



Board of Zoning and Planning Meeting Agenda

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
 - 6) New Business:
 - 1) Application Number: BZAP-24- 16
Address: 123 S Cassady
Applicant: Taylor Patterson
Owner: Alexa Lowe
Request: The applicant is seeking a variance from Bexley Code Section 1252.10(a) (2) In residential districts, accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure is allowed, in order to construct 8' tall decorative arched trellis over the gate of the 48" high fence along the eastern side of the property.
 - 2) Application Number: BZAP-24- 9
Address: 129 S Cassingham
Applicant: Brenda Parker
Owner: John & Stacey Barnard
Request: The applicant is seeking approval of a Certificate of Appropriateness to allow second & third floor additions as well as single-story addition at the south. The applicant is also seeking 2 variances from Bexley Code Section 1252.09 (R-6 Zoning). The first is a 1'8" variance to allow an addition to the house to encroach into the required 8' setback from the side yard property line. The second variance is from the required 60% overall lot coverage limit, to allow for the additions which will take the overall lot coverage to 61%.
 - 3) Application Number: BZAP-24- 20
Address: 2505 E Main (2511 E Main)
Applicant: Matthew Eshelbrenner
Owner: Matthew Eshelbrenner

Request: The applicant is requesting approval for a food truck to be regularly located at the rear of the building.

- 4) Application Number: BZAP-24- 21
Address: 114 N Merkle
Applicant: Rianne Gebhardt
Owner: Rianne Gebhardt
Request: The applicant is requesting a Special Permit in accordance with Bexley Code Section 1264.03(b) which limits a fence or wall in the side yard setback area as it faces a street to 48", to allow a 6' fence along the south side yard property line along Denver Avenue.
- 5) Application Number: BZAP-24- 22
Address: 2474 Brentwood
Applicant: Amy Lauerhass
Owner: Rob & Michele Santini
Request: The applicant is seeking a Certificate of Appropriateness for a screened porch addition to the rear (north) side of the house and meets code. The applicant is also seeking a variance from Bexley Code Section 1252.15(a), which limits detached garages to 18' in height, to allow a proposed new detached garage with a ridge height of 19', to match the existing home.
- 6) Application Number: BZAP-24-23
Address: 2557 E Broad
Applicant: Stephanie Hayward
Owner: Kelly Gebert
Request: The applicant is requesting approval to add an exterior cellar door with new exterior stairs to the basement. The Applicant is also seeking a variance from Bexley Code Section 1252.09 (R-6 Zoning) which requires an 8' side yard setback for principal structures, to allow a Cellar door in the east side yard to encroach 5' 1.5" required side yard setback.
- 7) Application Number: BZAP-23-19
Address: 733 Vernon
Applicant: K Bryon Wernicke
Owner: Barbara Wernicke Trustee
Request: The applicant is seeking a variance from Bexley Code Section 1252.10(2), which requires accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure, to allow a 6' high screened garden structure to be located 1.2' from the north side property line along E. Mound Street.
- 8) Application Number: BZAP-24-14
Address: 236 N Columbia
Applicant: John Behal
Owner: Yoaz Saar

Request: The applicant is appealing to the Board of Zoning and Planning the decision of the Architectural Review Board from the May 9, 2024 ARB hearing.

- 7) **Other Business**
Bexley Commercial Rehabilitation Grant Program Application, Megan Meyer
- 8) **Adjourn**