



**Board of Zoning and Planning Meeting Minutes**  
**April 24, 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. King, Mr. Rosenthal, Ms. Dorn, Mr. Marsh, Mr. Schick, Mr. Eshelbrenner, Chairperson Behal.

**3) Approval of Minutes**

1) February Minutes

**Motion to approve the minutes from the February 2025 meeting by Mr. Eshelbrenner, second by Mr. Marsh; all in favor. MOTION PASSED.**

2) March Minutes

**Motion to approve the minutes from the March 2025 meeting by Mr. King, second by Mr. Rosenthal; all in favor. MOTION PASSED.**

**4) Public Comments**

There were no Public Comments.

**5) Applications requesting to be Tabled to May 22, 2025 Meeting**

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. (This application was tabled at April Meeting)

**Motion to table applications BZAP 24-28 by Mr. Marsh, seconded by Mr. Eshelbrenner; all in favor. 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. (This application was tabled at April Meeting)

**Motion to table application BZAP 25-8 by Mr. Eshelbrenner, seconded by Mr. King; all in favor. MOTION PASSED.**

## **7) New Business**

1) App No: BZAP 25-6

Address: 2832 E. Broad St.

Applicant: Julie Bullock

Owner: Craig Schottenstein

REQUEST: The applicant is seeking a Certificate of Appropriateness and variance to enclose an existing non-conforming side yard porch.

Ms. Bullock was sworn in.

Mr. Klingler gave a staff report which shared information about the existing, non conforming porch which the owner would like to enclose. He stated that this was a Consent Agenda item at the ARB Meeting.

Ms. Bullock explained this project will be part of a larger remodeling project. She stated that the footprint will not be changing.

Mr. Klingler explained the reason this project is before the Board and pertinent code sections.

The findings and decisions of the Board: 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 and grant an 11-3/8" area variance per Bexley code section 12552.09 to encroach into the side yard in order to enclose an existing porch.

**Motion to approve the findings of fact by Mr. Schick; seconded by Ms. Dorn; roll call: Marsh–Yes, Schick–Yes, King–Yes, Dorn–Yes, Eshelbrenner–Yes, Rosenthal–Yes. MOTION PASSED.**

2) App No: BZAP 25-10

Address: 60 S Drexel

Applicant: Valerie Halas

Owner: Karen Milenthal

REQUEST: The applicant is seeking a Certificate of Appropriateness and 4 ft area variance to encroach into side yard for the purpose of building an addition.

Ms. Halas was sworn in.

Mr. Klinger shared a staff report which discussed setback, the addition, and history of this application at the ARB meeting.

Ms. Halas explained the addition and desired uses for the additional space.

Ms. Halas answered board members' questions about the design.

Mr. Klinger explained a related code provision.

Ms. Halas described the materials and storage space in the addition.

Ms. Bokor stated the ARB is excited about this design.

Mr. Klingler clarified the amount of space requested and required for a variance, as well as sharing two different ways this can happen.

Board members shared their thoughts about the application.

The findings and decisions of the Board: 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 and an area variance per Bexley code section 1252.11 (g) to remove the required 8" offset for an addition to an existing nonconforming primary structure.

The applicant agreed to the findings of fact.

**Motion to approve the findings of facts by Mr. Marsh, seconded by Mr. Schick; roll call: Rosenthal–No, Eshelbrenner–Yes, King–Yes, Dorn–Yes, Marsh–Yes, Schick–Yes, Behal–No. MOTION PASSED.**

3) App No: BZAP 25-11

Address: 60 N Ardmore

Applicant: Amy Lauerhass

Owner: Nate Beeler

REQUEST: The applicant is seeking a Certificate of Appropriateness and variance for a 6 ft extension to an existing non-conforming garage.

Ms. Lauerhass was sworn in.

Mr. Klingler shared a staff report about this application to modify the existing structure.

Ms. Lauerhass explained the reasoning for adding onto the garage in this direction and answered a board member's question.

The findings and decisions of the Board 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 and variance per Bexley code section 1252.11.15.g.1 to build a 6 ft extension on an existing non-conforming garage.

Ms. Lauerhass understood the findings of fact.

**Motion to approve the findings of fact by Mr. Rosenthal, seconded by Mr. Eshelbrenner, roll call: King–Yes, Eshelbrenner–Yes, Marsh–Yes, Schick–Yes, Dorn–Yes, Rosenthal–Yes, Behal–Yes. MOTION PASSED.**

4) App No: BZAP 25-12

Address: 2551 E. Broad St.

Applicant: Brian Eckert

Owner: Salina Fruth

REQUEST: The applicant is seeking a special permit for to install a 6 ft wide tall fence on the street-side side yard of a corner lot.

Mr. Eckert was sworn in.

Mr. Klingler stated the fence has already been installed and shared code requirements for fences.

Mr. Eckert explained the initial fence was 5 feet and that it didn't add a lot of privacy or sound resistance.

It was determined that a special permit is required for a 6 foot tall fence for the interior side; there is not a neighbor that will be impacted on the street side.

Mr. Klingler explained that due to the location of this fence, he believes it is fine that this fence does not have a transparent top portion. Mr. Klingler explained the code provisions relating to this.

The findings and decisions of the Board: Based upon the testimony presented, the Board of Zoning and Planning finds it appropriate to grant a special permit per Bexley Code Section 1264.03 to install a 6 ft tall fence on the street-side side yard of a corner lot with the conditions that the applicant file a landscape application to be approved by the Tree and Public Garden Commission.

The applicant understood the findings of fact.

**Motion to approve the findings of fact by Mr. Schick, seconded by Mr. King; roll call: Marsh–Yes, Eshelbrenner–Yes, King–Yes, Schick–Yes, Dorn–Yes, Rosenthal–Yes, Behal–No.**  
**MOTION PASSED.**

5) App No: BZAP 25-13

Address: 861 Sheridan

Applicant: Christian Salmons

Owner: CS Realty Investment LLC

REQUEST: Applicant is seeking a variance to not replace a garage that has been damaged due to a tree falling on it.

Mr. Klingler gave a history of this project and the code related to it.

Mr. Salmons explained that this has gone on since last September and stated that the garage was not attached to the insurance policy; he shared there is not yet a solution. Mr. Salmon said he is proposing to remove the structure and include a gravel pad or fill in the dirt and put grass there.

Mr. Klingler indicated that a gravel driveway is acceptable towards the code but there are issues with the gravel spilling out. Mr. Klinger discussed potential next steps. Ms. Bokor explained the intention behind the code.

Storage space, time frame, and proximity to other locations were discussed.

The notion of “replacement” was mentioned.

Information about the tenants’ belongings and the cost to rebuild the structure were shared.

The findings and decisions of the Board: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a variance per Bexley Code Section 1223.05 (g) to not replace a garage that has been damaged due to a tree falling on it.

**Motion to approve the findings of fact by Mr. Eshelbrenner, seconded by Mr. Marsh; roll call: Dorn–No, because while she sympathizes with the applicant, she believes it was a business decision to not insure the garage, and if it was an individual’s residence that owned the property they would want to replace the garage, Rosenthal–No for the same reasons as Ms. Dorn, as well as he doesn’t feel it rises to the level of granting the variance, Eshelbrenner–No for the same reasoning as previously stated, King–No, and he explained that he struggles with the idea of a gravel pad as a part of the replacement plan, Schick–No, and he stated he agrees with what has been said and doesn’t think this arises to**

**necessary standards to grant a variance, Marsh–No for the previously stated reasons, Behal–Yes. MOTION FAILED.**

Next steps were discussed.

6) App No: BZAP 25-15

Address: 164 N Remington

Applicant: Tracey Parks

Owner: Neila Lieberman

REQUEST: Applicant is seeking an area variance to rebuild a garage inside of the required 3 ft setback for an accessory structure.

Ms. Parks was sworn in.

Mr. Klingler stated the accessory structure rule and explained that the garage was partially replaced in 2021 and shared the history.

Ms. Parks explained that parts of the garage are in disrepair and that she would like to remove the structure and reuse the existing foundation.

Mr. Klinger explained that there are some code enforcement issues which may be remediated by a replacement.

Tim Hoppman was sworn in and spoke in favor of this project and shared the history of the previous garage. He said he feels the footprint is appropriate.

Victor Elman was sworn in and agreed with Mr. Hoppman that the garage needs to be replaced; he spoke to debris and trash cans. He wanted to know where the trash cans would be placed.

Next steps and code were discussed.

Mr. Klingler stated he had been approached by another neighbor.

There was information stated about the contractor who built the previous garage.

Next steps regarding the design of the garage and permits were discussed.

The findings and decisions of the Board: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a 20" area variance to encroach into the side yard in order to build an accessory structure (garage) with the conditions that the applicant works with staff on creating better access to the alley; cleaning up the area (concrete chunks and other debris) around the garage including providing a place that efficiently handles the trash cans and

out of the alley (interfering with the flow of traffic); work with City's design consultant on the final design details.

Ms. Lieberman was sworn in and discussed the contractor who did the prior work and the current situation.

**Motion to approve the findings of fact by Mr. Marsh, seconded by Ms. Dorn; roll call: Dorn–Yes, Rosenthal–Yes, Schick–Yes, King–Yes, Eshelbrenner–Yes, Marsh–Yes, Behal–No.  
MOTION PASSED.**

#### **8) Adjourn**

The meeting was adjourned.