

**BZAP-25-40**

(BZAP)Board of
Zoning & Planning
Application - Review
of Variance requests
for Residential and
Commercial
Development
Status: Active
Submitted On:
9/17/2025

Primary Location

821 GRANDON AV
Bexley, OH 43209
Owner
Jerry Haas
Grandon av 821 Bexley,
OH 43209

Applicant

Taylor Sommer
 937-260-7927
 hisandhersarchitects@gmail.com
 7422 Silverleaf Ct
Columbus, Ohio 43235

Staff details **ARB Mtg Date**

—

 BZAP Mtg Date

12/04/2025

 Tabled?

—

 Attend both BZAP & ARB?

—

 Staff Notes **Code Section (s)** **Request**

ARB & BZAP Board Decision

 **ARB Decision**

—

 **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*

Taylor Sommer

Agent Address

Agent Email*

hisandhersarchitects@gmail.com

Agent Phone*

9372607927

Property Owner Name*

Lisa & Jerry Haas

Property Owner Email*

lisajerryhaas@gmail.com

Property Owner Address*

821 Grandon Ave

Property Owner Phone number

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

Brief Project Description*

Raise the pitch of the existing roof and add an addition off the rear of the home. Both existing and addition will have a third floor which will require a variance

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

1a) Please state the specifics of the request* 

Request for a 3rd floor

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 [?](#)

All of it

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*

200000

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?* 

1773

Max allowable lot coverage is 

0



What is your proposed lot coverage?* 

2255

% 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? 

No

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) | Total (footprint) square foot of all structures combined |
| 1088 | 1773 |

What is your required front yard setback* 

| | |
|----|-------|
| 30 | 32.75 |
|----|-------|

Your required side yard setback is

| | |
|---|---|
| 0 |  |
|---|---|

Proposed left side yard setback* 

8.5

Proposed right side yard setback?* 

6.75

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

Proposed rear yard setback?*

46.5

Detached Garage or Accessory Structure

Are you modifying or building a new detached garage as a part of this project? Distance from Primary Structure (ft)*
22.25

Yes

Are you proposing another or different accessory structure?

No

Proposed Detached Garage Info

Maximum building footprint is 624 sq. ft.
Maximum building height is 18 ft
Maximum eave height is 9 ft
Maximum finished attic floor area is 50% of base floorplate
Special permit from BZAP for functional dormer is required
Garage must be setback 3 ft minimum from rear and side property lines

| | |
|--|---|
| Proposed Garage Footprint (SF) | Proposed Height (SF) |
| 400 | 17.75 |
| | |
| Proposed right side setback distance* | Proposed left side setback distance*  |
| 3 | 17.25 |
| | |
| Proposed rear setback distance*  | Is there a 2nd Floor* |
| 4 | No |
| | |
| How many proposed parking spaces?* | Total sq. ft. all accessory structures |
| 2 | 400 |

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)* 

Cambridge Architectural shingles, harvard slate

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

Cambridge Architectural shingles, harvard slate

Proposed Roofing Manufacturer*

iko

Architectural Review Worksheet: Windows

Are windows are part of this project?

Yes

Please provide the existing window types* ?

champion white, double hung

Please provide the proposed window types* ?

white, double hung

Proposed Window Manufacturer*

champion

Architectural Review Worksheet: Doors

Are doors a part of this project?*

Yes

Please describe the existing door types, material and color* [?](#)

1/4 lite fiberglass ppg sunbeam

Please describe the proposed door type, material and color* [?](#)

1/4 lite fiberglass ppg sunbeam rear door

fiberglass garage door ppg sunbeam no windows

Sliding glass door to have a white frame to match windows

16'x8' carriage style garage door painted ppg sunbeam w/ top row of windows

C.1 Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project? ?

Yes

Please describe the existing exterior trim. * ?

ppg cracked slate all trim except windows
1x4 trim painted ppg tin lizzie at windows

Please describe the proposed exterior trim* ?

ppg cracked slate all trim except windows
1x4 trim painted ppg tin lizzie at windows

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* ?

Stucco painted ppg cracked slate
B&B painted ppg cracked slate

Please describe the proposed exterior finishes* 

B&B painted ppg cracked slate
Shake painted ppg cracked slate

(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.*

The third floor of the building is all designed within the look of the roof w/ some necessary dormers. We worked on many different floor plan options attempting to make this third floor fit within the 2/3 requirement set in section 1230.78, but could not make work without making it completely unusable space. 2.5 story houses are allowed and we would like to design what appears to be a 2.5 story house but are asking for a variance to be slightly over the allotted squarefootage to meet that definition

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. *

The property could exist as a 2 story house without the variance, but a 2.5 story house as it is defined cannot exist and allow for usable squarefootage on the top floor.

2. Is the variance substantial? Please describe. *

The house will still look as though it is a 2.5 story house with the third floor built within the roof, and some dormers on the sides of the building (none on the front). The requirement allows us 6,140 sf on the top floor, and we are asking for 6,434 sf 105% of the requirement, in order to have usable space and to achieve a more desirable look on the exterior.

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 proposed height, roof slope, and dormers all exist within the neighborhood. All work proposed exists on the rear of the property in order to minimize the changes to the street view and respect the existing design and character of the home. I personally believe this addition will improve the look of the home as well as the squarefootage which would increase the value of the home and consequentially the value of the neighborhood.

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*

10/09/2025

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

10/23/2025

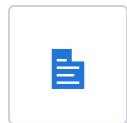
All BZAP (Board of Zoning & Planning) applications that also require ARB (Architectural Review Board) design review must go to the ARB hearing PRIOR to being heard by BZAP

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

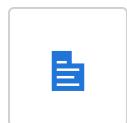
Attachments



Exterior Elevations

2025.09.17_HAAS elevations.pdf

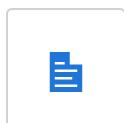
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Floor Plan

2025.09.17_HAAS floor plans.pdf

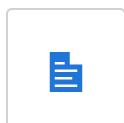
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**Landscape Plan**

2025.09.17_HAAS site.pdf

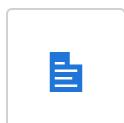
REQUIRED

Uploaded by Taylor Sommer on Sep 17, 2025 at 2:19 PM

**Photographs**

2025.09.17_HAAS elevations.pdf

Uploaded by Taylor Sommer on Sep 17, 2025 at 2:19 PM

**Site Plan and Vicinity Map of immediate surrounding lots****REQUIRED**

2025.09.17_HAAS site.pdf

Uploaded by Taylor Sommer on Sep 17, 2025 at 2:19 PM

Record Activity

| | |
|--|-----------------------|
| Taylor Sommer started a draft Record | 09/17/2025 at 1:14 pm |
| Taylor Sommer added file 2025.09.17_HAAS elevations.pdf | 09/17/2025 at 2:19 pm |
| Taylor Sommer added file 2025.09.17_HAAS site.pdf | 09/17/2025 at 2:19 pm |
| Taylor Sommer added file 2025.09.17_HAAS elevations.pdf | 09/17/2025 at 2:19 pm |
| Taylor Sommer added file 2025.09.17_HAAS site.pdf | 09/17/2025 at 2:19 pm |
| Taylor Sommer added file 2025.09.17_HAAS floor plans.pdf | 09/17/2025 at 2:19 pm |
| Taylor Sommer submitted Record BZAP-25-40 | 09/17/2025 at 2:20 pm |
| OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-40 | 09/17/2025 at 2:20 pm |
| OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-40 | 09/17/2025 at 2:20 pm |
| OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-40 | 09/17/2025 at 2:20 pm |

Timeline

| Label | Activated | Completed | Assignee | Due Date | Status |
|--------------------------------|-----------------------|-----------|-----------------|----------|----------|
| ⌚ Payment | 9/17/2025, 2:20:24 PM | - | Taylor Sommer | - | Active |
| ✓ Application Processing | 9/17/2025, 2:20:24 PM | - | Colleen Tassone | - | Active |
| ✓ Zoning Officer | - | - | - | - | Inactive |
| ✓ Design Planning Consultant | - | - | - | - | Inactive |
| ✓ Architectural Review Board | - | - | - | - | Inactive |
| ✓ Board of Zoning and Planning | - | - | - | - | Inactive |