



BZAP-25-42

(BZAP)Board of
Zoning & Planning
Application - Review
of Variance requests
for Residential and
Commercial
Development
Status: Active
Submitted On:
9/18/2025

Primary Location

2690 E MAIN ST
Bexley, OH 43209

Owner
JAMES & JEAN
GRAHAM
E MAIN ST 2690
BEXLEY, OH 43209

Applicant

Ryan Brothers' Landscaping- Ryan
 614-282-2126
 pat@ryanbrotherslandscaping.com
 1239 Stimmel Road
Columbus, Ohio 43223

Staff details

ARB Mtg Date

—

BZAP Mtg Date

12/04/2025

Tabled?

—

Attend both BZAP & ARB?

—

Staff Notes

—

Code Section (s)

—

Request

—

ARB & BZAP Board Decision

 **ARB Decision**

—

 **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*

Pat Ryan

Agent Address

Agent Email*

pat@ryanbrotherslandscaping.com

Agent Phone*

6142822126

Property Owner Name*

Aaron Carroll

Property Owner Email*

Aaroncarrol@gmail.com

Property Owner Address*

2699 E Main Street

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*

We are hoping to give this building a much needed facelift- new front door and front walk, new landscaping, new awnings, light fixtures, and new paneling to give it much needed character.

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 a certificate of appropriateness as this building is on Main Street

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 [?](#)

The new door, the new paint color, the new sconce, and the paneling.

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*

12000

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

Detached Garage or Accessory Structure

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

No

Are you proposing another or different accessory structure?

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*

09/25/2025

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

09/25/2025

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



Exterior Elevations

2690 e main reno 2.png

Uploaded by Ryan Brothers' Landscaping- Ryan on Sep 18, 2025 at 1:19 PM



Landscape Plan

2690 e main reno 2.png

Uploaded by Ryan Brothers' Landscaping- Ryan on Sep 18, 2025 at 1:19 PM

REQUIRED



Site Plan and Vicinity Map of immediate surrounding lots

REQUIRED

_ags_bf196b69-94b3-11f0-9980-00505682039c-compressed.pdf
Uploaded by Ryan Brothers' Landscaping- Ryan on Sep 18, 2025 at 1:28 PM

Record Activity

Ryan Brothers' Landscaping- Ryan started a draft Record	09/18/2025 at 1:12 pm
Ryan Brothers' Landscaping- Ryan added file 2690 e main reno 2.png	09/18/2025 at 1:19 pm
Ryan Brothers' Landscaping- Ryan added file 2690 e main reno 2.png	09/18/2025 at 1:19 pm
Ryan Brothers' Landscaping- Ryan added file _ags_bf196b69-94b3-11f0-9980-00505682039c-compressed.pdf	09/18/2025 at 1:28 pm
Ryan Brothers' Landscaping- Ryan submitted Record BZAP-25-42	09/18/2025 at 1:29 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-42	09/18/2025 at 1:29 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-42	09/18/2025 at 1:29 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-42	09/18/2025 at 1:29 pm
OpenGov system completed payment step Payment on Record BZAP-25-42	09/18/2025 at 1:30 pm
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "12/04/2025" on Record BZAP-25-42	09/18/2025 at 1:34 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
⌚ Payment	9/18/2025, 1:29:33 PM	9/18/2025, 1:30:00 PM	Ryan Brothers' Landscaping- Ryan	-	Completed
✓ Application Processing	9/18/2025, 1:29:33 PM	-	Colleen Tassone	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
✓ Board of Zoning and Planning	-	-	-	-	Inactive