



BZAP-25-8

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

Status: Active

Submitted On: 2/28/2025


Primary Location

49 S PARKVIEW AV
Bexley, OH 43209

Owner

Anna Kamp
South Parkview Avenue
49 Bexley, oh 43209

Applicant

 Darren Ramler
 614-486-7913
 darren.ramler@rinelandscapgroup.com
 655 Harrison Drive
Columbus, Ohio 43204

A.1: Project Information

Brief Project Description*

Replace existing front walkway, steps, and cheekwalls. Replace portion of existing asphalt driveway with tumbled cobblestone and aggregate. No change to driveway approach or apron. Install new plant material and low voltage landscape lighting

Architecture Review

☐

Conditional Use

☐

Planned Unit Dev

☐

Rezoning

☐

Variance or Special Permit

☒

Side or rear yard Fence Variance

☐

Front yard fence variance

☐

What requires Major Architectural Review ?

What requires Minor Architectural Review ?

Major Architectural Review

☐

Minor Architectural Review

☐

Appeal of ARB or Staff Decision to BZAP

☒

State the specific nature of the Appeal.

We are proposing a driveway extension in front of the house; however, per Bexley Code Section 1262.04(b), parking spaces are not permitted in the front yard. The proposed space would only be used occasionally to allow a vehicle to pass a parked car when accessing the garage at the rear of the house. While the proposed parking space does not meet the R-3 district's off-street parking requirements, it will be screened in accordance with Bexley Code Section 1262.04(c) for the GC district, which requires front yard parking spaces and aisles to be set back ten feet to accommodate a landscape buffer at least 8 feet wide.

Upcoming BZAP hearing --- (Hearings held the 4th Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)*

03/06/2025

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

Applicant (or representative of the project) must be present at the appropriate hearings

A.1: Attorney / Agent Information

Agent Name*

Darren Ramler

Agent Address

655 Harrison Drive, Columbus, OH
43204

Agent Email*

darren.ramler@rinelandscapegroup.com

Agent Phone*

614-486-7913

Property Owner Name*

Anna Kamp

Property Owner Email

anna.kamp@nationwidechildrens.org

Property Owner Address

49 South Parkview Avenue, Columbus
OH 43209

Property Owner Phone number

773-350-8401

A.2: Fee Worksheet

Estimated Valuation of Project*

107000

Minor Architectural Review

☐

Major Architectural Review

☐

Variance Review

☒

Variance Review Type*

Single Family

Zoning

☐

Zoning Review Type*

Other (Please specify)

If you selected "other" what zoning review type is the request?*

Parking in front yard

Sign Review and Architectural Review for Commercial Projects

☐

Review Type

—

Appeal of ARB decision to BZAP

☐

Appeal of BZAP decision to City Council

☐

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

Appeal of Zoning Officer determination to BZAP

☐

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

MEDIUM DENSITY SINGLE-FAMILY
RESIDENTIAL

Use Classification 

R-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Width (ft)

100

Depth (ft)

241

Total Area (SF)

24100

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

—

Proposed Addition (SF)

—

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
—	3480

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
—	—
New Structure Type	Ridge Height
Proposed New Structure (SF)	Is there a 2nd Floor
—	—
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
—	—
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
—	—

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
—	—
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
—	0

Total Hardscape (SF)

2890

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

5470

Total overall lot coverage (% of lot)

22

C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows

☐

Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Proposed Door Style

Proposed Door Color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

☐

Existing Door Trim

—

Proposed New Door Trim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

—

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☐

Existing Finishes

—

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

—

Proposed Finishes Manufacturer, Style, Color

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.*

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D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

Landscape Architect/Designer

—

Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

☐

E.1 Variance Worksheet

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

We are proposing a driveway extension in front of the house; however, per Bexley Code Section 1262.04(b), parking spaces are not permitted in the front yard. The proposed space would only be used occasionally to allow a vehicle to pass a parked car when accessing the garage at the rear of the house. While the proposed parking space does not meet the R-3 district's off-street parking requirements, it will be screened in accordance with Bexley Code Section 1262.04(c) for the GC district, which requires front yard parking spaces and aisles to be set back ten feet to accommodate a landscape buffer at least 8 feet wide.

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. *

This variance approval would improve the property's functionality and help reduce the number of cars parked on the street.

2. Is the variance substantial? Please describe. *

No, the area to be used for occasional parking is not substantial and is just over 200 square feet.

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, the neighborhood's character would remain intact, and adjoining properties would not experience any significant detriment due to the variance. The parking space would be used only occasionally and would be screened from street view with a well-designed landscape buffer, ultimately enhancing the home's curb appeal and the overall streetscape.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.*

There would be no adverse affect.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe. *

The property owner was not aware of the specific zoning restriction at the time of purchase.

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.*

No, the property owner's predicament cannot be feasibly resolved without a variance. The limited space between the house and the property line, along with the existing driveway's width, does not provide sufficient room for a vehicle to pass a parked car without the proposed extension.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe. *

Granting the variance would benefit the homeowner by improving the functionality of the driveway while minimizing the need for on-street parking. The proposed parking space would be screened with a landscape buffer, mitigating any visual impact. Additionally, it would not adversely affect neighboring properties or governmental services. As a result, the spirit and intent behind the zoning requirement are maintained, and substantial justice is achieved by allowing a practical solution that enhances both the property and the surrounding area.

F.3 Fence Variance Worksheet

Front Yard Restrictions

☐

Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential
Districts

☐

F.3 Fence Variance Worksheet: Front Yard Restrictions

No chain link, wire mesh, concrete block or other
similar type material shall be installed as a
decorative landscape wall or fence.*

No

G. Demolition Worksheet

Is your property historically significant? Please
attached supporting documentation. Recommended
sources include ownership records, a letter from the
Bexley Historical Society, etc.

—

Is your property architecturally significant? Please
attached supporting documentation. Recommended
sources include a letter of opinion from an architect
or expert with historical preservation expertise.

—

If you answered "yes" to either of the above two questions, please describe any economic hardship that
results from being unable to demolish the primary residence, and attach any supporting evidence.

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling
circumstances that require the demolition of the primary residence, and attach any supporting evidence.

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

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Provide a narrative time schedule for the replacement project

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.