

BZAP-25-28

(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development
Status: Active
Submitted On: 5/30/2025





Primary Location

2474 E MAIN ST
BEXLEY, OH 43209

Owner

EAST MAIN PROPERTY MANAGEMENT LLC
E BROAD ST 1620 COLUMBUS, OH 43203

Applicant

 Sarah Selzer
 740-657-6400
 sselzer@krsm.net
 8345 Green Meadows Drive North
Columbus, Ohio 43231

Staff details

ARB Mtg Date

—

BZAP Mtg Date

06/26/2025

Tabled?

—

Attend both BZAP & ARB?

—

Staff Notes

Code Section (s)

Request

ARB & BZAP Board Decision

ARB Decision

—

Vote Count

ARB request back from BZAP?

—

ARB Conditions

BZAP Board decision

—

BZAP Vote count

A.1: Attorney / Agent Information

Agent Name*

Shawn Snodgrass

Agent Address

8345 Green Meadows Drive North

Agent Email*

ssnodgrass@krsm.net

Agent Phone*

3042811980

Property Owner Name*

Jo Goldberg

Property Owner Email*

jogoldy@msn.com

Property Owner Address*

2474 East Main Street, Bexley, OH

Property Owner Phone number

740-427-5168

Applicant/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings

Brief Project Description*

Remove existing break metal at canopy-provide and install vapor barrier to plywood. Provide and install new, EC-100 4mm FR core panels, fill vertical and horizontal seams.

Zoning Information

1) What is the nature of your request ? *

Special Permit

1a) Please state the specifics of the request* 

To submit a request to alter the building exterior's appearance - an aesthetic alteration.

Do you have another request or need to vary from a different section of the code?*

No

2) What is the nature of your 2nd request?

—

Do you have another request or need to vary from a different section of the code?

No

Does this application require a design recommendation from the Architectural Review Board?*

Yes



Please describe what part of your project requires Architectural Review ?

Fee Worksheet

Please check all that apply to your request

Zoning variance for single family home

☐

Zoning variance for commercial property

☐

Special Permit or variance for Fence

☒

Architectural Review ?

☒

Zoning variance for Garage and/or accessory structure

☐

Estimated Valuation of Project*

24280

Exterior signage review

☐

Demolition of principal structure

☐

Rezoning of property

☐

Conditional Use

☐

Appeal from ARB or TPGC

☐

Home Occupation Application

☐

Appeal of Zoning Officer determination

☐

Lot Coverage Information

Occupancy Type*

Commercial

Zoning District* ?

GC General Commercial

If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](#)

What is your proposed building coverage?* ?

140

What is your proposed lot coverage?* ?

0

% of proposed building coverage

0



% of proposed lot coverage

0



Are you proposing to modify the existing principal structure or build a new principal structure?*

Yes

Principal Structure Setbacks

Is your property a corner lot?

Yes

Because you have a corner lot, please review Bexley Code Section 1252.10 for additional yard setback requirements, "street side" setbacks differ from the standards

Your required front yard setback is 30 ft. **OR** the average distance back from the front lot line of the adjacent three structures on each side of your property **whichever is greater**

Proposed New Principal Structure or Residence (SF)

0

Total (footprint) square foot of all structures combined

140

What is your required front yard setback*

0

What is your proposed front yard setback*

0

Proposed left side yard setback?*

0

Proposed right side yard setback?*

0

Proposed rear yard setback?*

0


Detached Garage

Are you modifying or building a new detached garage as a part of this project?

No

Because you have a corner lot, please review Bexley Code Section 1252.10 for additional yard setback requirements

Architectural Review Worksheet: Roofing

Is roofing a part of this project? 

No

Architectural Review Worksheet: Windows

Are windows are part of this project?

No

Architectural Review Worksheet: Doors

Are doors a part of this project?*

No

C.1 Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project? 

Yes

Please describe the existing exterior trim. * 

Existing exterior trim is aluminum break metal

Please describe the proposed exterior trim* 

Proposed exterior trim is Aluminum composite panels

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes

Please describe the existing exterior finishes* 

Existing finish is brown paint

Please describe the proposed exterior finishes* ?

Proposed finish is Charcoal paint

(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

☐

Fence Variance Worksheet

Lot Type*

—

Narrative description of how you plan to meet the pertinent outlined variance criteria

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

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood. *

—

The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.*

—

Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance*

—

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.*

—

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.*

—

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

No

The fence and/or wall shall have a minimum of 50% transparency.*

—

That the lot exhibits unique characteristics that support the increase in fence height.*

—

Hearing(s) information

Please click this link to find out more information about Meeting Dates & Submission deadlines

What is the upcoming ARB Hearing Date at which you plan on attending*

06/19/2025

What is the upcoming BZAP hearing at which you plan on attending? *

06/26/2025

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

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.*



Applicant/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings

Attachments














Architectural Details

25.03.20.Kalkreuth.ACM Roof Shop.2474 E. Main.pdf
Uploaded by Sarah Selzer on Jun 2, 2025 at 11:24 AM



Architectural Plan

KRSM JOB V2-3182 EC-100 Panels drawing.pdf
Uploaded by Sarah Selzer on May 30, 2025 at 1:22 PM

