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**Board of Zoning and Planning Meeting Minutes**  
**June 26, 2025**  
**6:00 PM**

**I) Call to Order**

The meeting was Called to Order by Chairperson Behal.

**II) Roll Call of Members**

Members present: Mr. Turner, Ms. Letostak, Mr. Levine, Mr. Marsh, Mr. Schick, Mr. King, Chairperson Behal

**III) Approval of Minutes**

**Motion to approve Minutes from the May 2025 meeting by Mr. Turner, second by Mr. Schick; Levine–Abstention, everyone else in favor. MOTION PASSED.**

**IV) Public Comments**

There were no Public Comments.

**V) New Business**

1) App No: BZAP 25-1

Address: 188 N Cassingham

Applicant: Steven Miller

Owner: Dmitriy & Nadia Kasvin

Request: The applicant is seeking a Certificate of Appropriateness and area variance to encroach into the side yard setback in order to to build an addition as well as a variance to allow front yard parking

Steven Miller was sworn in.

Mr. Klingler gave a Staff Report which discussed setback and the particularities of this case, including the driveway and a letter of support from a neighbor. Mr. Klingler mentioned the existing nonconforming garage and the history of this case before the ARB.

Ms. Bokor shared the ARB's feedback on this case.

Mr. Miller explained the project, including the black locust tree and its root structure, the one car garage, the fact that this is a Sears house, and the practicalities of the driveway for entering and exiting the home in a wheelchair.

Chairperson Behal asked if moving to another home had been considered, and Mr. Miller explained the feasibility issues of this.

ADA was discussed and future upgrades to the driveway were mentioned, as well as the garage being used strictly as a garage. There was also dialogue about easy access to the den, it being used as living quarters, the existing garage being in need of repair, and how construction could be impacted by the existing tree. Coverage requirements are met.

Mr. Miller explained that the neighbor to the north is in favor of this project, that there is not a fence between these properties, and he shared Mr. Crane's opposition to the removal of the driveway, and mentioned the function this particular driveway serves to the neighborhood.

Options for voting were discussed.

Ms. Kasvin was sworn in and spoke about her mother and the reasons for the requests of this project.

Mr. Miller spoke to precedent, enforcement, and adding a rider to the deed.

Setback and the garage were mentioned, as well as the variance associated with the garage.

Other possibilities were discussed.

There was conversation about the method for voting and the ways to condition the variance by way of deed restriction.

The findings and decisions of the Board for App No: BZAP 25-1 for property located at: 188 N Cassingham: Based upon the testimony and evidence presented, The Board of Zoning and Planning finds it appropriate to grant a variance from Bexley code section 1262.04 to allow the driveway to not access rear yard parking with the condition that this variance expires in 5 years.

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

The findings and decisions of the Board for App No: BZAP 25-1 for property located at: 188 N Cassingham: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a certificate of appropriateness and a 2.65 ft area variance from Bexley code section 1252.09 to encroach into the side yard setback in order to build an addition onto the primary structure with the condition that the applicant return to Architectural Review Board for final design approval.

The applicant agreed to the proposed findings and decision of the Board and said he was comfortable implementing the ARB's recommendations.

There was discussion of whether or not this will need to come before the Board again if it does not get approved by the ARB.

**Motion to approve the findings of fact by Mr. Marsh and seconded by Ms. Letostak; roll call: Schick–Yes, King–No, Letostak–Yes and explained her foresight that she would be going through similar obstacles given the similar nature of her home should she decide to move a relative into the house, Marsh–Yes, Levine–Yes, Turner–No due to split garages and the average lifespan of the tree, Behal–No. MOTION PASSED.**

2) App No: BZAP 25-23

Address: 112 N Parkview

Applicant: Amy Lauerhass

Owner: Dave Hannallah & Kristin Foley

Request: The applicant is seeking a certificate of appropriateness and area variances to encroach into the side yard setback as well the front yard setback in order to build an addition

Ms. Lauerhass was sworn in.

Mr. Klinger gave a Staff Report which detailed the setback requirements, planned encroachment, and staff opinion.

