

BZAP-25-31

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

Status: Active

Submitted On: 6/10/2025





Primary Location

373 S DREXEL AV
Bexley, OH 43209

Owner

Stacey Lowe
S Drexel Ave 373 Bexley, OH 43209

Applicant

 Stacey Lowe
 614-638-4540
 lowe.stacey@gmail.com
 373 S Drexel Ave
Bexley, OH 43209

Staff details

ARB Mtg Date

—

BZAP Mtg Date

06/26/2025

Tabled?

—

Attend both BZAP & ARB?

—

Staff Notes

Code Section (s)

Request

ARB & BZAP Board Decision

ARB Decision

—

Vote Count

ARB request back from BZAP?

—

ARB Conditions

BZAP Board decision

—

BZAP Vote count

A.1: Attorney / Agent Information

Agent Name*

luxury pools and living

Agent Address

1605 Shawnee Ave, Columbus, Oh

Agent Email*

Matthew@lplohio.com

Agent Phone*

+1 (614) 679-2128

Property Owner Name*

Stacey Lowe

Property Owner Email*

Lowe.stacey@gmail.com

Property Owner Address*

373 S Drexel Ave

Property Owner Phone number

614.638.4540

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


Brief Project Description*

Inground pool variance

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

1a) Please state the specifics of the request* 

Impervious sq ft is greater than 50%

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

No

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?

No

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

No



Please describe what part of your project requires Architectural Review ?

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 ?

☐

Zoning variance for Garage and/or accessory structure

☐

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 (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?* ?

3059

Max allowable lot coverage is ?

What is your proposed lot coverage?* ?

8933

% of proposed building coverage

0



% of proposed lot coverage

0



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

No

Detached Garage

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

No

(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

☐

Variance Worksheet

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

We are requesting to go over the 50% coverage by 3%. The existing garage on the property is larger than a garage that would be allowed currently to be built. The fact that the existing garage is larger is throwing off the 50% ratio.

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, we are over by 3%. The variance will allow us to build the pool with a Concrete surround. We plan to make this look soft and incorporate green space all around the pool as well.

2. Is the variance substantial? Please describe. *

No, it is only 3% over.

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, we plan to make the back yard look soft and incorporate pervious features around the pool.

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



Landscape Plan

IMG_0724.jpeg

Uploaded by Stacey Lowe on Jun 10, 2025 at 10:23 AM

REQUIRED



Site Plan and Vicinity Map of immediate surrounding lots

IMG_0724.jpeg

Uploaded by Stacey Lowe on Jun 10, 2025 at 10:23 AM

REQUIRED

Record Activity

Stacey Lowe started a draft Record

06/09/2025 at 2:28 pm

Stacey Lowe added file IMG_0724.jpeg

06/10/2025 at 10:23 am

Stacey Lowe added file IMG_0724.jpeg

06/10/2025 at 10:23 am

Stacey Lowe submitted Record BZAP-25-31	06/10/2025 at 10:24 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-31	06/10/2025 at 10:24 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-31	06/10/2025 at 10:24 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-31	06/10/2025 at 10:24 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "06/26/2025" on Record BZAP-25-31	06/10/2025 at 10:45 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	6/10/2025, 10:24:31 AM	-	Stacey Lowe	-	Active
✓ Application Processing	6/10/2025, 10:24:31 AM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive