



Board of Zoning and Planning Meeting Minutes
May 22, 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. Turner, Ms. Letostak, Ms. Dorn, Mr. Schick, Chairperson Behal

3) Approval of Minutes

1) April Minutes

Motion to approve April Minutes by Ms. Dorn, seconded by Mr. Schick; three voted aye with two abstaining. MOTION PASSED.

4) Public Comments

There were no Public Comments.

5) New Business

1) App No: BZAP 25-17

Address: 51 S Dawson

Applicant: Gary Alexander

Owner: Ben & Allison Pierson

Request: The applicant is seeking a Certificate of Appropriateness and area variance to encroach into the side yard setback in order to expand the current study.

Mr. Alexander was sworn in.

Mr. Klingler gave a Staff Report which described the project and existing encroachment.

Ms. Bokor stated the ARB unanimously voted to recommend this.

Mr. Alexander explained the desire to align the walls, and that the neighbors are in support of this project.

The findings and decisions of the Board for App No: BZAP 25-17 for property located at 51 S Dawson: Based upon the testimony presented, The Board of Zoning and Planning finds it

appropriate to grant a certificate of appropriateness and a 4" area variance to encroach into the north side yard setback in order to expand the current study.

The applicant agreed to the findings of fact.

Motion to approve the findings of fact by Mr. Schick, seconded by Mr. Turner; roll call: Letostak–Yes, Dorn–Yes, Schick–Yes, Turner–Yes, Behal–Yes. MOTION PASSED.

2) App No: BZAP 25-18

Address: 653 Euclaire

Applicant: David Lipp

Owner: David Lipp

Request: The applicant is seeking a certificate of appropriateness and area variance to encroach into the side yard setback in order to build a porch.

Mr. Lipp was sworn in.

Mr. Klingler gave a Staff Report which detailed the lot dimensions and stated that the ARB moved this application without a recommendation but requested a remand back should the variance be granted. He also mentioned code which spoke to this application, and shared Staff opinions.

Ms. Bokor indicated that ARB didn't have issues with the massing but did have thoughts on the overall design.

Mr. Lipp explained the back of the home is bland and gave his belief that this project accentuate the back and make it more comfortable for using the patio. He stated that footers will anchor the structure into the ground.

Ms. Bokor indicated ARB discussions and the applicant's desire to enhance the design.

Mr. Lipp described the reasoning for his desired materials.

Constance Lewis, 663 Euclaire, was sworn in and stated she is in support of this project and hopes the Board votes in favor of this project.

Dimensions were discussed, and it was determined that the home is already encroaching.

Ms. Bokor described the ARB's design implications of this project.

The findings and decisions of the Board, for App No: BZAP 25-18 for property located at 653 Euclaire: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a 2 ft 4 inch area variance to encroach into the north side yard setback in order to build a roof over the concrete patio with the condition that the application be remanded back to the Architectural Review Board for final design approval and certificate of appropriateness.

Mr. Lipp agreed to the Findings of Fact.

Motion to approve the findings of fact by Mr. Turner, seconded by Mr. Schick; roll call: Dorn–Yes, Turner–Yes, Schick–Yes, Letostak–Yes, Behal–Yes. MOTION PASSED.

3) App No: BZAP 25-19

Address: 2445 Sherwood

Applicant: Stephanie Walker

Owner: Eric & Stephanie Walker

Request: The applicant is seeking a special permit to increase the height to 6 ft for a street-side side yard fence on a corner lot

Tim Sheets, contractor with Trudeau's Fence, was sworn in.

Mr. Klingler indicated that this is a request for a special permit.

It was determined that the applicant would like the side yard fence to extend to 8 feet, and Mr. Klingler explained that the request would require a variance. The backyard fence will also be replaced with an 8 foot fence.

This will allow the alley to be blocked off.

The visual difference between 8 foot and 6 foot fences were displayed.

Mr. Sheets explained the homeowners would like to keep the fencing surrounding the property uniform in height, and this will fence the entire backyard and block visibility of the alley from the pool. Various sections of fencing surrounding the home were discussed.