Ms. Bokor explained this project was on the ARB's consent Agenda.

Ms. Lauerhass stated this is an unusual house for the neighborhood and discussed the way the home sits on the lot. She said the goal is to make the current garage usable.

Chairperson Behal discussed precedent.

Ms. Lauerhass confirmed the new roof will match the rest of the house.

The findings and decisions of the Board for App No: BZAP 25-23 for property located at: 112 N Parkview: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a certificate of appropriateness and a 4'7" area variance from Bexley code section 1252.09 to encroach into the side yard setback in order to build an addition as well as area variance of 29' 1" to encroach into the front yard setback.

Ms. Lauerhass understood the findings of fact.

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

3) App No: BZAP 25-24

Address: 137 S Columbia

Applicant: Ryan Brothers Landscaping

Owner: 137 S Columbia LLC

Request: The applicant is seeking a variance to allow the existing driveway to be expanded to 15 ft wide.

Mr. Ryan was sworn in.

Mr. Schick recused himself from hearing this application.

Mr. Klingler gave a Staff Report which referenced code sections relating to driveway and the owner's desire to add brick banding. Mr. Klingler explained this will be an aesthetic addition and that Staff has no issue with the request.

Mr. Ryan discussed that the driveway is in need of repair and also mentioned other recent home upgrades. Mr. Ryan stated that this project is both for aesthetic and functional purposes.

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Chairperson Behal mentioned that this may be a council matter.

Mr. Ryan indicated the challenges with parking in this area. There is already a brick apron that will be moved out.

Mr. Klingler and Mr. Ryan described the "convenient movement of traffic" as mentioned in the code.

Chairperson Behal mentioned the reason to vary from a law and Mr. Ryan spoke to the limitations for the driveway because of a tree.

It was explained that a nearby home had a similar request and there was discussion as to how that was resolved.

It was explained that the new driveway could be narrow with a decorative brick; Mr. Ryan discussed the challenges as it pertains to the tree.

Ms. Bokor spoke to ways this may be considered an aesthetic improvement.

Mr. Ryan mentioned the benefit of installing a driveway with the banding strip at the same time.

Mr. Klingler discussed code provisions.

The findings and decisions of the Board for App No: BZAP 25-24 for property located at: 137 S Columbia: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a variance from Bexley code 1262.01 to allow 2 ½' to be added to the driveway in the form of a decorative paver banding making the driveway 15" in width.

Mr. Ryan understood the findings of fact.

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

4) App No: BZAP 25-25

Address: 25 Sessions Drive

Applicant: Shawn Shear

Owner: Harlan Robins & Shawn Shear

Request: The applicant is seeking a variance to allow a 7 ft 6 inch privacy fence to be installed.

Mr. Robbins was sworn in.

Mr. Klingler gave a Staff Report which included information about Sessions Village and stated there had been letters of support from neighbors and approval by the HOA.

Mr. Robins explained the height of the fence.

Mr. Klingler explained that Staff sees no issue with this variance and mentioned he would reference building code.

The findings and decisions of the Board for App No: BZAP 25-25 for property located at: 25 Sessions Drive: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a variance from Bexley code 1264.013(a) to allow a privacy fence varying in heights of 7-9' to be installed.

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

5) App No: BZAP 25-27

Address: 410 S Columbia

Applicant: Catherine Williamson

Owner: Mark & Rebecca Dausen

Request: Applicant is seeking a certificate of appropriateness and area variance to encroach into the sideyard setback in order to build an addition

Ms. Williamson was sworn in.

Mr. Klinger gave a Staff Report which indicated setback requirements, the previous addition, and the property line. He also discussed the potential location of the air conditioning unit.

Ms. Bokor stated the ARB members generally did not have an issue with massing but did struggle with the aesthetics, and a potential solution is to use stucco and include matching details so the addition blends seamlessly into the house.

The street view was looked at to get perspective of scale.

Ms. Bokor indicated the original addition was completed some time ago.

Ms. Williamson explained the reasons for the project, being practicality and the benefits of an attached garage.

The ARB's opinion of this was discussed.

Alan Radnor, 400 S Columbia, was sworn in and stated he was in favor of this project. He also recalled the greenspace on the property and said he believes the homeowners need this addition.

Ms. Williamson indicated the homeowners want to keep as much of the landscaping as possible and will work with Staff and/or the board should things need to change.

The air conditioning unit was discussed.

Mr. Klingler reiterated that this a large variance because the home will be connected to the garage.

The findings and decisions of the Board for App No: BZAP 25-27 for property located at: 410 S Columbia: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a 9' 5" area variance from Bexley code 1252.09 in order to construct an addition on to the existing home and connect it to the garage.

Ms. Williamson understood the Findings of fact.

**Motion to approve the findings of Fact by Mr. Turner, seconded by Mr. King; roll call: Schick–Yes, Letostak–Yes, King–Yes, Levine–Yes, Marsh–Yes, Turner–Yes,**

**Behal–Yes. MOTION PASSED.**

6) App No: 20093 (Sign review application)

Address: 545 S Drexel

Applicant: Cindy Kingery

Business: Verite Dermatology & Wellness

Request: The applicant is a certificate of appropriateness to install a new sign as submitted

Ms. Klingler explained this business is on Drexel but the address is located on Main. He referred to the Main Street Design Guidelines and stated this proposed design contrasts the guidelines, however, the guidelines are undergoing a revision process.

Rebecca Green was sworn in.

Ms. Green explained the business' colors and said that this proposal was what the business believes would be best. She stated the existing bracket will be used and mentioned the measurements being equal to the previous sign.

Ms. Bokor stated there are differences between Design Guidelines and code. Mr. Klingler explained there is a committee working on revised Design Guidelines.

Mr. Klinger discussed Staff opinion and shared that there are other signs on Main Street with dark letters on a light background.

Chairperson Behal spoke to the history of the sign guidelines and how this particular sign differs from the types of signs the guidelines were trying to prevent.

Ms. Green mentioned that there are other signs on Main Street with a lighter background and dark lettering.

The findings and decisions of the Board for App No: 20093 for property located at: 2472 E Main located off of Drexel: Based upon the testimony presented, The Board of Zoning and Planning approves a Certificate of Appropriateness in order to install the new sign as submitted to the board.

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

7) App No: BZAP 25-28

Address: 2474 E Main St.

Applicant: Sarah Selzer

Owner: East Main Property Management LLC

Request: The applicant is seeking a certificate of appropriateness to replace the front facade material with a new material and color

Brent Howard was sworn in.

Mr. Klingler explained this applicant is for facade upgrades.

Ms. Bokor explained she has no issues with this.

Mr. Howard explained the current facade is sheet metal which has deteriorated somewhat and shared the proposed materials.

The findings and decisions of the Board for App No: BZAP 25-28 for property located at: 2474 E Main St.: Based upon the testimony presented, The Board of Zoning and Planning approves a Certificate of Appropriateness in order to replace the banding on the overhanging facade as submitted.

The applicant understood the findings of fact.

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

8) App No: BZAP 25-29

Address: 2729-2733 E Main

Applicant: Charles Gocken

Owner: G&W Properties LLC

Request: The applicant is seeking a certificate of appropriateness to paint a mural as submitted on the side of the building

Charles Gocken was sworn in.

Mr. Klingler stated that this application is for a facade grant, which must be approved by the BZAP. He requested Staff have final review and approval of the mural but has no issue with granting the request for funds.

Mr. Gocken said the building will be repainted, and in doing so, they hope to incorporate a mural.

There was discussion about landscaping; Mr. Gocken stated this would happen at another time.

The findings and decisions of the Board for App No: BZAP 25-29 for property located at:



2729-2733 E Main: Based upon the testimony presented, The Board of Zoning and Planning approves the grant request from the applicant to install a mural at the reference location with a condition that City Staff review and approve the final design.

The applicant understood the findings of fact.

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

9) App No: BZAP 25-30

Address: 2719 E Main

Applicant: Charles Gocken

Owner: G&W Properties LLC

Request: The applicant is seeking a certificate of appropriateness to replace the windows on the building as submitted

Mr. Klinger stated he appreciates the application to replace with the windows and asked the Board to condition the request with final design approval from the Design Consultant.

Ms. Bokor stated she would like to see the windows remain dark because it is more aesthetically appropriate than the almond color noted in the packet.

Mr. Gocken explained he had no issues working with Staff.

The findings and decisions of the Board for App No: BZAP 25-30 for property located at: 2719 E Main: Based upon the testimony presented, The Board of Zoning and Planning approves the Certificate of Appropriateness to replace the windows at the reference location with the condition that the City's Design Consultant approve the final window package.

The applicant understood the findings of fact.

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

10) App No: BZAP 25-31

Address: 373 S Drexel

Applicant: Stacey Lowe

Owner: Stacey Lowe

Request: The applicant is seeking an area variance to exceed the maximum lot coverage allowed in an R-3 zoning district in order to install a pool.

Ms. Lowe was sworn in.

Mr. Klingler gave a Staff Report which discussed lot coverage and the issue being that the large garage takes up more than the allowable coverage. Mr. Klingler explained the reasoning for lot coverage requirements.

Ms. Lowe spoke to the design and future plans.

There was discussion about the elements of the project and what is behind the home.

Matthew Ray was sworn in and explained that he is the installer. He said that from a construction standpoint, this project will not result in a watershed issue.

The findings and decisions of the Board for App No: BZAP 25-31 for property located at: 373 S Drexel: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a 4% lot coverage area variance from Bexley Code section 1252.09 to allow 54% of the lot to be covered after installing the pool and pool deck.

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

11) App No: BZAP 25-34

Address: 2463 E Main St

Applicant: Cara Berg

Owner: Elizabeth Smith

Request: The applicant is seeking a certificate of appropriateness to paint the sides of the building the same color as the previously approved front of the building.

Elizabeth Smith was sworn in.

Mr. Klingler explained there is an omission on the original application and that there is a desire to paint both sides of the building the same color as the front.

The findings and decisions of the Board for App No: BZAP 25-34 for property located at: 2463 E Main St: Based upon the testimony presented, The Board of Zoning and Planning approves the Certificate of Appropriateness to paint both sides of the building the same color as the front of the building that was previously approved.

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

## **VI) Tabled Applications**

1) App No: BZAP 24-28 & BZAP 24-31

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.

Mr. Klingler said that this application was going to be withdrawn but there would be another plan.

## **VII) Other Business**

1) Discuss the Delegation of Authority in section 1220.06 (d) for the Main St. District & Campus Planning District Review process.

Mr. Klinger discussed an idea where a smaller committee would determine whether or not an application needed to go before the Board or if it could go before City Staff for review.

Board members and staff discussed the ways this could work and mentioned code provisions.

**Motion that the Board of Zoning and Planning delegate authority for the review and approval of mild to moderate changes of the Main Street district to City Staff pursuant to section 1220.06 (d) of Bexley City Code by Mr. Turner, seconded by Mr. Schick.**

There was discussion between Staff and Board members regarding semantics, definitions, delegation to the Board, and additions to the consent agenda.

**Motion by Mr. Turner to revise the previous motion to read “minor” in lieu of “mild to moderate,” seconded by Mr. Marsh; roll call: King–Yes, Letostak–Yes, Schick–Yes, Marsh–Yes, Levine–Yes, Turner–Yes, Behal–Yes. MOTION PASSED.**

2) Ordinance 15-25 Accessory Dwelling Units

Mr. Klingler spoke to Ordinance 15-25 pertaining to Accessory Dwelling Units and board members discussed this with Staff.

Mr. Klingler detailed the code as it pertains to parking, garages, etc.

Ms. Bokor discussed exemplars in other cities.

It was announced that this was Mr. Turner's last meeting as a Board member and Chairperson Behal thanked him for his service.

**VIII) Adjourn**

The meeting was adjourned.