



**Board of Zoning and Planning Meeting Minutes**  
**March 27, 2025**  
**6:00 PM**

**1) Call to Order**

The meeting was Called to Order by Chairperson Behal.

**2) Roll Call of Members**

Members present: Mr. Eshelbrenner, Mr. King, Mr. Rosenthal, Mr. Levine, Mr. Marsh, Mr. Schick, Chairperson Behal

**3) Approval of Minutes**

1) February Minutes

Minutes from the February meeting will be reviewed at the April, 2025 meeting.

**Motion to approve the Minutes from the January, 2025 meeting by Mr. Schick, seconded by Mr. Levine; all in favor excluding Chairperson Marsh and Mr. Eshelbrenner, who both abstained.**

**4) Public Comments**

There were no Public Comments.

**5) Applications requesting to be Tabled to April**

None

**6) Old Business**

1) App No: BZAP 24-49

Address: 2300 E Livingston Ave

Applicant: Bill Downing

Owner: Bexley Apartments LLC

REQUEST: The applicant is seeking a Certificate of Appropriateness to build a new multi-family mixed use building in a Mixed-Use District.

Mr. Klingler gave a Staff Report which discussed the history of this case before the ARB and Tree and Public Gardens Commission.

Mr. Sudy discussed the Livingston Avenue Streetscape project and lighting.

Mr. Klinger stated that the purpose of the project before the board is for consideration of a Certificate of Appropriateness, and he mentioned the parking lot fence posts.

Ms. Bokor shared the applicant's response to the ARB's feedback.

The applicant explained it was great to work with everyone and they are excited about the project; Chairperson Behal reiterated the sentiment.

Leah Turner, 993 Francis, was sworn in and asked to see images of the lighting design.

George Tabit was sworn in, explained a lighting plan, and stated each doorway is the entry to one townhome apartment with two or three bedrooms.

Mr. Tabit shared this project will comply with the LEED Certification at the silver level.

Ms. Turner asked about the red outlines shown in the elevations.

Bill Downing was sworn in and explained that the red outlines are wallpack lighting.

Ms. Turner and Mr. Downing described the lighting requirements.

Mr. Klingler clarified that a photometric study is part of the building permit process.

The findings of fact and decisions of the Board for application number BZAP 24-49 for property located at 3200 E Livingston Ave: Based upon the testimony presented, the Board of Zoning and Planning accepts the recommendation of the Architectural Review Board to grant a Certificate of Appropriateness per Bexley Code section 1220.02 (q) & (u) to demolish the existing structure and build a new multi-family mixed use building in a Mixed-Use District with the following conditions:

- The fence posts for North property line fence be set on center of the parking spaces.
- The streetscape frontage be in conformance with the selected design for the Livingston Ave. streetscape project.
- That the site modifications, design and materials will be in substantial conformance with the renderings and plans submitted at the March 27, 2025, Board of Zoning and Planning meeting unless otherwise modified in collaboration with the ARB and staff.

The applicant understood the Findings of Fact.

**Motion to approve the Findings of Fact by Mr. Marsh, seconded by Mr. Rosenthal; roll call: Schick–Yes, King–Yes, Levine–Yes, Eshelbrenner–Yes, Rosenthal–Yes, Marsh–Yes, Behal–Yes. MOTION PASSED.**

2) App No: BZAP 24-50

Address: 420 N Cassady

Applicant: Bill Downing

Owner: The Community Builders

REQUEST: The applicant is seeking a Certificate of Appropriateness to build a new multi-family residential building in a Mixed-Use District.

Mr. Klinger gave a Staff Report and shared the history with this application before various commissions.

Mr. Sudy indicated this project will have the same lighting considerations.

Ms. Bokor thanked the applicant for their work on determining the best materials.

The findings of fact and decisions of the Board for application number BZAP 24-50 for property located at 420 North Cassady: The Board of Zoning and Planning accepts the recommendation of the Architectural Review Board grant a Certificate of Appropriateness per Bexley Code section 1220.02 (q) & (u) to demolish the existing structure and build a new multi-family mixed use building in a Mixed-Use District with the following conditions:

- That the site modifications, design and materials will be in substantial conformance with the renderings and plans submitted at the March 27, 2025, Board of Zoning and Planning meeting unless otherwise modified in collaboration with the ARB and staff.

The applicant agreed to the Findings of Fact.

**Motion to approve the Findings of Fact by Mr. Schick, seconded by Mr. Eshelbrenner; roll call: Marsh–Yes, King–Yes, Eshelbrenner–Yes, Rosenthal–Yes, Schick–Yes, Levine–Yes, Behal–Yes. MOTION PASSED.**

## **7) New Business**

1) App No: BZAP 25-7

Address: 2463 E Main

Applicant: Cara Berg

Owner: 2463 E Main Holdings LLC

REQUEST: The applicant is seeking a Certificate of Appropriateness per Bexley Code section 1220.07 to remove failed brick lintel at storefront openings, replace storefront below and masonry above and paint entire front. As well as make additional miscellaneous repairs and updates at the rear of building (re-clad awnings, paint, replace lights).

Ms. Berg was sworn in.

Mr. Klingler gave a Staff Report which explained the project.

Ms. Bokor explained that this project passed as part of the ARB's consent agenda.

Ms. Berg shared that there was extensive wall water damage discovered during renovation, which resulted in the wall failing.

The findings of fact and decisions of the Board for application number BZAP 25-7 for property located at 2463 E Main: The Board of Zoning and Planning accepts the recommendation of the Architectural Review Board to grant a Certificate of Appropriateness per Bexley Code section 1220.07 to remove failed brick lintel at storefront openings, replace storefront below and masonry above and paint entire front. As well as make additional miscellaneous repairs and updates at the rear of building (re-clad awnings, paint, replace lights), and install a new sign.

The applicant understood the Findings of Fact.

**Motion to approve the Findings of Fact by Mr. King, seconded by Mr. Levine; roll call: Marsh–Yes, Eshelbrenner–Yes, Schick–Yes, Levine–Yes, King–Yes, Rosenthal–Abstain, Behal–Yes. MOTION PASSED.**

2) App No: BZAP 25-8

Address: 49 S Parkview

Applicant: Darren Ramler

Owner: Anna Kamp

REQUEST: The applicant is seeking a variance to Bexley Code Section 1262.02 (b) & 1262.01 (e) to allow a front yard parking space.

Steve Maravich was sworn in.

Mr. Klingler explained the project and the related code sections.

Mr. Maravich explained the reasoning for this application and other aspects of the project.

Chairperson Behal indicated that the driveway goes through the garage.

Mr. Klingler explained the code sections.

Mr. Maravich described the grade changes and retaining wall.

Chairperson Behal mentioned precedence.

It was explained that the intent of this project is to have extra room.

Dimensions and semantics were discussed.

Chairperson Behal described the procedural options going forward.

Going before the Tree and Public Gardens Commission was mentioned.

This case was recessed briefly.

Upon resuming, Dr. Kamp was sworn in.

Dr. Kamp explained that she is seeking more space, as the driveway is narrow, to requesting additional parking.

Chairperson Behal discussed precedence and voting in good conscience with the Board's proscription.

Other options were debated.

**Motion to table this at the request of the applicant for the April 30, 2025, with by Mr. Marsch, seconded by Mr. Schick; all in favor. MOTION PASSED.**

3) App No: BZAP 25-9

Address: 2357 Bexley Park Rd.

Applicant: Alexa Meara Owner: Alexa Meara

REQUEST: The applicant is seeking a special permit per Bexley Code Section 1264.02 to allow a temporary mailbox to be installed near the driveway and sidewalk due to construction on the house.

Mr. Schick recused himself.

Alexa Mera was sworn in.

Mr. Klingler gave the history of this case and explained this request.

The findings of fact and decisions of the Board for application number BZAP 25-9 for property located at 2357 Bexley Park: The Board of Zoning and Planning accepts the recommendation of the Architectural Review Board to grant a special permit per Bexley Code Section 1264.02 to allow a temporary mailbox to be installed near the driveway and sidewalk due to construction on the house.

The applicant understood the Findings of Fact.

The timeline was discussed.

**Motion to approve the Findings of Fact by Mr. Marsh, seconded by Mr. Eshelbrenner; roll call: Levine–Yes, King–Yes, Rosenthal–Yes, Eshelbrenner–Yes, Marsh–Yes, Behal–Yes. MOTION PASSED.**

## **8) Tabled Applications**

1) App No: BZAP-24-28

Address: 490-492 N Cassady

Applicant: Jawad Khan

Owner: Bexley Mart

Request: The applicant is seeking a special permit and a variance from Bexley code section 1254.17 to allow a food trailer/ cart (accessory use/ structure) to be permanently installed in the side yard of 490 N Cassady.

Jawad Khan and Hedar Shaw were sworn in.

Mr. Klingler gave a Staff Report sharing the history of this application, and discussed various discussions of the proposal including screening.

Mr. Sudy also discussed screening.

Mr. Klingler explained that this variance is for an accessory structure in the side yard in the commercial district.

Board members and Staff discussed the proximity to the building, whether the food truck as a truck would meet the building code, acceptable locations for food trucks, and the need for a special permit in some instances.

The applicant explained that they are moving the vehicle every day, but clarified that it is a food cart, not a food truck.

There was discussion about the permanence and whether or not it can be moved and the request for landscaping.

Chairperson Behal spoke to consideration for the neighbors living on the other side of the alley, and Mr. Sudy mentioned other code sections and situations.

Parking and curbcuts were discussed.

Mr. Klingler stated the definition of an accessory structure and discussed the fencing code.

Mr. Sudy shared that the 420 North Cassady site recently received a variance and shared what the ideal situation would be. He shared a desire for a landscape plan.

Board members and staff discussed the color palette.

**Motion to table this at the request of the applicant for the April 30, 2025, with the request that new material be sent to the City by April 10 by Mr. Schick, seconded by Mr. Rosenthal; all in favor. MOTION PASSED.**

**8) Adjourn**

**Motion to adjourn my Mr. Marsh.**