



Architectural Review Board

Decision and Record of Action –November 29, 2023

The City of Bexley's Architectural Review Board took the following action its special meeting on November 29, 2023:

Application Number: BZAP - 23-23
Address: 2200 E Main Street
Applicant: Ryan Pearson
Owner: Continental Real Estate Cos.

Request: Architectural review and recommendation from the Architectural Review Board to the Board of Zoning and Planning for a certificate of appropriateness for a new 6-story mixed use building to replace existing apartment structures at 2160, 2188 & 2186 E. Main St. (Parcel No.: 020-000836, 020-000217 & 020-000350) . The applicant is also seeking variances from the Bexley Board of Zoning and Planning from Bexley Code Sections 1254.13 and 1254.14 for parking and for a partial 6-story section of the building, and a Special Permit for the height of the proposed mixed use building.

MOTION: The motion made by Ms. Strasser and seconded by Mr. Heyer for ARB to recommend to the Board of Zoning and Planning the issuance of a Certificate of Appropriateness for the proposed development at 2200 East Main Street subject to the following conditions:

1. The applicant returns to the ARB with material boards and samples.
2. Headlight screening be added to the parking lots where needed.
3. The west drive on the site be redesigned to enhance the green space and allow substantial tree planting.
4. The north and west elevations of the proposed building be reworked to lessen the massing, create better connection to the ground, screen the garage, and use more consistent materials.
5. The height on the west and north elevations toward the rear of the site be reduced.
6. The west elevation have more variation in the plane of the facade and the height.
7. The ARB supports the addition of the 6th story architecturally to allow flexibility in lessening the overall massing of the building.
8. Outdoor dining adjustments be reviewed by the ARB when a tenant is

secured.

9. The application be remanded back to ARB for final design review and approval and issuance of a final Certificate of Appropriateness.

The applicant, Ryan Pearson, agreed to the findings of fact.

VOTE: The Board voted to recommend to BZAP that a Certificate of Appropriateness for this application be approved subject to the nine conditions recommended by ARB by a vote of 5 – 0 by the following members: Mr. Hall - yes, Mr. Heyer - yes, Mr. Scott – yes; Ms. Strasser - yes, Ms. Toney - yes

RESULT: The ARB recommended the BZAP remand the Certificate of Appropriateness to ARB for final determination on the conditions identified by ARB and final approval of a Certificate of Appropriateness.

Staff Certification: Recorded in the Official Journal this 29th day of November, 2023.

Kathy Rose, Zoning Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy