



Board of Zoning and Planning Meeting Agenda

Thursday, January 26, 2023

6:00 PM

- 1) Call to Order
- 2) Roll Call of Members
- 3) Approval of Minutes from December 1, 2022
- 4) Public Comments
- 5) Old Business
- 6) New Business:
 - 1) Application Number: BZAP-22-46
Address: 2366 Bexley Park
Applicant: Gary Alexander
Owner: Laura S. Schick
Request: The applicant is seeking Architectural review and approval of a Certificate of Appropriateness from the Board of Zoning and Planning, to allow a 2nd floor expansion at the rear of the principal structure. The applicant is also seeking a 0.3' variance from Bexley Code Section 1252.09 (R-6 Zoning) which requires an 8' setback from the side yard property line, to allow the 2nd floor expansion of the principal structure which is located 7.7' from the east side property line.
 - 2) Application Number: BZAP-22-47
Address: 110 S. Stanwood
Applicant: Valerie Halas
Owner: Nathan Render and Tal Bendor
Request: The applicant is seeking approval from the Board of Zoning and Planning for Architectural review and approval, a Certificate of Appropriateness to allow a new detached garage which will replace the

existing detached garage. The applicant is also seeking a 3' variance from Bexley Code Section 1252.15(g)(1) which requires a 3' setback from all property and right-of-way lines, to allow the garage to be 3' from the side property line and 8' from the rear property line and at the edge of the city right-of-way easement.

- 3) Application Number: BZAP-22-49
Address: 2456 Fair Ave
Applicant: Scott Baker
Owner: Anthony & Veronica Bradley
Request: The applicant is seeking Architectural review and approval of a Certificate of approval from the Board of Zoning and Planning for a covered porch at rear of house, and a new detached garage which replace the existing detached garage. The applicant is also seeking variances from Bexley code section 1252.15 to allow a new detached garage to be 2'2" from the side property line (10"), 6' from the rear property line and at the edge of the 6' easement (3'), and an 18'10" overall height (10") and eaves that exceed 9' in height (9"+).
- 4) Application Number: BZAP-22-50
Address: 2831 Dale
Applicant: Ryan Brothers' Landscaping- Pat Ryan
Owner: Matthew Gold
Request: The applicant is seeking a variance from Bexley Code Section 1264.03(b) which limits a fence to 48" in height, to allow the existing 48" high fence to be replaced with a 6' fence to replacing existing 4' fence, and located 2'6" from the east side property line. The applicant is also seeking a variance to allow the driveway to be expanded an additional 4' in width.
- 5) Application Number: BZAP-22-51
Address: 381 S. Drexel
Applicant: Valerie Halas
Owner: Sara Luck
Request: The applicant is seeking Architectural review, approval of a Certificate of Appropriateness approval from the Board of Zoning and Planning for a new detached garage which will replace the existing detached garage. The applicant is also seeking variances from Bexley Code Section 1252.15(a), which requires a 3' side yard setback, to allow the detached garage to be 2' from the side property line, and also to allow the garage to be 78sq' greater than the 720sq'size limit.

- 6) Application Number: BZAP-22-52
Address: 2521 Bexley Park
Applicant: Craig Hiibner
Owner: Andrew and Deanna Flora
Request: The applicant is seeking Architectural review, approval of a Certificate of Appropriateness from the Board of Zoning and Planning for a pergola. The applicant is also seeking a variance from Bexley code section 1252.10(a)(2) which requires detached structures shall be located a minimum of 25' from the street side property for a 100' wide lot, to allow a proposed pergola in the rear yard to be 17" from the side property line along Cassingham Road.

- 7) Application Number: BZAP-22-53
Address: 394 S Columbia
Applicant: Yoaz Saar
Owner: Yoaz Saar
Request: The applicant is seeking a variance from Bexley code section 1262.01(e) which limits a driveway to 12.5' in width, to allow a 14' wide driveway.

- 7) Other Business

- 8) Adjourn