



# City of Bexley

## Board of Zoning and Planning

---

### Decision and Record of Action – May 22, 2025

---

The City of Bexley Board of Zoning and Planning took the following actions at this meeting:

App No: **BZAP-25-18**  
Address: 653 Euclaire  
Applicant: David Lipp  
Owner: David Lipp

**Request:** The applicant is seeing a certificate of appropriateness and a 2 ft 4 inch area variance to encroach into the north side yard setback in order to build a roof over the existing concrete patio.

**Motion:** The following motion was made by Mr. Turner and seconded by Mr. Schick.

The findings and decisions of the Board, as stated by Matt Klingler: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a 2 ft 4 inch area variance to encroach into the north side yard setback in order to build a roof over the concrete patio with the condition that the application be remanded back to the Architectural Review Board for final design approval and certificate of appropriateness.

The applicant agreed to the proposed findings and decision of the Board.

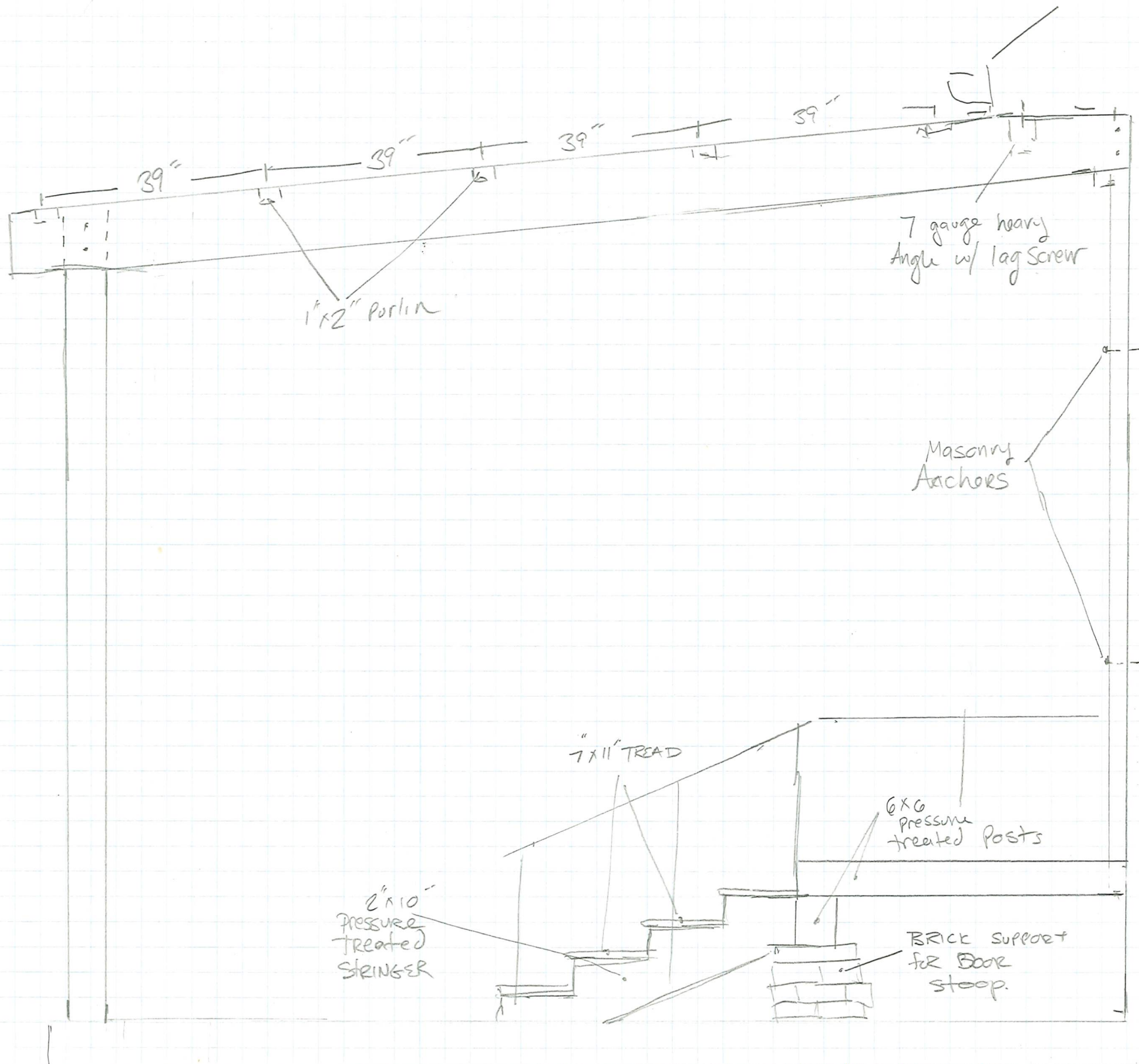
**VOTE:** Mr. Schick, Ms. Dorn, Ms. Letostak, Mr. Turner & Chairman Behal voting Yes.

**RESULT:** Motion passes 5-0; Application for variance is approved as conditioned.

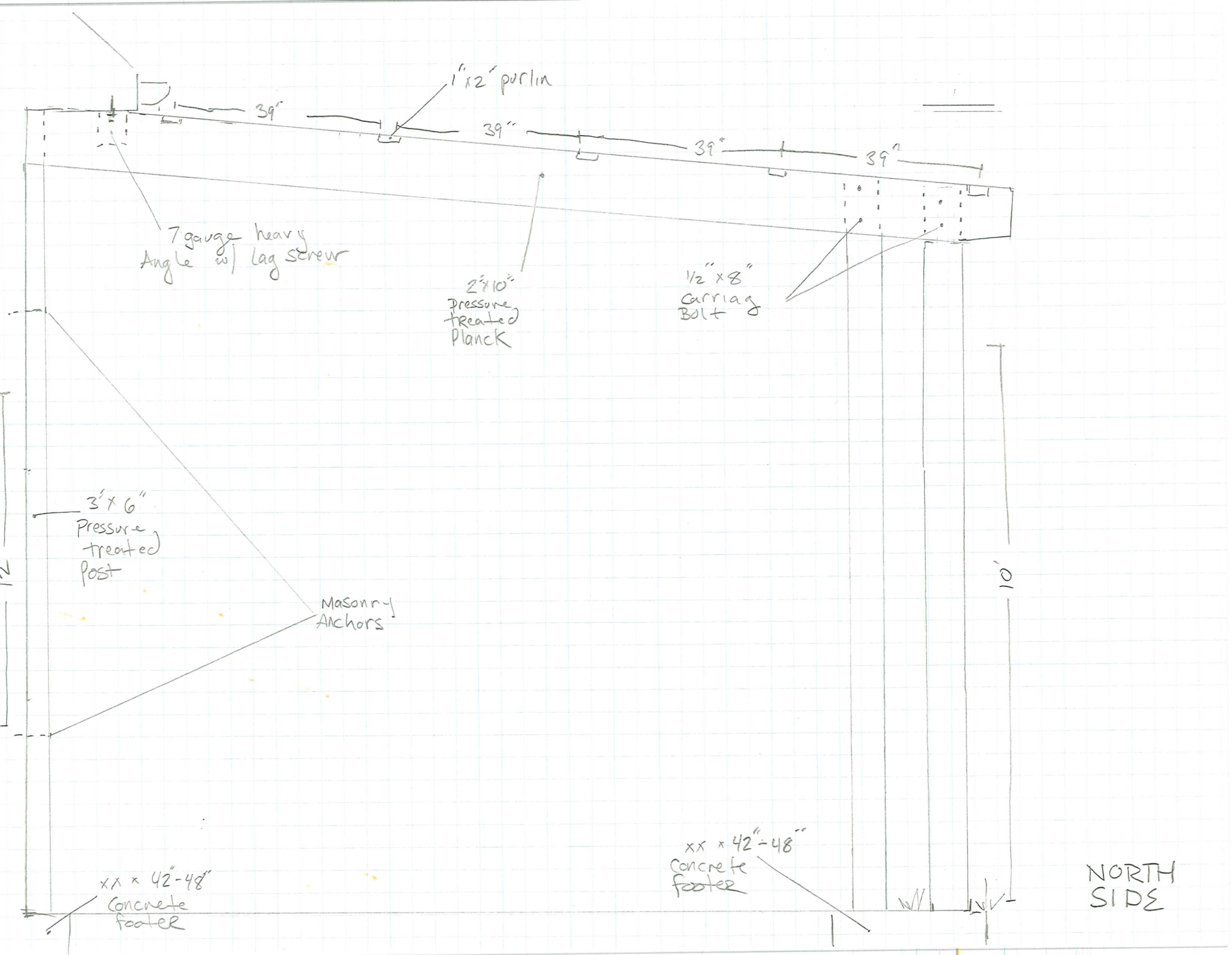
Staff Certification: Recorded in the Official Journal this 23rd day of May, 2025.

