



BZAP-25-41

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

Status: Active

Submitted On: 9/18/2025

Primary Location

31 S MERKLE RD
Bexley, OH 43209

Owner

ELISA VARGA TOTH
S. Merkle Rd 31 Bexley, OH
43209

Applicant

Elisa Varga Toth-Roberts
 614-309-0020
 evargatoth@outlook.com
 31 S. Merkle Rd.
Bexley, OH 43209

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**

—

 **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*

NA

Agent Address

NA

Agent Email*

NA

Agent Phone*

NA

Property Owner Name*

Elisa Varga Toth

Property Owner Email*

Evargatoth@outlook.com

Property Owner Address*

31 S. Merkle Rd

Property Owner Phone number

6143090020

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

Brief Project Description*

My name is Elisa Varga Toth-Roberts and I am the owner of 31 S. Merkle Rd. I have received 2 violation notices in the mail regarding the RV we have parked on the parking slab of our home, near the Alley between S. Merkle & S. Roosevelt. When we purchased the RV (back in the Summer of 2020) we thoroughly researched the ability to park our RV on our parking slab and also sought the feedback of our neighbors, making sure they were ok with the vehicle's location. We have not received any complaints or concerns from the city in more than 5 years of ownership & parking in this location.

We do not have the ability to park the RV in our back yard & have been able to park the vehicle on the slab for many years without any complaint or citations from the city. Therefore would like to file for a variance for the current placement. I am not sure how to go about filing, so I would appreciate your assistance with next steps in doing so.

Thank you for your time & I hope to rectify this issue with the city as soon as possible.

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

1a) Please state the specifics of the request* [?](#)

See previous comments

Do you have another request or need to vary from a different section of the code?*

No

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?

—

Does this application require a design recommendation from the Architectural Review Board?* [?](#)

No

Please describe what part of your project requires Architectural Review [?](#)

NA

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 

0



What is your proposed building coverage?* 

0

Max allowable lot coverage is 

0



What is your proposed lot coverage?* 

0



% 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?*

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.*

My name is Elisa Varga Toth-Roberts and I am the owner of 31 S. Merkle Rd.

I have received 2 violation notices in the mail regarding the RV we have parked on the parking slab of our home, near the Alley between S. Merkle & S. Roosevelt.

When we purchased the RV (back in the Summer of 2020) we thoroughly researched the ability to park our RV on our parking slab and also sought the feedback of our neighbors, making sure they were ok with the vehicle's location. We have not received any complaints or concerns from the city in more than 5 years of ownership & parking in this location.

We do not have the ability to park the RV in our back yard & have been able to park the vehicle on the slab for many years without any complaint or citations from the city. Therefore would like to file for a variance for the current placement.

I am not sure how to go about filing, so I would appreciate your assistance with next steps in doing so.

Thank you for your time & I hope to rectify this issue with the city as soon as possible.

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. *

NA

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 – RV has been parked on this parking slab for over 5 years with no complaints.

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? *

10/02/2025

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



Landscape Plan

IMG_8395.jpeg

REQUIRED

Uploaded by Elisa Varga Toth-Roberts on Sep 18, 2025 at 12:44 PM



Photographs

IMG_8395.jpeg

Uploaded by Elisa Varga Toth-Roberts on Sep 18, 2025 at 12:44 PM



Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

IMG_8392.jpeg

Uploaded by Elisa Varga Toth-Roberts on Sep 18, 2025 at 12:43 PM

Record Activity

Elisa Varga Toth-Roberts started a draft Record	09/18/2025 at 12:21 pm
Elisa Varga Toth-Roberts added file IMG_8392.jpeg	09/18/2025 at 12:43 pm
Elisa Varga Toth-Roberts added file IMG_8395.jpeg	09/18/2025 at 12:44 pm
Elisa Varga Toth-Roberts added file IMG_8395.jpeg	09/18/2025 at 12:44 pm
Elisa Varga Toth-Roberts submitted Record BZAP-25-41	09/18/2025 at 12:56 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-41	09/18/2025 at 12:56 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-41	09/18/2025 at 12:56 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-41	09/18/2025 at 12:56 pm

OpenGov system completed payment step Payment on Record
BZAP-25-41

09/18/2025 at 1:05 pm

Colleen Tassone changed form field entry BZAP Mtg Date from "" to
"10/23/2025" on Record BZAP-25-41

09/18/2025 at 1:13 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💲 Payment	9/18/2025, 12:56:42 PM	9/18/2025, 1:05:50 PM	Elisa Varga Toth-Roberts	-	Completed
✓ Application Processing	9/18/2025, 12:56:42 PM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive