













Tishkoff Pool House



PROJECT STATUS

PERMIT

CURRENT ISSUE DATE

3.10.2025

PROJECT NO.

25004

REVISIONS

#	DESCRIPTION	DATE

PROJECT INFORMATION

Tishkoff Pool House

Greg Tishkoff

280 S. COLUMBIA AVE.
BEXLEY, OH 43209



MATTHEW TODDY, LICENSE #1616697
EXPIRATION DATE: DECEMBER 31, 2025

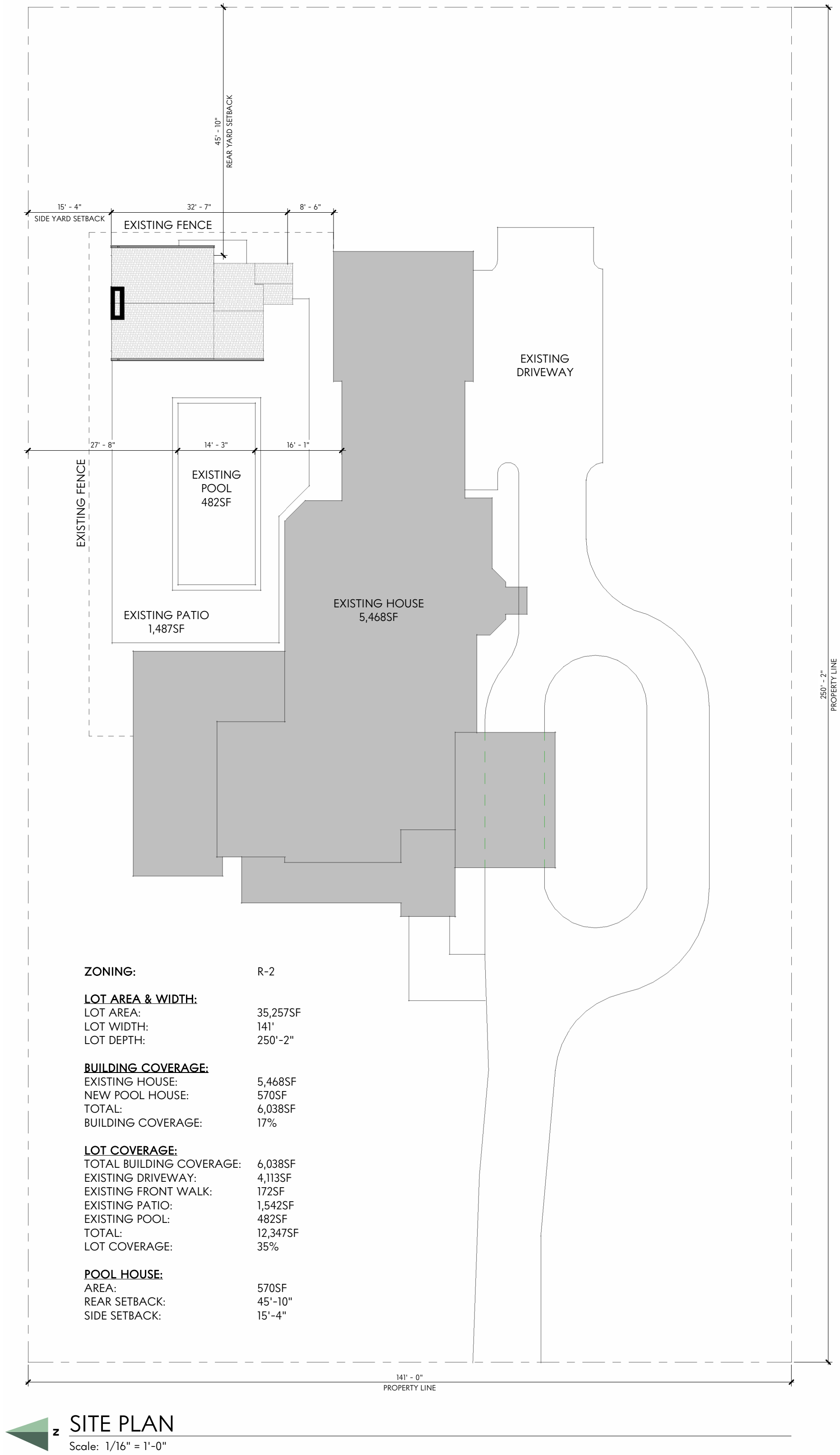


SHEET NAME

TITLE SHEET

SHEET NUMBER

G001



PROJECT SHEET INDEX

SHEET #	SHEET NAME	REVISION #	REVISION DATE
GENERAL			
G001	TITLE SHEET		
G002	CODE INFO		
ARCHITECTURAL			
A101	FLOOR PLANS		
A200	ELEVATIONS & SECTION		

PROJECT SCOPE

THE PROJECT SCOPE IS TO RENOVATE AN EXISTING ACCESSORY STRUCTURE IN BEXLEY, OHIO. THE WORK INCLUDES A RE-CONFIGURED FOOTPRINT, NEW BUILT-IN GRILL, ELECTRIC FIREPLACE, AND ROOF STRUCTURE.

MEP SCOPE

MECHANICAL: N/A

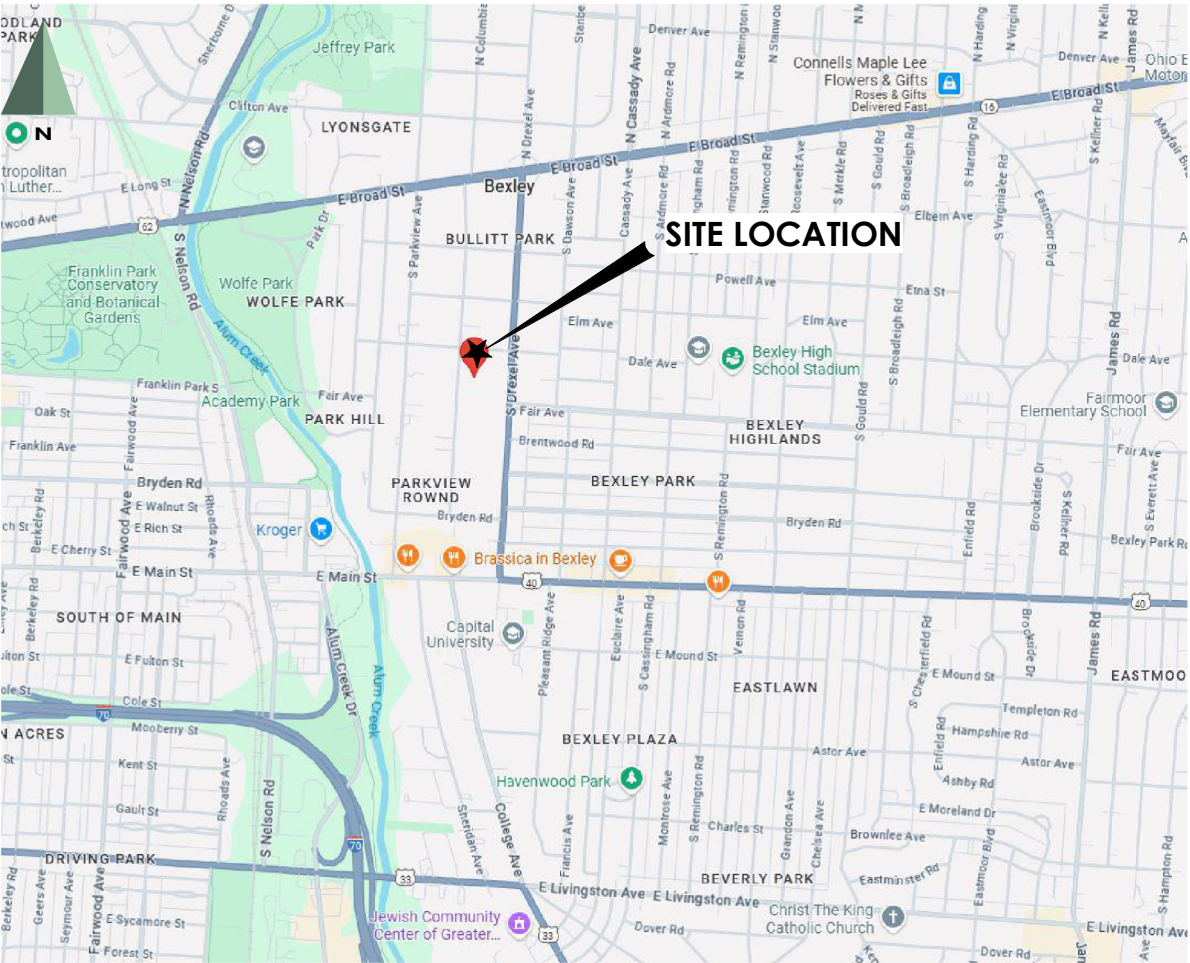
ELECTRICAL: NEW LIGHT FIXTURES AND OUTLETS WILL BE PROVIDED PER THE OWNER'S SELECTION.

