

# BZAP-25-27

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

Status: Active

Submitted On: 5/29/2025

■ BZAP Board decision

# **Primary Location**

410 S COLUMBIA AV Bexley, OH 43209

#### **Owner**

REBECCA & MARK DAUSEN S COLUMBIA 410 BEXLEY, OH 43209

# **Applicant**

Catherine Williamson 908-377-0155

a catherine@mixdesigncollective.com

79 N Ohio Ave Columbus, OH 43203

Staff details	
<b>△</b> ARB Mtg Date	BZAP Mtg Date
-	06/26/2025
<b>△</b> Tabled?	Attend both BZAP & ARB?
-	-
Staff Notes	
<b>△</b> Request	
ARB & BZAP Board Decision	
-	
-	

■ BZAP Vote count

# A.1: Attorney / Agent Information

Agent Name\* Agent Address

CATHERINE WILLIAMSON

Agent Email\* Agent Phone\*

CATHERINE@MIXDESIGNCOLLECTIVE.COM 9083770155

Property Owner Name\* Property Owner Email\*

REBECCA AND MARK DAUSEN bweprin@gmail.com

Property Owner Address\* Property Owner Phone number

410 S COLUMBIA AVENUE

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

**Brief Project Description\*** 

The new owners of 410 S Columbia have lived in Bexley for over 8 years and have four children. They are excited to make this house their new home. They would like to add a two story addition on the east side (back) of the house that connects the main house to the garage. The addition will replace the exisiting open-air breezeway, incorporate a mudroom and additional living space for their family. Although the addition is within the required 12' side yard setback, the existing garage is not -- per the Auditor's site, the garage is about 4' off the property line. Once connected to the main house via the new addition, the addition and garage will become non-conforming per Section 1226.08 – Non-Conforming Structures. The owners would like to request a variance to move forward with their addition plans without altering the existing garage.

# **Zoning Information**

1) What is the nature of your request ? \*

**Zoning Variance** 

### Section 1252.09 - District Regulations; Section 1226.08 - Non-Conforming Structures

The existing garage is located ~4 feet from the side yard property line per the Auditor's site. The new owners wish to keep the existing garage as-is; however, connecting the proposed new addition to the existing garage is considered an alteration or expansion of the non-conforming condition. With the proposed new addition connecting the main house to the garage, the existing garage will not meet the 12' side yard setback required. We are seeking a variance for the existing garage's non-conforming setback.

Do you have another request or need to vary from a different section of the code?*	2) What is the nature of your 2nd request?		
No			
Do you have another request or need to vary from a different section of the code?	Does this application require a design recommendation from the Architectural Review Board?*	•	
No	No		
Please describe what part of your project requires Architectural Review €			
1. New two story addition connecting the existing house to the which is positioned more than 12' from the neighbor's proper 2. Existing garage is currently connected to the main house replaced with the new addition. Garage will not be expand owners to construct their new addition and connect to the expanding the story of the second connect to the expanding the story of the second connect to the expanding the existing house to the second connect to the expanding the existing house to the second connect to the expanding the existing house to the second connect to the expanding the existing house to the second connect to the expanding the existing house to the second connect to the expanding the existing house to the second connect to the expanding the existing house to the second connect to the expanding the existing house the second connect to the expanding the existing house the second connect to the expanding the existing house the existing the existing house the expanding the existing house the existing house the expanding the existing house the	rty line. via a breezeway. The breezeway will be removed and ded or modified. A variance is requested to allow the new		
Fee Worksheet			
Please check all that apply to your request			
Zoning variance for single family home	Zoning variance for commercial property		
Special Permit or variance for Fence	Architectural Review <b>②</b> ✓		
Zoning variance for Garage and/or accessory structure	Estimated Valuation of Project* 300000		
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			
Lot Coverage information			
Occupancy Type*	Zoning District* <b>②</b>		
Residential	R-3 (25% Building and 50% Overall)		
If you need help find the zoning district, please refer to t	he Bexley zoning map Click Here		
Max allowable building coverage is <b>@</b>	What is your proposed building coverage?* •		
0	3179		
<u> </u>			
Max allowable lot coverage is @	What is your proposed lot coverage?* ②		
0	6359		
% of proposed building coverage	% of proposed lot coverage		
0	0		
Are you proposing to modify the existing principal structure or build a new principal structure?*			
No			
NO			
Detached Garage			
-			
Are you modifying or building a new detached garage as a part of this			
project?			
_			

# B: Project Worksheet: Hardscape m Existing Driveway (SF) m Existing Patio (SF) 1225 250 m Existing Private Sidewalk (SF) m Proposed Additional Hardscape (SF) 130 200 iii Total Hardscape (SF) 1805 B: Project Worksheet: Total Coverage iii Total overall lot coverage (SF) iii Total overall lot coverage (% of lot) 6359 39 Architectural Review Worksheet: Roofing m Roofing Is roofing a part of this project? ② **/ ⊞** Structure **i** Existing Roof Type House & Garage Arch. Dimensional Shingles Proposed Roofing Manufacturer\* **■** New Roof Type GAF Arch. Dimensional Shingles iii New Roof Style and Color Dark gray **Architectural Review Worksheet: Windows** m Windows Are windows are part of this project? $\checkmark$ **iii** Structure iii Existing Window Type

Double Hung

House or Principal Structure

	m Existing Window Materials		
Marvin / Pella	Wood		
<b>Ⅲ</b> New Window Style/Mat./Color			
Divided lite; aluminum clad wood; existing windows to be painted to match new ones. White or taupe.			
Architectural Review Worksheet: Doors			
iii Doors	Are doors a part of this project?*		
✓	-		
<b>□</b> On which Structure(s)? *	m Existing Entrance Door Type		
House or Principal Structure	Wood		
m Existing Garage Door Type	m Door Finish		
Fiberglass	Painted		
m Proposed Door Type	m Proposed Door Style		
Fiberglass patio doors in new addition	Divided lite patio doors		
□ Proposed Door Color			
white/taupe			
C.1 Architectural Review Worksheet: Exterior	Trim		
Is exterior trim a part of this project? ②	Do the proposed changes affect the overhangs?		
-	_		
C.2 Architectural Review Worksheet: Exterior	Wall Finishes		
The Exterior Wall Finishes	Are exterior well finished a next of this available *		
	Are exterior wall finishes a part of this project? *		
<b>Ⅲ</b> Existing Finishes	m Existing Finishes Manufacturer, Style, Color		
Stucco	Stucco		

m Proposed Finishes	m Proposed Finishes Manufacturer, Style, Color		
Other	No proposed changes to existing garage finishes. For the addition, composite siding (James Hardie or Tru Exterior).		
(Staff Only) Tree & Public Gardens Commis	ssion 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		
<ul> <li>♠ Applicant has been advised that Landscape Designer/Architect must be present at meeting</li> </ul>			
E.2 Variance Worksheet			
4. Would the variance adversely affect the delivery of governmental se	ervices (e.g. water, sewer, garbage)? Please describe.*		
No.			
5. Did the property owner purchase the property with the knowledge of	of zoning restriction? Please describe. *		
No, the owner did not have knowledge of zoning restriction	ons.		
6. Can the property owner's predicament feasibly obviated through so	me method other than a variance? Please describe.*		
No. By connecting the main house to the existing non-co be needed.	nforming garage via the owners' new addition, a variance will		
7. Is the spirit and intent behind the zoning requirement observed and	is substantial justice done by granting the variance? Please describe. *		
	y of the home for the new owners, and having a conditioned of six. While the existing garage structure does not conform to e main house, the garage itself will not be altered.		

# 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

### **Attachments**



### Architectural Details

ROOF DETAIL.pdf

Uploaded by Catherine Williamson on May 29, 2025 at 2:08 PM



### Landscape Plan

LANDSCAPE PLAN.pdf

Uploaded by Catherine Williamson on May 29, 2025 at 2:20 PM



### Site Plan and Vicinity Map of immediate surrounding lots

BZAP APPLICATION.pdf

Uploaded by Catherine Williamson on May 29, 2025 at 1:57 PM

REQUIRED

REQUIRED

# **Record Activity**

Catherine Williamson started a draft Record	05/28/2025 at 7:10 am
Catherine Williamson added file ARB SUBMISSION SITE PLAN.plan	05/29/2025 at 1:56 pm
Catherine Williamson removed file ARB SUBMISSION SITE PLAN.plan	05/29/2025 at 1:57 pm
Catherine Williamson added file BZAP APPLICATION.pdf	05/29/2025 at 1:57 pm
Catherine Williamson added file ROOF DETAIL.pdf	05/29/2025 at 2:08 pm

Catherine Williamson added file LANDSCAPE PLAN.pdf	05/29/2025 at 2:20 pm
Catherine Williamson submitted Record BZAP-25-27	05/29/2025 at 2:21 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-27	05/29/2025 at 2:21 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-27	05/29/2025 at 2:21 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-27	05/29/2025 at 2:21 pm
OpenGov system completed payment step Payment on Record BZAP-25-27	05/29/2025 at 2:28 pm
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "06/26/2025" on Record BZAP-25-27	06/02/2025 at 9:22 am

# Timeline

Label	Activated	Completed	Assignee	Due Date	Status
\$ Payment	5/29/2025, 2:21:18 PM	5/29/2025, 2:28:29 PM	Catherine Williamson	-	Completed
✓ Application Processing	5/29/2025, 2:21:18 PM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive