



**City of Bexley  
Board of Zoning and Planning  
May 25, 2023**

**1) Call to Order**

The meeting was Called to Order by Chairperson Behal.

**2) Roll Call of Members**

Members present: Mr. Hall, Mr. Marsh, Mr. Levine, Mr. Turner, Mr. Schick, and Chairperson Behal

**3) Approval of Minutes**

**Motion to approve the meeting minutes from the April meeting by Mr. Schick, second by Mr. Marsh; in favor: Hall, Marsh, Levine, Schick, Chairperson Behal, abstention: Turner.**

**4) Public Comments**

There were no Public Comments.

**5) Old Business**

There was no Old Business.

**6) New Business:**

1) Application Number: BZAP-23-10

Address: 2504 Bexford Place

Applicant: Yvonne Riggie

Owner: Matt & Linsey Van Meter

Request: The applicant is approval from the Board of Zoning and Planning for a variance from Bexley code Section 1252.09 (R-6 Zoning District), which requires an 8' setback from the side property line, to allow an addition to be 2'6" from the west side property line in the same footprint at the attached greenhouse. The applicant is also seeking approval of a Certificate of Appropriateness to replace the attached greenhouse with living space in the same footprint.

Ms. Riggie was sworn in.

Ms. Rose gave a staff report explaining the lot size, distance from property lines, fire code, and windows.

Ms. Bokor stated the ARB approved this project as a Consent Agenda item and recognized it as more pertinent for the BZAP.

Ms. Riggie gave information on this project.

Ms. Rose and Chairperson Behal discussed how the greenhouse came to be in that location.

Ms. Riggie explained the applicant had been in touch with the neighbors and a letter in support was shared. She stated the plan is to take out the slab.

Accessibility and safety were discussed.

Chairperson Behal rhetorically asked how this may set a precedent and Board members explained this may not do so because it keeps the footprint the same and improves appearance and usability.

The greenhouse materials were discussed.

The hidden nature of the greenhouse was discussed.

Chairperson Behal stated he would be reticent to approve something that was previously inappropriately done and reduce a side yard setback.

Ms. Rose explained that if the vote is against this, she would research how the greenhouse came to be.

A board member explained that this is simply an existing, nonconforming structure.

Mr. Behal stated the neighbor's letter in support diminishes his concern, but his concern is moreso about precedent and maintaining the integrity of the side yard setback, and that side yard setbacks are privacy and property value issues; variances for them should be only for good reason.

Board members explained this is a non-conforming structure but the footprint will not be affected and the architecture will be improved.

Mr. Schick explained the window orientation will provide more privacy to the neighbor and he likes the fire wall.

The Findings of Fact and Decisions of the Board for application No: BZAP-23-10 for property located at 2504 Bexford Place: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and a 5' variance from Bexley Code Section 1252.09 (R6 - Zoning) to allow an addition on the west side of the house shall be granted in substantial conformance with the renderings and as located on the site plan in the same footprint as the existing attached greenhouse, and final design approval as recommended by the Architectural Review Board for the Certificate of Appropriateness.

The applicant agreed with the Finding of Fact.

**Motion to approve by Mr. Marsh, second by Mr. Schick; roll call: Turner - Yes, Hall - Yes, Levine - Yes, Schick - Yes, Marsh - Yes, Behal - No.**

2) Application Number: BZAP-23-11  
Address: 2444 Bexley Park

Applicant: Valerie Halas

Owner: Kacy King

Request: The applicant is seeking an approval from the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for an attached garage with a 2nd floor above, which will replace the existing attached garage with a 2nd floor addition and new front copper awning. The applicant is also seeking a 4' 5 1/2" variance from Bexley Code Section 1252.09 (R-6 zoning) to allow the new attached garage with a 2nd floor to be located 20' 6 1/2" from the rear property line. to replace the attached garage.

Ms. Halas was sworn in.

Ms. Rose gave a Staff Report and discussed yard space, reducing hard scape, massing, and history of this case in front of the ARB.

Ms. Bokor shared new plans and explained it looks like the ARB's comments were taken into account in development of these plans. If this passes the BZAP, it will go back to the ARB and will likely be a Consent Agenda item.

Ms. Halas explained the reason for these plans, including yard space and increased parking spaces.

Mr. Schick stated he likes the design and feels this will bring the home into better conformity.

Access to the living space above the garage was discussed.

Ms. Bokor explained landscape changes are generally only brought to the Tree & Public Gardens Commission if they are new builds or affecting the City right of way.

The Findings of Fact and Decisions of the Board for Application Number: BZAP-23-11 for property located at 2444 Bexley Park: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c), have been met and a 4' 5 1/2" variance from Bexley Code Section 1252.09 to allow an addition of an attached garage with a 2nd floor to be 20' 6 1/2 "from the rear property line shall be granted subject to the following conditions: 1) It is in substantial conformance with the renderings and as located on the site plan, 2) The final design approval is subject to final design review by the Architectural Review Board for the Certificate of Appropriateness; 3) the Landscape plan is subject to Staff review.

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

**Motion to approve the Finding of Facts by Mr. Turner, second by Mr. Schick; roll call: Schick – Yes, Turner – Yes, Levine – Yes, Marsh – Yes, Hall – Yes, Behal – Yes.**

3) Application Number: BZAP-23-13

Address: 505 N Stanbery

Applicant: Gary Alexander

Owner: Jonathan and Eline Brandt

Request: The applicant is seeking approval from the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness and a variance for an addition to the front of the house, addition to the rear and a new front porch.

Mr. Alexander was sworn in.

Ms. Rose gave a Staff Review in which she described the setbacks.

Ms. Bokor explained this was recommended by the ARB with a few tweaks requested, including molding.

Mr. Alexander explained they're only proposing to extend to the current front face of the house; the goal is to maintain the distance with the addition on the right. The roof will be framed in the same plan. It will not be creating a precedent because it is already at that point and the porch will not require a variance, neither does the addition in the back.

The findings and decisions of the Board, for application number BZAP-23-13 for property located at 505 N. Stanberry: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and a 1.27' variance from Bexley Code section 1252.09 to allow an addition to the front of the house as submitted. The design approval is approved as recommended by the Architectural Review Board for the Certificate of Appropriateness.

Mr. Alexander agreed to the Findings of Fact.

**Motion to approve the Finding of Facts by Mr. March, second by Mr. Schick; roll call: Levine – Yes, Hall – Yes, Schick – Yes, Marsh – Yes, Turner – Yes, Behal – Yes**

4) Application Number: BZAP-23-12

Address: 88 S. Parkview

Applicant: Pat Ryan

Owner: Tracy Ediger

Request: The applicant is seeking a Special Permit to allow a 6' fence along the Powell Avenue side yard east of the driveway. Bexley Code Section 1264.03(b), No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setback area as it faces a public or private street.

Mr. Schick recused himself; Chairperson Behal explained three of five positive votes are required to receive a positive approval.

Michael McCoy was sworn in.

Ms. Rose gave a Staff Review and explained lot sizes, fence and wall requirements, landscape plans, and property lines.

Mr. McCoy explained the homeowners would like to get a fence so their puppy can roam free. They are proposing a 6' fence in order to also get privacy along Powell. They are trying to make the fence as inconspicuous as possible, and the fence will be built in between the existing landscaping.

There will be a double wide gate to accommodate for mowing.

**Motion to approve the Finding of Facts by Mr. Turner, second by Mr. Hall; roll call: Hall – Yes, Marsh – Yes, Levine – Yes, Turner – Yes, Behal – Yes**

**7) Other Business**

There was no other business.

**8) Adjourn**

The meeting was adjourned.