



## BZAP Staff Report

FOR  
July 24, 2025  
6:00PM

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**Per 1226.11 Variances.... (c) Area (Non Use) Variances, the following factors shall be considered and weighed by the Board when making a determination upon any area (non-use) variances by a preponderance of the evidence:**

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

### **NEW BUSINESS**

- 1) App No: BZAP 25-26  
Address: 186 S Roosevelt  
Applicant: Brenda Parker  
Owner: Bryan & Corrine Brewer

**REQUEST:** The applicant is seeking a Certificate of Appropriateness for a new detached garage as well as a special permit for a functional dormer.

#### **Staff Notes:**

- ARB unanimously approved this design and application.
- Dormer faces interior to the property.
- Staff sees no issue with the approval of this special permit.

#### **Code section 1252.15 says:**

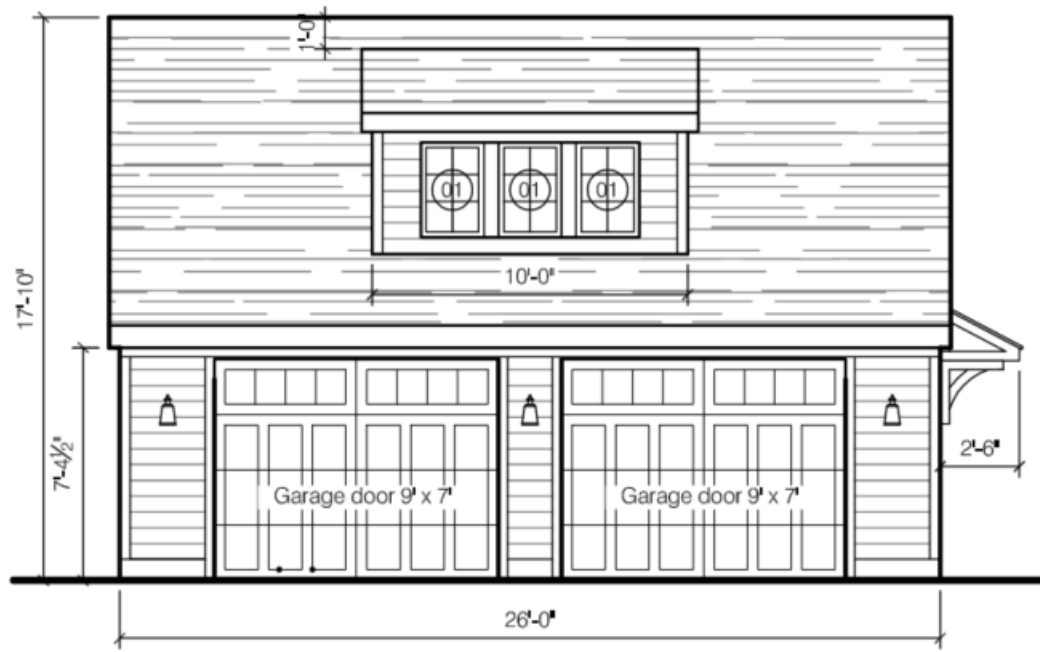
(c) Special permits for functional dormers shall be based upon the following considerations:

- (1) The extent to which proposed dormers would face onto adjacent property; windowed dormers that face inward or onto an alley are preferred over windowed dormers facing onto adjacent property.
- (2) The setback of the proposed accessory structure; setbacks in excess of district requirements provide a greater distance between adjacent properties and uses and, in instances where windowed dormers face onto adjacent property, are desirable.
- (3) The design and massing of dormers facing onto adjacent property.

(d) Dormers shall be designed based upon the following design requirements:

- (1) Dormers may not occupy more than fifty percent (50%) of the eave length on either side of a gabled structure and must be recessed a minimum of two feet behind the first floor exterior walls.
  - A. Special permits may be sought for dormer exterior walls that are even with the first floor exterior wall, based upon architectural appropriateness.
- (2) Any dormer with an individual width in excess of thirty percent (30%) of the eave length must face the interior of the lot.
- (3) Dormer ridge height shall be at least one foot below primary ridge height.
- (4) The design of the structure shall take into account the balance of any dormers between sides of the structure.



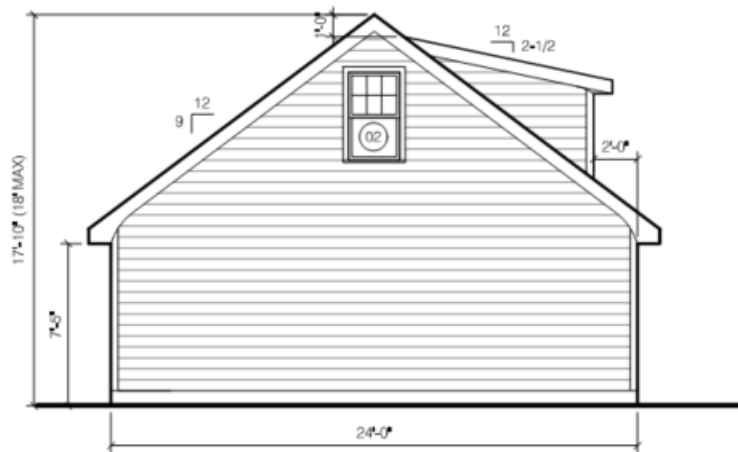


1

## GARAGE WEST ELEVATION



SCALE: 1/8" = 1'-0"