	Floor Plan KRSM JOB V2-3182 EC-100 Panels drawing.pdf Uploaded by Sarah Selzer on May 30, 2025 at 1:22 PM	
	Landscape Plan KRSM JOB V2-3182 EC-100 Panels drawing.pdf Uploaded by Sarah Selzer on May 30, 2025 at 1:23 PM	REQUIRED
	Photographs 2474 photo.jpg Uploaded by Sarah Selzer on May 30, 2025 at 1:22 PM  4 Versions	
	Site Plan and Vicinity Map of immediate surrounding lots KRSM JOB V2-3182 EC-100 Panels drawing.pdf Uploaded by Sarah Selzer on May 30, 2025 at 1:23 PM	REQUIRED
	25.02.17.East Main.Metal Roof.pic 4.pdf 25.02.17.East Main.Metal Roof.pic 4.pdf Uploaded by Sarah Selzer on Jun 2, 2025 at 11:26 AM	
	25.02.17.East Main.Metal Roof.pic 3.pdf 25.02.17.East Main.Metal Roof.pic 3.pdf Uploaded by Sarah Selzer on Jun 2, 2025 at 11:26 AM	
	25.02.17.East Main.Metal Roof.pic 2.pdf 25.02.17.East Main.Metal Roof.pic 2.pdf Uploaded by Sarah Selzer on Jun 2, 2025 at 11:27 AM	
	25.02.17.East Main.Metal Roof.pic 1.pdf 25.02.17.East Main.Metal Roof.pic 1.pdf Uploaded by Sarah Selzer on Jun 2, 2025 at 11:27 AM	
	East Coast ACM 100 facade panels.pdf East Coast ACM 100 facade panels.pdf Uploaded by Sarah Selzer on Jun 2, 2025 at 11:28 AM	
	East Coast ACM 100 facade panels SPECS.pdf East Coast ACM 100 facade panels SPECS.pdf Uploaded by Sarah Selzer on Jun 2, 2025 at 11:28 AM	

Record Activity

Sarah Selzer started a draft Record	05/30/2025 at 1:10 pm
Sarah Selzer added file KRSM JOB V2-3182 EC-100 Panels drawing.pdf	05/30/2025 at 1:22 pm
Sarah Selzer added file KRSM JOB V2-3182 EC-100 Panels drawing.pdf	05/30/2025 at 1:22 pm
Sarah Selzer added file 2474 photo 2.jpg	05/30/2025 at 1:22 pm
Sarah Selzer added file 2474 photo 3.jpg	05/30/2025 at 1:22 pm
Sarah Selzer added file 2474 photo 4.jpg	05/30/2025 at 1:22 pm
Sarah Selzer added file 2474 photo.jpg	05/30/2025 at 1:22 pm
Sarah Selzer added file KRSM JOB V2-3182 EC-100 Panels drawing.pdf	05/30/2025 at 1:23 pm
Sarah Selzer added file KRSM JOB V2-3182 EC-100 Panels drawing.pdf	05/30/2025 at 1:23 pm
Sarah Selzer submitted Record BZAP-25-28	05/30/2025 at 1:24 pm

OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-28	05/30/2025 at 1:24 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-28	05/30/2025 at 1:24 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-28	05/30/2025 at 1:24 pm
OpenGov system completed payment step Payment on Record BZAP-25-28	05/30/2025 at 1:26 pm
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "07/24/2025" on Record BZAP-25-28	06/02/2025 at 9:48 am
Colleen Tassone approved approval step Application Processing on Record BZAP-25-28	06/02/2025 at 9:55 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-28	06/02/2025 at 9:55 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-28	06/02/2025 at 9:55 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-28	06/02/2025 at 9:55 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-28	06/02/2025 at 9:55 am
OpenGov system changed the deadline to Jun 7, 2025 on approval step Zoning Officer on Record BZAP-25-28	06/02/2025 at 9:55 am
Sarah Selzer added file 25.03.20.Kalkreuth.ACM Roof Shop.2474 E. Main.pdf to Record BZAP-25-28	06/02/2025 at 11:24 am
Sarah Selzer added file 25.02.17.East Main.Metal Roof.pic 4.pdf to Record BZAP-25-28	06/02/2025 at 11:26 am
Sarah Selzer added file 25.02.17.East Main.Metal Roof.pic 3.pdf to Record BZAP-25-28	06/02/2025 at 11:26 am
Sarah Selzer added file 25.02.17.East Main.Metal Roof.pic 2.pdf to Record BZAP-25-28	06/02/2025 at 11:27 am
Sarah Selzer added file 25.02.17.East Main.Metal Roof.pic 1.pdf to Record BZAP-25-28	06/02/2025 at 11:27 am
Sarah Selzer added file East Coast ACM 100 facade panels.pdf to Record BZAP-25-28	06/02/2025 at 11:28 am
Sarah Selzer added file East Coast ACM 100 facade panels SPECS.pdf to Record BZAP-25-28	06/02/2025 at 11:28 am
Matt Klingler changed form field entry BZAP Mtg Date from "07/24/2025" to "06/26/2025" on Record BZAP-25-28	06/04/2025 at 4:09 pm
Colleen Tassone added a guest: BHOWARD@WFACO.COM to Record BZAP-25-28	06/05/2025 at 1:27 pm
Matt Klingler added Record BZAP-25-28 to project June BZAP	06/05/2025 at 2:51 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	5/30/2025, 1:24:05 PM	5/30/2025, 1:26:49 PM	Sarah Selzer	-	Completed
✓ Application Processing	5/30/2025, 1:24:05 PM	6/2/2025, 9:55:41 AM	Colleen Tassone	-	Completed
✓ Zoning Officer	6/2/2025, 9:55:42 AM	-	Matt Klingler	6/7/2025	Active

Label	Activated	Completed	Assignee	Due Date	Status
✓ Design Planning Consultant	6/2/2025, 9:55:42 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive