



**Board of Zoning and Planning Meeting Minutes**  
**May 23, 2024**  
**6:00 PM**

**1) Call to Order**

The meeting was Called to Order by Chairperson Behal.

**2) Roll Call of Members**

Members present: Mr. King, Mr. Eshelbrenner, Mr. Turner, Mr. Levine, Mr. Schick, Mr. Klingler, Chairperson Behal

**3) Approval of Minutes**

**Motion to approve Minutes from the April meeting by Mr. Klingler, second by Mr. Schick; there were not enough members in the April meeting to vote affirmatively.**

**Motion to Table April Minutes to the June meeting and seconded; all in favor.**

**4) Public Comments**

Megan Meyer introduced the Mural Festival including committee members, artist selection, and next steps.

**5) Old Business**

- 1) Application Number: BZAP - 23-23

Address: 2200 E Main

Applicant: Ryan Pearson

Owner: Continental Real Estate Cos. Request: The applicant is seeking design review and approval of the conditions as part of the original board approval of the Certificate of Appropriateness for the redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350). This application was approved with conditions at the December 18, 2024 Board of Zoning and Planning Special Meeting.

Brad Pauling and Jason Hockstock were sworn in.

Ms. Rose gave a Staff Report regarding the conditions 1-7 that were met at the most recent ARB meeting, including the additional condition that was still pending. She further gave other updates about planning and approval by other boards.

Ms. Bokor explained that a materials packet was displayed and discussed at the ARB meeting and that there was an understanding that the applicant would continue to come back before the ARB, and that the conditions have been met excluding one which cannot be met until a tenet has been secured.

Ms. Rose read the ARB recommendation and Ms. Bokor explained.

There was discussion about the possibility of future tenet(s) and Ms. Cunningham explained the recommendation by ARB vis a vis BZAP approval and the possibility of any future changes to be presented to the Boards.

Chairperson Behal explained the process required to demolish a building in Bexley.

Mr. Pauling presented the building they would like to build, save some details such as the determination of the final materials. He presented conceptual materials; red brick, color choices, and a mock up were discussed.

The north facade was discussed, as well as units, massing, the number of stories, and balconies.

Mr. Pauling explained the current interaction of the west facade and west drive modification, including information regarding The Alexander.

Ms. Rose shared about a recent meeting with neighbors addressing concerns.

The Findings of Fact and Decision of the Board for Application number BZAP 23-23 for the property located at 2200 E Main Street: that after review of the updated elevations, material samples, screening, west drive modifications, massing reduction, the Board of Zoning and Planning finds that conditions (1-7) as recommended by the Architectural Review Board and in the BZAP December 18, 2023 Record of Decision have been met, and should be approved, with condition No. 8 being addressed when a tenant(s) is secured. The applicant further agreed that conditions remaining related to the parking agreements, easement, final hardscape and landscape and all design development and/or changes proposed as the project progresses and tenant(s) are secured, will be brought back to the BZAP for final review and approval.

**Motion to approve Findings of Fact by Mr. Klingler, second by Mr. Levine; roll call: Schick--Yes, Klingler--Yes, Levine--Yes, Eshelbrenner--Yes, King--Yes, Turner--Yes, Behal--Yes.**

## **6) New Business**

- 2) Application Number: BZAP-24-12  
Address: 319 S Columbia  
Applicant: Amy Lauerhass  
Owner: Debbie & Mike Nickoli  
Request: The applicant is seeking a Certificate of Appropriateness for an addition to the home and a variance for the replacement garage to include a 2nd floor.

Ms. Lauerhass was sworn in.

Ms. Rose gave a Staff report and included site dimensions.

Ms. Bokor discussed the ridgeline.

Ms. Lauerhass discussed the dormer matching those of the main house.

Special permits and variances were discussed.

Finding of Fact and Decision of the Board for Application Number BZAP-24-12, for the property located at 319 S. Columbia: That after consideration of the application, proposed variance and evidence and testimony before it, the Board finds: The applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and a 5.8% variance from Bexley Code Section 1252.15(a) to allow the 2nd floor finished space to exceed the 50% and to allow a variance from 1252.15(d) to allow the dormer to be approved as proposed and as recommended by the Architectural Review Board and also include the addition to the house as recommended by the Architectural Review Board.

**Motion to approve Findings of Fact by Mr. Klingler, second by Mr. Eshelbrenner; roll call: Levine--Yes, Turner--Yes, Klingler--Yes, King--Yes, Eshelbrenner--Yes, Schick--Yes, Behal--Yes.**

Finding of Fact and Decision of the Board for Application Number BZAP-24-12, for the property located at 319 S. Columbia: That after consideration of the application, proposed

variance and evidence and testimony before it, the Board finds a Certificate of Appropriateness as recommended by the Architectural Review Board for the detached garage and one story addition for the house be approved as submitted.

The applicant understood the Findings of Fact.

**Motion to approve Findings of Fact by Mr. Klingler, second by Mr. Eshelbrenner; roll call: Eshelbrenner–Yes, Schick–Yes, Klingler–Yes, Turner–Yes, Levine–Yes, King–Yes, Behal–Yes.**

### **7) Other Business**

Ms. Rose, Ms. Bokor, Chairperson Behal, and Ms. Cunningham discussed a project where modifications to the plans should be changed to the proposed dormer.

2606 Bexley Park Road was discussed.

### **8) Adjourn**

Motion to adjourn by Mr. Schick, second by Mr. Klingler; all in favor.