

## BZAP-25-34

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

Status: Active

Submitted On: 6/12/2025





### Primary Location

2463 E MAIN ST  
Bexley, OH 43209

### Owner

Elizabeth Smith  
E MAIN ST 2463 BEXLEY, OH 43209

### Applicant

 Andrew Rosenthal  
 614-571-4770  
 rosenthal@grad.cc  
 211 N. 4th Street  
Columbus, OH 43215

## Staff details

### ARB Mtg Date

—

### BZAP Mtg Date

06/26/2025

### Tabled?

—

### Attend both BZAP & ARB?

No

### 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

—

🔒 BZAP Findings of Facts (as voted on)

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## A.1: Attorney / Agent Information

Agent Name\*

Cara Berg

Agent Address

221 N 4th St.

Agent Email\*

berg@grad.cc

Agent Phone\*

614-228-2122

Property Owner Name\*

Elizabeth Smith

Property Owner Email\*

N/A

Property Owner Address\*

2463 E Main

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\***

Extend previous approval to paint the front and front +/- 24" of the east and west sides of the building to extend the full east and west sides (to match existing front/north paint).

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## 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\* ?

Extend previous approval to paint the front and front +/- 24" of the east and west sides of the building to extend the full east and west sides (to match existing front/north paint).

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 ?

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## 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

☐

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?\* ?

2000

What is your proposed lot coverage?\* ?

2222

% 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

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## Principal Structure Setbacks

Is your property a corner lot? ?

No

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)

—

Total (footprint) square foot of all structures combined

—

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

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## (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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## Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.\*

It was an oversight in the original application that was approved.

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. \*

Owner is trying to update the property.

2. Is the variance substantial? Please describe. \*

No. Just painting the sides of the building.

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

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## 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?

\*

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







	<b>Landscape Plan</b> BZAP 25-7_2463 E Main St. Attachments Packet.pdf Uploaded by Matt Klingler on Jun 12, 2025 at 6:30 PM	REQUIRED
	<b>Site Plan and Vicinity Map of immediate surrounding lots</b> BZAP 25-7_2463 E Main St. Attachments Packet.pdf Uploaded by Matt Klingler on Jun 12, 2025 at 6:31 PM	REQUIRED

## Record Activity

Matt Klingler started a draft Record	06/12/2025 at 6:22 pm
Matt Klingler added file BZAP 25-7_2463 E Main St. Attachments Packet.pdf	06/12/2025 at 6:30 pm
Matt Klingler added file BZAP 25-7_2463 E Main St. Attachments Packet.pdf	06/12/2025 at 6:31 pm

Matt Klingler submitted Record BZAP-25-34	06/12/2025 at 6:32 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-34	06/12/2025 at 6:32 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-34	06/12/2025 at 6:32 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-34	06/12/2025 at 6:32 pm
Matt Klingler waived payment step Payment on Record BZAP-25-34	06/12/2025 at 6:32 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	6/12/2025, 6:32:02 PM	6/12/2025, 6:32:13 PM	Andrew Rosenthal	-	Skipped
 Application Processing	6/12/2025, 6:32:02 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive