



Board of Zoning and Planning Meeting Staff Report

February 27, 2025

6:00PM

Per 1226.11 Variances.... (c) Area (Non Use) Variances, the following factors shall be considered and weighed by the Board when making a determination upon any area (non-use) variances by a preponderance of the evidence:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

New Business

- 1) App No: BZAP 25-3
Address: 2527 – 2529 E Main St.
Applicant: Kyle Green
Owner: Georgia Gocken

Request: The applicant is seeking a Certificate of Appropriateness per Bexley Code Section 1220.07 to make exterior improvements including new door to match tenant 2 door, new door opening, new wood storefront window frames, paint portions of existing brick, landscape to the side of the building and window sign.

Staff Notes:

- **ARB** passed this application on the Consent Agenda
- City staff recommends approval of this application.

Zoning Analysis

- Bexley Code section 1220.07 requires that BZAP approve all changes in external appearance to any structures within the Main St. District.





