

## 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

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## 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

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## 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

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Detailed explanation of appeal

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B: Project Worksheet: Property Information

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

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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)
283	287
Removing (SF)	Type of Structure
—	Pool House
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?

No

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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)

—

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## 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

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

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## 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

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## 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

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## 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

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## 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.\*



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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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## 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



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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.\*

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.

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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.\*

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.

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## F.3 Fence Variance Worksheet

Front Yard Restrictions

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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.

—

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.

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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.

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### Attachments

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#### Architectural Details

20250310 - Tishkoff Pool House Permit Plans.pdf

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

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### 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.&nbsp;" 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