



BZAP-25-24

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

Development

Status: Active

Submitted On: 5/17/2025



Primary Location


137 S COLUMBIA AV
Bexley, OH 43209


Owner

137 S. Columbia LLC
Columbia 137 Bexley, Ohio
43209

Applicant

 Ryan Brothers' Landscaping- Ryan
 614-282-2126

 pat@ryanbrotherslandscaping.com

 1239 Stimmel Road
Columbus, Ohio 43223

A.1: Attorney / Agent Information

Agent Name*

Pat Ryan

Agent Address

Agent Email*

pat@ryanbrotherslandscaping.com

Agent Phone*

614-282-2126

Property Owner Name*

137 S. Columbia LLC

Property Owner Email*

pat@ryanbrotherslandscaping.com

Property Owner Address*

137 S. Columbia

Property Owner Phone number

Applicant/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings

Brief Project Description*

Variance from Bexley Code Section 1262.01(e) which limits a driveway width to 12.5', to allow a replacement driveway to be 12.5' with a decorative stone edge, for a total of 15' in width.

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

1a) Please state the specifics of the request*

variance from 1262.01(e) to allow a replacement drive to be 12.5' with a decorative stone edge for a total of 15'

Do you have another request or need to vary from a different section of the code?*

No

 Variance or Special Permit




2) What is the nature of your 2nd request?

—

Do you have another request or need to vary from a different section of the code?

—

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

to allow a driveway to exceed 12.5' in width

Does this application require a design recommendation from the Architectural Review Board?*



No

Please describe what part of your project requires Architectural Review ?

just hardscape changes

Fee Worksheet

Please check all that apply to your request

Zoning variance for single family home

☒

Zoning variance for commercial property

☐

 Variance Review Type*

Others

Zoning variance for Garage and/or accessory structure

☐

 Zoning Review Type*

Other (Please specify)

Special Permit or variance for Fence

☐

Architectural Review ?

☐

Certificate of Appropriateness for building modification in a commercial district

☐

Exterior signage review

☐

Demolition of principal structure

☐

Rezoning of property

☐

Conditional Use

☐

Appeal from ARB or TPGC

☐

Home Occupation Application

☐

Appeal of Zoning Officer determination

☐

Lot Coverage Information

Occupancy Type*

Residential

 Zoning District

R-3

Zoning District* 

R-3 (25% Building and 50% Overall)


If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](#)

Max allowable building coverage is 



What is your proposed building coverage?* 

—

Max allowable lot coverage is 



What is your proposed lot coverage?* 

—

% of proposed building coverage



% of proposed lot coverage



Are you proposing to modify the existing principal structure or build a new principal structure?*

—

B: Project Worksheet: Lot Info

Lot Width*

100

Lot Depth*

250

Total sq. ft. area of lot

25000



Detached Garage or Accessory Structure

Are you modifying or building a new detached garage as a part of this project?

—

Are you proposing another or different accessory structure?

—

B: Project Worksheet: Hardscape

Existing Driveway (SF)

3360

Existing Patio (SF)

760

Proposed Additional Hardscape (SF)

312

Total Hardscape (SF)

4432

B: Project Worksheet: Total Coverage

🗑 Total overall lot coverage (SF)

3968

🗑 Total overall lot coverage (% of lot)

33

Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.*

increase driveway width to 15' in width to allow a car to pass to the rear yard while a car is parked at the access walkway to the front entrance.

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. *

On street parking is limited to one side of the street and there are two driveway approaches just accross from this property.

2. Is the variance substantial? Please describe. *

No. The existing driveway is 12' 6" and the replacement driveway is 12' 6" plus a 15" decorative border on each side, in a different color. It will enhance what is there now.

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. *

It is an improvement to the existing driveway and an appropriate characteristic for the R-3 zoned neighborhood. It further takes parking off the street, by allowing access to the rear yard parking when there are cars in the driveway, which could be a safer situation.

E.2 Variance Worksheet

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

Not at all

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

It is a standard throughout all zoning districts in the city, but not always questioned.

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

Owners are looking to improve the driveway appearance and function. The stone border is appealing, but exceeds the width slightly.

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

It is not uncommon to find similar upscale driveways in this R-3 neighborhood.

Hearing(s) information

Please click this link to find out more information about Meeting Dates & Submission deadlines

What is the upcoming BZAP hearing at which you plan on attending? *

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

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.*



Applicant/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings