



**Board of Zoning and Planning Meeting Minutes**  
**April 25, 2024**  
**6:00 PM**

**1) Call to Order**

The meeting was Called to Order by Chairperson Behal.

**2) Roll Call of Members**

Members present: Ms. Dorn, Mr. Turner, Mr. Levine, Mr. Marsh, Mr. Klingler, Mr. Schick,  
Chairperson Behal

**3) Approval of Minutes**

**Motion to approve the February and March, 2024 meeting Minutes by Mr. Turner, second by Mr. Klingler; Ms. Dorn–Yes, Mr. Turner–Abstain for February but Approve for March, Mr. Levine–Yes, Mr. Marsh–Yes, Mr. Klingler–Yes for February but Abstain for March, Mr. Schick–Yes for February but Abstain for March, Chairperson Behal–Yes.**

**4) Public Comments**

There were no Public Comments.

**5) Old Business**

There was no Old Business.

**6) New Business**

1) Application Number: BZAP-24-5

Address: 2700 E. Main

Applicant: Greg Margulies

Owner: 2700 Partnership LLC

Request: The applicant is seeking approval from the Board of Zoning and Planning for a Certificate of Appropriateness to change the color of the building.

Mr. Margulies was sworn in.

Ms. Rose gave a Staff Report giving an overview of the building location, materials, and the history of this building before the ARB.

Ms. Bokor said this case came before the ARB and explained that the “brick” in front is fake; the ARB had no issue with painting and discussed detail work for the building next door.

Mr. Margulies showed Board members the selected colors.

Ms. Bokor discussed the awning and Mr. Margulies said the awning would be changed if the colors clash.

Mr. Margulies said the colors are “Grey Aria” and “Adaptive Shade” by Sherwin Williams.

Findings of Fact and Decision of the Board for Application number BZAP-24-5 for property located at 2700 E Main: The Board finds that a Certificate of Appropriateness shall be granted in accordance with the decision and Record of Action from the Architecture Review Board dated April 11, 2024 with the color changed to Grey Aria and Adaptive Shade which are Sherwin Williams colors. Final decisions are further subject to meeting with the Design Consultant.

**Motion to approve by Mr. Klinger; second by Mr. Schick; roll call: Mr. Schick–Yes, Mr. Klingler–Yes, Mr. Marsh–Yes, Mr. Levine–Abstain, Mr. Turner–Yes, Ms. Dorn–Yes, Chairperson Behal–Yes.**

2) Application Number: BZAP-24-8

Address: 2711 Brentwood

Applicant: Andrew Rosenthal

Owner: Rick and Marlee Snowdon

Request: The applicant is a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness and variance to allow Driveway expansion to 20’ in width on west side of property.

Mr. Rosenthal was sworn in.

Ms. Rose gave a Staff Report explaining the variance requested, including the driveway of the former home and the proposed new driveway. She referenced the hearing of this case before the Tree & Public Gardens Commission.

Mr. Rosenthal indicated that even a thinner driveway would impact the particular tree. He explained the proposed driveway in comparison to the average 19 foot width of nearby driveways.

Mr. Rosenthal confirmed that the existing house will be demolished.

Findings of Fact and Decision of the Board for Application number BZAP-24-8 for property located at 2711 Brentwood: 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 in Bexley Code Section 1226.11(c) have been met and a 7.5’ variance from Bexley Code Section 1262.01(e) to allow a 20’ wide drive on the west side of the property and exiting out to S. Roosevelt be granted as submitted with the following conditions from the Tree & Public Gardens Commission as follows: which includes a trade-off for the loss of one

tree along S. Roosevelt, in exchanged for 2-3 trees being added—two (2) tulip Poplars on S. Roosevelt, and a Green Mountain Sugar Maple along Brentwood.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Klingler, second by Ms. Dorn; **roll call: Ms. Dorn—Yes, Mr. Marsh—Yes, Mr. Schick—Yes, Mr. Turner—Yes, Mr. Klingler—Yes, Mr. Levine—Yes,, Chairperson Behal—Yes.**

3) Application Number: BZAP-24-10

Address: 2829 Columbus

Applicant: Andrew Frankhouser

Owner: Andrew Frankhouser

Request: The applicant is seeking approval from the Board of Zoning and Planning for a Certificate of Appropriateness for a variance, to allow a 48” high fence in a portion of the front yard.

Mr. Frankhauser was sworn in.

Ms. Rose gave a Staff Report regarding the fence height and the variance involved to do this, as well as the orientation of the home on the lot and the location of the proposed fence. She also explained the history of this case before the ARB and gave additional background information.

The location of this on the lot and the removal of existing trees were discussed.

The height was discussed; the actual fence will be 42” but the height of the posts will be 48”. Because of this, a special permit will suffice.

Findings of Fact and Decision of the Board for Application number BZAP-24-10 for property located at 2829 Columbus: Upon consideration of the application, proposed evidence and testimony before it, the Board finds: a Special Permit should be granted in accordance with Bexley Code Section 1264.02(c), to allow a 42” high fence in the front yard as submitted and with the following conditions from the Architectural Review Board: 1) the fence is to be painted white; 2) that the fence is no further than the first column along the west side of the porch; and 3) the exterior landscaping along the fence is reviewed and approved by the City’s Landscape Consultant.

The applicant agreed to the Findings of Fact.

Motion to approve by Mr. Klingler, second by Mr. Turner; **roll call: Mr. Schick—Yes, Mr. Turner—Yes, Mr. Klingler—Yes, Mr. Marsh—Yes, Ms. Dorn—Yes, Mr. Levine—Yes, Chairperson Behal—Yes.**

4) Application Number: BZAP-24-11

Address: 543 S. Drexel

Applicant: Destiny Ward

Owner: Gay Street Reality

Request: The applicant is a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness seeking a Conditional Use approval to allow a Day & after school Camp.

Ms. Ward was sworn in.

Ms. Rose gave a Staff Report and explained the proposed change of use, size, and occupancy limit.

Ms. Ward explained that she has had to pivot her plan since the initial submission and is now interested in hosting a “center” as opposed to a day camp at the time. The program will run for no more than 9 hours per week and will mentor young ladies. She said there will be no more than 12 youth for each session and they will be dropped off, preferably at the front or back of the building. The programming will be focused on career path planning, providing resources, and mentorship. The programming will be geared towards middle and high school students.

Ms. Rose explained the requirements for programming in the space.

Board members' questions were answered. Ms. Ward stated she would like to include transportation in the future and proposed drop-off locations were discussed. The salon will continue to be the primary use of the building.

Ms. Rose indicated Mr. Brown is comfortable with the proposal and that there are no issues with running two businesses out of the same location.

Chairperson Behal encouraged Ms. Ward to investigate the rules of the Board of Cosmetology; Ms. Ward explained her compliance through the Franklin County Board of Health. The Ohio Revised Code was discussed.

Findings of Fact and Decision of the Board for Application number BZAP-24-11 for property located at 543 S. Drexel: Upon consideration of the application, proposed evidence, and testimony before it, the Board finds a conditional use should be granted with the following considerations: 1) The Certificate from the Franklin County Health Department be submitted/uploaded to the application; 2) the Camps is as proposed, with the modification that it be for ages 12-17; 3) No more than 13 hours per week; and the business comply with all relevant laws and regulations.

Motion to approve by Mr. Schick, second by Mr. Turner; **roll call: Mr. Klingler–Yes, Mr. Marsh–Yes, Mr. Levine–Yes, Ms. Dorn–Yes, Mr. Turner–Yes, Mr. Schick–Yes, Chairperson Behal–Yes.**

**7) Other Business**

**8) Adjourn**

The meeting was adjourned.