

## BZAP-25-33

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

Status: Active  
Submitted On: 6/12/2025




### Primary Location

303 DAWSON AV  
Bexley, OH 43209

### Owner

Zonia Horn  
Dawson 303 Bexley, Ohio 43209

### Applicant

 Brian Marzich  
 614-314-0260  
 brian@marzich.com  
 2465 Seneca Park Place  
Bexley, OH 43209

## Staff details

### ARB Mtg Date

07/17/2025

### BZAP Mtg Date

07/24/2025

### Tabled?

—

### Attend both BZAP & ARB?

Yes

### 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

—

🔒 BZAP Findings of Facts (as voted on)

---

## A.1: Attorney / Agent Information

Agent Name\*

Brian Marzich

Agent Address

Agent Email\*

brian@marzich.com

Agent Phone\*

6143140260

Property Owner Name\*

Zonia Horn

Property Owner Email\*

zonia\_horn@yahoo.com

Property Owner Address\*

303 S Dawson

Property Owner Phone number

6145606873

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

Brief Project Description\*

The scope of this project is to add an extension and a second floor attic space to an existing garage.

---

## Zoning Information

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

Zoning Variance

1a) Please state the specifics of the request\* ?

Request to extend/build within the north side yard setback.

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

Yes

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

Special Permit

2a) Please state the specifics of the request\* ?

Request to allow proposed rear(west) dormer to align with first floor wall and exceed the allowable 30% eave length for outward facing dormers. Both of these are to accomodate the stair to the new attic space.

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?\* ?

Yes

Please describe what part of your project requires Architectural Review ?

Review new roof/dormers and extensions to existing garage.

---

## 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

☒

Estimated Valuation of Project\*

60000

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-6 (35% Building and 60% Overall)

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


Max allowable building coverage is 

0



What is your proposed building coverage?\* 

1934

Max allowable lot coverage is 

0



What is your proposed lot coverage?\* 

4873

% 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?

Yes

Distance from Primary Structure (ft)\*

60

---

## Proposed Detached Garage Info

Maximum building footprint is 624 sq. ft.

Maximum building height is 18 ft

Maximum eave height is 9 ft

Maximum finished attic floor area is 50% of base floorplate

Special permit from BZAP for functional dormer is required

Garage must be setback 3 ft minimum from rear and side property lines

Proposed Garage Footprint (SF)

588

Proposed Ridge Height (SF)

20

Proposed right side setback distance\*

1

Proposed left side setback distance\* ?

55

Proposed rear setback distance\* ?

4

Is there a 2nd Floor\*

Yes

2nd floor square footage?\*

294

How many proposed parking spaces?\*

2

Total sq. ft. all accessory structures

588

Are you proposing another accessory structure?

No

---

## Architectural Review Worksheet: Roofing

Is roofing a part of this project? ?

Yes

Please provide the existing roof details (Please Note: slate,clay tile or wood shake require supporting information for Board Review)\* ?

flat roof - rubber

Please provide the PROPOSED roofing details (Please Note: slate,clay tile or wood shake require supporting information for Board Review) ?

Asphalt Shingles

Proposed Roofing Manufacturer\*

GAF

---

## Architectural Review Worksheet: Windows

Are windows are part of this project?

Yes

Please provide the existing window types\* ?

wood

Please provide the proposed window types\* ?

Clad wood

Proposed Window Manufacturer\*

tbd

---

## Architectural Review Worksheet: Doors

Are doors a part of this project?\*

Yes

Please describe the existing door types, material and color\* ?

Wood

Please describe the proposed door type, material and color\* ?

Insulated Steel

---

## C.1 Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project? ?

Yes

Please describe the existing exterior trim. \* ?

Wood

Please describe the proposed exterior trim\* ?

Wood or composite to match

Do the proposed changes affect the overhangs?

Yes

---

## C.2 Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? \*

Yes

Please describe the existing exterior finishes\* ?

Wood clapboard siding

Please describe the proposed exterior finishes\* ?

Wood clapboard siding to match existing

---

## (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.\*

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.\*

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

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. \*

---

## Hearing(s) information

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

What is the upcoming ARB Hearing Date at which you plan on attending\*

07/10/2025

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

07/24/2025

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 Plan

25\_06-12 303 Dawson Complete .pdf

Uploaded by Brian Marzich on Jun 12, 2025 at 10:47 AM



### Landscape Plan

25\_06-12 1 Site - LS.pdf

Uploaded by Brian Marzich on Jun 12, 2025 at 10:51 AM

REQUIRED





### Photographs

25\_06-12 5 Photos .pdf

Uploaded by Brian Marzich on Jun 12, 2025 at 10:48 AM



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

25\_06-12 1 Site .pdf

Uploaded by Brian Marzich on Jun 12, 2025 at 10:48 AM

REQUIRED

## Record Activity

Brian Marzich started a draft Record	06/12/2025 at 9:48 am
Brian Marzich added file 25_06-12 2 Plans .pdf	06/12/2025 at 10:47 am
Brian Marzich added file 25_06-12 3 Elevs .pdf	06/12/2025 at 10:47 am
Brian Marzich removed file 25_06-12 2 Plans .pdf	06/12/2025 at 10:47 am
Brian Marzich added file 25_06-12 303 Dawson Complete .pdf	06/12/2025 at 10:47 am
Brian Marzich removed file 25_06-12 3 Elevs .pdf	06/12/2025 at 10:48 am
Brian Marzich added file 25_06-12 5 Photos .pdf	06/12/2025 at 10:48 am
Brian Marzich added file 25_06-12 1 Site .pdf	06/12/2025 at 10:48 am
Brian Marzich added file 25_06-12 1 Site - LS.pdf	06/12/2025 at 10:51 am
Brian Marzich submitted Record BZAP-25-33	06/12/2025 at 10:53 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-33	06/12/2025 at 10:53 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-33	06/12/2025 at 10:53 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-33	06/12/2025 at 10:53 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "07/24/2025" on Record BZAP-25-33	06/13/2025 at 10:46 am
Colleen Tassone changed form field entry ARB Mtg Date from "" to "07/17/2025" on Record BZAP-25-33	06/13/2025 at 10:51 am
Colleen Tassone changed form field entry Attend both BZAP & ARB? from "" to "Yes" on Record BZAP-25-33	06/13/2025 at 10:51 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Payment	6/12/2025, 10:53:31 AM	-	Brian Marzich	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
✓ Application Processing	6/12/2025, 10:53:31 AM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive