

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

Applicant
👤 Sandy Tenhundfeld
📞 513-607-1851
✉️ stenhundfeld@k4architecture.com

Primary Location
2680 E MAIN ST
Bexley, OH 43209

BZAP-25-45

Submitted On: Oct 29, 2025

A.1: Attorney / Agent Information

Agent Name	Agent Address
K4 Architecture, LLC/ Sandy Tenhundfeld	555 Gest
Agent Email	Agent Phone
stenhundfeld@k4architecture.com	5136071851
Property Owner Name	Property Owner Email
First Financial Bank/Jeff Hartley	jeffrey.hartley@bankatfirst.com
Property Owner Address	Property Owner Phone number
TBD	--

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

Brief Project Description

Exterior renovation of the existing banking center. Raising the roof on the north/east portion of the building, removal of the covered walkway from E Main to the front of the building. Updating and rework to the existing landscape. Interior renovation and updates for increased safety and accessibility, including enclosing the entrance way from the parking lot.

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

Approval of a renovation to the exterior of the building.

**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 commercial property

--

Special Permit or variance for Fence

--

Certificate of Appropriateness for building modification in a commercial district

true

Demolition of principal structure

--

Conditional Use

--

Home Occupation Application

--

Zoning variance for single family home

--

Zoning variance for Garage and/or accessory structure

--

Architectural Review

true

Estimated Valuation of Project

250000

Exterior signage review

--

Rezoning of property

--

Appeal from ARB or TPGC

--

Lot Coverage Information

Occupancy Type

Commercial

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

(<https://www.arcgis.com/apps/mapviewer/index.html?webmap=a8bd59c261d0434e916d9ed3609e241d&extent=-82.9473,39.9488,-82.9249,39.9575>)

Zoning District

Mixed Use Commercial

What is your proposed building coverage?

4900

What is your proposed lot coverage?

12440

% of proposed building coverage

28.959224672904817

% of proposed lot coverage

73.52097039406856

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

Yes

Principal Structure Setbacks

Is your property a corner lot?

Yes

Because you have a corner lot, please review Bexley Code Section 1252.10

(<https://codelibrary.amlegal.com/codes/bexley/latest/bexley>)

[_oh/0-0-0-41367#JD_1252.10](https://codelibrary.amlegal.com/codes/bexley/latest/bexley_oh/0-0-0-41367#JD_1252.10)) for additional yard setback requirements, "street side" setbacks differ from the standards

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)

--

What is your required front yard setback

0

Proposed left side yard setback?

6.5

Proposed rear yard setback?

59.5

Total (footprint) square foot of all structures combined

--

What is your proposed front yard setback

34

Proposed right side yard setback?

1

Detached Garage or Accessory Structure

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

No

Because you have a corner lot, please review Bexley Code Section 1252.10
(https://codelibrary.amlegal.com/codes/bexley/latest/bexley_oh/0-0-0-41367#JD_1252.10) for additional yard setback requirements

Are you proposing another or different accessory structure?

No

Architectural Review Worksheet: Roofing

Is roofing a part of this project?

Yes

Please provide the existing roof details (Please Note: slate, clay tile or wood shake require supporting information for Board Review)

Existing roofs are asphalt shingle. There will be no change to the existing roof.

Please provide the PROPOSED roofing details (Please Note: slate, clay tile or wood shake require supporting information for Board Review)

The raised building/roof in the north/east corner will be standing seam metal in bronze.

Proposed Roofing Manufacturer

Holcim Elevate Una-Clad

Architectural Review Worksheet: Windows

Are windows are part of this project?

Yes

Please provide the existing window types

Aluminum (clear anodized) with clear glass, non operable

Please provide the proposed window types

Same to match existing

Proposed Window Manufacturer

OldCastle

Architectural Review Worksheet: Doors

Are doors a part of this project?

Yes

Please describe the existing door types, material and color

Clear Anodized Storefront

Please describe the proposed door type, material and color

Same

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

Brick, aluminum storefront

Please describe the proposed exterior finishes

Brick, aluminum storefront, EIFS, architectural metal panels

Hearing(s) information

Please click this link to find out more information about Meeting Dates & Submission deadlines
[\(https://bexley.org/wp-content/uploads/2024/12/Bldg-dept.-Board-meetings-for-website-Sheet1.pdf\)](https://bexley.org/wp-content/uploads/2024/12/Bldg-dept.-Board-meetings-for-website-Sheet1.pdf)

What is the upcoming ARB Hearing Date at which you plan on attending

11/13/2025

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

12/04/2025

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.

true

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