

BZAP-25-29

(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development
Status: Active
Submitted On: 6/3/2025





Primary Location

2729-2733 E MAIN ST Unit 500
Bexley, OH 43209

Owner

G&W Properties LLC
N Parkview Ave 46 Bexley, OH 43209

Applicant

 Charles Gocken
 614-886-3913
 charlie.gocken@raymondjames.com
 46 North Parkview Ave.
Columbus, OH 43209

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*

Charles Gocken

Agent Address

Agent Email*

charlie.gocken@raymondjames.com

Agent Phone*

6148863913

Property Owner Name*

G&W Properties LLC

Property Owner Email*

charlie.gocken@raymondjames.com

Property Owner Address*

46 N Parkview Ave Bexley OH 43209

Property Owner Phone number

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

Brief Project Description*

scrape and repaint of east and south facing wall, put back of mural on east wall

Zoning Information

1) What is the nature of your request ? *

Certificate of Appropriateness for Main St. or Campus
Planning Districts

1a) Please state the specifics of the request* 

We would like to scrape and repaint part of the building at 2733 E Main, put a mural on the east facing wall

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?

—

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

No



Please describe what part of your project requires Architectural Review ?

approval of mural on east facing wall.

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*

10000

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* ?

Mixed Use Commercial

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

What is your proposed building coverage?* ?

70

What is your proposed lot coverage?* ?

30

% 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?*


No

Detached Garage

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

No

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? 

No

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* ?

painted cinder block walls

Please describe the proposed exterior finishes* ?

repaint of base coat with a mural on the east facing wall

(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

☐

Hearing(s) information

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

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

07/24/2025

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

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



Record Activity

Charles Gocken started a draft Record	06/03/2025 at 2:58 pm
Charles Gocken added file Mural Design.pdf	06/03/2025 at 3:04 pm
Charles Gocken added file New Microsoft Word Document (2).docx	06/03/2025 at 3:05 pm
Charles Gocken added file New Microsoft Word Document (2).docx	06/03/2025 at 3:05 pm
Charles Gocken submitted Record BZAP-25-29	06/03/2025 at 3:06 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-29	06/03/2025 at 3:06 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-29	06/03/2025 at 3:06 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-29	06/03/2025 at 3:06 pm
Colleen Tassone waived payment step Payment on Record BZAP-25-29	06/04/2025 at 11:07 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "07/24/2025" on Record BZAP-25-29	06/04/2025 at 12:08 pm
Colleen Tassone approved approval step Application Processing on Record BZAP-25-29	06/04/2025 at 1:12 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-25-29	06/04/2025 at 1:13 pm
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-25-29	06/04/2025 at 1:13 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-25-29	06/04/2025 at 1:13 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-25-29	06/04/2025 at 1:13 pm
OpenGov system changed the deadline to Jun 9, 2025 on approval step Zoning Officer on Record BZAP-25-29	06/04/2025 at 1:13 pm
Colleen Tassone changed form field entry BZAP Mtg Date from "07/24/2025" to "06/26/2025" on Record BZAP-25-29	06/05/2025 at 1:41 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	6/3/2025, 3:06:11 PM	6/4/2025, 11:07:36 AM	Charles Gocken	-	Skipped
 Application Processing	6/3/2025, 3:06:11 PM	6/4/2025, 1:12:58 PM	Colleen Tassone	-	Completed
 Zoning Officer	6/4/2025, 1:12:59 PM	-	Matt Klingler	6/9/2025	Active
 Design Planning Consultant	6/4/2025, 1:12:59 PM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✓ Board of Zoning and Planning	-	-	-	-	Inactive