Precedence was debated.

The findings and decisions of the Board, for App. No: BZAP 25-19 for property located at 2445 Sherwood: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a height variance from Bexley code section 1264.03 to allow a fence 8 feet in height to be built on the west side of the lot between the garage and the alley.

Mr. Sheets agreed to the findings of fact.

Motion to approve the findings of fact by Ms. Dorn, seconded by Ms. Letostak; roll call: Turner–No, Schick–Yes, Dorn–Yes, Letostak–Yes, Behal–Yes. MOTION PASSED.

4) App No: 19969

Address: 2710 E Main

Applicant: Pam Meeks

Owner: 2700 Partnership

Request: The applicant is seeking approval to replace a business sign within the Main St. District.

David Stein was sworn in.

Mr. Klingler explained this application is for the WesBanco sign and described the proposal, including the illumination.

Mr. Stein shared that this sign is being replaced as a refresh.

The findings and decisions of the Board, App. No: 19969 for property located at 2710 E Main Street: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a certificate of appropriateness to replace the WesBanco business sign as submitted.

The applicant understood the findings of fact.

Motion to approve the findings of fact by Mr. Turner, seconded by Ms. Dorn; roll call: Letostak–Yes, Turner–Yes, Schick–Yes, Dorn–Yes, Behal–Yes. MOTION PASSED.

5) App No: BZAP 25-21

Address: 126 S Parkview

Applicant: Bailey Moore

Owner: Front Yard LLC

Request: Applicant is seeking approval for an area variance in order to install a front yard address column.

Bailey Moore was sworn in.

Mr. Klingler prefaced this by explaining that future Design Guidelines language may potentially change the code to address columns. He explained the current code and stated Staff sees no issue with the proposed marker.

The findings and decisions of the Board, for App No: BZAP 25-21 for property located at 126 S Parkview: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant variance per Bexley code section 1252.15.g.1 to install an address column marker in the front yard per the submitted plans. The applicant agreed to the proposed findings and decision of the Board.

Mr. Moore agreed with the findings of fact.

Motion to approve the findings of fact by Mr. Schick, seconded by Mr. Turner; roll call: Dorn–Yes, Schick–Yes, Letostak–Yes, Turner–Yes, Behal–Yes. MOTION PASSED.

6) App No: BZAP 25-22

Address: 2529 E Broad

Applicant: Melissa Rothier

Owner: Marcel Bischoff & Melissa Rothier

Request: The applicant is seeking a special permit to install a 42" tall front yard fence.

Melissa Rothier and Marcel Bischoff were sworn in.

Mr. Klingler stated this application was before the Board in August, 2023; the given variance has a one-year expiration date with the ability for staff to make an approval in some instances. Mr. Klingler shared the history of the project, current request, and staff opinion.

Ms. Rothier explained her reasoning of wanting to remove one of the conditions and indicated they would like to build the fence as close as possible to the trees.

Mr. Bischoff discussed the required distance on Cassidy.

Aborvidae and the tree were discussed.

A heavier metal was suggested for the fence because of the initial indication that the fence is for the purpose of ensuring vehicles do not run into the property.

It was explained that the tree will be inside the fence.

The fenceline of other properties were discussed.

The applicants shared their safety concerns and explained a previous vehicular accident at the house.

The setback was discussed; the 10 foot distance should be calculated from the property line.

Ms. Bokor gave her thoughts that this should be a new application, given the arborvitae.

Mr. Klinger suggested various ideas.

An audience member spoke to being in favor of this project.

There was agreement that the fence should be on the non-street side of the arborvitae line and other aspects of the fence in proximity to the vegetation were discussed.

The findings and decisions of the Board, for App No: BZAP 25-22 for property located at 2529 E Broad: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a special permit per Bexley code section 1264.02 to install a 42" tall front yard fence with the condition that the landscape be approved by the City's landscape consultant; the final location of the fence will not put the large existing tree's health in jeopardy, and that the landscape always remain at least 42" tall on the Broad St. side.

This approval was discussed.

The applicants agreed to the findings of fact.

Motion to approve the findings of fact by Mr. Turner, seconded by Mr. Dorn; roll call: Schick–No, Letostak–Yes, Dorn–Yes, Turner–Yes, Behal–Yes. MOTION PASSED.

7) App No: TPGC 25-5

Address: 2463 E Main

Applicant: Ryan Brothers Landscaping

Owner: Elizabeth Bean Smith

Request: The applicant is seeking a certificate of appropriateness for a new landscape installation at 2463 E Main

Mr. Schick recused himself from hearing this application.

The applicant was sworn in.

Mr. Klingler explained that this application was submitted in time to be heard by the Tree and Public Gardens Commission prior to being heard by the BZAP. He stated BZAP has authority to approve changes to the landscape plans in the Main Street District and described the proposed changes in the application.

The applicant detailed aspects of the design, and the orientation of the drawings were discussed.

The findings and decisions of the Board, for App No: BZAP 2463 E Main for property located at 2463 E Main: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to bring a Certificate of Appropriateness for the applicant to install a new landscape plan as submitted and conditioned by the Tree and Public Gardens Commission.

Motion by Ms. Dorn, seconded by Mr. Turner; roll call: Letostak–Yes Turner–Yes, Dorn–Yes, Behal–Yes. MOTION PASSED.

5) Tabled Applications

1) 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

Anna Kamp was sworn in.

Mr. Klingler cited the code sections relevant to this request and gave additional information in his staff report.

Ms. Kamp explained the reason for this requested change and stated that this additional space will not be meant to be an additional parking spot but to allow visitors' vehicles to be kept off the street behind the landscape. She detailed the current challenges of getting out of the car while in the driveway and the reasons for the desire to keep park vehicles off the street. She described the parking accessibility at neighboring homes.

The proposed material was discussed, as well as whether or not this space could be considered something other than a patio.

Mr. Klingler explained the zoning code change that occurred in 2016 and the implications this had.

A circular driveway was discussed.

Ms. Kamp explained that she liked the angles associated with the design and mentioned steps.

Landscaping was discussed.

Ms. Kamp stated that the garage and back patio were refinished in 2019.

The neighboring driveways were examined.

Ms. Kamp explained that she had spoken with one neighbor about the project.

Ms. Dorn alluded to the safety issue of the busy street.

The findings and decisions of the Board, BZAP 25-8 for property located at 49 S Parkview: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a variance from Bexley code sections 1264.04 (b) and 1262.01 (e) to allow a front yard parking space with the conditions that the applicant submit a landscape application & receive approval from the TPGC and the City's landscape consultant. Also, that the surface of the parking space be permeable.

Ms. Kamp understood the findings of fact.

Motion to approve the findings of fact by Ms. Dorn, seconded by Turner; roll call: Turner–Yes, Schick–Yes, Dorn–Yes, Letostak–Yes, Behal–Yes. MOTION PASSED.

2) 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.

No one was in attendance to speak on the case; there was discussion about attendance at previous meetings, future plans and process, and notice.

Communication and responsiveness to staff were mentioned.

Motion to table this application to the June meeting by Mr. Turner, seconded by Ms. Letostak; roll call: Schick–Yes, Dorn–Yes, Turner–Yes, Letostak–Yes, Behal–Yes. MOTION PASSED.

6) Other Business

Ms. Bokor mentioned a building permit she received for 2151 E Main Street.

Motion to give the Board's authority to the Design Consultant for the right to approve any design by Ms. Dorn, seconded by Mr. Turner; roll call: Letostak–Yes, Schick–Yes, Dorn–Yes, Turner–Yes, Behal–Yes. MOTION PASSED.

Mr. Klingler explained there should be a mural application before the Board at the next meeting and a forthcoming list of items to discussed for the purpose of delegation.

7) Adjourn

The meeting was adjourned.