it is not substantial. It is just a small stone address marker which many neighboring properties also have. Building/zoning dept. are currently reviewing a more standardized application for address marker columns.

**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, there would be no detriment to neighboring properties nor would the character of the neighborhood be altered. This stone address marker would only add visual appeal to the streetscape. Many neighboring properties have address marker columns without any detriment to the neighborhood.

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## E.2 Variance Worksheet

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

No, there would not be any adverse effects to governmental service. The property address would be more clearly defined for governmental services or emergencies, only improving service.

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

The owner was unaware that a variance was required for address marker columns because so many of their neighbors have them.



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

Until address marker columns are approved through a building/zoning application a variance is the only way to allow the owner's situation to be resolved.

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

Yes, spirit of the zoning requirement is observed and substantial justice is done by granting the variance. There are stone address marker columns throughout the neighborhood and Bexley as a whole, this would only allow the owner to have a feature so many other properties already have.

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### F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

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### 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.\*

Yes

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### 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.

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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.

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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.



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

	<b>Site Plan and Vicinity Map of immediate surrounding lots</b> 126 S Parkview Site Plan - Front Landscape Address Marker.pdf Uploaded by Bailey Moore on May 5, 2025 at 1:08 PM	REQUIRED
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## Record Activity

Bailey Moore started a draft Record	05/05/2025 at 10:32 am
Bailey Moore added file 126 S Parkview Site Plan - Front Landscape Address Marker.pdf	05/05/2025 at 1:08 pm
Bailey Moore submitted Record BZAP-25-21	05/05/2025 at 1:58 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-21	05/05/2025 at 1:58 pm
OpenGov system completed payment step Payment on Record BZAP-25-21	05/05/2025 at 2:00 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-21	05/05/2025 at 2:00 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-21	05/05/2025 at 2:00 pm
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "05/22/2025" on Record BZAP-25-21	05/06/2025 at 10:04 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	5/5/2025, 1:58:35 PM	5/5/2025, 2:00:00 PM	Bailey Moore	-	Completed

Label	Activated	Completed	Assignee	Due Date	Status
✓ Application Processing	5/5/2025, 2:00:00 PM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive