



Board of Zoning and Planning Meeting Minutes

Thursday, June 23, 2022

6:00 PM

1) Call to Order

The meeting was called to order by Chairperson Behal.

2) Roll Call of Members

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

3) Public Comments

There were no Public Comments.

4) Approval of Minutes

A) May 2022 BZAP Minutes

Motion to approve Minutes from the May 2022 meeting made by Mr. Turner, second by Ms. Mitchell; all in favor.

5) Staff Report

A) Staff Report 6/23/2022

Ms. Rose indicated she would share a Staff Report ahead of each case; Ms. Bokor mentioned copies of the Staff Reports are attached to the online meeting documents.

6) Old Business

7) New Business

A) Application Number: BZAP-22-21

Address: 2844 Elm

Applicant: Heather Mohrman

Owner: Heather Mohrman

Request: The applicant is requesting a variance to allow a hot tub in the side yard and only 5' from the side lot line.

There was no one present on behalf of the applicant nor anyone to speak for or against the case. However,

Ms. Rose stated she had received a letter in support of this case from a neighbor.

Motion to Table this application to the July 28, 2022 meeting by Mr. Shick, second by Ms. Mitchell; all in favor.

B) Application Number: BZAP-22-23

Address: 261 S Parkview

Applicant: Todd Parker

Owner: Jane Bodner

Request: The applicant is requesting Architectural review and approval, a Certificate of Appropriateness for an addition at the rear of the existing structure and a variance to the sideyard setback.

Mr. Parker was sworn in.

Ms. Bokor gave a Staff Report including information about the zoning district and lot in which this house is located; Ms. Bokor stated the ARB recommended this case for a Certificate of Appropriateness.

Mr. Parker explained the project and answered Chairperson Behal's questions.

The Findings of Fact and Conclusions of Law for Application No. BZAP-22-23 for property allocated 261 S. Parkview: Upon 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 to Bexley Code Section 1226.11(c) have been met and a 4'5" variance and 11'2" variance from Bexley Code Section 1252.09 R-3 zoning to allow an addition to be constructed 7'6" from the north property line and 10'1" from the south property line be approved as submitted. The Board further finds that a Certificate of Appropriateness should be granted in accordance with the recommendation from the Architectural Review Board, as submitted.

The applicant understood the Findings of Fact.

Motion to approve the Findings of Fact made by Ms. Mitchell, second by Mr. Marsh; all in favor.

C) Application Number: BZAP-22-24

Address: 922 Chelsea

Applicant: Megan Kleinman

Owner: Megan and Randy Kleinman

Request: The applicant is requesting Architectural review and approval, a Certificate of Appropriateness and a variance for a deck expansion.

Ms. Kleinman was sworn in.

Ms. Rose discussed the proposal for a replacement deck and the lot coverage limit. Ms. Bokor stated this was recommended by the ARB as a Consent Agenda item.

Ms. Kleinman discussed the current deck and future plans.

The Findings of Fact and Conclusions of Law for Application No. BZAP-22-24 for property allocated 922 Chelsea: Upon 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 to Bexley Code Section 1226.11(c) have been met and a 2% variance from Bexley Code Section 1252.09 R-6 zoning to allow a new deck at the rear of the property to be replaced and expanded be granted as submitted. The Board further finds that a Certificate of Appropriateness should be granted in accordance with the decision and Record of Action from the Architectural Review Board's June 9, 2022 meeting, as submitted.

The applicant found this acceptable.

There was discussion about the timeline for this project.

Motion to approve the Findings of Fact by Ms. Mitchell, second by Mr. Levine; all in favor.

D) Application Number: BZAP-22-26
Address: 377 S Roosevelt
Applicant: Dean Berlon
Owner: Nathan Green

Request: The applicant is requesting a variance for the eave height on the garage to exceed 9 feet.

There was no one present to represent this case.

Ms. Rose stated she had been in touch with the application and gave information about this case.

Motion to Table this application to the July 28, 2022 meeting made by Mr. Marsh, second by Ms. Mitchell; all in favor.

The necessity to recommend this to the ARB was discussed.

E) Application Number: 17446
Address: 131 S Ardmore
Applicant: Michael Danchak
Owner: Michael Danchak

Request: The applicant is requesting a conditional use permit for a home office.

Mr. Danchak was sworn in.

Ms. Rose discussed the criteria needed for a conditional use permit and the ways the occupant will be utilizing the space.

Mr. Danchak spoke to his business and his intentions for a home office.

Steven Pigott -- 137 S. Ardmore: was sworn in and indicated his concerns had been answered.

Robert H. Morton -- 99 S. Ardmore: was sworn in, discussed his concerns, and shared that his neighbor feels similarly.

Ed Hess -- 142 S. Ardmore was sworn in and stated his concerns have been addressed.

There was discussion about the circumstances surrounding this type of application as it pertains to a COVID or non-COVID environment.

Mr. Danchak provided more information about his business and there was discussion about the conditions of the permit.

The Findings of Fact and Conclusions of Law for Application No. 17446 for property located 131 S. Ardmore: Upon consideration of the application, provided evidence and testimony before it, the Board finds that in accordance with Bexley Code Section 1266.10, that it is appropriate to allow a home office related to a legal practice and that it be granted as submitted and in accordance with the required criteria.

The application found the Findings of Fact acceptable.

Motion to approve the Finding of Facts by Mr. Levine, second by Mr. Turner; all in favor.

8) Other Business

A) Review of Ordinance 20-22.

Link to Livingston Avenue Plan:

https://www.dropbox.com/s/jimzggnhxtu9wvo/2021%20Joint%20Livingston%20Ave%20Plan__book%20format_04.28.22.pdf?dl=0

Ms. Mitchell indicated she will be leaving the Board and Chairperson Behal thanked her for her service.

Chairperson Behal stated the Board will either choose to or not to recommend this to City Council.

Mayor Kessler explained the Design Standards section is the portion of the plan to be discussed, as this will codify the design guideline portion of the plan.

Mayor Kessler answered Board members' questions including bus concerns, other areas in the overall long-term plan, a potential private-public partnership, and more.

Motion to recommend approval of the ordinance to City Council by Mr. Turner, second by Mr. Marsh; all in favor excluding abstention from Ms. Mitchell.

Mayor Kessler gave an update on the proposed solar panel ordinance.

B) Joint Livingston Avenue Plan

9) Adjourn

Ms. Mitchell motion to adjourn the meeting.