



BZAP-25-3

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

Status: Active
Submitted On: 1/16/2025

Primary Location

2527-2529 E MAIN ST Unit 500
Bexley, OH 43209

Owner

2527 E MAIN STREET LLC
E MAIN STREET 2527 BEXLEY, OH 43209

Applicant

Kyle Green
 614-353-7837
 kgreen@duttonstudio.com
 55 W Long St
Columbus, OH 43215

Staff details

ARB Mtg Date

02/13/2025

BZAP Mtg Date

02/27/2025

Tabled?

Attend Both ARB & BZAP?

Staff Notes

A.1: Project Information

Brief Project Description*

- EXTERIOR IMPROVEMENTS INCLUDE;
- NEW EXTERIOR DOOR LOCATED ON MAIN STREET FOR TENANT SPACE 1 TO MATCH TENANT 2 DOOR. NEW DOOR OPENING IN EXISTING WINDOW OPENING.
 - EXISTING STOREFRONT WINDOW FRAMES AND WOOD TRIM PAINTED; SEE PROPOSED ELEVATIONS
 - PORTIONS OF EXISTING BRICK TO BE PAINTED; SEE PROPOSED ELEVATIONS
 - NEW SIGNAGE AND LANDSCAPING ALONG SIDE OF BUILDING TO BE PROVIDED

Architecture Review

Conditional Use

Planned Unit Dev

Rezoning

Variance or Special Permit

Side or rear yard Fence Variance

Front yard fence variance

What requires Major Architectural Review ?

What requires Minor Architectural Review ?

New Paint on exterior. New door in existing window opening. Project located on Main Street.

Major Architectural Review

Minor Architectural Review

Appeal of ARB or Staff Decision to BZAP

State the specific nature of the Appeal.

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)*

02/13/2025

Upcoming BZAP hearing --- (Hearings held the 4th Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)*

02/27/2025

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

Applicant (or representative of the project) must be present at the appropriate hearings

A.1: Attorney / Agent Information

Agent Name*

Kyle Green

Agent Address

55 W Long Street Columbus OH

Agent Email*

kgreen@duttonstudio.com

Agent Phone*

6143537837

Property Owner Name*

Georgia Gocken

Property Owner Email

info@bobbiesshoppe.com

Property Owner Address

2527 E Main Street Bexley Ohio 43209

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project*

35000

Minor Architectural Review

Major Architectural Review

Variance Review

Zoning

Zoning Review Type*

Other (Please specify)

If you selected "other" what zoning review type is the request?*

Main Street Overlap - Exterior Improvements

Sign Review and Architectural Review for Commercial Projects

Review Type

—

Appeal of ARB decision to BZAP

Appeal of BZAP decision to City Council

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

Appeal of Zoning Officer determination to BZAP

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Commercial

Zoning District

Main Street Overlay

Use Classification ?

Other

Other Classification

Mixed Use Commercial

B: Project Worksheet: Lot Info

Width (ft)

40.55

Depth (ft)

89.4

Total Area (SF)

3625

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

2000

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

Masonry

Proposed New Primary Structure or Residence (SF)

–

Total (footprint) square foot of all structures combined

2000

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

–

Proposed Addition (SF)

–

New Structure Type

Ridge Height

Proposed New Structure (SF)

–

Is there a 2nd Floor

–

Total of all garage and accessory structures (SF)

–

Total building lot coverage (SF)

–

Total building lot coverage (% of lot)

–

Is this replacing an existing garage and/or accessory structure?

–

B: Project Worksheet: Hardscape

Existing Driveway (SF)

–

Existing Patio (SF)

–

Existing Private Sidewalk (SF)

–

Proposed Additional Hardscape (SF)

–

Total Hardscape (SF)

—

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2000

Total overall lot coverage (% of lot)

55

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows

Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

–

Door Finish

Painted

Proposed Door Type

Proposed Door Style

3/4 Lite to Match

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

–

Proposed New Door Trim

Existing Window Trim

–

Proposed New Window Trim

Trim Color(s)

White / Blue; see packet

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Brick

Existing Finishes Manufacturer, Style, Color

Existing Brick and wood trim

Proposed Finishes

Other

Other Proposed Finishes

New Paint on existing exterior materials

Proposed Finishes Manufacturer, Style, Color

White/ Blue; see packet

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.*



D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

—

Landscape Architect/Designer

Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

D: (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

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.*

NA

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.*

NA

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. *

NA

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.*

NA

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe. *

NA

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.*

NA

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe. *

NA

F.3 Fence Variance Worksheet

Front Yard Restrictions

Fences Adjacent to Commercial Districts

Require Commercial Fences Adjacent to Residential Districts

F.3 Fence Variance Worksheet: Front Yard Restrictions

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

Yes

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

—

Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.

—

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

Provide a narrative time schedule for the replacement project

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

Attachments



Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

Bobbies Shoppe_ARB_011625.pdf

Uploaded by Kyle Green on Jan 16, 2025 at 3:34 PM

Record Activity

Kyle Green started a draft Record	01/16/2025 at 3:17 pm
Kyle Green added file Bobbies Shoppe_ARB_011625.pdf	01/16/2025 at 3:34 pm
Kyle Green submitted Record BZAP-25-3	01/16/2025 at 3:35 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-3	01/16/2025 at 3:35 pm
OpenGov system completed payment step Payment on Record BZAP-25-3	01/16/2025 at 3:37 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-3	01/16/2025 at 3:37 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-3	01/16/2025 at 3:37 pm
Colleen Tassone approved approval step Application Processing on Record BZAP-25-3	01/17/2025 at 9:15 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-3	01/17/2025 at 9:15 am

OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-3	01/17/2025 at 9:15 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-3	01/17/2025 at 9:15 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-3	01/17/2025 at 9:15 am
Matt Klingler changed form field entry BZAP Mtg Date from "" to "02/27/2025" on Record BZAP-25-3	01/21/2025 at 1:16 pm
Matt Klingler changed form field entry ARB Mtg Date from "" to "02/13/2025" on Record BZAP-25-3	01/21/2025 at 1:16 pm
Karen Bokor added Record BZAP-25-3 to project February BZAP	01/21/2025 at 5:13 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	1/16/2025, 3:35:26 PM	1/16/2025, 3:37:18 PM	Kyle Green	-	Completed
✓ Application Processing	1/16/2025, 3:37:18 PM	1/17/2025, 9:15:19 AM	Colleen Tassone	-	Completed
✓ Zoning Officer	1/17/2025, 9:15:19 AM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	1/17/2025, 9:15:19 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive