



BZAP-25-36

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

Status: Active

Submitted On: 7/18/2025

Primary Location

1014 ROOSEVELT AV
Bexley, OH 43209

Owner

Cecilia Kanowsky
Roosevelt 1014 Bexley, Ohio 43209

Applicant

 Cecilia Kanowsky
 614-314-2353
 cecekanowsky@yahoo.com
 1014 S Roosevelt Ave
Bexley, Ohio 43209

Staff details

 ARB Mtg Date

—

 BZAP Mtg Date

08/28/2025

 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

🔒 BZAP Findings of Facts (as voted on)

A.1: Attorney / Agent Information

Agent Name*

Cece Kanowsky

Agent Address

1014 S Roosevelt

Agent Email*

Cecekanowsky@yahoo.com

Agent Phone*

6143142353

Property Owner Name*

Cecilia Kanowsky

Property Owner Email*

Cecekanowsky@yahoo.com

Property Owner Address*

1014 S Roosevelt

Property Owner Phone number

6143142353

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

Brief Project Description*

Trying to replace fence- driveway has been in place since prior to our ownership in 1998

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

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

Variance needed due to finding out driveway is not in compliance with current code. Driveway here before we bought home. Need a new fence - never needed this with the last fence.

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?

—

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

☐

Zoning variance for Garage and/or accessory structure

☐

Special Permit or variance for Fence

☐

Architectural Review 

☐

Certificate of Appropriateness for building modification in a commercial district

☐

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 



What is your proposed building coverage?* 

Max allowable lot coverage is 



What is your proposed lot coverage?* 

% of proposed building coverage



% of proposed lot coverage



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

No

Detached Garage or Accessory Structure

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

No

Are you proposing another or different accessory structure?

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.*

To allow the exiting driveway to remain as is

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. *

No

2. Is the variance substantial? Please describe. *

No

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

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? *

08/28/2025

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



Record Activity

Cecilia Kanowsky started a draft Record	07/18/2025 at 3:13 pm
Cecilia Kanowsky added file image.jpg	07/18/2025 at 3:25 pm
Cecilia Kanowsky added file image.jpg	07/18/2025 at 3:26 pm
Cecilia Kanowsky submitted Record BZAP-25-36	07/18/2025 at 3:26 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-36	07/18/2025 at 3:26 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-36	07/18/2025 at 3:26 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-36	07/18/2025 at 3:26 pm
Matt Klingler waived payment step Payment on Record BZAP-25-36	07/18/2025 at 3:29 pm
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "08/28/2025" on Record BZAP-25-36	07/21/2025 at 10:42 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	7/18/2025, 3:26:49 PM	7/18/2025, 3:29:35 PM	Cecilia Kanowsky	-	Skipped
 Application Processing	7/18/2025, 3:26:49 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✓ Board of Zoning and Planning	-	-	-	-	Inactive