



Board of Zoning and Planning Meeting Minutes

October 23, 2025

6:00 PM

I) Call to Order

The meeting was called to order by acting Chairperson Schick.

II) Roll Call of Members

Members present: Mr. Lassard, Mr. King, Ms. Letostak, Mr. Levine, Mr. Eshelbrenner, acting Chairperson Schick

III) Approval of Minutes

Motion to approve Minutes from the September 9 meeting by Mr. King; all in favor excluding Mr. Levine who abstained. MOTION PASSED.

Mr. Eshelbrenner abstained from approving the Minutes from the September 20, 2025 meeting; everyone else in favor. MOTION PASSED.

IV) Public Comments

There were no Public Comments.

V) New Business

1. App No: BZAP 25-40
Address: 821 Grandon
Applicant: Taylor Sommer
Owner: Jerry Haas
Request: The applicant is seeking a variance from Bexley Code Section 1252.09 to raise the roof of the existing attic and add a 3rd story to the existing house.

Ms. Sommer was sworn in. Mr. Klingler gave a Staff Report which detailed the Code provisions pertaining to cubic footage.

Ms. Sommer summarized the proposed addition.

Natasha Kelley, 830 Grandon Ave., was sworn in and spoke in favor of this project.

Mr. Klingler mentioned the rarity of code provisions about square footage.

Ms. Bokor spoke to the history of this case before the ARB.

Mr. Klingler and Ms. Bokor shared insight about code.

Ms. Sommer mentioned the ceiling height and massing.

Findings of Fact and Conclusions of Law for Application No. BZAP-25-40 for property located at 821 Grandon: Based upon the testimony and evidence given this evening, the Board of Zoning and Planning finds it appropriate to grant a variance from Bexley Code Section 1252.09 to allow the applicant to raise the roof of the existing attic and add a third story to the existing house. The variance will be approximately 200 and some odd feet over the allowable limit.

The applicant agreed to the Findings of Facts.

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

2. App No: BZAP 25-41
Address: 31 S Merkle
Applicant: Elisa Varga Toth-Roberts
Owner: Elisa Varga Toth-Roberts
Request: The applicant is seeking a variance from Bexley code section 1266.08 to allow a recreational vehicle to be stored in the side yard.

The applicant requested this be tabled to the next month.

3. App No: BZAP 25-43
Address: 874 Chelsea
Applicant: Allison O'Neil
Owner: Allison O'Neil
Request: The applicant is seeking approval for a special permit to install a 6 ft fence on the street side of a corner lot

Ms. O'Neil was sworn in.

Mr. Klingler gave a Staff Report which stated this is a corner lot that is requesting a fence, and mentioned the planned plant material.

Ms. O'Neil explained the reasons for requesting a fence. She said the fence will be significantly off the road and should not impact driving or views.

Provisions of the code were discussed.

Mr. Klingler mentioned that fence color is not monitored; Ms. O'Neil stated the fence will be wooden.

The location of the fence was discussed.

Findings of Fact and Conclusions of Law for Application Number BZAP 25-43 for property located at 874 Chelsea: Based upon the testimony and evidence given this evening, the Board of Zoning and Planning finds it appropriate to grant approval for a special permit to install a 6 foot fence on the street side of the corner lot as submitted.

The applicant agreed with the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Levine, seconded by Mr. Eshelbrenner; roll call: Eshelbrenner--Yes, Lassard--Yes, King--Yes, Letostak--Yes, Levine--Yes, Schick--Yes.
MOTION PASSED.

4. App No: BZAP 25-44
Address: 124 Stanberry
Applicant: Mark Scheiber
Owner: Eric & Stephanie Quigley
Request: The applicant is approval for a front yard artwork in the form of a statue.

Mr. Scheiber and Mr. Quigley were sworn in.

Mr. Klingler gave a Staff Report explaining the applicant is before the Board to approve a structure, albeit this structure is personal to the current owner and would likely move with the current owner.

The statue was described as was the desire for its proposed location.

The Findings of Fact and Decision of the Board for Application Number BZAP 25-44 for property located at 124 Stanberry: The Board of Zoning and Planning finds it appropriate based upon the evidence and testimony given this evening to grant a variance for a front yard accessory structure in the form of a statue and approves the statue artwork as submitted.

Motion to approve the Findings of Fact by Ms. Letostak, seconded by Lessard; roll call: King--Yes, Levine--Yes, Lassard--Yes, Eshelbrenner--Yes, Letostak--Yes, Schick--Yes.
MOTION PASSED.

VI) Other Business

1. Review the Revised rules and regulations

This will occur during the next meeting.

VII) Adjournment

The meeting was adjourned.