



## BZAP Staff Report

FOR  
September 25, 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:**

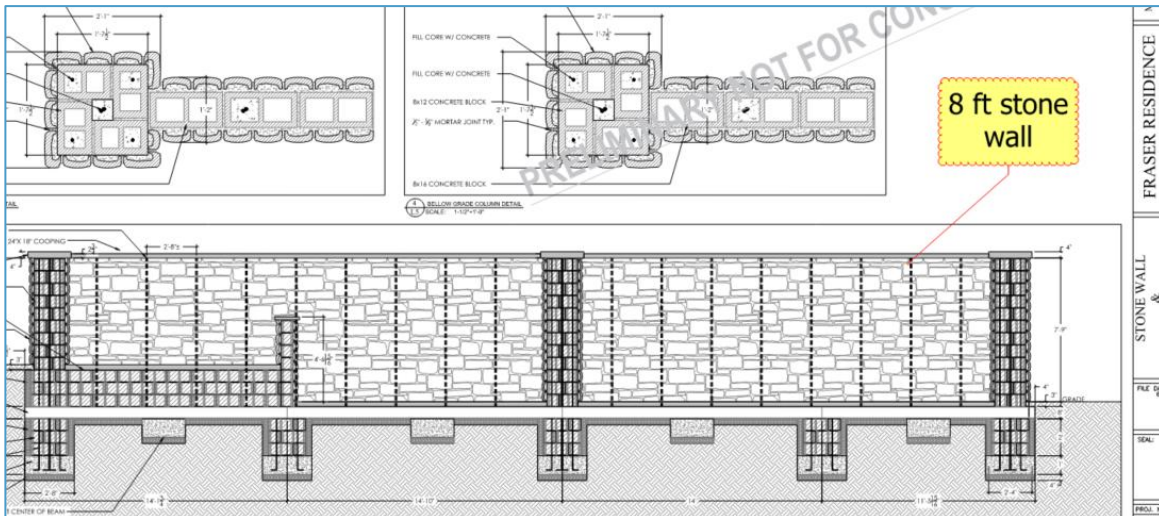
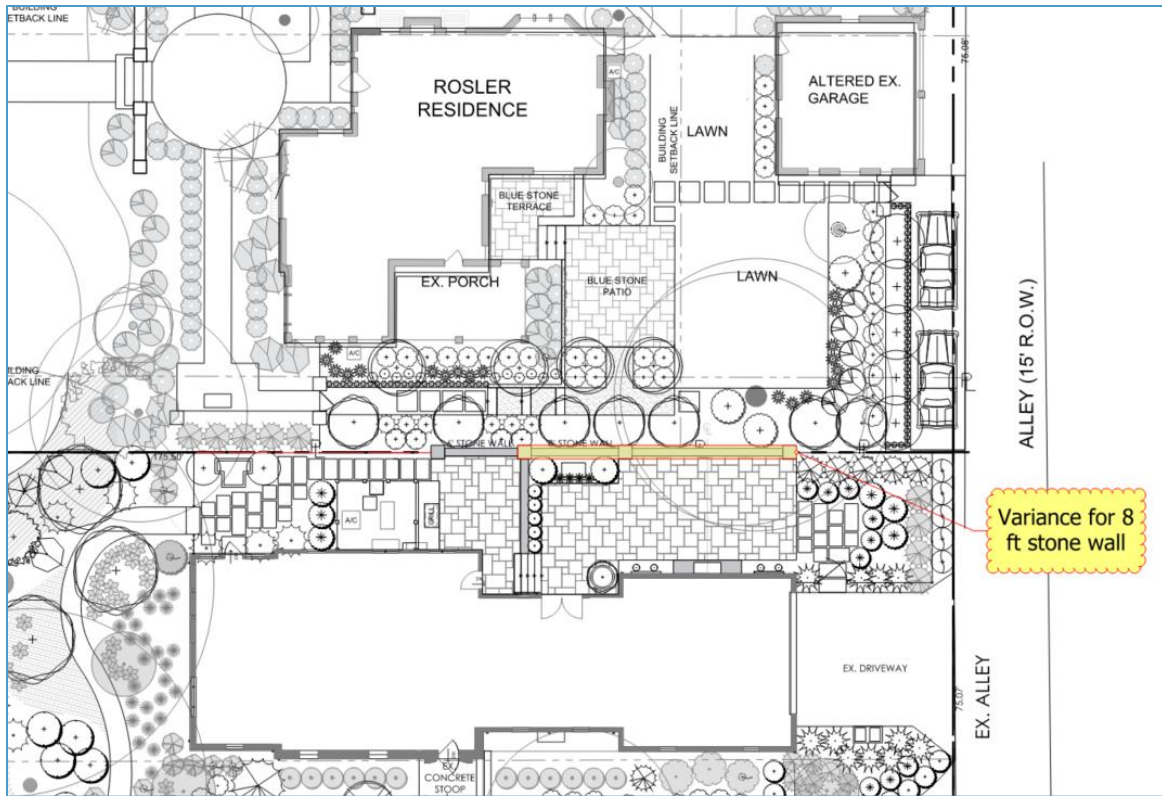
- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining 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**

- I) App No: BZAP 25-37  
Address: 2324 Bexley Park  
Applicant: Monette Friedlander  
Owner: Kristina & Bruce Fraser  
**REQUEST:** The applicant is seeking a variance from Bexley Code section 1264.03 (a) to build an 8 foot wall on the property line

#### **Staff Notes:**

- Bexley code doesn't allow walls or fences to be greater than 72" in height.
- Applicant is seeking to allow an 8 ft wall only in the patio area between the adjoining properties,
- This is only due to the fact that both properties entertain and have nice patios and would like some additional privacy.
- Staff see no issue with this variance.

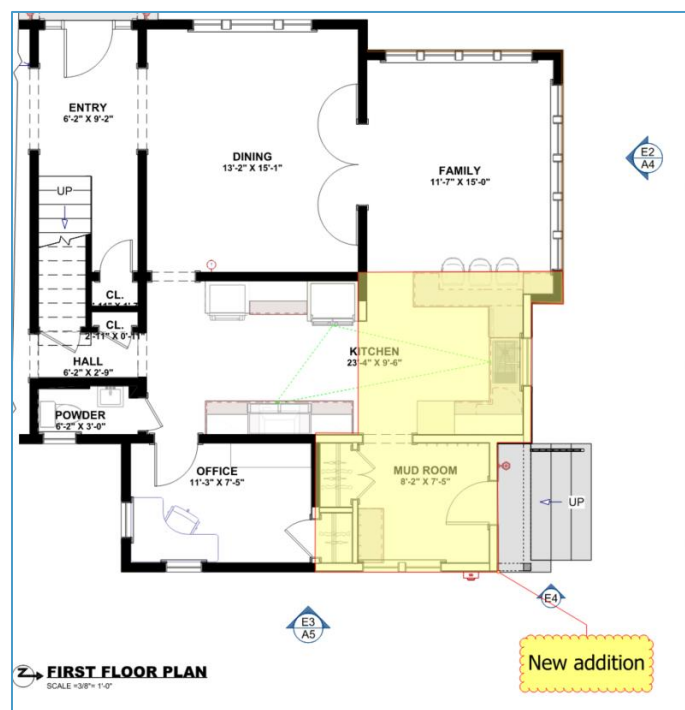
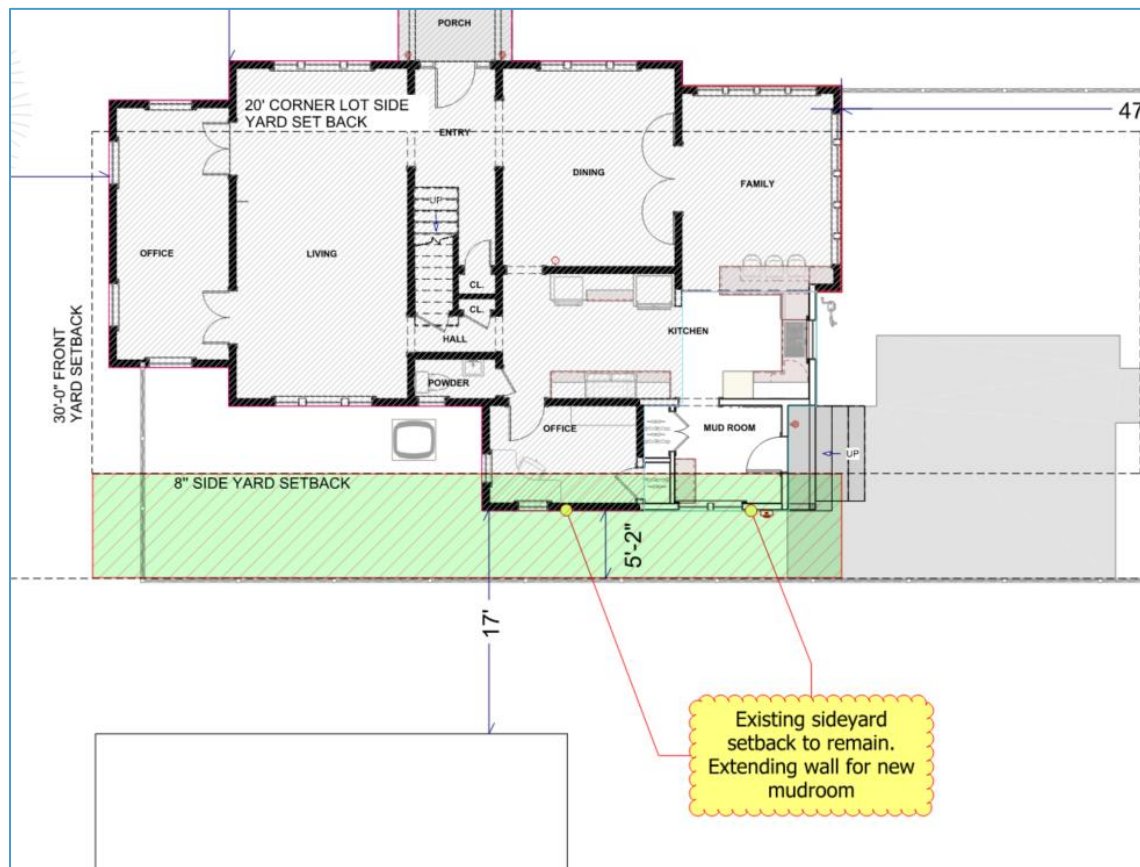


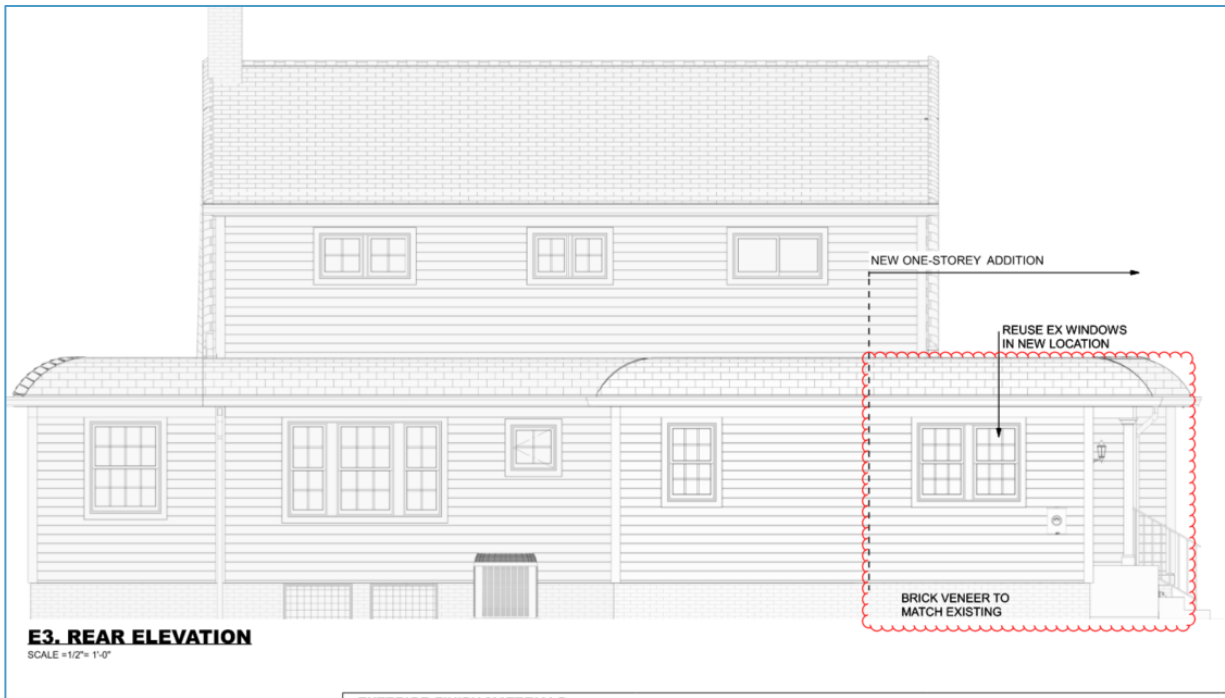
- 2) App No: BZAP 25-38  
 Address: 246 S Dawson  
 Applicant: Valerie Halas  
 Owner: Mary & Michael Heckler  
 Request: The applicant is seeking a variance to Bexley code section 1252.11 (e) to build an addition onto the existing nonconforming primary structure without offsetting the addition 8 inches per the code requirement

**Staff Notes:**

- Bexley code allows additions onto nonconforming structures provided the addition is offset by 8 inches away from the adjacent property.

- Offsetting the wall of the new mudroom does not make much sense in this case as it's a small addition
- Was on the consent agenda for ARB... unanimously approved.
- Staff sees no issue with this variance.





- 3) App No: BZAP 25-39  
 Address: 884 Vernon  
 Applicant: Taylor Patterson  
 Owner: Samuel & Spencer Staschiak  
 Request: The applicant is seeking a variance from Bexley code section 1252.15 (g) (1) to allow an accessory structure, decorative pergola on top of a fence, in the side yard

**Staff Notes:**

- This is an odd variance because it's either a fence that is partly too tall or an accessory structure.
- In the past we have called these accessory structures, so I am sticking with that.
- Accessory structures are only permitted in the rear yard and must be 3 ft from property lines.
- This will be in the side yard as it's connected to the side yard fence gate and it will be up against the property line.