  
Matt Klingler, Zoning Officer  
Karen Bokor, Design Consultant

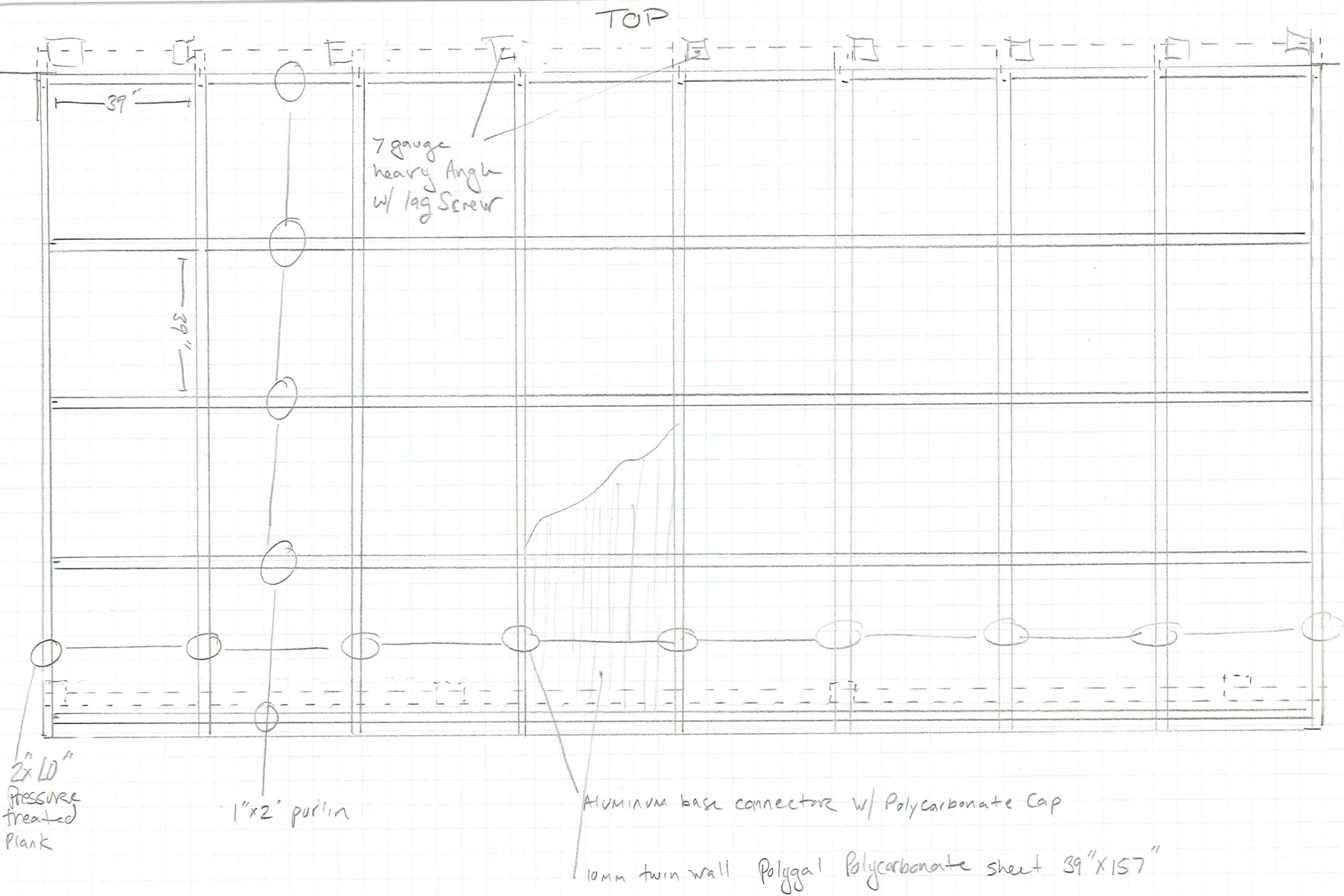
cc: Applicant, File Copy to web

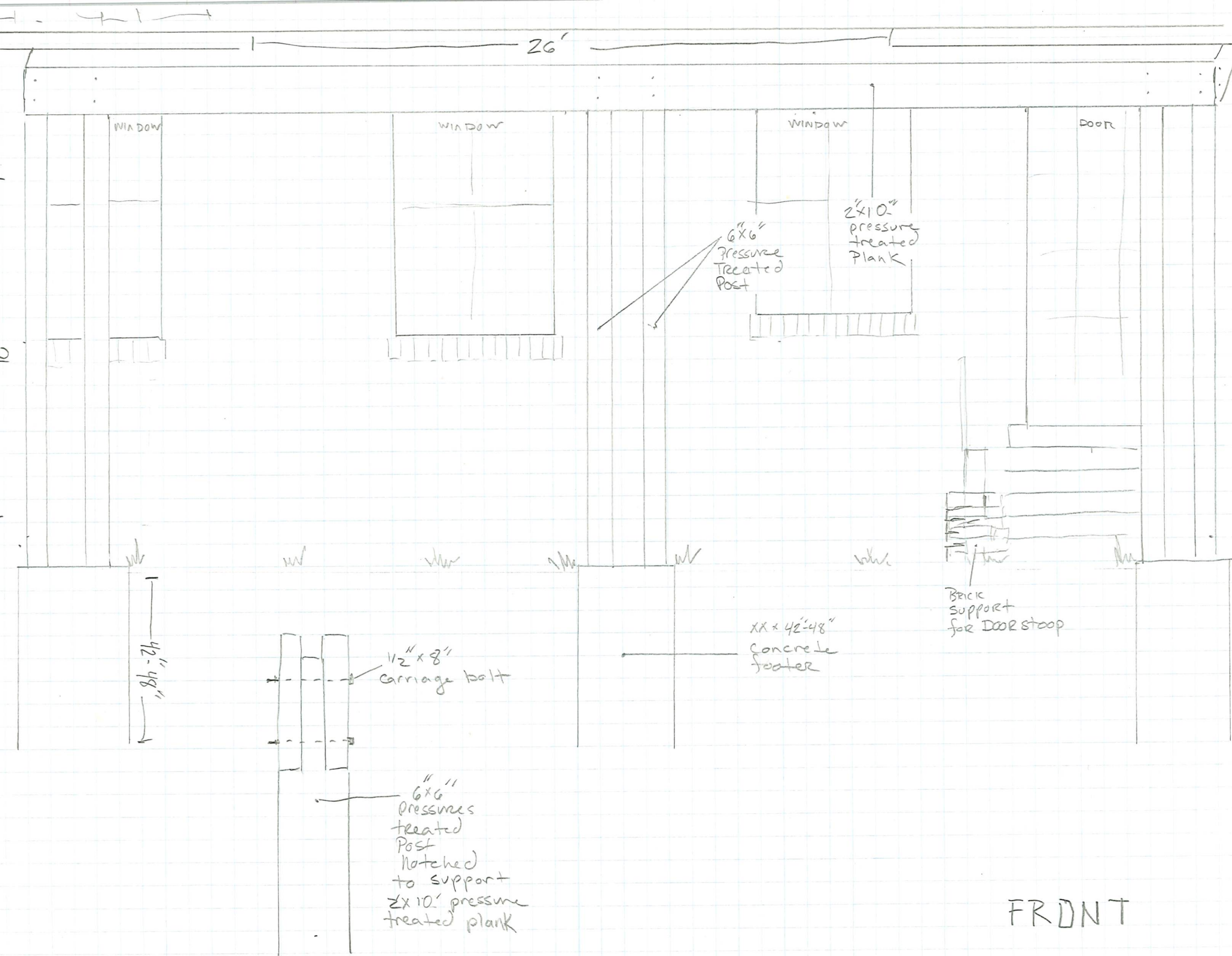


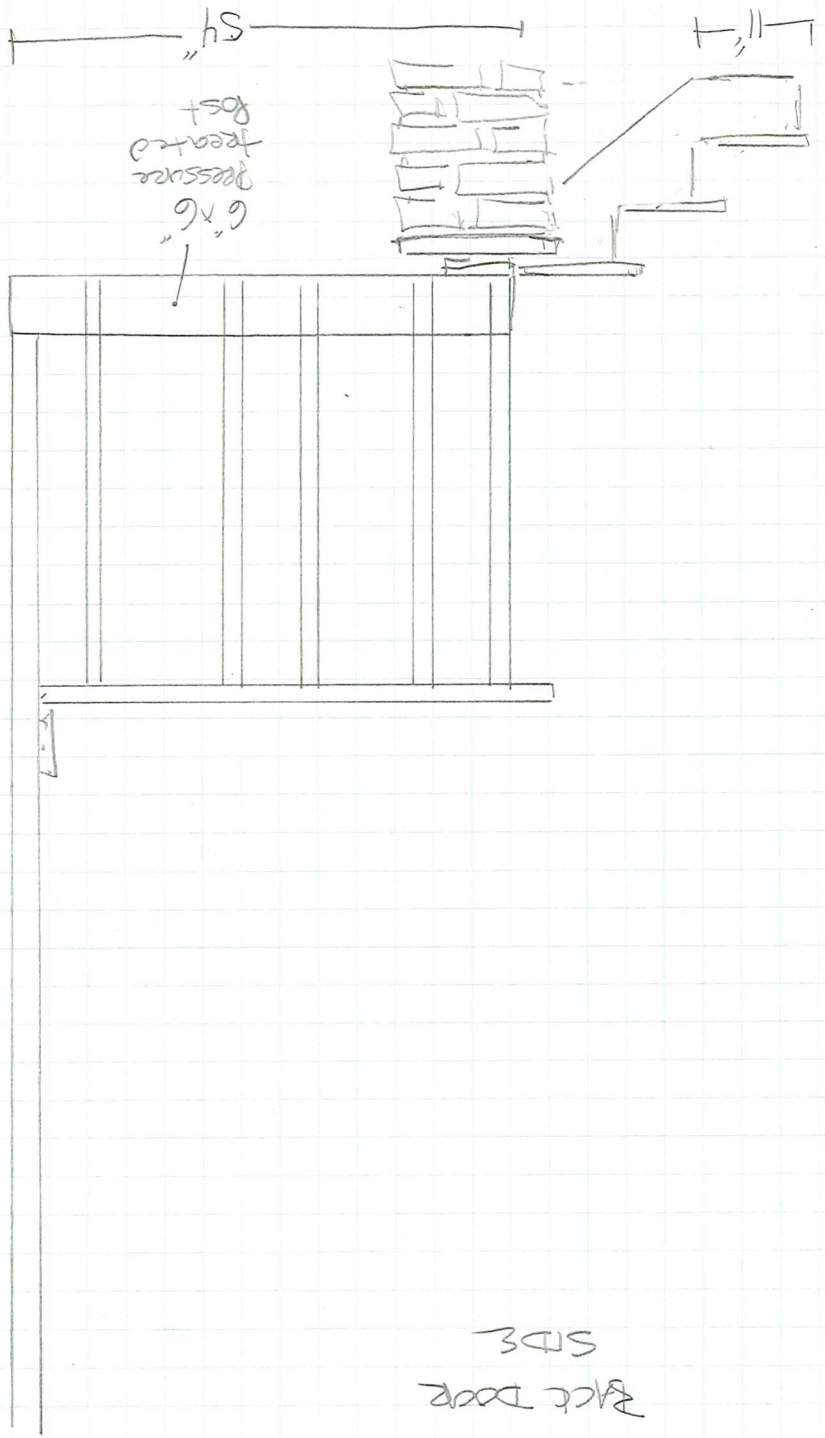
SOUTH  
SIDE



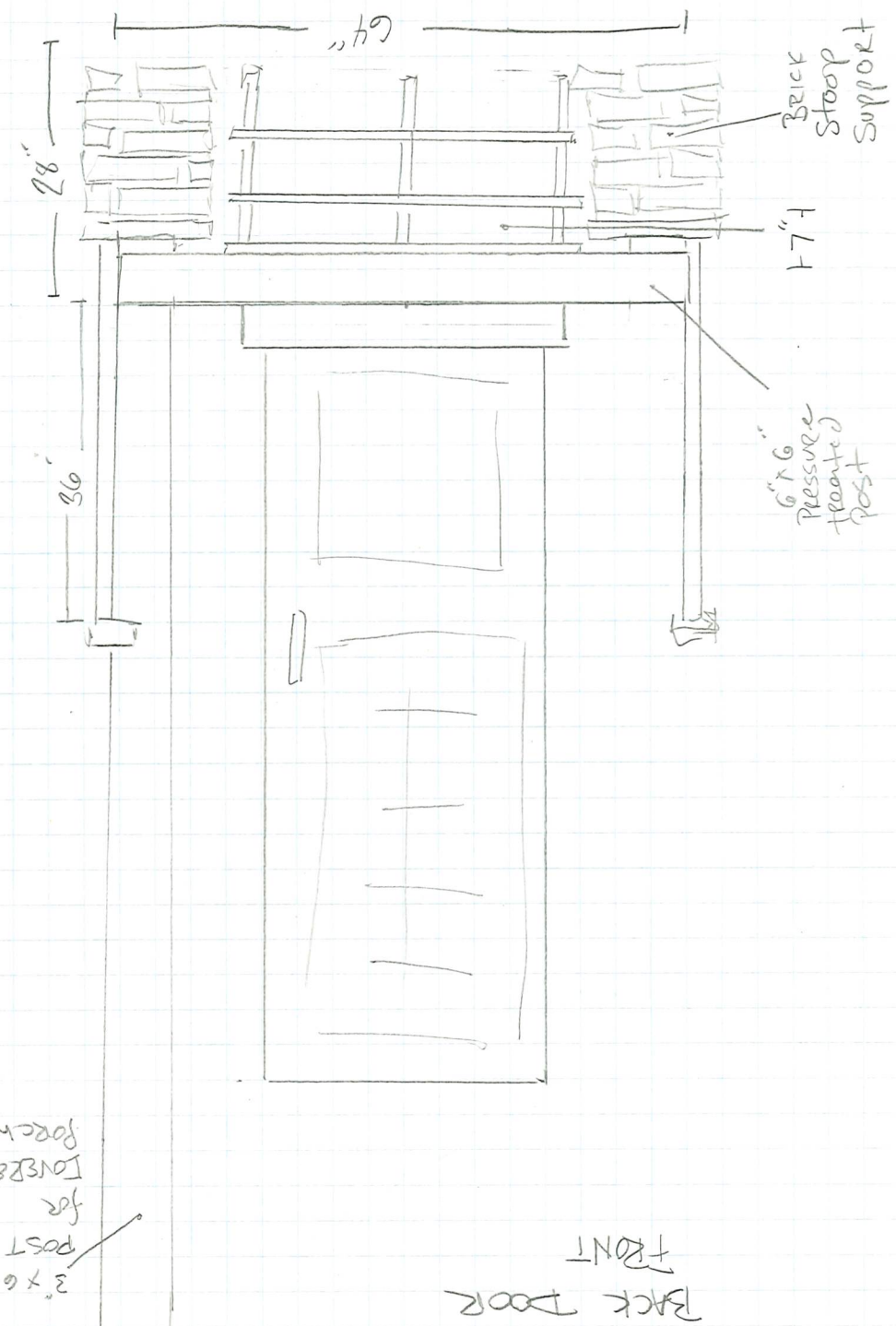








3" x 6" post for LONGER porch





Aireal view: Porch will be approx. 4.5' from the north property line and approx. 12' from the south property line.

