



BZAP-25-39

(BZAP)Board of Zoning &
Planning Application - Review of
Variance requests for Residential
and Commercial Development
Status: Active
Submitted On: 8/25/2025

Primary Location

884 VERNON RD
Bexley, OH 43209

Owner

SAMUEL & SPENCER STASCHIAK
VERNON RD 884 BEXLEY,, OH 43209

Applicant

 Taylor Patterson
 937-522-1776
 pattersonfencingllc@gmail.com
 810 Bunty Station Rd
Delaware, Ohio 43015

Staff details

ARB Mtg Date

—

BZAP Mtg Date

10/23/2025

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*

Agent Address

Patterson Fencing

Agent Email*

Agent Phone*

pattersonfencingllc@gmail.com

937-522-1776

Property Owner Name*

Property Owner Email*

Sam Staschiak

staschiak91@gmail.com

Property Owner Address*

Property Owner Phone number

884 Vernon Rd. Bexley OH 43209

419-889-8469

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

Brief Project Description*

Install pergola/trellis over gate entryway on north and south side of property

Zoning Information

1) What is the nature of your request ? *

Other

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

Side yard accessory structure

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

☐

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?

Yes

Accessory Structure Information

Proposed footprint

—

Distance from Primary Structure

2

Rear Yard Setback

—

Access. Struct. left side setback 

2

Access. Struct. Right Side Setback 

8

Is there a 2nd floor?

No

Do have a third Accessory Structure on the property?

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

☐

Fence Variance Worksheet

Front Yard Restrictions

☐

Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

☐

Fence Variance Worksheet

Lot Type*

Interior (non-corner) lot

Narrative description of how you plan to meet the pertinent outlined variance criteria

F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood. *

—

The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.*

—

Posts, columns and finials may extend up to 6” above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance*

—

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping. *

—

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. *

—

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

No

The fence and/or wall shall have a minimum of 50% transparency.*

—

That the lot exhibits unique characteristics that support the increase in fence height.*

—

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?

*

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

	Floor Plan Screenshot_20250825-110058.png Uploaded by Taylor Patterson on Aug 25, 2025 at 11:03 AM	
	Landscape Plan 884 Vernon landscape plan.pdf Uploaded by Taylor Patterson on Aug 25, 2025 at 11:03 AM	REQUIRED
	Photographs 1688482059_472_WoodFencespergulaandgate.jpg Uploaded by Taylor Patterson on Aug 25, 2025 at 10:54 AM	
	Site Plan and Vicinity Map of immediate surrounding lots 884 Vernon Rd fence plan.pdf Uploaded by Taylor Patterson on Aug 25, 2025 at 10:54 AM	REQUIRED



Record Activity



Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Payment	8/25/2025, 11:03:40 AM	8/25/2025, 11:04:37 AM	Taylor Patterson	-	Completed
Application Processing	8/25/2025, 11:03:40 AM	-	Colleen Tassone	-	Active
Zoning Officer	-	-	-	-	Inactive
Design Planning Consultant	-	-	-	-	Inactive
Architectural Review Board	-	-	-	-	Inactive
Board of Zoning and Planning	-	-	-	-	Inactive