



## 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

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## Staff details

### ARB Mtg Date

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### BZAP Mtg Date

12/04/2025

### Tabled?

—

### Attend both BZAP & ARB?

—

### Staff Notes

### Code Section (s)

### Request


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## 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\***

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\*

Property Owner Phone number

2699 E Main Street

**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.

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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\* ?

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.

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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

☐

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

☐

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## 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

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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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## 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**

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## 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