

236 N. Columbia Appeal

On May 9, 2024, the Architectural Review Board (the “ARB”) denied Appellant’s application for architectural review and approval of a certificate of appropriateness to demolish an existing home and replace with a new home (the “Decision”) at 236 North Columbia (the “Property”). In doing so, the ARB incorrectly determined that: (a) the existing home on the Property is historically and architecturally significant; (b) the denial of the certificate of appropriateness will not cause substantial and economic hardship; and (c) there are no unusual or compelling circumstances that justify the approval of the certificate of appropriateness. In making the Decision, the ARB failed to follow the Bexley Code and precedent. The ARB also failed to follow Ohio law. The Decision violates Appellant’s private property rights under the Ohio and United States Constitutions. Through counsel, Appellant intends to present argument and evidence establishing that the Board of Zoning and Planning (“BZAP”) must reverse the Decision and approve Appellant’s application for a certificate of appropriateness.