PLUMBING: AN EXISTING SINK WILL BE RELOCATED.

CODE DESIGN DATA

BUILDING:	SINGLE FAMILY RESIDENCE - ACCESSORY STRUCTURE
CONSTRUCTION:	5-B
CODE:	2019 RESIDENTIAL CODE OF OHIO + IECC 2009
GROUND SNOW LOAD:	20 PSF
WIND SPEED:	90 MPH
WEATHERING:	SEVERE
FROST LINE DEPTH:	36 INCHES
TERMITE:	MODERATE/HEAVY
WINTER DESIGN:	8° F
MEAN ANNUAL TEMP:	50° F

SITE MAP





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G002

CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE 2019 EDITION OF THE RCO (RESIDENTIAL CODE OF OHIO FOR ONE, TWO AND THREE FAMILY DWELLINGS). IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COMPLY WITH THE APPROPRIATE SECTIONS OF THE RCO DURING EACH PHASE OF WORK.
- THESE DRAWINGS ARE FOR STRUCTURAL AND BUILDING PERMITS ONLY, AND ARE NOT INTENDED TO BE COMPLETE AND IN FULL DETAIL. WHERE DETAIL OR INFORMATION IS NOT PROVIDED, THE CONTRACTORS SHALL USE CONVENTIONAL ACCEPTED PRACTICE. CONDITIONS REQUIRING NON-CONVENTIONAL DETAILING OR ADDITIONAL INFORMATION SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- THE CONTRACTORS SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL IMMEDIATELY REPORT ANY ERRORS, INCONSISTENCIES OR OMISSIONS TO THE ARCHITECT. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES AN RECOGNIZED ERROR, INCONSISTENCY OR OMISSION OR IS UNCLEAR IN THE CONTRACT DOCUMENTATION WITHOUT SUCH NOTICE, IN WRITING TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCES AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COST FOR CORRECTION.
- THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTORS SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS WHICH CAUSE ANY RELOCATIONS WILL NOT BE A CAUSE FOR ANY ADDITIONAL PAYMENT.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND INSPECTIONS.
- THE CONTRACTORS ARE TO VERIFY ALL UNDERGROUND UTILITIES AND CONDITIONS WITH THE OWNER AND THE PROPER AUTHORITY. CALL 811, TWO DAYS BEFORE DIGGING.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL CONTROL ALL LOCATIONS. ALL DIMENSIONS ARE TO FINISH FACE AT INTERIOR WALLS, FACE OF BLOCK / CONCRETE OR FACE OF SHEATHING AT EXTERIOR WALLS (UNLESS NOTED OTHERWISE). FRAME WALL THICKNESS IS 3-1/2", UNLESS NOTED OTHERWISE. IF THERE ARE ANY DISCREPANCIES, CONTACT THE ARCHITECT.
- STRUCTURAL DESIGN LOADS ARE BASED ON THE FOLLOWING:

GROUND SNOW LOAD: 20 PSF

WIND LOAD FACTOR: 115 MPH (EXP. B)

NOTE: VERIFY DESIGN LOAD WITH LOCAL BUILDING CODES.
- THE CONTRACTORS SHALL COORDINATE PRE-WIRING OF ANY OWNER SUPPLIED CABLE TV, PHONE, SECURITY AND INTERCOM SYSTEM.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, WHERE APPLICABLE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPORTS, BRACING, SHORING, UNDERPINNING AND OTHER STABILIZATION MEASURES AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY.
- THE CONTRACTORS SHALL KEEP THE JOB SITE NEAT AND ORDERLY, REMOVE SCRAP MATERIAL DAILY AND SHALL CLEAN THE SITE AND THE WORK THOROUGHLY UPON COMPLETION.
- THE CONTRACTORS SHALL HAVE INSPECTED THE SITE AND SATISFIED THEMSELVES AS TO THE ACTUAL GRADES, LEVELS, DIMENSION AND DECLINATIONS AND THE TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- THE CONTRACTORS AND/ OR THEIR SUPPLIERS SHALL BE RESPONSIBLE FOR MATERIAL QUANTITY TAKE-OFFS AND ESTIMATES.

FOUNDATION SYSTEM:

- DEPTH OF ALL FOOTINGS SHALL BE BELOW FROST LINE PER LOCAL CODE.
- SOIL BEARING CAPACITY ASSUMED TO BE 1,500 PSF. THE CONTRACTOR SHALL FIELD VERIFY ADEQUACY OF ACTUAL BEARING CONDITIONS.
- PROVIDE ANCHOR BOLTS PER WALL SECTIONS OR CODE APPROVED ANCHOR STRAPS PER MANUFACTURER SPECIFICATIONS. ANCHOR SECURELY TO FOUNDATION WALL. COORDINATE VERTICAL REINFORCING LOCATIONS W/ ANCHOR BOLTS.

CONCRETE:

- PROVIDE 1/2" EXPANSION MATERIAL AT ALL SLAB TO FOUNDATION WALL CONDITIONS.

CARPENTRY:

- ALL LUMBER TO BE "SPF" STRESS GRADE (NO. 2 OR BETTER) AND MARKED, UNLESS NOTED OTHERWISE.
- ALL PARTITIONS TO BE 16" O.C. (U.N.O.) WITH DOUBLE TOP PLATES (STUD SIZE NOTED ON PLANS). ALIGN WALL FRAMING W/ FLOOR FRAMING TO THE GREATEST DEGREE POSSIBLE FOR DUCT RUN ALLOWANCE.
- FRAMING FASTENERS AND STRAPS SHALL BE GALVANIZED 'SIMPSON - STRONG TIE' OR EQUAL.
- PROVIDE PLYWOOD CLIPS AT UNSUPPORTED EDGES OF PLYWOOD @ 12"O.C.
- FIRE STOPPING TO COMPLY WITH RCO.
- PROVIDE MIN. 7/16" THICK OSB WALL SHEATHING AT ALL CORNERS OF ALL EXTERIOR WALLS.
- PROVIDE DOUBLE STUDS (MIN.) UNDER BEARING POINTS, ANCHOR TOGETHER, UNLESS NOTED OTHERWISE. CARRY KNOWN LOAD POINTS DOWN TO FOUNDATION.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE "TREATED" AND PROVIDE CONTINUOUS SILL SEAL INSULATION.
- PROVIDE PAINTABLE NON-STAINING CAULKING AT ALL INTERIOR GENERAL CAULKING CONDITIONS. EXAMPLES AT ALL EXTERIOR WINDOWS AND DOORS. COLOR TO MATCH ADJACENT MATERIALS.
- PROVIDE SILICONE BASED SEALANT AT ALL EXTERIOR GENERAL SEALANT CONDITIONS, EXAMPLES AT ALL EXTERIOR WINDOWS AND DOORS. COLOR MATCH ADJACENT MATERIALS.

ELECTRICAL:

- ELECTRICAL SIZING, LOAD BALANCE AND CAPACITY BY ELECTRICAL CONTRACTOR. VERIFY ALL DETAILED REQUIREMENTS, FEATURES, FIXTURES AND LOCATIONS WITH BUILDER AND OWNER BEFORE STARTING INSTALLATION.

ROOF CONSTRUCTION:

- PROVIDE BRACING AND BLOCKING PER TRUSS MANUFACTURER AND AS INDICATED WITHIN THIS SET OF DRAWINGS.
- ROOF SHEATHING SHALL BE 5/8" WITH METAL CLIPS MIDSPAN BETWEEN FRAMING MEMBERS.
- PROVIDE MEMBRANE ICE BARRIER (GAF LIBERTY SBS BASE SHEET OR EQUAL) AT ALL EAVE AND VALLEY CONDITIONS AND SATURATED FELT SHINGLE UNDERLAYMENT UNDER ROOFING MATERIAL IN ALL OTHER AREAS AS FOLLOWS:(2) LAYERS OF #15 ROOFING FELT ON ROOF SLOPES OF 4:12 OR LESS
- ALL ROOF PENETRATIONS TO OCCUR ON REAR SIDE OF STRUCTURE, WHEN POSSIBLE.
- IF TRUSSES ARE USED, THEY SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OHIO. TRUSSED SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD AND THE TRUSS PLATE INSTITUTE RECOMMENDED PRACTICE OF DESIGN TPI-85. DESIGN ROOF TRUSSES FOR LOADS AS REQUIRED BY LOCAL BUILDING CODES.

INSULATION:

- CEILINGS OVER HEATED SPACES (ATTIC/ TRUSS CONSTRUCTION): R-38 MIN.
- TYPICAL EXTERIOR WALL SHEATHING SHALL BE INSULATED SHEATHING (MIN R-5 @ 3-1/2" FRAMING & R-13 @ 5-1/2" FRAMING/FOAMULAR' OR EQUAL WITH HOUSE WRAP. TAPE ALL JOINTS PER MANUFACTURERS SPECIFICATIONS.
- INSULATION TO BE INSTALLED AS A COMPLETE SYSTEM PROVIDING FULL ENCLOSURE. SPECIAL ATTENTION SHALL BE GIVEN TO AIR INFILTRATION. PACK WITH INSULATION OR INSULATION FOAM WINDOW VOID SPACES, VOID SPACES BEHIND ELECTRICAL OUTLET BOXES, JOINTS AT DISSIMILAR MATERIALS AND OTHER WALL PENETRATIONS.
- PROVIDE INSULATION BAFFLES AT SOFFIT VENTING AS REQUIRED TO MAINTAIN 2" MIN. CLEAR SPACE FOR VENTILATION.

STRUCTURAL WOOD NOTES:

MATERIALS:

- ALL DIMENSIONAL LUMBER AND TIMBER SUPPLIED SHALL MEET OR EXCEED THE FOLLOWING DESIGN STRESSES.
 - LOAD BEARING WALL STUDS (2 X 4 & WIDER) - 1150 PSI (FBI). SOF #2, S- DRY (UNLESS NOTED OTHERWISE ON PLANS)
 - POST & TIMBERS (5 X 5 & LARGER) - 500 PSI (FBI). SPF #2, S-DRY.
 - JOISTS (REPETITIVE USE- INTERIOR) - 1000 PSI (FBI). SPF #2, S- DRY.
 - JOISTS (REPETITIVE USE- EXTERIOR) - 1200 PSI (FBI). SPF #2, PRESSURE TREATED.
 - BEAMS & HEADERS (NON-REPETITIVE USE - INTERIOR) 875 PSI (FBI). SYP #2, S- DRY.
 - BEAMS & HEADERS (NON-REPETITIVE USE - EXTERIOR) 1000 PSI (FBI). SYP #2, PRESSURE TREATED.
- ALL SHEATHING SUPPLIED SHALL MEET OR EXCEED THE FOLLOWING STRUCTURAL CRITERIA:
 - WALL SHEATHING SHALL BE 7/16" APA RATED, EXPOSURE 1.
 - ROOF SHEATHING SHALL BE 5/8" APA RATED, EXPOSURE 1.

SPECIFICATIONS:

- WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS", SECTION 2304 OF THE INTERNATIONAL BUILDING CODE AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- SHEATHING AND PANEL CONSTRUCTION UNLESS OTHERWISE NOTED SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD AND APA DESIGN/ CONSTRUCTION GUIDE- RESIDENTIAL AND COMMERCIAL. EACH PANEL SHALL BE IDENTIFIED WITH AN APA GRADE TRADEMARK.

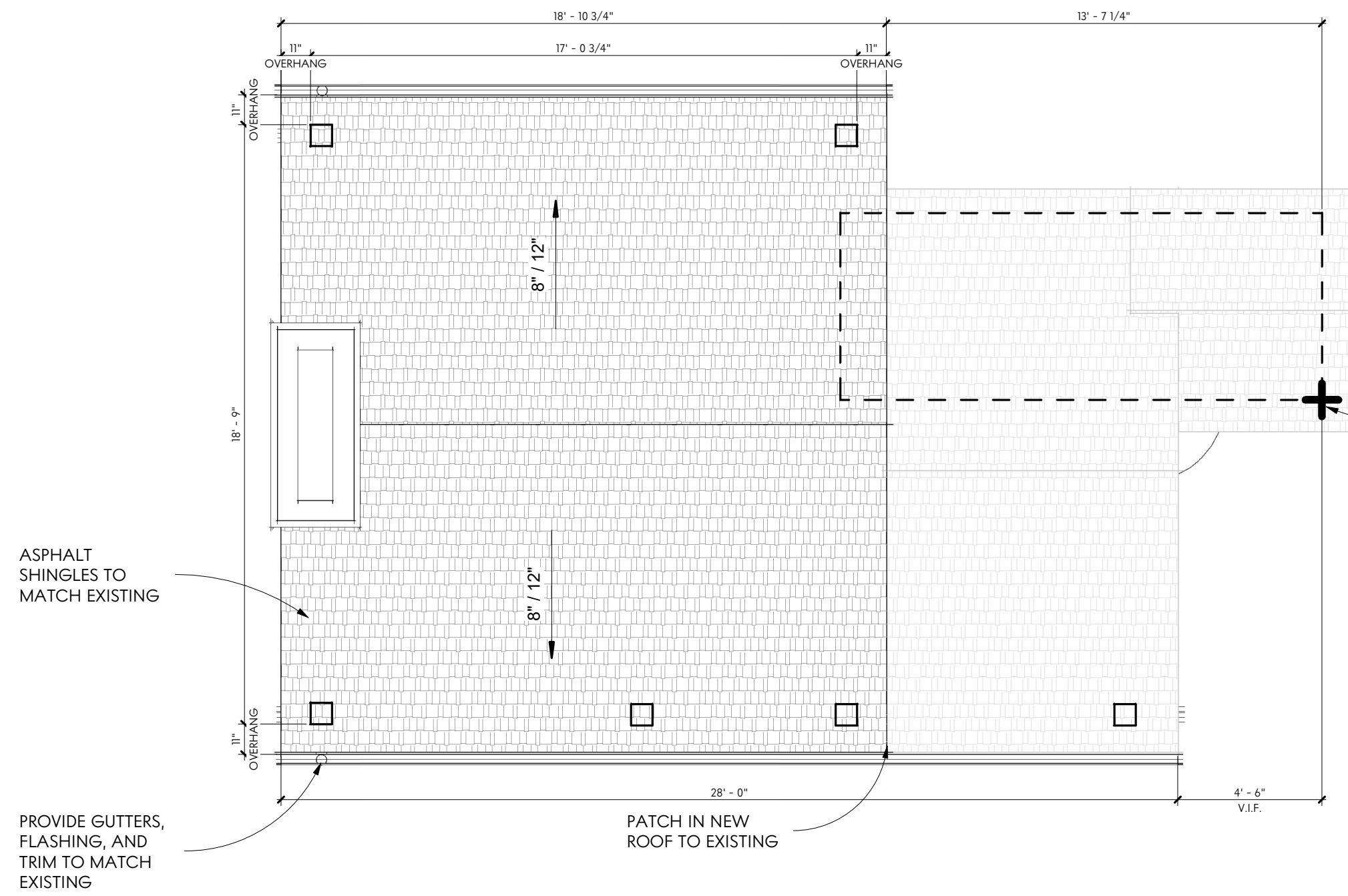
CONNECTIONS:

- ALL NAILING SHALL CONFORM TO TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE, UNLESS OTHER REQUIREMENTS NOTED ON THE DRAWINGS ARE MORE STRICT. WOOD STRUCTURAL PANEL FASTENERS SHALL BE 8D NAILS MINIMUM. ALL NAILS SHOULD BE COMMONS WIRE NAILS UNLESS NOTED OTHERWISE. GLUE AND NAIL SUBFLOORING TO FRAMING.
- JOIST TO BEAMS OR JOISTS TO TRUSSES - 16 GA. STD JOIST HANGER, U.N.O. BEAMS TO BEAMS - 16 GA. BEAM HANGERS, U.N.O. TRUSSES TO BEAMS - 16 GA. TRUSS HANGER, U.N.O. TRUSS TO WALL OR RAFTER TO WALL - SIMPSON "H2.5" HURRICANE TIE OR EQUAL AT EACH BEARING POINT. NAILING PER MANUFACTURER'S RECOMMENDATIONS
- ALL JOISTS, ROOF BEAMS AND GIRDERS SHALL HAVE FULL HORIZONTAL BEAING OF THE MEMBER OVER SUPPORT, U.N.O. DO NOT OVERCUT.
- ALL HEADERS IN BEARING WALLS SHALL BEAR FULL WIDTH ON POSTS.
- BUILT UP MEMBERS, COLUMNS, BEAMS, HEADERS, AND DOUBLE JOISTS SHALL BE CONNECTED WITH TWO ROWS OF 10D NAILS AT 6" O.C. STAGGERED, FULL LENGTH OF MEMBER, U.N.O.
- POST AND BEAMS CONSTRUCTED OF MULTIPLE LAMINATED VENEER LUMBER SHALL BE FASTENED TOGETHER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- JOINTS IN LOAD BEARING TOP PLATES SHALL BE OFFSET AT LEAST 48".
- FOUNDATION PLATES ON CONCRETE OR MASONRY WALLS SHALL BE PRESSURE TREATED LUMBER, SYP #2 GRADE, MINIMUM. SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY WITH 1/2" DIAMETER X 12" LONG ANCHOR BOLTS SPACED 48" O.C. MAXIMUM, U.N.O. THERE SHALL BE A MINIMUM OF THREE BOLTS PER PIECES WITH ONE BOLT LOCATED WITH IN 8" OF EACH END OF EACH PIECE. THERE SHALL BE NO SILL PLATE SPLICE UNDER ANY POST OR STUD. SEE SHEARWALL DETAILS AND SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- ALL HANGERS, STRAPS, CAPS, BASES, HOLDDOWNS, TIES, OR OTHER CONNECTORS AND ALL FASTENERS INCLUDING NAILS, ANCHOR BOLTS, AND THREADED RODS IN CONTACT WITH PRESSURE TREATED LUMBER ARE TO BE BATCH/ POST HOT DIPPED GALVANIZED PER ASTM A123 WITH MINIMUM G185 COATING OR STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316. FASTENERS AND CONNECTIONS ARE TO BE OF THE SAME MATERIAL, STAINLESS STEEL OR HOT DIPPED GALVANIZED, DO NOT MIX MATERIALS.
- ALL MECHANICAL ANCHORS INCLUDING WEDGE ANCHORS AND SLEEVE ANCHORS IN CONTACT WITH PRESSURE TREATED LUMBER ARE TO BE STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316.

MISCELLANEOUS:

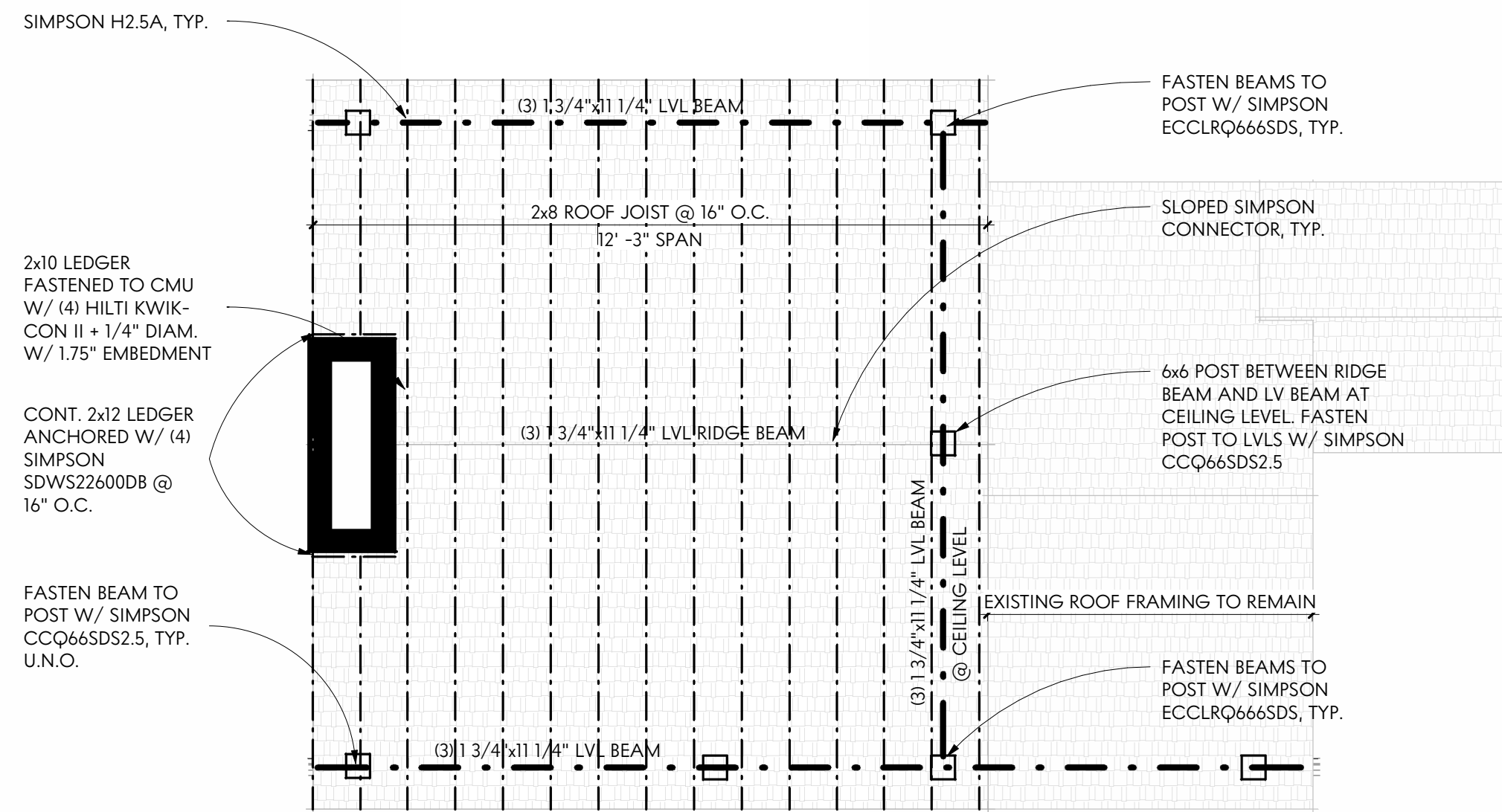
- NON-LOAD BEARING HEADERS SHALL CONSIST OF THE FOLLOWING (U.N.O.):

0 TO 4'-0" OPENING	(2)2X6
4'-1" TO 8'-0" OPENING	(2)2X8
8'-1" TO 12'-0" OPENING	(2)2X12
- NO NOTCHING OF STUDS, JOISTS, RAFTERS, BEAMS, OR TRUSSES IS PERMITTED WITHOUT THE ENGINEER'S APPROVAL. HOLES BORED INTO THE STUD OR JOIST SHALL BE INT HE MIDDLE 1/3 OF THE DEPTH, MIDDLE 1/3 OF THE SPAN, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED 1/3 OF THE DEPTH.
- PROVIDE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O.C. MAX. FOR ALL FLOOR JOISTS. USE SOLID BLOCKING AT ALL JOIST AND RAFTER BEARING.
- PROVIDE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS WHICH ARE NOT SHEATHED EACH SIDE WITH GYPSUM BOARD OR APA-RATED SHEATHING.
- USE SINGLE JACK STUDS UNDER BEAM AND HEADER BEARINGS FOR ROUGH OPENINGS UP AND INCLUDING 4'-0", AND DOUBLE JACK STUDS UNDER BEAM AND HEADER BEARINGS FOR SPANS GREATER THAN 4'-0", U.N.O.
- ROOF OR FLOOR PANELS SHALL BE ORIENTED WITH LONG DIMENSION PERPENDICULAR TO SUPPORT TRUSSES OR RAFTERS.
- VERIFY SIZE, NUMBER, AND LOCATION OF ALL MECHANICAL OPENINGS IN ROOF DECK WITH MECHANICAL CONTRACTOR.



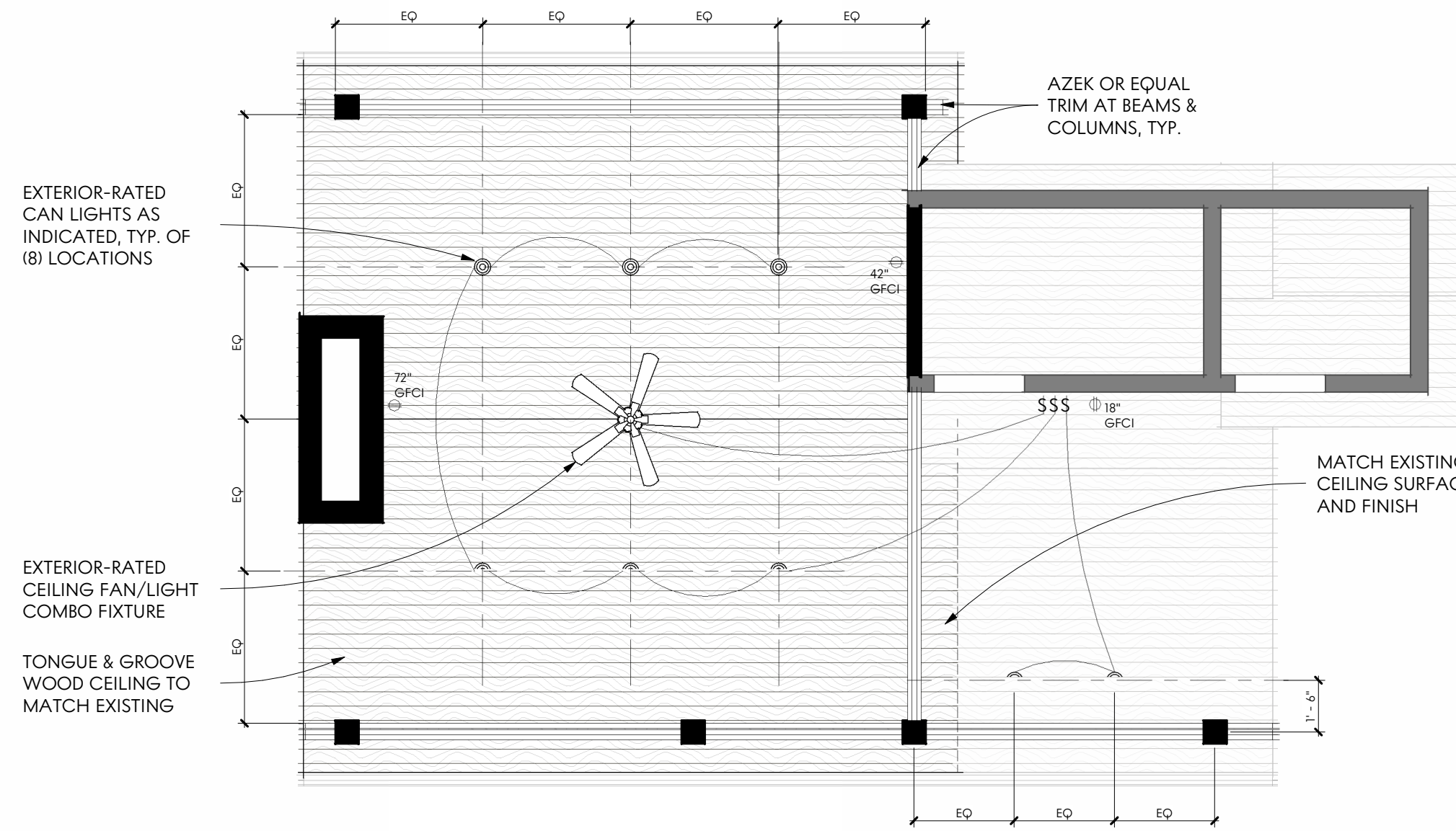
ROOF PLAN

Scale: 1/4" = 1'-0"



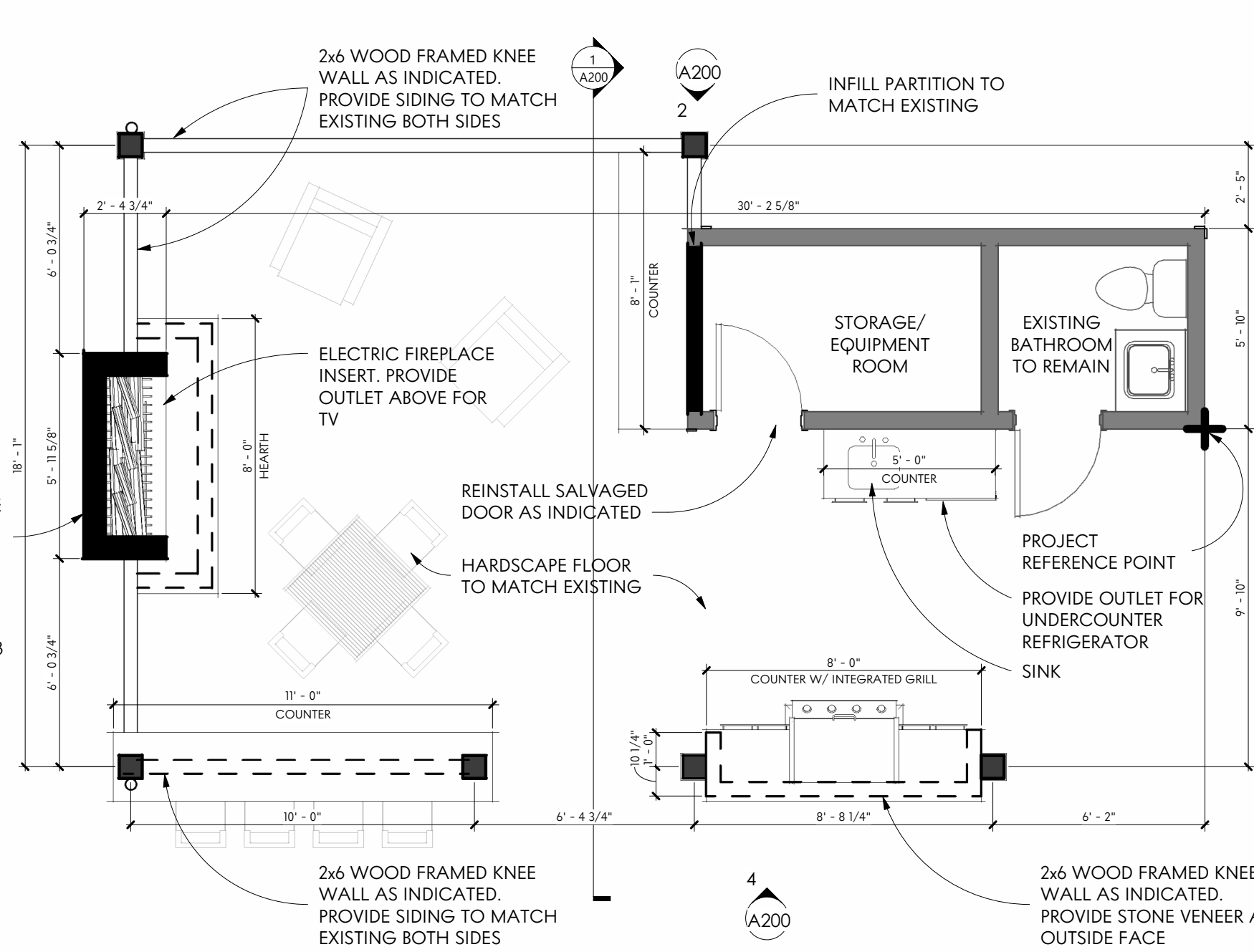
FRAMING PLAN

Scale: 1/4" = 1'-0"



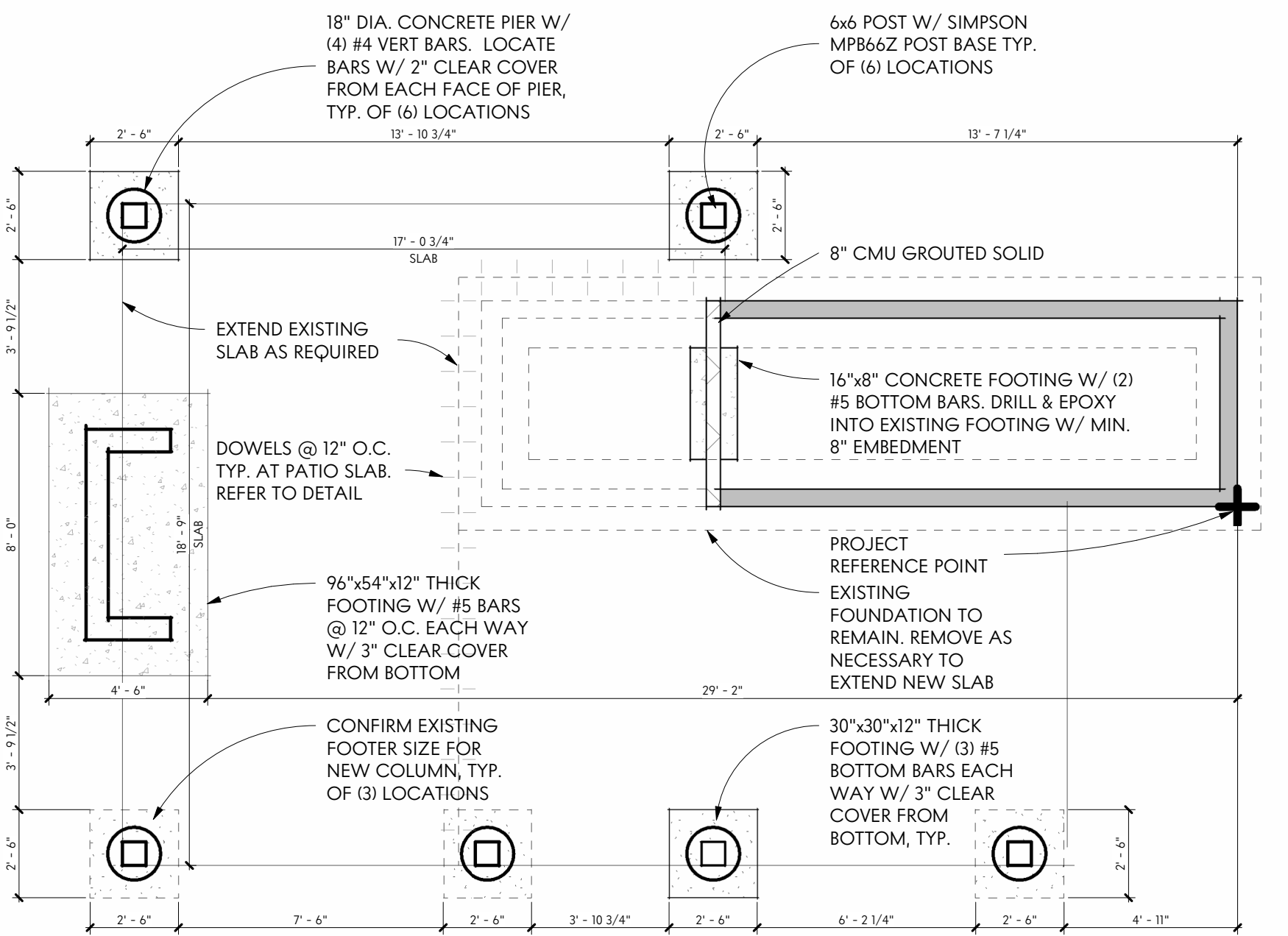
REFLECTED CEILING PLAN

Scale: 1/4" = 1'-0"



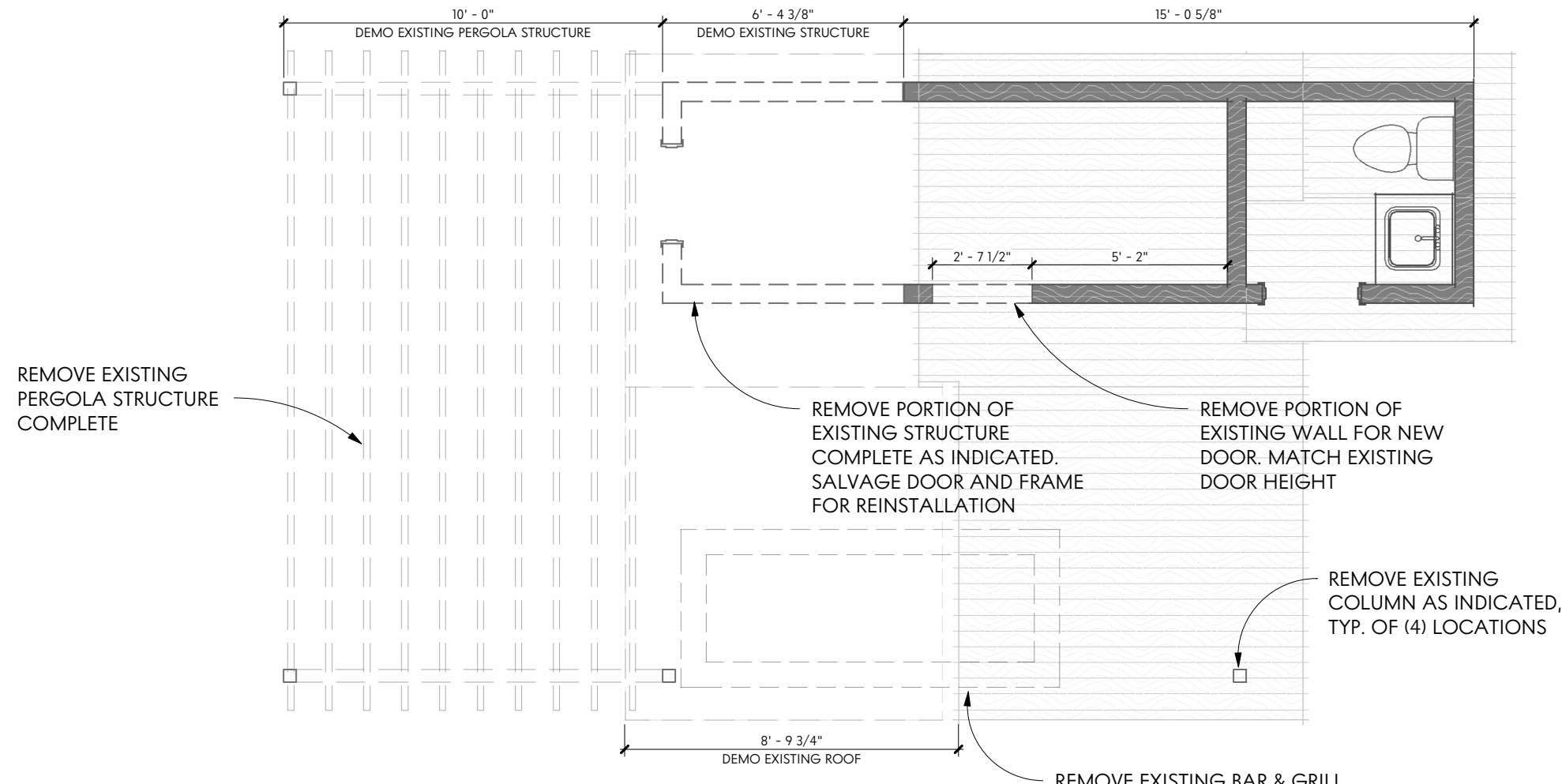
ARCHITECTURAL PLAN

Scale: 1/4" = 1'-0"



FOUNDATION PLAN

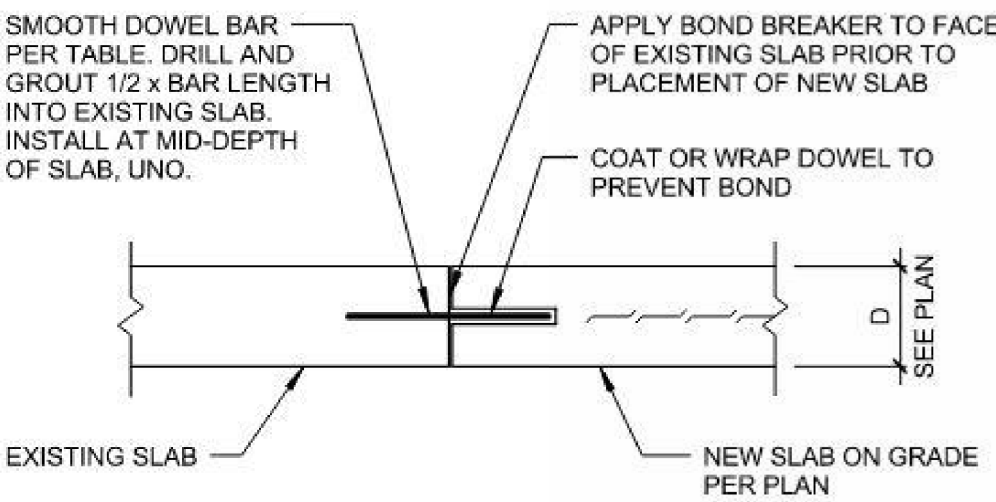
Scale: 1/4" = 1'-0"



DEMOLITION PLAN

Scale: 1/4" = 1'-0"

CONSTRUCTION JOINT DETAIL



DOWEL SIZE & SPACING:

SLAB DEPTH	DOWEL BAR DIA.	TOTAL BAR LENGTH	BAR SPACING
4"	3/4"	16"	24" O.C.

GENERAL NOTES

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEKING CLARIFICATION FROM ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE FROM FINISHED SURFACE TO FINISHED SURFACE, UNLESS NOTED OTHERWISE.
- FURNITURE/ACCESSORIES/EQUIPMENT SHOWN FOR REFERENCE ONLY. PROVIDED AND INSTALLED BY OWNER (U.N.O.)
- NOTIFY ARCHITECT OF ALL EXISTING CONSTRUCTION NOT SPECIFICALLY NOTED ON THE DRAWINGS AND REMOVE OR RETAIN THOSE ITEMS ONLY AS DIRECTED BY THE ARCHITECT.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING OF EXISTING STRUCTURE AND ALL CONSTRUCTION DURING DEMOLITION AND NEW CONSTRUCTION.



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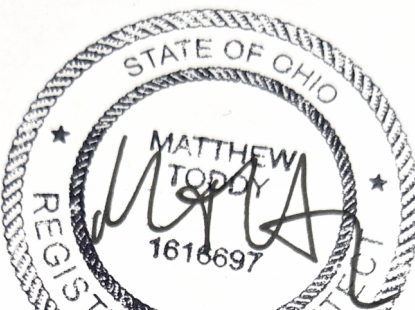
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BEXLEY, OH 43209



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ELEVATION
STUDIO

SHEET NAME

FLOOR PLANS

SHEET NUMBER

A101

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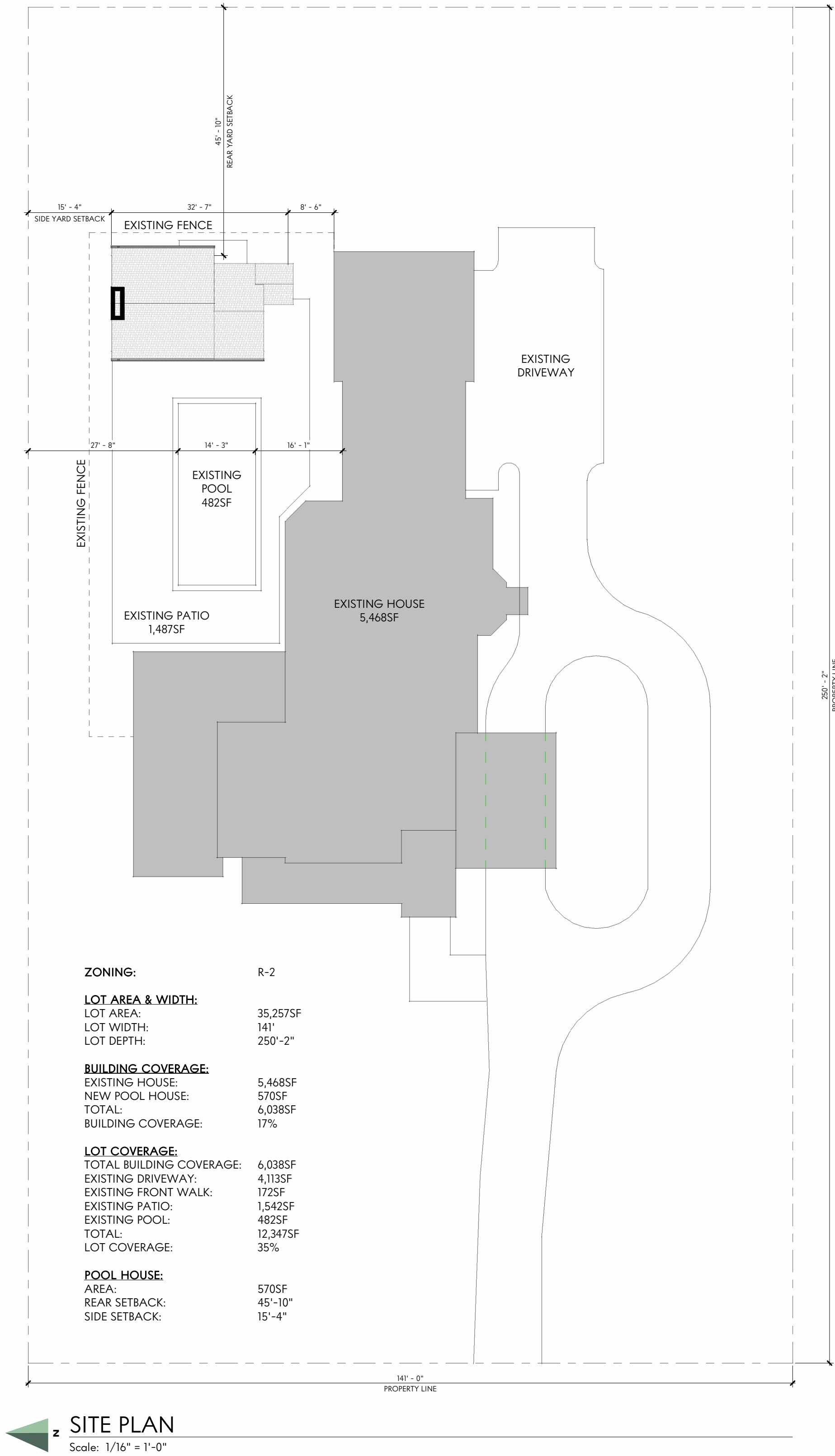


SHEET NAME

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MEP SCOPE

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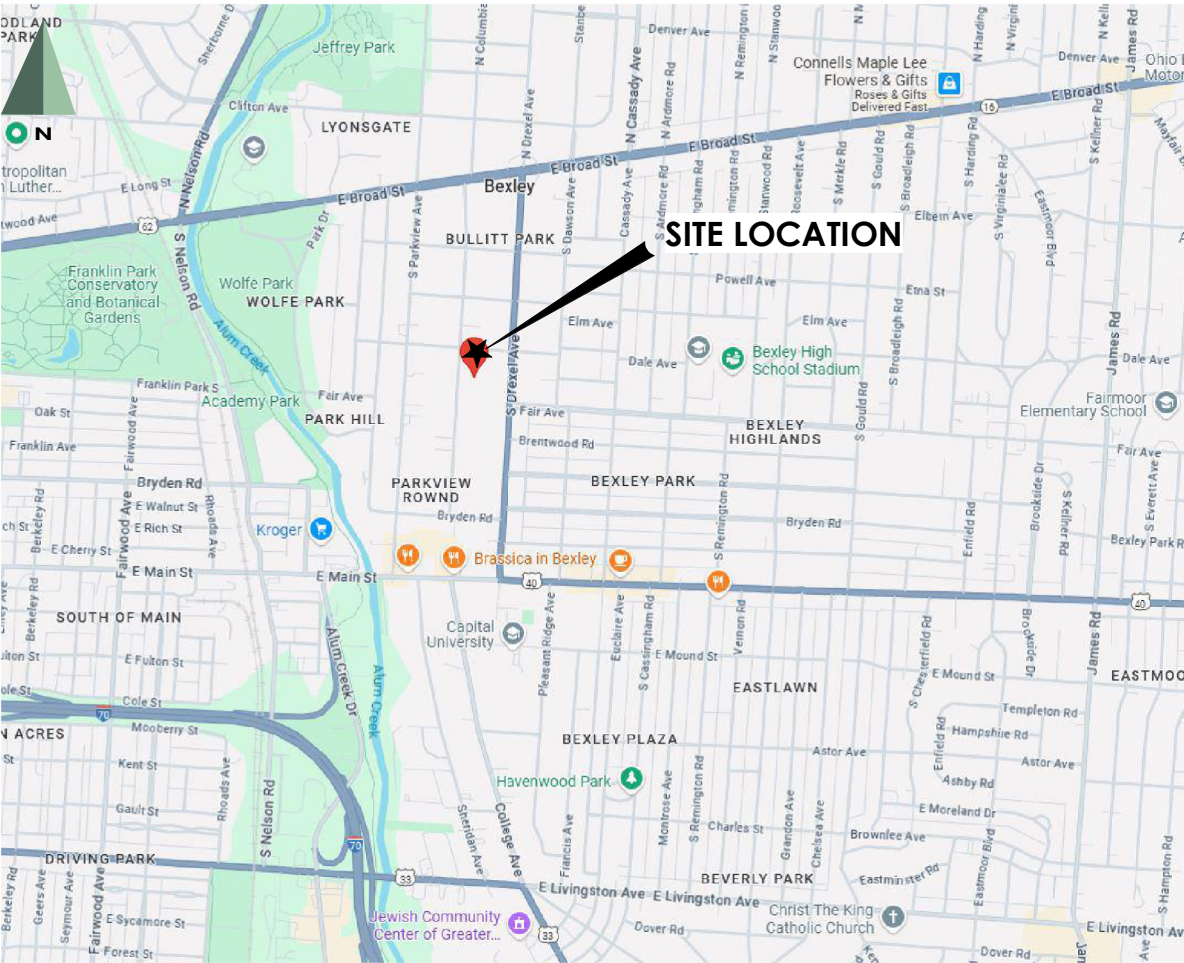
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MEAN ANNUAL TEMP:	50° F

SITE MAP



BZAP-25-14

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

Status: Active

Submitted On: 3/27/2025

Primary Location

280 COLUMBIA AV S
BEXLEY, Ohio 43209

Owner

No owner information

Applicant

 Matt Toddy
 330-697-8525
 matt@elevationstudio.us
 933 Taurus Ave
Columbus, OH 43230

Staff details

ARB Mtg Date

04/10/2025

BZAP Mtg Date

04/24/2025

Tabled?

—

Attend both BZAP & ARB?

Yes

Staff Notes

Code Section (s)

Request

Alteration to an existing pool house structure including a reduction of the enclosed storage room and an expansion of the roof area to include a new un-enclosed outdoor living room. Modifying an existing structure that is not built to code. Accessory structure was incorrectly built 8 ft 6" off primary structure and code requires it be 10 ft away from primary structure.

A.1: Project Information

Brief Project Description*

Alteration to an existing pool house structure including a reduction of the enclosed storage room and an expansion of the roof area to include a new un-enclosed outdoor living room.

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 ?

Enclosure of existing outdoor space next to pool house.

What requires Minor Architectural Review ?

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)*

04/10/2025

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

04/24/2025

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*

Matt Toddy

Agent Address

933 Taurus Ave

Agent Email*

matt@elevationstudio.us

Agent Phone*

3306978525

Property Owner Name*

Greg Tishkoff

Property Owner Email

Property Owner Address

280 S Columbia

Property Owner Phone number

614-403-8265

A.2: Fee Worksheet

Estimated Valuation of Project*

50000

Minor Architectural Review

☐

Major Architectural Review

☒

Variance Review

☒

Variance Review Type*

Others

Zoning

☐

Zoning Review Type*

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

☐

Review Type

Special Permit, Conditional Uses and All Others

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	Zoning District
Residential	R-2
Use Classification 	
R-2 (25% Building and 50% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
—	—
Total Area (SF)	
—	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
283	287
Removing (SF)	Type of Structure
—	Pool House
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
—	—

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?

No

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)

—

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Match existing

New Roof Style and Color

Match existing

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Other

Other existing window type

varies

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

N/A

New Window Style/Mat./Color

N/A

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Insulated Metal

Existing Garage Door Type

Fiberglass

Door Finish

Painted

Proposed Door Type

N/A

Proposed Door Style

N/A

Proposed Door Color

N/A

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Vinyl

Proposed New Door Trim

Azek

Existing Window Trim

Vinyl

Proposed New Window Trim

Azek

Trim Color(s)

Match existing

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

N/A

Proposed Finishes

Wood Shingle

Proposed Finishes Manufacturer, Style, Color

Match Existing

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.*

The requested variance is for relief from the requirement for 10' minimum between primary structure and accessory structures. The accessory structure was constructed in the incorrect location by a previous contractor, at 9' from the principal structure. The new/proposed scope does not impact this dimension, so the variance request is to allow an existing condition to remain.

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. *

Denial of the variance would require the property owner to unnecessarily demolish and reconstruct the accessory structure in it's entirety.

2. Is the variance substantial? Please describe. *

Yes, it is to allow for an existing condition to remain.

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, the condition is existing and is not detrimental to the neighborhood in any way.

E.2 Variance Worksheet

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

No, the condition is existing and is not detrimental to the to the delivery of governmental services in any way.

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

The property owner was unaware that the structure was constructed in the incorrect location. The accessory structure was inspected and approved by the City as located and constructed.

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

No, denial of the variance would require the property owner to unnecessarily demolish and reconstruct the accessory structure in it's entirety.

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

Yes, the spirit and intent of the requirement is met.

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.*

No

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



Architectural Details

20250310 - Tishkoff Pool House Permit Plans.pdf

Uploaded by Matt Klingler on Mar 27, 2025 at 12:16 PM



Photographs

3.jpg

Uploaded by Matt Klingler on Mar 27, 2025 at 12:16 PM



Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

20250310 - Tishkoff Pool House Site Plan.pdf

Uploaded by Matt Klingler on Mar 27, 2025 at 12:19 PM



4.jpg

4.jpg

Uploaded by Matt Klingler on Mar 27, 2025 at 12:17 PM



6.jpg

6.jpg

Uploaded by Matt Klingler on Mar 27, 2025 at 12:17 PM



1.jpg

1.jpg

Uploaded by Matt Klingler on Mar 27, 2025 at 12:17 PM



2.jpg

2.jpg

Uploaded by Matt Klingler on Mar 27, 2025 at 12:17 PM



5.jpg

5.jpg

Uploaded by Matt Klingler on Mar 27, 2025 at 12:17 PM

Record Activity

Matt Klingler started a draft Record	03/27/2025 at 12:04 pm
Matt Klingler added file 20250310 - Tishkoff Pool House Permit Plans.pdf	03/27/2025 at 12:16 pm
Matt Klingler added file 3.jpg	03/27/2025 at 12:16 pm
Matt Klingler added file 4.jpg	03/27/2025 at 12:17 pm
Matt Klingler added file 1.jpg	03/27/2025 at 12:17 pm
Matt Klingler added file 6.jpg	03/27/2025 at 12:17 pm
Matt Klingler added file 2.jpg	03/27/2025 at 12:17 pm
Matt Klingler added file 5.jpg	03/27/2025 at 12:17 pm
Matt Klingler added file 20250310 - Tishkoff Pool House Site Plan.pdf	03/27/2025 at 12:19 pm
Matt Klingler submitted Record BZAP-25-14	03/27/2025 at 12:21 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-14	03/27/2025 at 12:21 pm
Matt Klingler submitted a Change Request on Record BZAP-25-14	03/28/2025 at 2:05 pm
Matt Toddy changed form field entry Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why. from "Contractor to send separately per Matt K. " to "The requested variance is for relief from the requirement for 10' minimum between primary structu..." on Record BZAP-25-14	03/31/2025 at 9:08 am

Matt Toddy changed form field entry Structure from "" to "House or Principal Structure" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry 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. from "Contractor to send separately per Matt K. " to "Denial of the variance would require the property owner to unnecessarily demolish and reconstruct..." on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Window Materials from "" to "Vinyl Clad Wood" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry New Window Style/Mat./Color from "" to "N/A" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Entrance Door Type from "" to "Insulated Metal" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry 4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe. from "Contractor to send separately per Matt K. " to "No, the condition is existing and is not detrimental to the the delivery of governmental servi..." on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Structure from "" to "House or Principal Structure" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Roofing from "" to "true" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Door Finish from "" to "Painted" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Proposed Door Style from "" to "N/A" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Roof Type from "" to "Arch. Dimensional Shingles" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry 5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe. from "Contractor to send separately per Matt K. " to "The property owner was unaware that the structure was constructed in the incorrect location. The ..." on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry 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. from "Contractor to send separately per Matt K. " to "No, the condition is existing and is not detrimental to the neighborhood in any way." on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry 2. Is the variance substantial? Please describe. from "Contractor to send separately per Matt K. " to "Yes, it is to allow for an existing condition to remain." on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry 6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe. from "Contractor to send separately per Matt K. " to "No, denial of the variance would require the property owner to unnecessarily demolish and reconst..." on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry 7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe. from "Contractor to send separately per Matt K. " to "Yes, the spirit and intent of the requirement is met." on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Exterior Wall Finishes from "" to "true" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Finishes from "" to "Wood Shingle" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Finishes Manufacturer, Style, Color from "" to "N/A" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Proposed Finishes from "" to "Wood Shingle" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Exterior Trim from "" to "true" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Proposed Finishes Manufacturer, Style, Color from "" to "Match Existing" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Proposed New Door Trim from "" to "Azek" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Do the proposed changes affect the overhangs? from "" to "No" on Record BZAP-25-14	03/31/2025 at 9:08 am

Matt Toddy changed form field entry Proposed New Window Trim from "" to "Azek" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Door Trim from "" to "Vinyl" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Window Trim from "" to "Vinyl" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Trim Color(s) from "" to "Match existing" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Doors from "" to "true" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Garage Door Type from "" to "Fiberglass" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Structure from "" to "House or Principal Structure" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Proposed Door Type from "" to "N/A" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Proposed Door Color from "" to "N/A" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Windows from "" to "true" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Existing Window Type from "" to "Other" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry New Window Manufacturer from "" to "N/A" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry New Single Manufacturer from "" to "Match existing" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry New Roof Style and Color from "" to "Match existing" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry New Roof Type from "" to "Arch. Dimensional Shingles" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy changed form field entry Other existing window type from "" to "varies" on Record BZAP-25-14	03/31/2025 at 9:08 am
Matt Toddy submitted a new version of Record BZAP-25-14 of Record BZAP-25-14	03/31/2025 at 9:08 am
OpenGov system completed payment step Payment on Record BZAP-25-14	04/02/2025 at 2:13 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-14	04/02/2025 at 2:13 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-14	04/02/2025 at 2:13 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	3/27/2025, 12:21:26 PM	4/2/2025, 2:13:47 PM	Matt Toddy	-	Completed
✓ Application Processing	4/2/2025, 2:13:47 PM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive