

BZAP-25-6

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

Status: Active

Submitted On: 2/10/2025





Primary Location

2832 E BROAD ST
Bexley, OH 43209

Owner

Craig Schottenstein
Broad Street 2832 Bexley, Ohio 43209

Applicant

 Juliet Bullock
 +1 614-935-0944
 bullock.juliet@gmail.com
 4886 Olentangy Blvd
Columbus, OH 43214

Staff details

ARB Mtg Date

04/10/2025

BZAP Mtg Date

04/24/2025

Tabled?

—

Attend both BZAP & ARB?

—

Staff Notes

Spoke with applicant on 3/12/2025.... Wants to be pushed to April meetings because she will be out of the country.

Code Section (s)

Request

A.1: Project Information

Brief Project Description*

Addition to rear and front, infill existing open porch which requires a variance.

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 ?

Additions to the home , infill existing porch replace gutters with 1/2 round copper.

What requires Minor Architectural Review ?

n/a

Major Architectural Review

☒

Minor Architectural Review

☐

Appeal of ARB or Staff Decision to BZAP

☐

State the specific nature of the Appeal.

Need a sideyard setback variance for existing porch encroachment that is being infilled.

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)*

03/27/2025

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*

Juliet Bullock

Agent Address

4886 Olentangy Blvd Columbus oh 43214

Agent Email*

bullock.juliet@gmail.com

Agent Phone*

614-935-0944

Property Owner Name*

Craig Schottenstein

Property Owner Email

craig@schottensteinroofing.com

Property Owner Address

2832 E Broad St Columbus Ohio 43209

Property Owner Phone number

614-962-4500

A.2: Fee Worksheet

Estimated Valuation of Project*

125000

Minor Architectural Review

☐

Major Architectural Review

☒

Variance Review

☒

Variance Review Type*

Single Family

Zoning

☐

Zoning Review Type*

encroaching into required setback

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

Residential

Zoning District

r-6

Use Classification 

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
59.03	163.01
Total Area (SF)	
8934.6	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
998.6	555.5
Removing (SF)	Type of Structure
27	One and two story
Proposed New Primary Structure or Residence (SF)	Total (footprint) square foot of all structures combined
1527.1	1933.3

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

Existing Footprint (SF)	Proposed Addition (SF)
406.2	0
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)
406.2	1933.3
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
21.63	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
1535	0

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

228.55

Total Hardscape (SF)

1763.55

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3696.85

Total overall lot coverage (% of lot)

41.37

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

Certainteed

New Roof Style and Color

Landmark driftwood

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

alside vinyl

New Window Style/Mat./Color

mezzo casement

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Fiberglass

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

Proposed Door Style

3/4 panel regency fiberglass

Proposed Door Color

hickory stained

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

—

Proposed New Door Trim

wood

Existing Window Trim

Vinyl

Proposed New Window Trim

wood

Trim Color(s)

accessible beige

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Stucco

Existing Finishes Manufacturer, Style, Color

white duck

Proposed Finishes

Other

Other Proposed Finishes

hardiboard

Proposed Finishes Manufacturer, Style, Color

hardiboard smooth finish white duck benjamin moore

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.*

infill an existing open covered porch on side of the house that projects into the existing sideyard setback 11 3/8"

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. *

Due to orientation the space is not usable in summer, this will allow the client to use the space year round by converting it to interior space

2. Is the variance substantial? Please describe. *

This is an existing encroachment and is a very minor request. The existing porch already has a roof and concrete floor, we are simply infilling the porch for more usable space and a better look from the front of the home.

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 this is an existing encroachment and also by infilling will provide more privacy for the neighbor to the west.

E.2 Variance Worksheet

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

No it will have no impact on the delivery of services

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

Yes but did consider this would be a minor request, he also assumed that since the roof/slab were already there it would be ok to infill, in speaking with the zoning dept, they indicated we would need a variance.

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

No since we are infilling an existing structure.

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

Yes, a very minor request and will enhance the look of the home.

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. Recomendated 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. Recomendated 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.














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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.

Attachments

	Architectural Details SHEET 7_2832 E BROAD_SECTION.pdf Uploaded by Juliet Bullock on Feb 10, 2025 at 6:40 PM
	Architectural Plan SHEET 4_2832 E BROAD_FIRST FLR PLANS.pdf Uploaded by Juliet Bullock on Feb 10, 2025 at 6:40 PM
	Exterior Elevations SHEET 6_2832 E BROAD_ELEVATION.pdf Uploaded by Juliet Bullock on Feb 10, 2025 at 6:40 PM
	Floor Plan SHEET 5_2832 E BROAD_SECOND FLR PLANS.pdf Uploaded by Juliet Bullock on Feb 10, 2025 at 6:41 PM
	Photographs IMG_4720.jpg Uploaded by Juliet Bullock on Feb 10, 2025 at 6:42 PM

	Site Plan and Vicinity Map of immediate surrounding lots SHEET 1_2832 E BROAD_SITE PLAN.pdf Uploaded by Juliet Bullock on Feb 10, 2025 at 6:40 PM	REQUIRED
	Appeal supporting information and documents IMG_4718.jpg Uploaded by Juliet Bullock on Feb 10, 2025 at 6:42 PM	
	SHEET 2_2832 E BROAD_ASBLT.pdf SHEET 2_2832 E BROAD_ASBLT.pdf Uploaded by Juliet Bullock on Feb 10, 2025 at 6:41 PM	
	SHEET 8_2832 E BROAD_SECTION.pdf SHEET 8_2832 E BROAD_SECTION.pdf Uploaded by Juliet Bullock on Feb 10, 2025 at 6:41 PM	
	SHEET 3_2832 E BROAD_FOUNDPLANS.pdf SHEET 3_2832 E BROAD_FOUNDPLANS.pdf Uploaded by Juliet Bullock on Feb 10, 2025 at 6:42 PM	
	IMG_4724.jpg IMG_4724.jpg Uploaded by Juliet Bullock on Feb 10, 2025 at 6:43 PM	
	IMG_4721.jpg IMG_4721.jpg Uploaded by Juliet Bullock on Feb 10, 2025 at 6:43 PM	
	IMG_4727.jpg IMG_4727.jpg Uploaded by Juliet Bullock on Feb 10, 2025 at 6:43 PM	
	IMG_4725.jpg IMG_4725.jpg Uploaded by Juliet Bullock on Feb 10, 2025 at 6:43 PM	
	IMG_4723.jpg IMG_4723.jpg Uploaded by Juliet Bullock on Feb 10, 2025 at 6:44 PM	
	front door.PNG front door.PNG Uploaded by Juliet Bullock on Feb 10, 2025 at 6:45 PM	
	SHEET 6_2832 E BROAD_ELEVATION.pdf SHEET 6_2832 E BROAD_ELEVATION.pdf Uploaded by Juliet Bullock on Feb 11, 2025 at 9:59 AM	
	photos.pdf photos.pdf Uploaded by Juliet Bullock on Mar 3, 2025 at 9:53 AM	

Record Activity

Juliet Bullock started a draft Record	02/10/2025 at 5:10 pm
Juliet Bullock added file SHEET 4_2832 E BROAD_FIRST FLR PLANS.pdf	02/10/2025 at 6:40 pm

Juliet Bullock added file SHEET 6_2832 E BROAD_ELEVATION.pdf	02/10/2025 at 6:40 pm
Juliet Bullock added file SHEET 1_2832 E BROAD_SITE PLAN.pdf	02/10/2025 at 6:40 pm
Juliet Bullock added file SHEET 7_2832 E BROAD_SECTION.pdf	02/10/2025 at 6:40 pm
Juliet Bullock added file SHEET 5_2832 E BROAD_SECOND FLR PLANS.pdf	02/10/2025 at 6:41 pm
Juliet Bullock added file SHEET 2_2832 E BROAD_ASBLT.pdf	02/10/2025 at 6:41 pm
Juliet Bullock added file SHEET 8_2832 E BROAD_SECTION.pdf	02/10/2025 at 6:41 pm
Juliet Bullock added file SHEET 3_2832 E BROAD_FOUNDPLANS.pdf	02/10/2025 at 6:42 pm
Juliet Bullock added file IMG_4718.jpg	02/10/2025 at 6:42 pm
Juliet Bullock added file IMG_4720.jpg	02/10/2025 at 6:42 pm
Juliet Bullock added file IMG_4724.jpg	02/10/2025 at 6:43 pm
Juliet Bullock added file IMG_4721.jpg	02/10/2025 at 6:43 pm
Juliet Bullock added file IMG_4727.jpg	02/10/2025 at 6:43 pm
Juliet Bullock added file IMG_4725.jpg	02/10/2025 at 6:43 pm
Juliet Bullock added file IMG_4723.jpg	02/10/2025 at 6:44 pm
Juliet Bullock submitted Record BZAP-25-6	02/10/2025 at 6:44 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-6	02/10/2025 at 6:44 pm
Juliet Bullock added file front door.PNG to Record BZAP-25-6	02/10/2025 at 6:45 pm
Juliet Bullock added a guest: craig@schottensteinroofing.com to Record BZAP-25-6	02/10/2025 at 6:46 pm
Juliet Bullock added file SHEET 6_2832 E BROAD_ELEVATION.pdf to Record BZAP-25-6	02/11/2025 at 9:59 am
Matt Klingler changed form field entry ARB Mtg Date from "" to "03/13/2025" on Record BZAP-25-6	02/14/2025 at 11:19 am
Matt Klingler changed form field entry BZAP Mtg Date from "" to "03/27/2025" on Record BZAP-25-6	02/14/2025 at 11:40 am
OpenGov system completed payment step Payment on Record BZAP-25-6	02/27/2025 at 2:51 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-6	02/27/2025 at 2:51 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-6	02/27/2025 at 2:51 pm
Colleen Tassone approved approval step Application Processing on Record BZAP-25-6	03/03/2025 at 8:58 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-6	03/03/2025 at 8:59 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-6	03/03/2025 at 8:59 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-6	03/03/2025 at 8:59 am

OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-6	03/03/2025 at 8:59 am
Juliet Bullock added file photos.pdf to Record BZAP-25-6	03/03/2025 at 9:53 am
Matt Klingler changed form field entry BZAP Mtg Date from "03/27/2025" to "04/24/2025" on Record BZAP-25-6	03/12/2025 at 1:49 pm
Matt Klingler changed form field entry ARB Mtg Date from "03/13/2025" to "04/10/2025" on Record BZAP-25-6	03/12/2025 at 1:49 pm
Matt Klingler changed form field entry Staff Notes from "" to "Spoke with applicant on 3/12/2025.... Wants to be pushed to April meetings because she will be ou..." on Record BZAP-25-6	03/12/2025 at 1:50 pm
Matt Klingler added Record BZAP-25-6 to project March BZAP	03/13/2025 at 4:42 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	2/10/2025, 6:44:21 PM	2/27/2025, 2:51:20 PM	Juliet Bullock	-	Completed
✓ Application Processing	2/27/2025, 2:51:20 PM	3/3/2025, 8:58:59 AM	Colleen Tassone	-	Completed
✓ Zoning Officer	3/3/2025, 8:59:00 AM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	3/3/2025, 8:59:00 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive