

BZAP-25-35

(BZAP)Board of Zoning & Planning
Application - Review of Variance requests
for Residential and Commercial
Development
Status: Active
Submitted On: 6/26/2025

Primary Location

2626 LIVINGSTON AV
Bexley, OH 43209

Owner

Cavallaro
E Livingston Ave 2626 Bexley, Ohio 43209

Applicant

 James Gray
 614-882-2378
 jgray@westcamp.com
 39 Collegeview Road
Westerville, Oh 43081

Staff details

ARB Mtg Date

—

BZAP Mtg Date

07/24/2025

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

BZAP Findings of Facts (as voted on)

A.1: Attorney / Agent Information

Agent Name*

West Camp Press

Agent Address

39 Collegeview Road

Agent Email*

jgray@westcamp.com

Agent Phone*

614.715.3665

Property Owner Name*

Capital University

Property Owner Email*

Pagliaro, John <jpagliaro@capital.edu Cc: Mohr, Rebecca
<rmohr@capital.edu

Property Owner Address*

2099 East Main St.

Property Owner Phone number

John A. Pagliaro, MBA '21 Capital University Integrated Marketing
and Communications | Associate Creative Director
jpagliaro@capital.edu | 614-236-6837

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

Brief Project Description*

Signage face change

Zoning Information

1) What is the nature of your request ? *

Special Permit

1a) Please state the specifics of the request* ?

Signage face change

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?*



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

☐

Zoning variance for Garage and/or accessory structure

☐

Special Permit or variance for Fence

☐

Architectural Review 

☒

Certificate of Appropriateness for building modification in a commercial district

☐

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* 

R-1 (25% Building and 40% Overall)


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


Max allowable building coverage is 




What is your proposed building coverage?* 

1


Max allowable lot coverage is 




What is your proposed lot coverage?* 

1

% of proposed building coverage



% of proposed lot coverage



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

No

Detached Garage or Accessory Structure


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

—

Are you proposing another or different accessory structure?

—

Architectural Review Worksheet: Roofing

Is roofing a part of this project? 

—

Architectural Review Worksheet: Windows

Are windows are part of this project?

—

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? 

—

Do the proposed changes affect the overhangs?


—

C.2 Architectural Review Worksheet: Exterior Wall Finishes


Are exterior wall finishes a part of this project? *

No


(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 ARB Hearing Date at which you plan on attending*

07/10/2025

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

07/10/2025




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 20250626141529993.pdf Uploaded by James Gray on Jun 26, 2025 at 2:24 PM	
	Landscape Plan 20250626141529993.pdf Uploaded by James Gray on Jun 26, 2025 at 2:25 PM	REQUIRED
	Site Plan and Vicinity Map of immediate surrounding lots 20250626141529993.pdf Uploaded by James Gray on Jun 26, 2025 at 2:25 PM	REQUIRED

Record Activity

James Gray started a draft Record	06/24/2025 at 9:07 am
James Gray added file 20250626141529993.pdf	06/26/2025 at 2:24 pm
James Gray added file 20250626141529993.pdf	06/26/2025 at 2:25 pm
James Gray added file 20250626141529993.pdf	06/26/2025 at 2:25 pm
James Gray submitted Record BZAP-25-35	06/26/2025 at 2:26 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-35	06/26/2025 at 2:26 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-35	06/26/2025 at 2:26 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-35	06/26/2025 at 2:26 pm
OpenGov system completed payment step Payment on Record BZAP-25-35	06/26/2025 at 2:30 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	6/26/2025, 2:26:21 PM	6/26/2025, 2:30:26 PM	James Gray	-	Completed
 Application Processing	6/26/2025, 2:26:21 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive