



Board of Zoning and Planning Special Meeting Agenda

December 18, 2023

6:00 PM

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- 1) Call to Order
 - 2) Roll Call of Members
 - 3) Approval of Minutes
 - 4) Public Comments
 - 5) Old Business
 - 1) Application Number: BZAP-23-23
Location: 2200 E. Main Street (Parcel No.:020-000836,020-000217, & 020-000350)
Owner: Continental Real Estate Co.
Applicant: Ryan Pearson
Request: The applicant is seeking approval to allow demo and redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188 & 2186 E. Main St. and a certificate of appropriateness for a new 6-story mixed-use building to provide additional housing, commercial uses and a parking garage. The applicant is also seeking a variance from Bexley Code Section 1254.10 District Regulations (maximum height of principal building) in the MS District to allow a 6-story building, a variance from Bexley Code Section 1254.13 f. (required maximum depth of public space) in the MS District to allow a +/- 50' building setback for public-private space, and a variance from Bexley Code Section 1254.13 g. (minimum building width along primary frontage) in the MS District to allow a building to be +/- 75% of the lot width.
 - 7) Other Business
 - 8) Adjourn