



### BZAP-25-7

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

### Primary Location

2463 E MAIN ST  
Bexley, OH 43209

### Owner

2463 East Main Street Holdings LLC  
E MAIN ST 2463 BEXLEY, OH 43209

### Applicant

Andrew Rosenthal  
 614-571-4770  
 rosenthal@grad.cc  
 211 N. 4th Street  
Columbus, OH 43215

## A.1: Project Information

### Brief Project Description\*

Remove failed brick lintel at storefront openings. Replace storefront below and masonry above. Brick to match (as closely as possible) texture of existing. Brick color cannot be matched - so entire front will be painted. Additional miscellaneous repairs / updates at rear of building (re-clad awnings, paint, replace lights).

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 ?

Changes/updates to exterior of building (storefront, paint, new lights, recladding awnings).

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)\*

03/13/2025

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

03/06/2025

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

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## A.1: Attorney / Agent Information

**Agent Name\***

Cara Berg

**Agent Address**

221 N. 4th Street

**Agent Email\***

berg@grad.cc

**Agent Phone\***

6142282122

**Property Owner Name\***

2463 E. Main Holdings LLC

**Property Owner Email**

**Property Owner Address**

2463 E. Main Street, Bexley, OH 43209

**Property Owner Phone number**

6144618737

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## A.2: Fee Worksheet

**Estimated Valuation of Project\***

50000

**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?\*

Review of exterior improvements to commercial building located on Main Street

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

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B: Project Worksheet: Property Information

Occupancy Type

Zoning District

Commercial

Use Classification 

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## B: Project Worksheet: Lot Info

Width (ft)

Depth (ft)

—

—

Total Area (SF)

—

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## B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

Proposed Addition (SF)

2600

0

Removing (SF)

Type of Structure

0

Single Story Commercial Building

Proposed New Primary Structure or Residence (SF)

Total (footprint) square foot of all structures combined

—

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## 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?

—

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## 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)

–

Total overall lot coverage (% of lot)

–

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## C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

–

Existing Roof Type

–

New Roof Type

–

New Single Manufacturer

New Roof Style and Color

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## C.1 Architectural Review Worksheet: Windows

Windows

Structure

–

Existing Window Type

Fixed

Existing Window Materials

Aluminum

New Window Manufacturer

Kawneer/Old Castle

New Window Style/Mat./Color

Aluminum Storefront (white)

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## C.1 Architectural Review Worksheet: Doors

Doors

Structure

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Proposed Door Style

Proposed Door Color

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## 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)

Do the proposed changes affect the overhangs?

—



## C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Brick

Existing Finishes Manufacturer, Style, Color

Wire cut brick

Proposed Finishes

Brick

Proposed Finishes Manufacturer, Style, Color

Closest Available wire cut brick (thin brick)

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.\*



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## D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Landscape Architect/Designer

Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

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## E.1 Variance Worksheet

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

none

**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. \***

n/a

**2. Is the variance substantial? Please describe. \***

n/a

**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. \***

n/a

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## E.2 Variance Worksheet

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

n/a

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

n/a

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

n/a

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

n/a

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## F.3 Fence Variance Worksheet

Front Yard Restrictions

Fences Adjacent to Commercial Districts

Require Commercial Fences Adjacent to Residential Districts

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## 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.\*

No

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## 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.

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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.

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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.**