

BZAP-25-38

(BZAP)Board of Zoning &
Planning Application - Review
of Variance requests for
Residential and Commercial
Development
Status: Active
Submitted On: 8/13/2025

Primary Location

246 S DAWSON AV
Bexley, OH 43209

Owner

Mary and Michael Heckler
DAWSON AV 246 Columbus, Ohio
43209

Applicant

 Valerie Halas
 614-400-1460
 valeriehalas@valeriehalasdesign.com
 325 S Dawson Ave
Columbus, OH 43209

Staff details

 ARB Mtg Date

—

 BZAP Mtg Date

09/25/2025

 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*

Valerie Halas

Agent Address

325 S Dawson Ave

Agent Email*

valeriehalas@valeriehalasdesign.com

Agent Phone*

6144001460

Property Owner Name*

Mary Heckler

Property Owner Email*

maryheckler@gmail.com

Property Owner Address*

246 S Dawson Ave

Property Owner Phone number

4127602239

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

Brief Project Description*

New one-storey addition at the East side yard of the existing principal structure. Note that we extending the existing one storey space further North in order to enlarge the existing Kitchen and to add a home office to the first floor. The existing East side yard set back is not compliant, but the owners principal structure is 17' from the principal structure of the neighbor to the East. We are asking for a variance that would be extending the furthest East wall instead of stepping back the wall to the West by 8" as the interior space of the Mud Room would then be tight and would create an awkward roof line due to the existing coved hip roof detail. In addition we are proposing to remove the existing porch roof and provide a design for a new standing seam metal barrel porch roof with new columns and beams. The stairs, railing and landing of the porch will remain with new columns in the existing location.

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

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

New one-storey addition at the East side yard of the existing principal structure. Note that we extending the existing one storey space further North in order to enlarge the existing Kitchen and to add a home office to the first floor. The existing East side yard set back is not compliant, but the owners principal structure is 17' from the principal structure of the neighbor to the East. We are asking for a variance that would be extending the furthest East wall instead of stepping back the wall to the West by 8" as the interior space of the Mud Room would then be tight and would create an awkward roof line due to the existing coved hip roof detail.

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?* ?

Yes

Please describe what part of your project requires Architectural Review ?

New one-storey addition at the East/ North side yard of the existing principal structure. Note that we extending the existing one storey space further North in order to enlarge the existing Kitchen and to add a home office to the first floor. In addition we are proposing to remove the existing porch roof and provide a design for a new standing seam metal barrel porch roof with new columns and beams. The stairs, railing and landing of the porch will remain with new columns in the existing location.

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

☐

Estimated Valuation of Project*

250000

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?* 

2027

Max allowable lot coverage is 

0



What is your proposed lot coverage?* 

3025

% 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?*

Yes

Principal Structure Setbacks

Is your property a corner lot? 

Yes

Because you have a corner lot, please review Bexley Code Section 1252.10 for additional yard setback requirements, "street side" setbacks differ from the standards

Your required front yard setback is 30 ft. **OR** the average distance back from the front lot line of the adjacent three structures on each side of your property **whichever is greater**

Proposed New Principal Structure or Residence (SF)

1619

Total (footprint) square foot of all structures combined

2027

What is your required front yard setback* 

30

What is your proposed front yard setback* 

31

Your required side yard setback is

0



Proposed left side yard setback?* 

15

Proposed right side yard setback?* 

5

Your required rear yard setback is **25 ft**

Proposed rear yard setback?*

48

Detached Garage or Accessory Structure

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

No

Because you have a corner lot, please review Bexley Code Section 1252.10 for additional yard setback requirements

Are you proposing another or different accessory structure?

—

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)* 

EPDM, Asphalt Shingles

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

EPDM, Asphalt Shingles, Standing Seam metal

Proposed Roofing Manufacturer*

EPDM/ Asphalt- match existing. Standing Seam
Metal Roof- PAC clad

Architectural Review Worksheet: Windows

Are windows are part of this project?

Yes

Please provide the existing window types* ?

Double hung

Please provide the proposed window types* ?

Double hung

Proposed Window Manufacturer*

Pella or Marvin

Architectural Review Worksheet: Doors

Are doors a part of this project?*

Yes

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

Fiberglass- front door

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

Wood front door and side lites- Walnut or Mahogany

C.1 Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project? ?

Yes

Please describe the existing exterior trim. * ?

Hardie fiber cement 5/4 smooth trim 3.5" - white

Please describe the proposed exterior trim* ?

Hardie fiber cement 5/4 smooth trim 3.5" – white

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes

Please describe the existing exterior finishes* ?

Hardie Fiber Cement Board Smooth lap siding 6" exposure painted

Please describe the proposed exterior finishes* ?

Hardie Fiber Cement Board Smooth lap siding 6" exposure painted 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.*

We are asking for a variance that would be extending the furthest East wall which is not compliant instead of stepping back the wall to the West by 8" as the interior space of the Mud Room would then be tight and would create an awkward roof line due to the existing covered hip roof detail. Note that the owners principal structure is 17' from the principal structure of the neighbor to the East.

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. *

Yes. In order to achieve the goals of the project. Enlarge the existing Kitchen and get a first floor home office space we would need to build an addition at the North/East portion of the existing principal structure.

2. Is the variance substantial? Please describe. *

No. The

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. *

The addition and the aesthetic improvements that the owners would like to make (new porch roof, new roof line of existing North addition and new windows that match the original) will improve the character of the home.

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*

09/11/2025

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

09/25/2025

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 Details 24x36 -Valerie Halas Design-246 S Dawson Rd -ARB_BZAP SUBMISSION 08.13.25.pdf Uploaded by Valerie Halas on Aug 13, 2025 at 11:22 AM	
	Architectural Plan 24x36 -Valerie Halas Design-246 S Dawson Rd -Architectural Plans.pdf Uploaded by Valerie Halas on Aug 13, 2025 at 11:22 AM	
	Exterior Elevations 24x36 -Valerie Halas Design-246 S Dawson Rd -EXTERIOR ELEVATIONS AND 3D VIEWS.pdf Uploaded by Valerie Halas on Aug 13, 2025 at 11:20 AM	
	Floor Plan 24x36 -Valerie Halas Design-246 S Dawson Rd -EXISTING AND PROPOSED FLOOR PLANS.pdf Uploaded by Valerie Halas on Aug 13, 2025 at 11:20 AM	
	Landscape Plan 24x36 -Valerie Halas Design-246 S Dawson Rd -SITE PLAN AND VICINITY MAP.pdf Uploaded by Valerie Halas on Aug 13, 2025 at 11:23 AM	REQUIRED
	Photographs 24x36 -Valerie Halas Design-246 S Dawson Rd -EXISTING PHOTOGRAPHS.pdf Uploaded by Valerie Halas on Aug 13, 2025 at 11:18 AM	
	Site Plan and Vicinity Map of immediate surrounding lots 24x36 -Valerie Halas Design-246 S Dawson Rd -SITE PLAN AND VICINITY MAP.pdf Uploaded by Valerie Halas on Aug 13, 2025 at 11:18 AM	REQUIRED
	Appeal supporting information and documents 24x36 -Valerie Halas Design-246 S Dawson Rd -ARB_BZAP SUBMISSION 08.13.25.pdf Uploaded by Valerie Halas on Aug 13, 2025 at 11:23 AM	



Valerie Halas Design Permission for Agent to represent owner letter 08.13.25.pdf

Valerie Halas Design Permission for Agent to represent owner letter 08.13.25.pdf

Uploaded by Valerie Halas on Aug 13, 2025 at 11:12 AM

Record Activity

Valerie Halas started a draft Record	08/13/2025 at 10:26 am
Valerie Halas added file Valerie Halas Design Permission for Agent to represent owner letter 08.13.25.pdf	08/13/2025 at 11:12 am
Valerie Halas added file 24x36 -Valerie Halas Design-246 S Dawson Rd -EXISTING PHOTOGRAPHS.pdf	08/13/2025 at 11:18 am
Valerie Halas added file 24x36 -Valerie Halas Design-246 S Dawson Rd -SITE PLAN AND VICINITY MAP.pdf	08/13/2025 at 11:18 am
Valerie Halas added file 24x36 -Valerie Halas Design-246 S Dawson Rd -EXISTING AND PROPOSED FLOOR PLANS.pdf	08/13/2025 at 11:20 am
Valerie Halas added file 24x36 -Valerie Halas Design-246 S Dawson Rd -EXTERIOR ELEVATIONS AND 3D VIEWS.pdf	08/13/2025 at 11:20 am
Valerie Halas added file 24x36 -Valerie Halas Design-246 S Dawson Rd -Architectural Plans.pdf	08/13/2025 at 11:22 am
Valerie Halas added file 24x36 -Valerie Halas Design-246 S Dawson Rd -ARB_BZAP SUBMISSION 08.13.25.pdf	08/13/2025 at 11:22 am
Valerie Halas added file 24x36 -Valerie Halas Design-246 S Dawson Rd -SITE PLAN AND VICINITY MAP.pdf	08/13/2025 at 11:23 am
Valerie Halas added file 24x36 -Valerie Halas Design-246 S Dawson Rd -ARB_BZAP SUBMISSION 08.13.25.pdf	08/13/2025 at 11:23 am
Valerie Halas submitted Record BZAP-25-38	08/13/2025 at 11:23 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-38	08/13/2025 at 11:23 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-38	08/13/2025 at 11:23 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-38	08/13/2025 at 11:23 am
OpenGov system completed payment step Payment on Record BZAP-25-38	08/13/2025 at 11:24 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "09/25/2025" on Record BZAP-25-38	08/14/2025 at 11:55 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Payment	8/13/2025, 11:23:36 AM	8/13/2025, 11:24:44 AM	Valerie Halas	-	Completed

Label	Activated	Completed	Assignee	Due Date	Status
✓ Application Processing	8/13/2025, 11:23:36 AM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive