



Board of Zoning and Planning Meeting Agenda

September 28, 2023

6:00 PM

1) Call to Order

2) Roll Call of Members

3) Approval of Minutes

4) Public Comments

5) Old Business

1) ***TABLED TO THE OCTOBER 26, 2023 BZAP MEETING***

Application Number: BZAP - 23-23

Address: 2200 E Main

Applicant: Ryan Pearson

Owner: Continental Real Estate Cos.

Request: The applicant is seeking preliminary review to allow demo and redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350), Also a Special Permit and Conditional Use for new 5-story building with housing alternatives and variance for a new 6-story mixed use building to provide additional housing, restaurant, retail and offices.

6) **New Business:**

2) Application Number: BZAP - 23- 18

Address: 2524 Bexley Park

Applicant: Ryan Brothers' Landscaping- Pat Ryan

Owner: David Kaplansky & Monique Kademian

Request: The applicant is seeking approval for of a Special Permit to allow a 6' fence along the side property line. This application was tabled at the August 24, 2023 BZAP meeting.

3) Application Number: BZAP - 23-19

Address: 733 Vernon

Applicant: K Bryon Wernicke

Owner: Barbara Wernicke

Request: The applicant is seeking approval from BZAP for a variance to allow a screened garden house 1.5' from the north property line. If approved, the ARB

requests that this application be remanded back to ARB for design review and approval. This application was moved to BZAP for review by the ARB without recommendation.

- 4) Application Number: BZAP - 23- 28
Address: 79 S Remington
Applicant: William Murray
Owner: William Murray
Request: The applicant is seeking approval of a variance to allow a 7'+ fence along the rear and side property lines.
- 5) Application Number: BZAP - 23- 29
Address: 2434 Bryden
Applicant: Bryan Savage
Owner: Khaled & Shahinaz Ballouz
Request: The applicant is seeking approval of a Special Permit to allow a solid 6' high fence in the side yard of a corner lot.
- 6) Application Number: BZAP - 23-30
Address: 202 S Columbia
Applicant: Nathan Sampson
Owner: Bexley Next LLC
Request: The applicant is seeking approval by BZAP for Architectural review, a Certificate of Appropriateness and a variance for a closed courtyard and a therapeutic bath inside the courtyard.
- 7) Application Number: BZAP - 23-31
Address: 869 Grandon
Applicant: Taylor Patterson
Owner: Jennifer Williamson
Request: The applicant is seeking approval of a Special Permit to allow a fence to replace the existing 4' fence.
- 8) Application Number: BZAP - 23-32
Address: 222 N Remington
Applicant: Daniel Hurley
Owner: Daniel Hurley
Request: The applicant is seeking approval of a non-conforming driveway replacement.

7) Other Business

8) Adjourn