



## BZAP Staff Report

FOR  
December 4, 2025  
6:00PM

---

**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**

2) App No: BZAP 25-41  
Address: 31 S Merkle  
Applicant: Elisa Varga Toth- Roberts  
Owner: Elisa Varga Toth- Roberts  
Request: The applicant is seeking a variance to Bexley code section 1266.08 to allow a recreational vehicle to be stored in the side yard.

### **Staff Notes:**

- 1266.08 states the following
  - A max of one boat or one unoccupied recreational vehicle **may be stored in the rear yard** on any residentially zoned property if it has a current license, meets the requirements of this Zoning Code for accessory structures and is adequately **screened by a seventy-two-inch high solid fence or non deciduous landscape material.**

- Over the last year, we have received via phone, email and “see-click fix” numerous complaints as well as noticed on our daily observations the storage of recreational vehicles being stored in driveways on the side of houses and in side yards
- To our knowledge no resident has permission to store a recreational vehicle in the side yard.
- We understand that this vehicle has been parked in its location since 2020 however the code violation has only recently came to our attention.



3) App No: BZAP 25-45  
Address: 2680 E Main St.  
Applicant: Sandy Tenhunfeld  
Owner: 2680 E Main LLC  
**Request:** The applicant is seeking a certificate of appropriateness and a variance from Bexley code section 1254.11 – MUC Design Standards and the Main Street to remove the Main St (front) entrance to the building.

**Staff Notes:**

- First Financial Bank is undergoing design for a newly renovated interior and exterior building at the northeast corner of Main and Roosevelt.
- Parking for this building is in the rear of the property, and because of that nearly all customers use the rear entrance to this building.
- For security and interior workflow/ space optimization reasons, First Financial bank would like to remove the front entrance on Main St.
- ARB moved this application to BZAP with the request that it be remanded back to ARB for final design approval.
- First Financial is proposing to remove the columns and covered walk that currently extends from the front of the building to
- ARB would like to see the corner (of the building and the landscape) or Roosevelt and Main developed into a public private space to bring life to the Main St. side of the property. Staff supports these comments and agrees.
- Because this project changes the landscaping on this site, BZAP has the option to send the application to the Tree and Public Garden Commission for review and approval. Staff supports this route.





## **OTHER BUSINESS**

- I) Ordinance 28-25 Use Variance for 519 S Drexel (Bexley Bed & Breakfast Building)

### **Staff Notes**

- Property is located in R-3 zoning district.
- Below are the allowed uses in the R-3 district.
- In 2013, City Council granted a variance to the owners to modify the former multi-family residential structure and convert it to a single-family residential structure for use as a Bed and Breakfast
- City Council amended the 2013 ordinance to allow Capital to manage the Bed and Breakfast
- Capital University sold it to JOCRI LLC and the new owner is interested in changing the use from a bed and breakfast to a multi-family dwelling.
- Multi-family dwellings are prohibited in the R-3.
- This is before Council to allow the Use Variance.

USES	ZONING DISTRICT CODES - RESIDENTIAL				
	R-1	R-2	R-3	R-6	R-12
Single-family dwellings	P	P	P	P	C
Accessory uses and structures	P	P	P	P	P
Essential services	P	P	P	P	P
Two-family dwellings	--	--	--	--	P
Multi-family dwellings not exceeding 4 dwelling units per structure	--	--	--	--	P
Townhouses not exceeding 6 attached dwellings	--	--	--	--	P
Public uses	C	C	C	C	C
Quasi-public uses	C	C	C	C	C
Public service facility	C	C	C	C	C
Home occupation	C	C	C	C	--
Bed & breakfast	C	C	C	--	--
In-law suites	P	P	P	C	--

\*P = Permitted Use; C = Conditional Use