2

## GARAGE NORTH ELEVATION



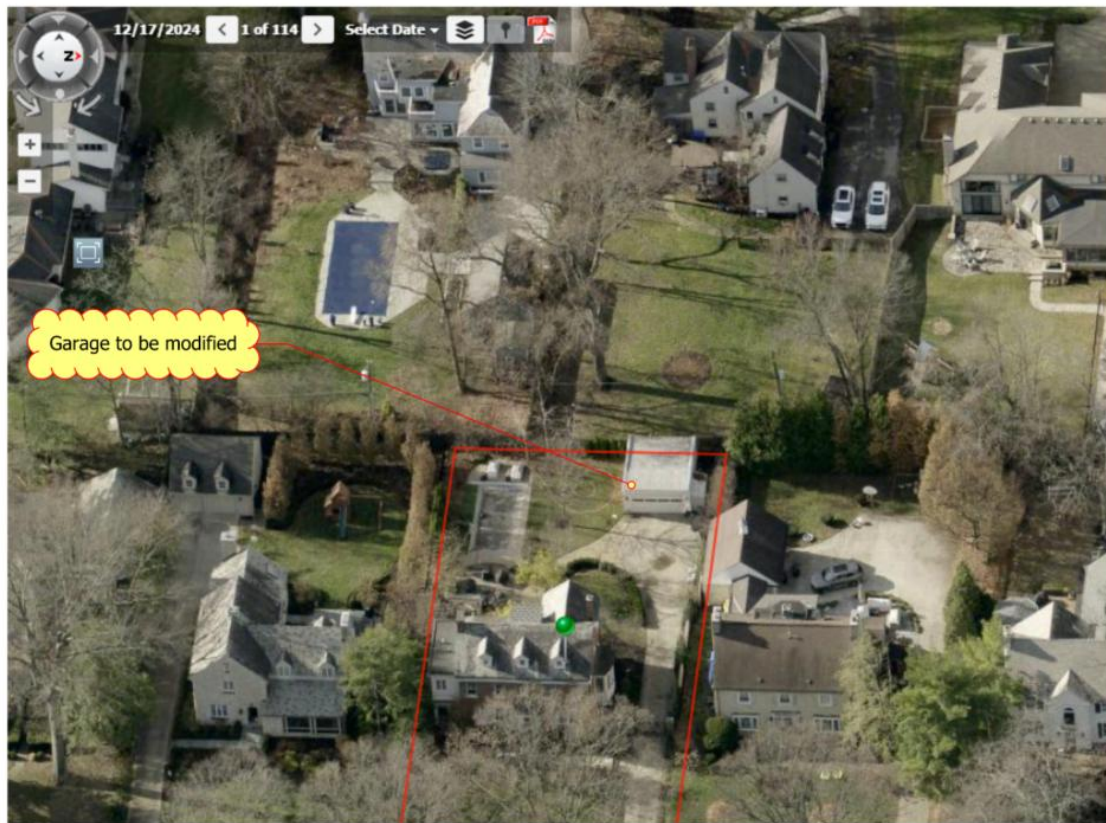
SCALE: 1/8" = 1'-0"

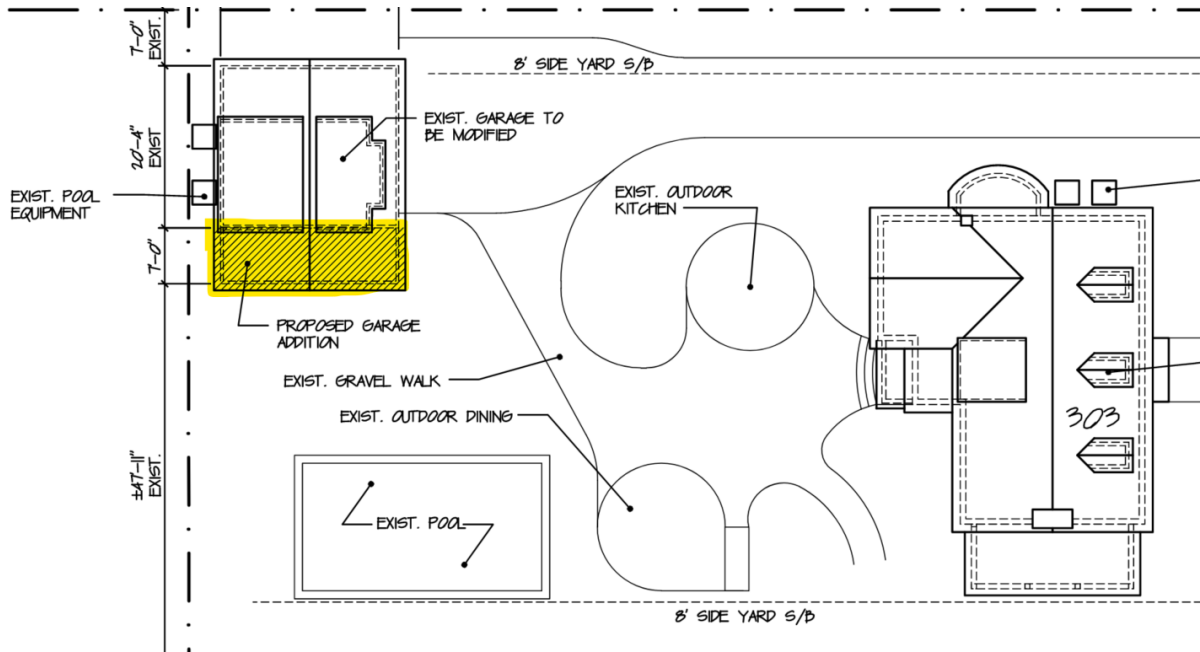
- 2) App. No. BZAP 25-33  
 Address: 303 Dawson Ave.  
 Applicant: Brian Marzich  
 Owner: Zonia Horn

**REQUEST:** The applicant is seeking a certificate of appropriateness for an addition to an existing garage and a special permit for a functional dormer.

**Staff Notes**

- As with the application above, functional dormers require a special permit.
- Applicant is presenting a different application than what was showed at ARB because the previous application was not going to be approved.
- ARB has requested that BZAP remand the application back for final design approval if the special permit is approved.

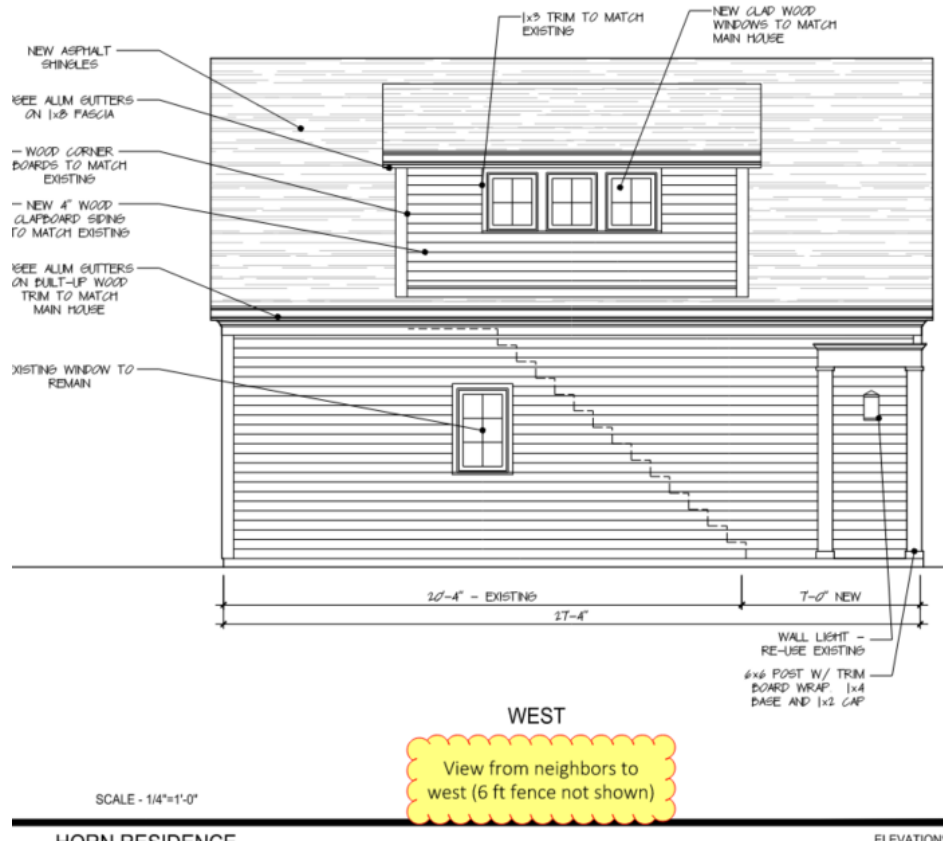




EAST

View from interior of property

SCALE - 1/4"=1'-0"



- 3) App. No. BZAP 25-35  
 Address: 2309 E Main St.  
 Applicant: Jim Gray  
 Owner: Capital University

**REQUEST:** The applicant is seeking approval to install a wall sign in a campus planning district.

**Staff Notes**

- Per the sign code, in the campus planning district BZAP approves sign applications.
- Staff sees no issues with this application.

See proposed signage on next page





Current Signage



Proposed Signage

- 4) App No: 20196 (Sign review application)  
Address: 2230 E Mound St.  
Applicant: Julie Parker  
Owner: Capital University  
**Request:** The applicant is seeking approval to install a wall sign in a campus planning district.

**Staff Notes**

- Per the sign code, in the campus planning district BZAP approves sign applications.
- Staff sees no issues with this application.



Current View (no sign)



Proposed sign